

REC'D 5-31-95 *ang* OK ✓



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## THOMAS AND MARKER CONSTRUCTION COMPANY 25 FEET WIDE INGRESS/EGRESS EASEMENT

Lying in Section 32, Town 4, Range 14, City of Bellefontaine and Liberty Township, Logan County, Ohio.

Being an ingress and egress easement across the Thomas and Marker Construction Company 11.0 acre tract as deeded and described in Volume 331, Page 332 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at the intersection of center-lines of South Main Street (U.S. Route 68) and Allen Road (Township Road 200). The center-line of Allen Road is the Section Line between Sections 32 and 33.

THENCE, with the north line of Section 32 and the center-line of Allen Road, N 85°-56'-19" W, a distance of 191.25 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, S 4°-03'-41" W, a distance of 6.46 feet to a point on the south edge of pavement.

THENCE, with a curve to the left having a central angle of 86°-56'-15", a radius of 20.00 feet with a chord bearing S 50°-35'-34" W, a chord distance of 27.52 feet to a point.

THENCE, S 7°-07'-26" W, a distance of 101.50 feet to a point.

THENCE, with a curve to the right having a central angle of 20°-49'-09", a radius of 112.50 feet with a chord bearing S 17°-32'-01" W, a chord distance of 40.65 feet to a point.

THENCE, S 27°-56'-35" W, a distance of 19.50 feet to a point.

THENCE, with a curve to the left having a central angle of 4°-43'-26", a radius of 87.50 feet with a chord bearing S 25°-34'-50" W, a chord distance of 7.21 feet to a point on the north line of the Bob Evans Farms, Inc. 0.959 acre tract (O.R. 176, Pg. 37).

THENCE, with the lines of the said 0.959 acre tract the following two courses:

N 86°-03'-58" W, a distance of 7.48 feet to a point.

S 6°-57'-57" W, a distance of 146.25 feet to a point on the southwest corner of the said 0.959 acre tract.

THENCE, with the north line of the Thomas and Marker 6.95 acre tract (Vol. 331, Pg. 332), N 86°-01'-28" W, a distance of 25.15 feet to a point.

THENCE, N 6°-57'-57" E, a distance of 3.21 feet to a point.

THENCE, with a curve to the right having a central angle of 1°-58'-37", a radius of 225.00 feet with a chord bearing N 7°-57'-18" E, a chord distance of 7.76 feet to a point.

THENCE, N 8°-56'-35" E, a distance of 116.45 feet to a point.

THENCE, with a curve to the right having a central angle of 19°-00'-00", a radius of 112.50 feet with a chord bearing N 18°-26'-35" E, a chord distance of 37.14 feet to a point.

THENCE, N 27°-56'-35" E, a distance of 19.50 feet to a point.

THENCE, with a curve to the left having a central angle of 20°-49'-09", a radius of 87.50 feet with a chord bearing N 17°-32'-01" E, a chord distance of 31.62 feet to a point.

THENCE, N 7°-07'-26" E, a distance of 96.92 feet to a point.

THENCE, with a curve to the left having a central angle of 93°-03'-45", a radius of 20.00 feet with a chord bearing N 39°-24'-27" W, a chord distance of 29.03 feet to a point on the south edge of pavement of Township Road 200.

THENCE, N 4°-03'-41" E, a distance of 7.55 feet to a point on the north line of Section 32 and the center-line of Township Road 200.

THENCE, with the north line of Section 32, S 85°-56'-19" E, a distance of 65.15 feet to the point of beginning.

Containing 0.199 acre of which 0.102 acre is in the City of Bellefontaine.

