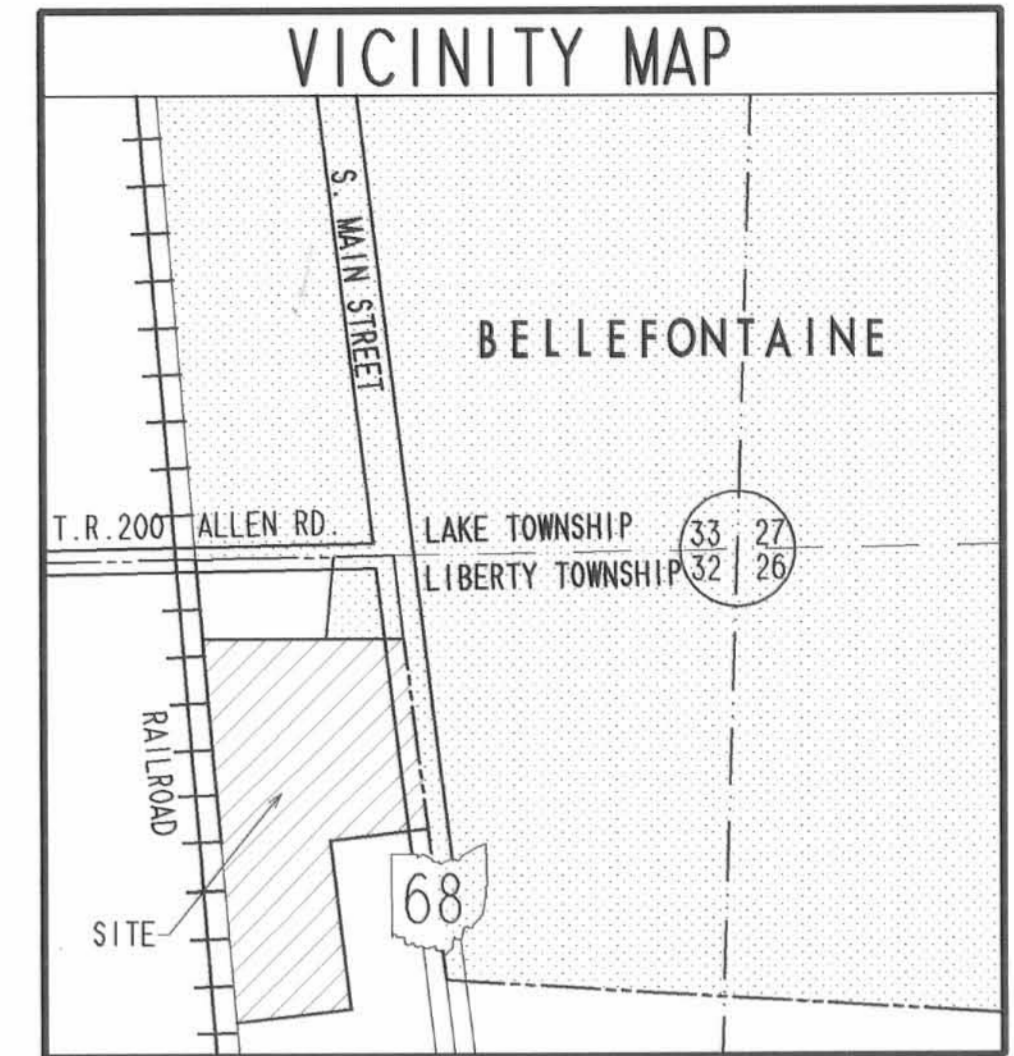


- LEGEND**
- ☐ CONCRETE RESURVEY MONUMENT IN BOX FOUND
  - ⊕ 1-1/2" METAL PIPE FOUND
  - ⊙ 3/4" IRON ROD FOUND
  - ⊙ 5/8" IRON ROD FOUND
  - ⊙ RAILROAD SPIKE FOUND
  - ⊙ RAILROAD SPIKE SET
  - ⊙ 5/8" IRON ROD SET
  - ⊙ PK NAIL SET



**REFERENCES:**  
 LEE SURVEYING AND MAPPING COMPANY SURVEY NUMBERS 234, 1371, 1996, AND 1939.  
 LOGAN COUNTY ENGINEER'S TR 200 FILE.  
 LOGAN COUNTY MAP ROOM FILE 'R' NUMBERS 4314 AND 1638.

