

Received 1/18/97
OJ:gcw



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.

WAMMES LOTS 2560, 2561, AND 2562

Lying in the Belleview Addition, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of City Lots 2560, 2561, and 2562 plus all of a vacated 10 feet wide east - west alley between Lots 2561 and Lots 2562 and the west half of a north - south 16 feet wide vacated alley along the east side of Lots 2560, 2561 and 2562 and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the intersection of the south line of Spruce Avenue (50 feet wide) and the east line South Main Street (60 feet wide). Said 5/8 inch iron rod is, also, at the northwest corner of Lot 2560.

THENCE, with the south line of Spruce Avenue and the north line of Lot 2560, S 85°-27'-04" E, a distance of 207.98 feet to a 5/8 inch iron rod set at the center-line of the said vacated 16 feet wide north - south alley.

THENCE, with the center-line of the said 16 feet wide alley, S 5°-03'-00" W, a distance of 160.07 feet to a 5/8 inch iron rod set.

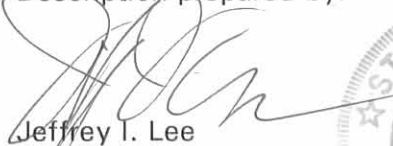
THENCE, with the north line of the JPI Transportation Products, Inc. 3.59 acre tract (O.R. 115, Pg. 524, Tract II) and the south line of Lot 2562, N 85°-27'-12" W, a distance of 207.84 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of Lots 2562, 2561, 2560, and the east line of South Main Street, N 5°-00'-00" E, a distance of 160.08 feet to the point of beginning.

Containing 0.764 acre.

The basis for bearings is based upon the east line of Main Street being N 5°-00'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on September 1, 1993.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
December 21, 1993