Description prepared from records by:

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
May 29, 1995

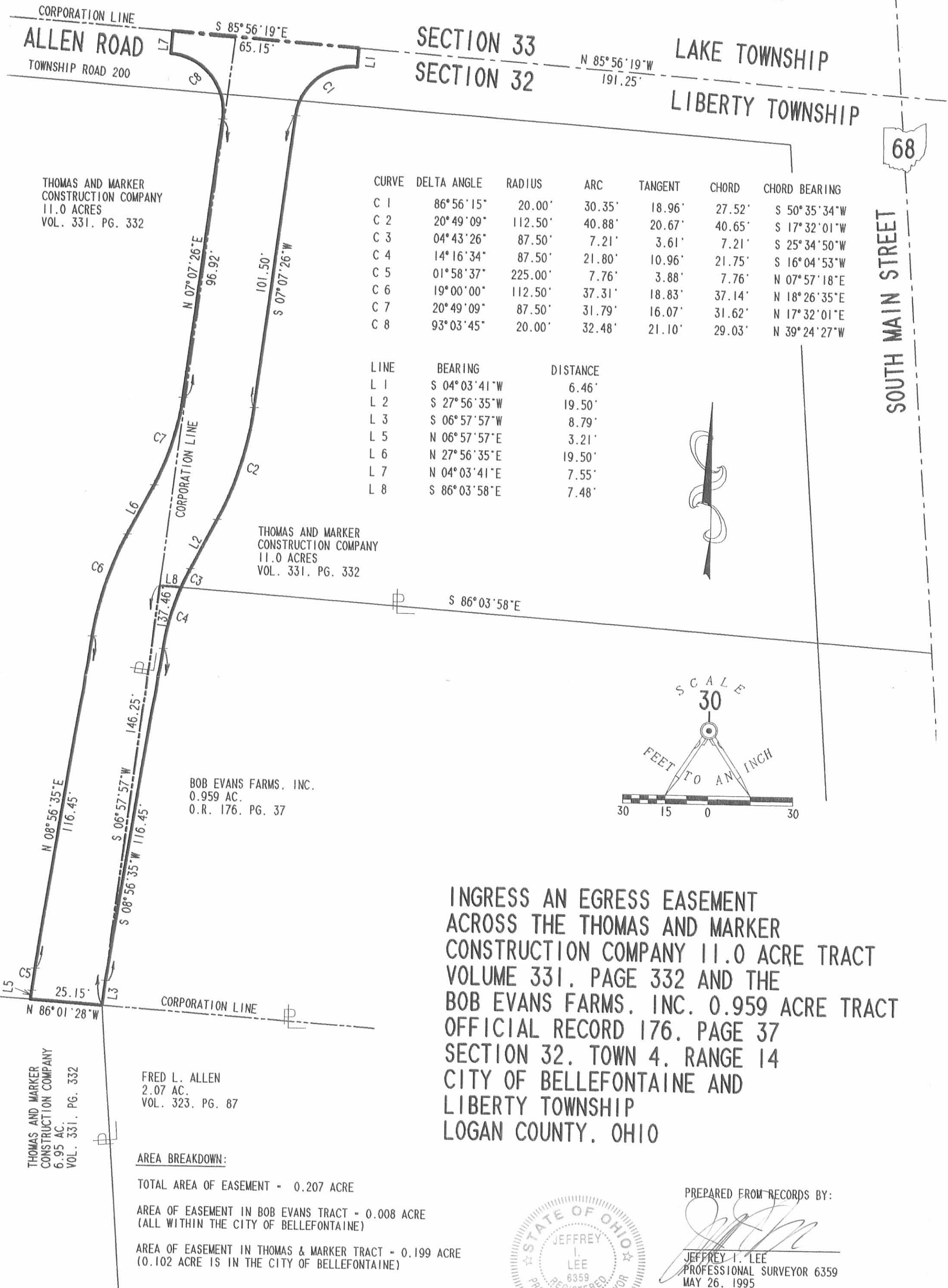


L 435

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8221 1D

REC'D 5-30-95 BUNJ OK



THOMAS AND MARKER  
CONSTRUCTION COMPANY  
11.0 ACRES  
VOL. 331. PG. 332

THOMAS AND MARKER  
CONSTRUCTION COMPANY  
11.0 ACRES  
VOL. 331. PG. 332

BOB EVANS FARMS, INC.  
0.959 AC.  
O.R. 176. PG. 37

THOMAS AND MARKER  
CONSTRUCTION COMPANY  
6.95 AC.  
VOL. 331. PG. 332

FRED L. ALLEN  
2.07 AC.  
VOL. 323. PG. 87

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	86° 56' 15"	20.00'	30.35'	18.96'	27.52'	S 50° 35' 34" W
C 2	20° 49' 09"	112.50'	40.88'	20.67'	40.65'	S 17° 32' 01" W
C 3	04° 43' 26"	87.50'	7.21'	3.61'	7.21'	S 25° 34' 50" W
C 4	14° 16' 34"	87.50'	21.80'	10.96'	21.75'	S 16° 04' 53" W
C 5	01° 58' 37"	225.00'	7.76'	3.88'	7.76'	N 07° 57' 18" E
C 6	19° 00' 00"	112.50'	37.31'	18.83'	37.14'	N 18° 26' 35" E
C 7	20° 49' 09"	87.50'	31.79'	16.07'	31.62'	N 17° 32' 01" E
C 8	93° 03' 45"	20.00'	32.48'	21.10'	29.03'	N 39° 24' 27" W

LINE	BEARING	DISTANCE
L 1	S 04° 03' 41" W	6.46'
L 2	S 27° 56' 35" W	19.50'
L 3	S 06° 57' 57" W	8.79'
L 5	N 06° 57' 57" E	3.21'
L 6	N 27° 56' 35" E	19.50'
L 7	N 04° 03' 41" E	7.55'
L 8	S 86° 03' 58" E	7.48'

INGRESS AN EGRESS EASEMENT  
ACROSS THE THOMAS AND MARKER  
CONSTRUCTION COMPANY 11.0 ACRE TRACT  
VOLUME 331. PAGE 332 AND THE  
BOB EVANS FARMS, INC. 0.959 ACRE TRACT  
OFFICIAL RECORD 176. PAGE 37  
SECTION 32. TOWN 4. RANGE 14  
CITY OF BELLEFONTAINE AND  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO

**AREA BREAKDOWN:**

- TOTAL AREA OF EASEMENT - 0.207 ACRE
- AREA OF EASEMENT IN BOB EVANS TRACT - 0.008 ACRE  
(ALL WITHIN THE CITY OF BELLEFONTAINE)
- AREA OF EASEMENT IN THOMAS & MARKER TRACT - 0.199 ACRE  
(0.102 ACRE IS IN THE CITY OF BELLEFONTAINE)