LOGAN COUNTY COMMISSIONERS	<i>George W. Clayton</i>	4-27-95
	<i>Johnna Jeffery</i>	4-27-95
	<i>Russell Fongth</i>	4-27-95
LOGAN COUNTY ENGINEER	<i>James K. Co</i>	12-12-95
CHAIRMAN, TOWNSHIP TRUSTEES	<i>David L. Turner</i>	12-12-95
L.U.C. PLANNING DIRECTOR	<i>Quenna Scott</i>	10-12-95
MAYOR OF BELLEFONTAINE	<i>Richard J. Vicario</i>	12-11-95
PRESIDENT, CITY COUNCIL	<i>William R. Patterson</i>	10-24-95
CLERK, CITY COUNCIL	<i>Adelthe Pedmore</i>	10-24-95
PLAT PRE-APPROVED	<i>Suzanne M. Upstey</i>	2-15-95
PLAT CHECKED	<i>Jon C. Rhine</i>	12-27-95
CITY ORDINANCE NUMBER	95-62, 9-12-95	
TRANSFERRED THIS	27 <sup>th</sup> DAY OF December, 19 95	
LOGAN COUNTY AUDITOR	<i>Michael E. Jordan</i>	
RECEIVED FOR RECORD AT	12:41 O'CLOCK P. M.	9509009
THIS	27 <sup>th</sup> DAY OF December, 19 95	
LOGAN COUNTY RECORDER	<i>Carolyn Collins</i>	
RECORDED IN PLAT CABINET	B, SLIDE 4B	

**ANNEXATION DESCRIPTION**  
 TERRITORY TO BE ANNEXED TO THE CITY OF BELLEFONTAINE  
 LYING IN SECTION 32, TOWN 4, RANGE 14  
 LIBERTY TOWNSHIP  
 LOGAN COUNTY, OHIO

LYING IN SECTION 32, TOWN 4, RANGE 14, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO.

BEING PART OF THE WILSON ANDERSON ORIGINAL 72.17 ACRE TRACT AS DEEDED AND DESCRIBED IN VOLUME 390, PAGE 818, AND PART OF THE THOMAS AND MARKER CONSTRUCTION COMPANY 11.00 ACRE AND ALL OF THE 6.95 ACRE TRACTS AS DEEDED AND DESCRIBED IN VOLUME 331, PAGE 332, AND ALL OF THE FOLLOWING FRED L. ALLEN AND JANET P. ALLEN TRACTS: 2.07 ACRES IN VOLUME 323, PAGE 87, 0.151 ACRE IN VOLUME 393, PAGE 631, 0.90 ACRE IN OFFICIAL RECORD 196, PAGE 516, AND THE REMAINDER OF THE ORIGINAL 1.039 ACRES DEEDED AND DESCRIBED IN VOLUME 400, PAGE 589. ALL ARE AS FILED IN THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED FOR ANNEXATION PURPOSES AS FOLLOWS:

BEGINNING IN THE CITY OF BELLEFONTAINE AT A RAILROAD SPIKE FOUND ON THE NORTH LINE OF THE SAID SECTION 32 AT THE INTERSECTION OF THE CENTER-LINES OF ALLEN ROAD AND SOUTH MAIN STREET (U.S. ROUTE 68).

THENCE, WITH THE CENTER-LINE OF SOUTH MAIN STREET, S 4°-10'-00" E, A DISTANCE OF 339.94 FEET TO A POINT AT THE NORTHEAST CORNER OF THE SAID 2.07 ACRE TRACT, AN ANGLE POINT IN THE BELLEFONTAINE CORPORATION LINE, THE SOUTHEAST CORNER OF THE BOB EVANS FARMS, INC. 0.959 ACRE TRACT (O.R. 176, PG. 37), AND THE TRUE POINT OF BEGINNING.