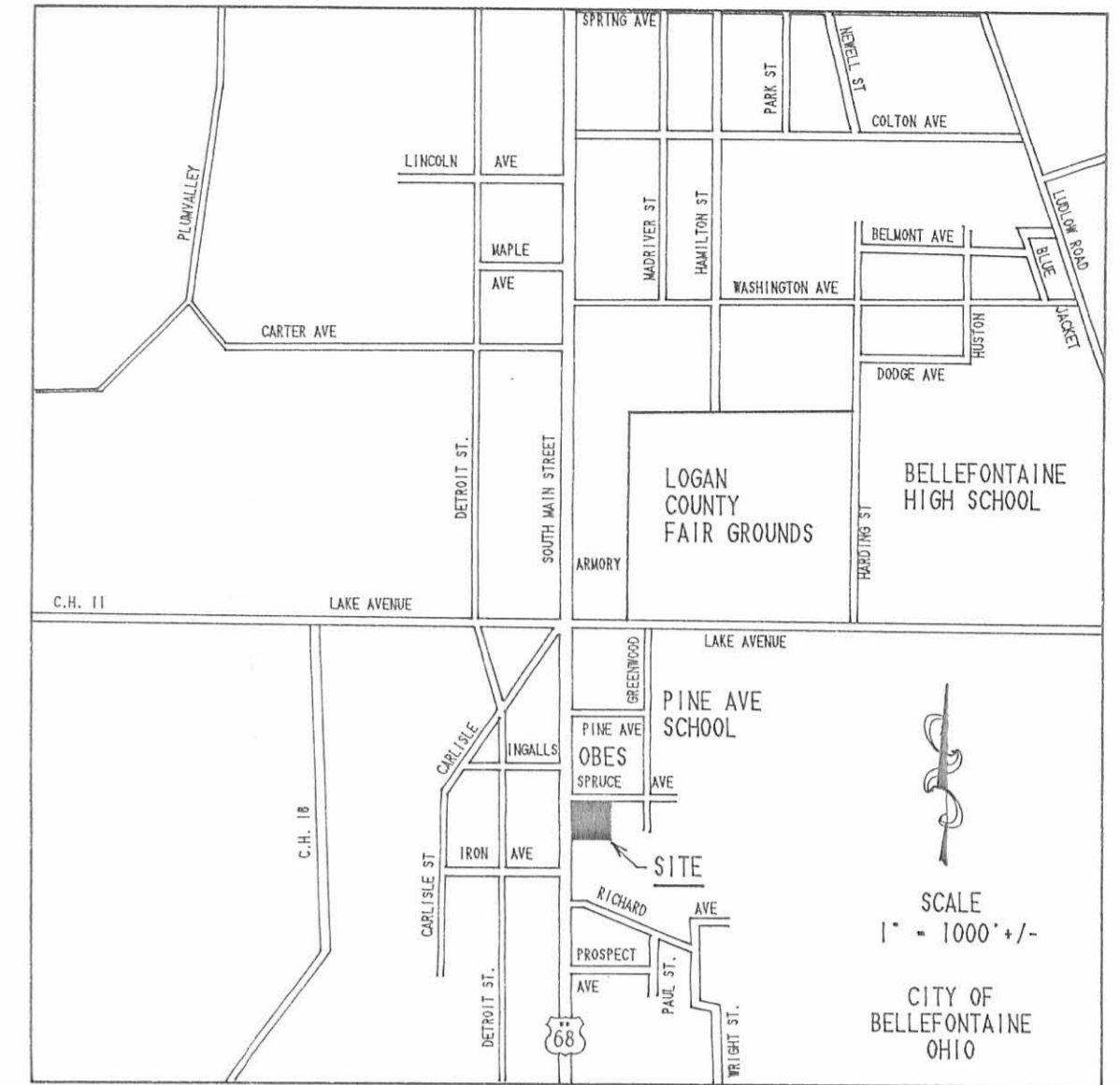


L-2125

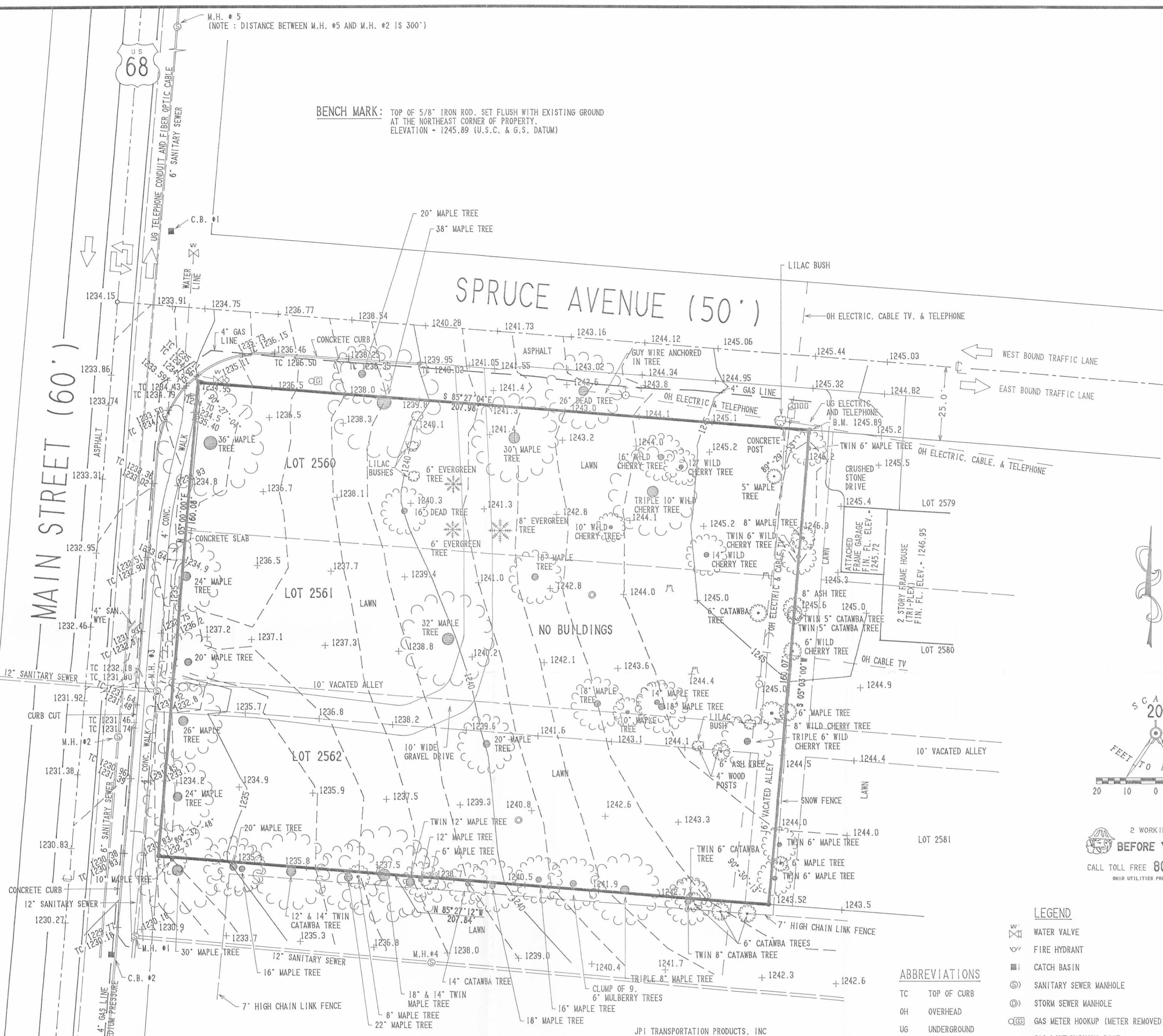
ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8870 ID