PREPARED FROM RECORDS BY:



*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 26, 1995

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LEE SURVEYING & MAPPING CO.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335

2 WORKING DAYS  
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OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP  
8221 1P

ORIGINAL STAMP IN GREEN

**BOB EVANS FARMS, INC.**  
0.545 ACRE

Situated in the State of Ohio, County of Logan, Township of Liberty, City of Bellefontaine, located in part of Section 32, Township 4 (Liberty Township), Range 14 of the Between the Miamis Survey, being part of the 18.322 acres of land described in the deed to Lowe's Home Centers, Inc., recorded in Official Record 284, Page 303 (record references to those of the Recorder's Office, Logan County, Ohio), and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the center-lines of South Main Street (U.S. Route 68) and Allen Road (Township Road 200), said Road being on the line common to Sections 32 and 33;

thence southerly with said center-line of South Main Street, South 4°10'00" East, 380.43 feet to a mag nail found at the southeasterly corner of that 0.276 acre tract of land described in the deed to BEF REIT, Inc., recorded in Official Record 294, Page 79, being a northeasterly corner of said 18.322 acres, and being the TRUE POINT OF BEGINNING:

thence continuing southerly with said center-line of South Main Street, South 4°10'00" East, 46.00 feet to a PK nail set;

thence westerly through said 18.322 acres, South 85°50'00" West, 26.95 feet to a point of curvature, said point being referenced by an iron pipe set South 85°50'00" West, 0.50 feet;

thence generally following an existing back of curb line through said 18.322 acres, the following eight (8) courses and distances:

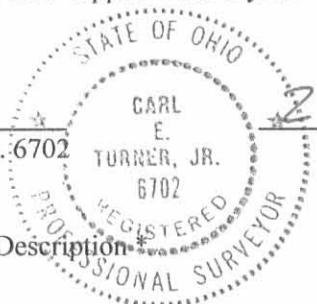
1. South 41°17'46" West, 79.17 feet along the arc of a non-tangent curve to the right (Delta = 89°10'00", Radius = 50.87 feet & bears South 86°42'46" West), (passing a point in the westerly right-of-way line of said Street at a chord bearing and distance of South 17°15'48" West, 35.71 feet) a chord distance of 71.42 feet to a point of tangency, said point being referenced by an iron pipe set North 3°57'09" West, 0.50 feet;
2. South 86°02'51" West, 97.75 feet to a point of curvature, said point being referenced by an iron pipe set North 3°57'09" West, 0.50 feet;
3. North 49°33'09" West, 76.42 feet along the arc of a curve to the right (Delta = 88°48'00", Radius = 49.31 feet & bears North 3°57'09" West) a chord distance of 69.00 feet to the point of tangency of said curve, said point being referenced by an iron pipe set North 84°50'51" East, 0.50 feet;
4. North 5°09'09" West, 31.09 feet to a point of curvature, said point being referenced by an iron pipe set North 84°50'51" East, 0.50 feet;
5. North 49°28'41" West, 77.97 feet along the arc of a curve to the left (Delta = 88°39'05", Radius = 50.39 feet & bears South 84°50'51" West) a chord distance of 70.42 feet to a point of tangency, said point being referenced by an iron pipe set North 3°48'14" West, 0.50 feet;
6. South 86°11'46" West, 7.97 feet to a point of curvature, said point being referenced by an iron pipe set North 3°48'14" West, 0.50 feet;
7. North 43°07'46" West, 34.88 feet along the arc of a curve to the right (Delta = 101°20'55", Radius = 19.72 feet & bears North 3°48'14" West) a chord distance of 30.51 feet to a point of tangency; And,
8. North 7°29'36" East, 26.43 feet to a point at the westerly corner common to said 0.276 acre tract and that 0.959 acre tract of land described in the deed to BEF REIT, Inc., recorded in Official Record 279, Page 480, being a northeasterly corner of said 18.322 acres, and being a southeasterly corner of the remainder of that original 11.00 acre tract of land described in the deed to Thomas & Marker Construction Co., recorded in Deed Volume 331, Page 332, being also a corner of the City of Bellefontaine Corporation Line, said corner being referenced by an iron pipe set on the line common to said 0.276 & 0.959 acre tracts, located South 86°00'28" East, 0.50 feet;

thence southerly along the westerly line of said 0.276 acre tract, South 4°11'00" East, 40.41 feet to a 5/8" rebar capped LEE-6359 found at the southwesterly corner of said 0.276 acre tract;

thence easterly along the southerly line of said 0.276 acre tract, South 86°00'28" East, (passing an iron pipe set in said westerly right-of-way line of South Main Street at 259.75 feet & a 5/8" rebar capped LEE-6359 found at 269.85 feet) a distance of 300.16 feet returning to the 'True Point of Beginning,' containing 0.545 of an acre of land (of which 0.051 of an acre lies within the current right-of-way of South Main Street), more or less, as surveyed and described in June of 2006, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

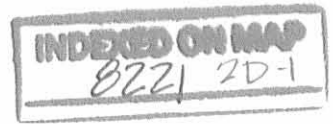
Bearings are referenced to the deed bearing for the centerline of South Main Street (U.S. 68), (i.e. S 4°10'00"E), which is a 1°40'20" counterclockwise rotation from GRID NORTH of the Ohio State Plane Coordinate System (North Zone), as determined by GPS observations. Iron pipes called for as set are 3/4" I.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/PS-6702."