THENCE, WITH THE CENTER-LINE OF U.S. ROUTE 68 (60 FEET WIDE) AND A WEST CORPORATION LINE, S 4°-10'-00" E, A DISTANCE OF 942.67 FEET TO A PK NAIL SET.

THENCE, S 85°-50'-00" W, A DISTANCE OF 450.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 4°-10'-00" W, A DISTANCE OF 500.00 FEET TO A POINT.

THENCE, S 85°-50'-00" W, A DISTANCE OF 811.90 FEET TO A POINT.

THENCE, WITH THE EAST LINE OF THE CONRAIL PROPERTIES, N 0°-59'-51" E, A DISTANCE OF 1609.03 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 86°-01'-28" E, A DISTANCE OF 1128.44 FEET TO THE POINT OF BEGINNING, PASSING A 5/8 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF THE CITY OF BELLEFONTAINE CORPORATION LINE AND THE SOUTHWEST CORNER OF THE SAID 0.959 ACRE TRACT AT 828.25 FEET.

CONTAINING 36.545 ACRES, 2.089 ACRES ARE OUT OF THE 11.00 ACRE TRACT, 6.974 ACRES ARE ALL OF THE SAID 6.95 ACRE TRACT, 24.262 ACRES ARE OUT OF THE 72.17 ACRE TRACT AND THE ALLEN TRACTS ENCOMPASS 3.220 ACRES.

THE BASIS FOR BEARINGS IS BASED UPON THE CENTER-LINE OF U.S. ROUTE 68 BEING S 4°-10'-00" E, AND ALL OTHER BEARINGS ARE FROM RECORDS AND A PARTIAL BOUNDARY SURVEY BY LEE SURVEYING AND MAPPING COMPANY IN DECEMBER 1994. THIS DESCRIPTION IS FOR ANNEXATION AND RE-ZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-37.

THIS DESCRIPTION WAS PREPARED BY JEFFREY I. LEE, PROFESSIONAL SURVEYOR 6359, ON JANUARY 11, 1995.

**CITY OF BELLEFONTAINE**  
 ANNEXATION AND RE-ZONING MAP OF  
 36.545 ACRES OF WHICH:

24.262 ACRES ARE OUT OF  
 THE WILSON ANDERSON ORIGINAL 72.17 ACRES  
 VOLUME 390, PAGE 818 AND

9.063 ACRES OUT OF  
 THE THOMAS AND MARKER CONSTRUCTION COMPANY  
 11.00 ACRES, VOLUME 331, PAGE 332 AND  
 6.95 ACRES, VOLUME 331, PAGE 332 AND

3.220 ACRES BEING ALL OF THE  
 FRED L. ALLEN AND JANET P. ALLEN PROPERTIES  
 VOLUME 323, PAGE 87, VOLUME 151, PAGE 631,  
 VOLUME 400, PAGE 589 AND VOLUME 196, PAGE 516  
 SECTION 32, TOWN 4, RANGE 14  
 LIBERTY TOWNSHIP  
 LOGAN COUNTY, OHIO

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

PREPARED BY:  
  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 JANUARY 2, 1994  
**LEE SURVEYING & MAPPING CO.**  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335  
 D252 VENTURE 435-1

REC'D 3-21-94 Smg OK ✓



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FAX (513) 593-7444

## COMBINED PARCELS DESCRIPTION VENTURE PROPERTIES I, LLC, LTD. 18.322 ACRES

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

Being all of the Venture Properties I, LLC, Ltd. 5.613 acre tract as deeded and described in Official Record 259, Page 822, all of the 9.765 acre tract as deeded and described in Official Record 259, Page 816, and part of the 3.220 acre tract as deeded and described in Official Record 259, Page 819, with all of the referenced deeds being from the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road (Township Road 200) and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the north line of Section 32, N 85°-51'-18" W, a distance of 1007.84 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, through the Thomas and Marker Construction Company original 11.0 acre tract (Vol. 331, Pg. 332) and with a line of the aforesaid 9.765 acre tract, S 0°-59'-51" W, a distance of 339.95 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.03 feet.