VICINITY MAP



ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHICAL SURVEY OF LOTS 2560, 2561, 2562 BELLEVUE ADDITION IN THE NAME OF SHELLEY WAMMES AND PAULA WAMMES VOLUME 388, PAGE 101 AND VOLUME 396, PAGE 120 CITY OF BELLEFONTAINE LAKE TOWNSHIP LOGAN COUNTY, OHIO



BENCH MARK: TOP OF 5/8" IRON ROD, SET FLUSH WITH EXISTING GROUND AT THE NORTHEAST CORNER OF PROPERTY. ELEVATION - 1245.89 (U.S.C. & G.S. DATUM)



2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE

LEGEND

- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊕ GAS METER HOOKUP (METER REMOVED)
- ⊕ GAS LINE WARNING POST
- ⊕ POLE
- ⊕ MAILBOX
- ⊕ GUY WIRE
- ⊕ GUY ANCHOR
- ⊕ STEEL POST
- ⊕ LAMP POST WITH TRANSFORMER
- ⊕ STUMP
- ⊕ 5/8" IRON ROD SET
- ⊕ 3/4" IRON ROD FOUND IN MONUMENT BOX

UTILITY COMPANY SERVICE

ZONING, BUILDING PERMITS, CURB CUT PERMITS, SANITARY AND STORM SEWERS, SIGN PERMIT, WATER SERVICE, BELLEFONTAINE ENGINEER 135 NORTH MAIN STREET BELLEFONTAINE, OHIO PHONE: 513-593-0417 CONTACT: TIM NOTESTINE, P.E.

GAS AND ELECTRIC SERVICE THE DAYTON POWER AND LIGHT COMPANY 1495 NORTH MAIN STREET BELLEFONTAINE, OHIO PHONE: 513-593-1070

FIRE PROTECTION BELLEFONTAINE CITY FIRE DEPT. 201 WEST SANDUSKY AVENUE BELLEFONTAINE, OHIO PHONE: 513-599-6168

TELEPHONE SERVICE UNITED TELEPHONE COMPANY 127 NORTH MAIN STREET BELLEFONTAINE, OHIO PHONE: 513-599-4131

LCI (LITEL) INTERNATIONAL 113 NORTHVIEW DRIVE BELLEFONTAINE, OHIO PHONE: 513-599-6121

ABBREVIATIONS

- TC TOP OF CURB
- OH OVERHEAD
- UG UNDERGROUND
- TV TELEVISION

NOTES:

THERE ARE NO VISIBLE OR RECORDED WATER SERVICE METERS OR LINES TO PROPERTY OTHER THAN THOSE SHOWN.