By Carl E. Turner Jr.  
Carl E. Turner Jr., Professional Surveyor No. 6702



26 June 2006  
Date

\* End of Description \*



REC'D 7-3-06 SMY OK

**BOB EVANS FARMS, INC.**  
1.235 ACRES

Situated in the State of Ohio, County of Logan, City of Bellefontaine, located in part of Section 32, Township 4 (Liberty Township), Range 14 of the Between the Miamis Survey, being all of the 0.959 & 0.276 acre tracts of land described in the deeds to BEF REIT, Inc., recorded in Official Record 279, Page 480 and Official Record 294, Page 79, respectively (record references to those of the Recorder's Office, Logan County, Ohio), and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the center-lines of South Main Street (U.S. Route 68) and Allen Road (Township Road 200), said Road being on the line common to Sections 32 and 33;

thence southerly with said center-line of South Main Street, South 4°10'00" East, 192.21 feet to a mag nail found at the northeasterly corner of said 0.959 acre tract, being the TRUE POINT OF BEGINNING:

thence continuing southerly with said center-line of South Main Street, South 4°10'00" East, (passing a mag nail found at the easterly corner common to said 0.959 & 0.276 acre tracts at 147.81 feet) a distance of 188.22 feet to a mag nail found at the southeasterly corner of said 0.276 acre tract, being a northeasterly corner of the 18.322 acres of land described in the deed to Lowe's Home Centers, Inc., recorded in Official Record 284, Page 303;

thence westerly along the southerly line of said 0.276 acre tract, being a northerly line of said 18.322 acres, North 86°00'28" West, (passing a 5/8" rebar-capped LEE-6359 found at 30.31 feet & an iron pipe set at 40.41 feet) a distance of 300.16 feet to a 5/8" rebar-capped LEE-6359 found 1 foot deep at the southwest corner of said 0.276 acre tract, being a corner of said 18.322 acres;

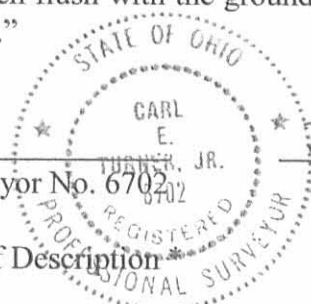
thence northerly along the westerly line of said 0.276 acre tract, being an easterly line of said 18.322 acres, North 4°11'00" West, 40.41 feet to the westerly corner common to said 0.276 & 0.959 acre tracts, being a northeasterly corner of said 18.322 acres, and being a southeasterly corner of the remainder of that original 11.00 acre tract of land described in the deed to Thomas & Marker Construction Co., recorded in Deed Volume 331, Page 332, being also a corner of the City of Bellefontaine Corporation Line, said corner being referenced by an iron pipe set on the line common to said 0.276 & 0.959 acre tracts, located South 86°00'28" East, 0.50 feet;

thence northerly along the westerly line of said 0.959 acre tract, being an easterly line of said remainder tract, being also a westerly Corporation Line, North 6°57'21" East, 146.17 feet to a mag nail found at the northwesterly corner of said 0.959 acre tract, being a corner of said remainder tract;

thence easterly along the northerly line of said 0.959 acre tract, being a southerly line of said remainder tract, and the southerly line of the 0.009 acre and 0.997 acre tracts described in the deeds to Ralph H. & Kathryn J. Root, recorded in Official Record 743, Page 740 and Official Record 690, Page 805, respectively, South 86°04'44" East, (passing 5/8" rebars-capped LEE-6359 found at 24.03 feet & in the said westerly right-of-way line of South Main Street at 231.24 feet) a distance of 271.64 feet returning to the 'True Point of Beginning,' containing 1.235 acres of land (of which 0.173 of an acre lies within the current right-of-way of South Main Street), more or less, as surveyed and described in June of 2006, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

Bearings are referenced to the deed bearing for the centerline of South Main Street (U.S. 68), (i.e. S 4°10'00"E), which is a 1°40'20" counterclockwise rotation from GRID NORTH of the Ohio State Plane Coordinate System (North Zone), as determined by GPS observations. Iron pipes called for as set are 3/4" I.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/PS-6702."