THENCE, with the south line of the said original 11.0 acre tract, S 86°-01'-28" E, a distance of 738.13 feet to a 5/8 inch iron rod found at the southwest corner of the Bob Evans Farms, Inc. 0.959 acre tract (O.R. 176, Pg. 37).

THENCE, with the west line of the aforesaid 3.220 acre tract, S 4°-12'-55" E, a distance of 40.41 feet to a 5/8 inch iron rod set.

THENCE, S 86°-01'-28" E, a distance of 300.16 feet to a PK nail set, passing a 5/8 inch iron rod set at 269.85 feet.

THENCE, with the center-line of U.S. Route 68 and a west line of the City of Bellefontaine Corporation, S 4°-10'-00" E, a distance of 509.54 feet to a PK nail set at the southeast corner of the aforementioned 5.613 acre tract.

THENCE, with the northerly lines of the Venture Properties I, LLC, Ltd. 1.037 acre (O.R. 259, Pg. 825) and the 9.392 acre (O.R. 259, Pg. 828) tracts the following nine courses:

S 85°-50'-00" W, a distance of 30.00 feet to a 5/8 inch iron rod set.

With a non-tangent curve to the left having a central angle of 54°-04'-18", a radius of 35.00 feet, an arc length of 33.03 feet on a chord bearing N 67°-07'-51" W, a chord distance of 31.82 feet to a 5/8 inch iron rod set.

S 85°-50'-00" W, a distance of 139.04 feet to a 5/8 inch iron rod set.

With a curve to the left having a central angle of 75°-19'-31", a radius of 30.00 feet, an arc length of 39.44 feet on a chord bearing S 48°-10'-14" W, a chord distance of 36.66 feet to a 5/8 inch iron rod set.

With a curve to the right having a central angle of 75°-19'-31", a radius of 45.00 feet, an arc length of 59.16 feet on a chord bearing S 48°-10'-14" W, a chord distance of 54.99 feet to a 5/8 inch iron rod set.

INDEXED ON MAP

0971 9D-1



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S 85°-50'-00" W, a distance of 3.00 feet to a 5/8 inch iron rod set.

With a curve to the left having a central angle of 90°-00'-00", a radius of 5.00 feet, an arc length of 7.85 feet on a chord bearing S 40°-50'-00" W, a chord distance of 7.07 feet to a 5/8 inch iron rod set.

S 4°-10'-00" E, a distance of 13.00 feet to a 5/8 inch iron rod set.

S 85°-50'-00" W, a distance of 908.66 feet to a 5/8 inch iron rod set.

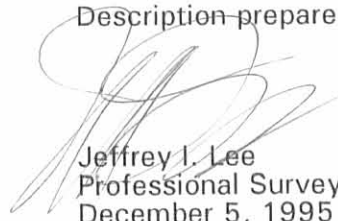
THENCE, with the east line of the West Central Ohio Port Authority properties (O.R. 268, Pg. 44), N 0°-59'-51" E, a distance of 1112.67 feet to a railroad spike set, passing a 5/8 inch iron rod set at 1092.64 feet.

THENCE, with the north line of Section 32 and the center-line of County Highway 200, S 85°-51'-18" E, a distance of 90.14 feet to the point of beginning.

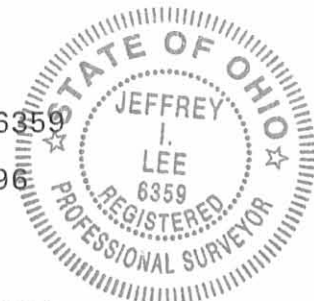
Containing 18.322 acres which is all of the 5.613 acre and 9.765 acre tracts, and 2.944 acres out of the 3.220 acre tract. 0.435 acre is within the highway rights-of-way. 9.063 acres of the 9.765 acre tract are in the City of Bellefontaine.