THERE ARE BOTH PRIMARY AND SECONDARY ELECTRIC AVAILABLE TO PROPERTY ON THE NORTH/SOUTH OVERHEAD LINES AT THE EAST END OF THE PROPERTY AND THREE PHASE WITHIN A HALF BLOCK TO THE NORTH. PER PHONE CONVERSATION WITH THE DAYTON POWER AND LIGHT COMPANY ON SEPT. 10, 1993, THERE WAS NO RESPONSE TO REQUESTS FOR ADDITIONAL INFORMATION. DIRECT ACCESS TO RECORDS WAS DENIED.

THE FOLLOWING POLICY HAS BEEN ESTABLISHED BY THE BELLEFONTAINE CITY PLANNING COMMISSION: "STORM WATER RETENTION SHALL BE BASED ON A 25 YEAR STORM WITH A 2 HOUR TIME FRAME. THIS BASICALLY MEANS THE STORM WATER SHALL NOT RUN OFF AT A GREATER RATE AFTER DEVELOPMENT THAN IT WAS IN AN UNDEVELOPED STATE."

THIS PROPERTY AND ITS ADJOINERS ARE ZONED B-1. THE PRINCIPLE PERMITTED USES INCLUDE RETAIL STORES AND MINOR AUTOMOTIVE REPAIR. THE STREET SETBACKS ARE CONDITIONAL ON THE FACING OF THE BUILDING ON A PROPERTY WITH STREETS ON TWO SIDES. THE FRONT STREET SETBACK IS 25'. THE STREET SIDE SETBACK IS 12.5'. THE SIDE YARD SETBACK IS ZERO FEET, EXCEPT THE EAST LINE MAY HAVE A RESIDENTIAL SIDE YARD SETBACK DUE TO THE EXISTENCE OF RESIDENCE ON LOTS 2579, 2580, 2581.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH, HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

A METES AND BOUNDS DESCRIPTION OF PLATTED LOTS IS CONTRARY TO LOCAL PRACTICE AND WOULD BE INAPPROPRIATE TO USE FOR TRANSFER.

STRUCTURE	RIM ELEVATION	INVERT ELEVATION	SIZE	DIRECTION
SANITARY MANHOLE #1	1230.47	1298.98 1218.75 1221.64 1218.46	12"	EAST (IN) SOUTH (IN) SOUTH (OUT) NORTH (OUT)
SANITARY MANHOLE #2	1231.32	1225.52 1225.42	6"	NORTH (IN) SOUTH (OUT)
SANITARY MANHOLE #3	1232.17	1218.53 1218.43	12"	SOUTH (IN) NORTH (OUT)
SANITARY MANHOLE #4	1237.77	1228.76 1228.69	12"	EAST (IN) WEST (OUT)
SANITARY MANHOLE #5	1234.96	1227.96	6"	SOUTH (OUT)
STORM CATCH BASIN #1 (AT GUTTER)	1233.80	UNAVAILABLE DUE TO EXCESSIVE DEBRIS		
STORM CATCH BASIN #2 (AT GUTTER)	1229.55	1227.72	8"	EAST (OUT) OTHERS UNAVAILABLE DUE TO EXCESSIVE DEBRIS

TO AUTOZONE, FIRST TITLE AGENCY, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY: THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 10, 11B, 11C, 11D, AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS STATEMENT) OF AN URBAN SURVEY.

THE PREMISES SHOWN HEREON ARE IN FLOOD ZONE "C", (AREA OF MINIMAL FLOODING) PER THE NATIONAL FLOOD INSURANCE RATE MAP 390340 0003 C, DATED JULY 16, 1984.