By Carl E. Turner Jr.  
Carl E. Turner Jr., Professional Surveyor No. 6702  
Date 26 June 2006



\* End of Description \*

INDEXED ON MAP  
8221 2D-2

REC'D 7-3-06 SMY OK

**BOB EVANS FARMS, INC.**  
**1.780 ACRES**

Situated in the State of Ohio, County of Logan, City of Bellefontaine, located in part of Section 32, Township 4 (Liberty Township), Range 14 of the Between the Miamis Survey, being all of the 0.959 & 0.276 acre tracts of land described in the deeds to BEF REIT, Inc., recorded in Official Record 279, Page 480 and Official Record 294, Page 79, respectively, and being part of the 18.322 acres of land described in the deed to Lowe's Home Centers, Inc., recorded in Official Record 284, Page 303 (record references to those of the Recorder's Office, Logan County, Ohio), and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the center-lines of South Main Street (U.S. Route 68) and Allen Road (Township Road 200), said Road being on the line common to Sections 32 and 33;

thence southerly with said center-line of South Main Street, South 4°10'00" East, 192.21 feet to a mag nail found at the northeasterly corner of said 0.959 acre tract, being the TRUE POINT OF BEGINNING:

thence continuing southerly with said center-line of South Main Street, South 4°10'00" East, (passing a mag nail found at the southeasterly corner of said 0.959 acre tract at 147.81 feet & at the southeasterly corner of said 0.276 acre tract at 188.22 feet) a distance of 234.22 feet to a PK nail set;

thence westerly through said 18.322 acres, South 85°50'00" West, 26.95 feet to a point of curvature, said point being referenced by an iron pipe set South 85°50'00" West, 0.50 feet;

thence generally following an existing back of curb line through said 18.322 acres, the following eight (8) courses and distances:

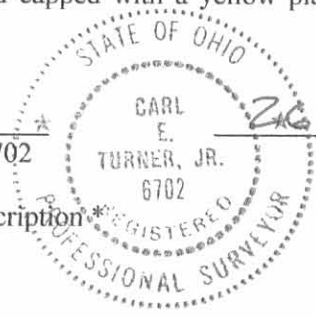
1. South 41°17'46" West, 79.17 feet along the arc of a non-tangent curve to the right (Delta = 89°10'00", Radius = 50.87 feet & bears South 86°42'46" West), (passing a point in the westerly right-of-way line of said Street at a chord bearing and distance of South 17°15'48" West, 35.71 feet) a chord distance of 71.42 feet to a point of tangency, said point being referenced by an iron pipe set North 3°57'09" West, 0.50 feet;
2. South 86°02'51" West, 97.75 feet to a point of curvature, said point being referenced by an iron pipe set North 3°57'09" West, 0.50 feet;
3. North 49°33'09" West, 76.42 feet along the arc of a curve to the right (Delta = 88°48'00", Radius = 49.31 feet & bears North 3°57'09" West) a chord distance of 69.00 feet to the point of tangency of said curve, said point being referenced by an iron pipe set North 84°50'51" East, 0.50 feet;
4. North 5°09'09" West, 31.09 feet to a point of curvature, said point being referenced by an iron pipe set North 84°50'51" East, 0.50 feet;
5. North 49°28'41" West, 77.97 feet along the arc of a curve to the left (Delta = 88°39'05", Radius = 50.39 feet & bears South 84°50'51" West) a chord distance of 70.42 feet to a point of tangency, said point being referenced by an iron pipe set North 3°48'14" West, 0.50 feet;
6. South 86°11'46" West, 7.97 feet to a point of curvature, said point being referenced by an iron pipe set North 3°48'14" West, 0.50 feet;
7. North 43°07'46" West, 34.88 feet along the arc of a curve to the right (Delta = 101°20'55", Radius = 19.72 feet & bears North 3°48'14" West) a chord distance of 30.51 feet to a point of tangency; And,
8. North 7°29'36" East, 26.43 feet to a point at the westerly corner common to said 0.276 & 0.959 acre tracts, being a northeasterly corner of said 18.322 acres, and being a southeasterly corner of the remainder of that original 11.00 acre tract of land described in the deed to Thomas & Marker Construction Co., recorded in Deed Volume 331, Page 332, being also a corner of the City of Bellefontaine Corporation Line, said corner being referenced by an iron pipe set on the line common to said 0.276 & 0.959 acre tracts, located South 86°00'28" East, 0.50 feet;