The basis for bearings is based upon the center-line of South Main Street (U.S. Route 68) being S 4°-10'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in February, June, and December, 1995.

Description prepared by:



Jeffrey I. Lee  
Professional Surveyor 6359  
December 5, 1995  
Revised March 21, 1996



L 435

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8971 9D 2

REC'D 3-21-96 SMLY OK ✓



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FAX (513) 593-7444

## VENTURE PROPERTIES I, LLC, LTD. 0.276 ACRE

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

Being out of the Venture Properties I, LLC, Ltd. 3.220 acre tract as deeded and described in Official Record 259, Page 819 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the center-line of South Main Street, S 4°-10'-00" E, a distance of 339.94 feet to a PK nail set at an angle in the corporation line and the TRUE POINT OF BEGINNING.

THENCE, with the center-line of U.S. Route 68 and a west corporation line of the City of Bellefontaine, S 4°-10'-00" E, a distance of 40.41 feet to a PK nail set.

THENCE, through the aforesaid 3.220 acre tract, N 86°-01'-28" W, a distance of 300.16 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.31 feet.

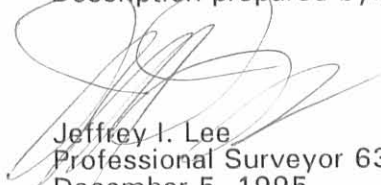
THENCE, with the east line of the Venture Properties I, LLC, Ltd 9.765 acre tract (O.R. 259, Pg. 816), N 4°-12'-55" W, a distance of 40.41 feet to a 5/8 inch iron rod found at the southwest corner of the Bob Evans Farms, Inc. 0.959 acre tract (O.R. 176, Pg. 37).

THENCE, with the south line of the said 0.959 acre tract, S 86°-01'-28" E, a distance of 300.19 feet to the point of beginning.

Containing 0.276 acre of which 0.028 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of South Main Street (U.S. Route 68) being S 4°-10'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on December 4, 1995.

Description prepared by:

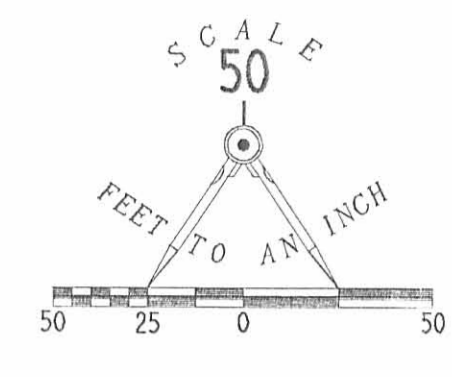
  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 5, 1995  
Revised March 21, 1996



L 435

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8971 AD-3



- LEGEND**
- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE P56359"
  - 5/8" IRON ROD FOUND
  - 1" METAL PIPE FOUND
  - ⊕ RAILROAD SPIKE SET
  - ⊕ RAILROAD SPIKE FOUND
  - ⊕ P.K. NAIL SET
  - ⊕ WOOD CORNER POST FOUND

**REFERENCES**

LOGAN COUNTY ENGINEER'S SURVEY RECORDS, DRAWER R, FILE NUMBERS 1638, 777, 2621, 1384, 4314, 3737, AND 2907.

C.C.C. & ST. LOUIS RY. CO. STATION MAP, STA. 5248+60 TO 5289+71, DATED JUNE 30, 1915.