SCHMENK, SPENCER & HASSELBACH, ATTORNEYS HAVE PREPARED AN OPINION DATED SEPTEMBER 7, 1993, INDICATING THAT THERE ARE NO EASEMENTS OF RECORD AFFECTING THIS PROPERTY. SAID OPINION IS INCORPORATED INTO THIS DOCUMENT BY REFERENCE.

INDEXED ON MAP 8870 1P

JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 1, 1993

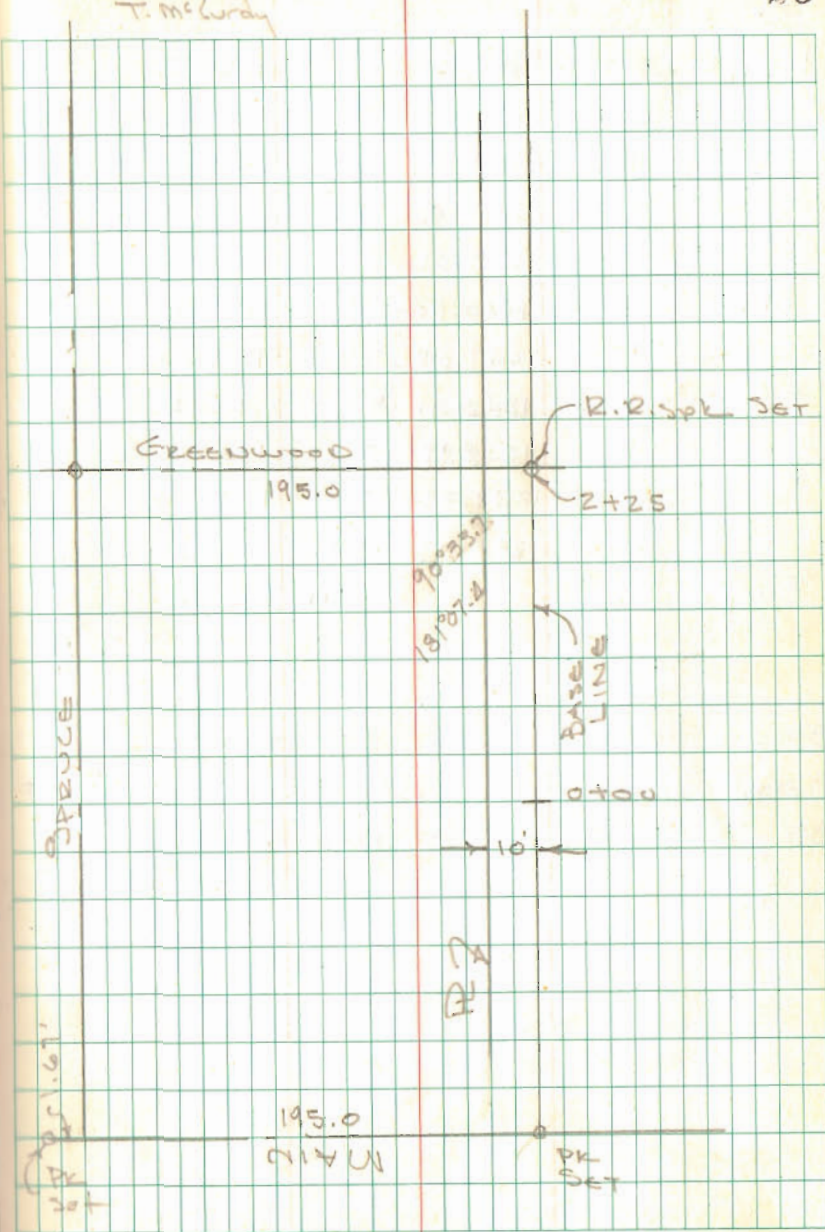
LEE SURVEYING & MAPPING CO.,
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43904
(513) 593-7335

D.A.B. TOPO
BELLEFONTAINE

Dodson
Ardis
T. McLurdy

9/16/72

25



INDEXED ON MAP
8870