thence northerly along the westerly line of said 0.959 acre tract, being an easterly line of said remainder tract, being also a westerly Corporation Line, North 6°57'21" East, 146.17 feet to a mag nail found at the northwesterly corner of said 0.959 acre tract, being a corner of said remainder tract;

thence easterly along the northerly line of said 0.959 acre tract, being a southerly line of said remainder tract, and the southerly line of the 0.009 acre and 0.997 acre tracts described in the deeds to Ralph H. & Kathryn J. Root, recorded in Official Record 743, Page 740 and Official Record 690, Page 805, respectively, South 86°04'44" East, (passing 5/8" rebars-capped LEE-6359 found at 24.03 feet & in the said westerly right-of-way line of South Main Street at 231.24 feet) a distance of 271.64 feet returning to the 'True Point of Beginning,' containing 1.780 acres of land (of which 0.224 of an acre lies within the current right-of-way of South Main Street), more or less, as surveyed and described in June of 2006, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

Bearings are referenced to the deed bearing for the centerline of South Main Street (U.S. 68), (i.e. S 4°10'00"E), which is a 1°40'20" counterclockwise rotation from GRID NORTH of the Ohio State Plane Coordinate System (North Zone), as determined by GPS observations. Iron pipes called for as set are 3/4" I.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/PS-6702."