PREVIOUS SURVEY OF BOB EVANS FARMS, INC. 0.959 ACRE TRACT BY LEE SURVEYING AND MAPPING COMPANY, DATED JULY 1992. FILE NO. L-1939-1.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	54°04'18"	35.00'	33.03'	17.86'	31.82'	N 67°07'51"W
C 2	75°19'31"	30.00'	39.44'	23.16'	36.66'	S 48°10'14"W
C 3	75°19'31"	45.00'	59.16'	34.73'	54.99'	S 48°10'14"W
C 4	90°00'00"	5.00'	7.85'	5.00'	7.07'	S 40°50'00"W
C 5	12°46'20"	45.00'	10.03'	5.04'	10.01'	N 16°53'39"E
C 6	62°33'11"	45.00'	49.13'	27.34'	46.73'	N 54°33'24"E

**18.322 ACRES TOTAL**  
OF WHICH 0.435 ACRE IS WITHIN  
HIGHWAY RIGHTS-OF-WAY

**RETRACEMENT SURVEY OF THE VENTURE PROPERTY I, LLC LTD**  
9.765 ACRE TRACT, OFFICIAL RECORD 259, PAGE 816.  
5.613 ACRE TRACT, OFFICIAL RECORD 259, PAGE 822.  
3.220 ACRE TRACT, OFFICIAL RECORD 259, PAGE 819.  
AND 0.276 ACRE OUT OF THE 3.220 ACRE TRACT  
SECTION 32, TOWN 4, RANGE 14  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:  
*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
DECEMBER 4, 1995

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(513) 593-7335

REC'D 12-20-95 SURV O.K. ✓



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JEFFREY I. LEE, P.S.

## VENTURE PROPERTIES I, LLC, LTD. 0.799 ACRE

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

Being out of the Venture Properties I, LLC, Ltd. 9.392 acre tract as deeded and described in Official Record 259, Page 828 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the center-line of South Main Street, S 4°-10'-00" E, a distance of 1075.43 feet to a PK nail set.

THENCE, with the south line of the Venture Properties I, LLC, Ltd. 1.037 acre tract (O.R. 259, Pg. 825), S 85°-50'-00" W, a distance of 40.00 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, parallel with the center-line of U.S. Route 68 and 40.00 feet distant, S 4°-10'-00" E, a distance of 183.18 feet to a 5/8 inch iron rod set.

THENCE, S 85°-50'-00" W, a distance of 180.00 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the right having a central angle of 90°-00'-00", a radius of 10.00 feet, an arc length of 15.71 feet on a chord bearing N 49°-10'-00" W, a chord distance of 14.14 feet to a 5/8 inch iron rod set.

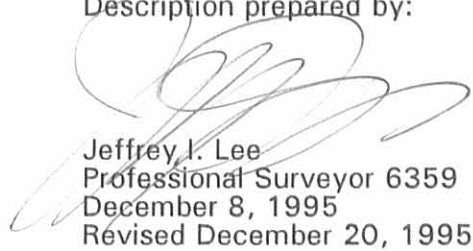
THENCE, N 4°-10'-00" W, a distance of 173.18 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the said 1.037 acre tract, N 85°-50'-00" E, a distance of 190.00 feet to the point of beginning.

Containing 0.799 acre.

The basis for bearings is based upon the center-line of South Main Street (U.S. Route 68) being S 4°-10'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company in February and November, 1995.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 8, 1995  
Revised December 20, 1995



L 435

INDEXED ON MAP  
897/100-1

ORIGINAL STAMP IN GREEN

REC'D 12-20-95 SMJ AK ✓



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BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## VENTURE PROPERTIES I, LLC, LTD. 0.190 ACRE HIGHWAY RIGHT-OF-WAY

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

Being out of the Venture Properties I, LLC, Ltd. 9.392 acres as deeded and described in Official Record 259, Page 828 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the center-line of South Main Street, S 4°-10'-00" E, a distance of 1075.43 feet to a PK nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of U.S. Route 68 and a west corporation line of the City of Bellefontaine, S 4°-10'-00" E, a distance of 207.18 feet to a PK nail set.

THENCE, with the north line of the Wilson Anderson 5.165 acre tract (part of the original 72.17 acre tract in Vol. 390, Pg. 818), S 85°-50'-00" W, a distance of 40.00 feet to a 5/8 inch iron rod set.