By Carl E. Turner Jr.  
Carl E. Turner Jr., Professional Surveyor No. 6702



26 June 2006  
Date

\* End of Description \*



REV'D 7-3-06 EMM/OL

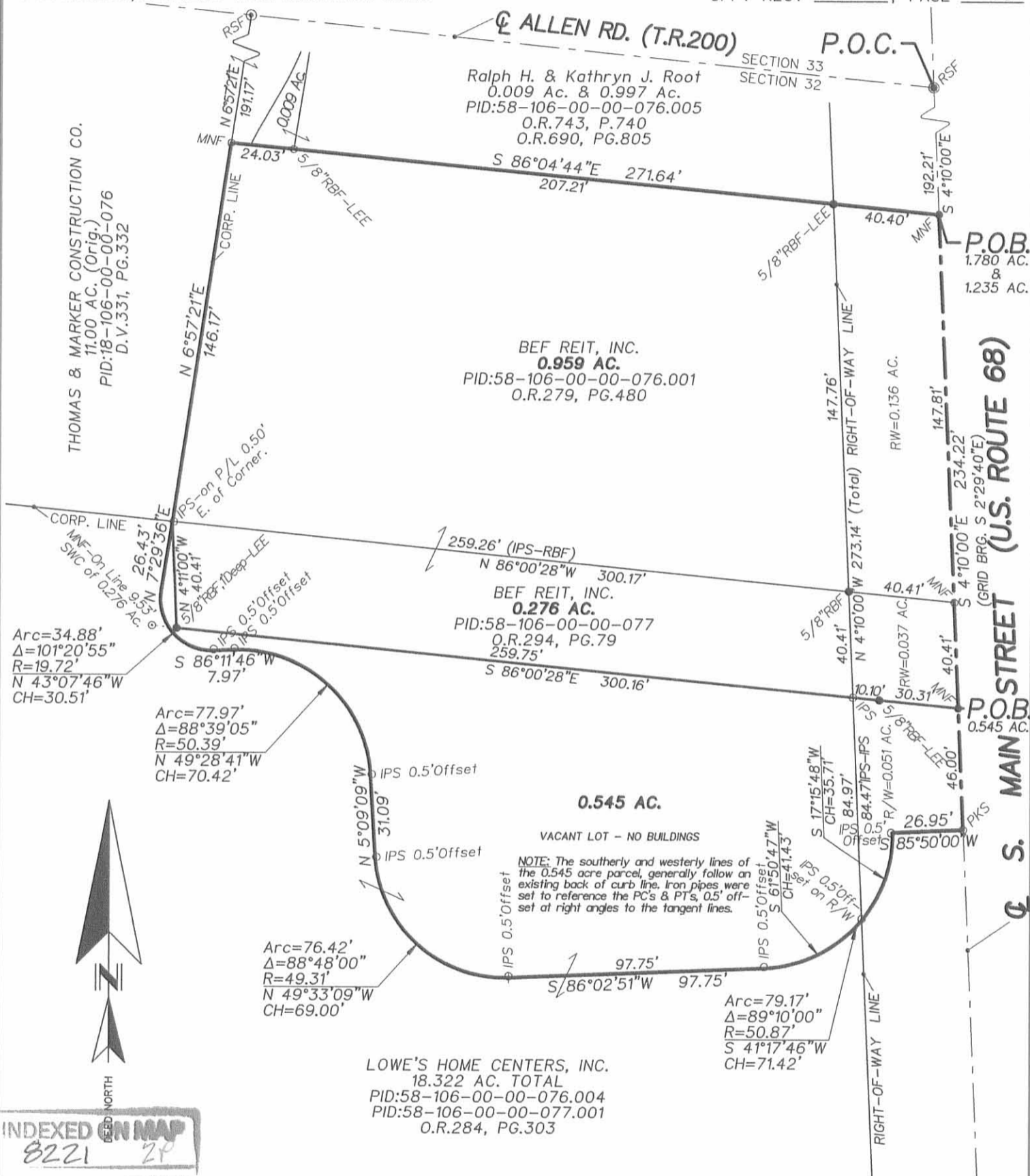
TITLE:

**SURVEY OF 1.780 ACRES**  
**LOCATED IN SECTION 32, TOWNSHIP 4 (LIBERTY TWP.), RANGE 14**  
**BETWEEN THE MIAMIS SURVEY**  
**CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO**

PREPARED EXCLUSIVELY FOR:  
BOB EVANS FARMS, INC.  
BEF REIT, INC., and  
LANDAMERICA/LAWYERS TITLE INSURANCE CORP.

5, 9 & 20 MAY 2006 (Field)  
13 JUNE 2006 (Plat)  
Rev. 26 June '06

OFF. REC. 284, PAGE 303  
OFF. REC. 279, PAGE 480  
OFF. REC. 294, PAGE 79



We Hereby Declare that the attached plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, set back or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.

**BASIS OF BEARINGS:** Bearings are referenced to the deed bearing for the centerline of S. Main Street (US 68), (i.e. S 4°10'00"E), which is a 1°40'20" counterclockwise rotation from Grid North, Ohio SPC System (North Zone) as determined by GPS observations.

50 40 30 20 10 0 50 100  
GRAPHIC SCALE: 1"=50'

SURVEY MONUMENTS: Found (F)=●, Set (S)=○. IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; MN=Mag Nail; PK=PK Nail & IPS=3/4"ID iron pipe set flush with the ground & capped with a yellow plastic plug inscribed C. TURNER/P.S. 6702.



By: *Carl E. Turner, Jr.*  
CARL E. TURNER JR.  
REGISTERED PROFESSIONAL SURVEYOR No. S-6702

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.