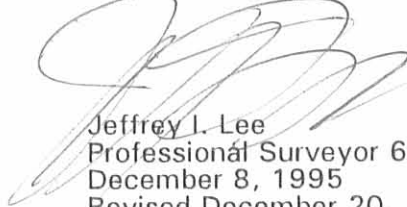
THENCE, N 4°-10'-00" W, a distance of 207.18 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Venture Properties I, LLC, Ltd. 1.037 acre tract (O.R. 259, Pg. 825), N 85°-50'-00" E, a distance of 40.00 feet to the point of beginning.

Containing 0.190 acre.

The basis for bearings is the center-line of South Main Street is S 4°-10'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 28, 1995.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 8, 1995  
Revised December 20, 1995



ORIGINAL STAMP IN GREEN

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8971-10D-2

REC'D - 12-20-95 GUY JIC ✓



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BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## VENTURE PROPERTIES I, LLC, LTD. 8.403 ACRES

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

Being out of the Venture Properties I, LLC, Ltd. 9.392 acre tract as deeded and described in Official Record 259, Page 828 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the center-line of South Main Street, S 4°-10'-00" E, a distance of 1282.61 feet to a PK nail set.

THENCE, with the north line of a 5.165 acre parcel within the Wilson Anderson original 72.17 acre tract (Vol. 390, Pg. 818), S 85°-50'-00" W, a distance of 40.00 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the said 5.165 acre parcel the following two courses:

S 85°-50'-00" W, a distance of 410.00 feet to a 5/8 inch iron rod found.

S 4°-10'-00" E, a distance of 100.00 feet to a 5/8 inch iron rod set.

THENCE, through the said original 72.17 acre tract and with the south line of the said 9.392 acre tract, N 86°-23'-57" W, a distance of 773.39 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the West Central Ohio Port Authority properties (O.R. 268, Pg. 44), N 0°-59'-51" E, a distance of 330.00 feet to a 5/8 inch iron rod set.

THENCE, with the south lines of the Venture Properties I, LLC, Ltd. 5.613 acre tract (O.R. 259, Pg. 822) the following five courses:

N 85°-50'-00" E, a distance of 908.66 feet to a 5/8 inch iron rod set.

N 4°-10'-00" W, a distance of 13.00 feet to a 5/8 inch iron rod set.

With a curve to the right having a central angle of 90°-00'-00", a radius of 5.00 feet, an arc length of 7.85 feet on a chord bearing N 40°-50'-00" E, a chord distance of 7.07 feet to a 5/8 inch iron rod set.

N 85°-50'-00" E, a distance of 3.00 feet to a 5/8 inch iron rod set.

With a curve to the left having a central angle of 62°-33'-11", a radius of 45.00 feet, an arc length of 49.13 feet on a chord bearing N 54°-33'-24" E, a chord distance of 46.73 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Venture Properties I, LLC, Ltd., 1.037 acre tract (O.R. 259, Pg. 825) and the west line of an 0.799 acre tract created simultaneously with this described parcel and being part of the aforesaid 9.392 acre tract, S 4°-10'-00" E, a distance of 341.44 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the left having a central angle of 90°-00'-00", a radius of 10.00 feet, an arc length of 15.71 feet on a chord bearing S 49°-10'-00" E, a chord distance of 14.14 feet to a 5/8 inch iron rod set.

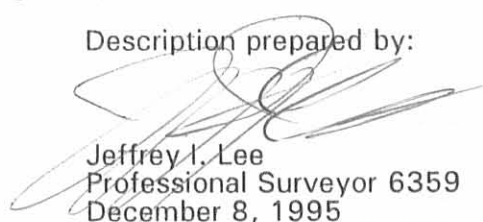
THENCE, N 85°-50'-00" E, a distance of 180.00 feet to a 5/8 inch iron rod set.

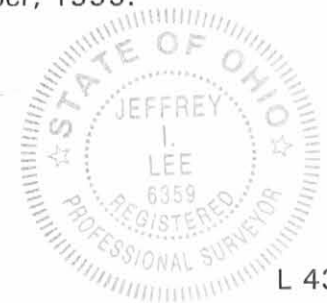
THENCE, S 4°-10'-00" E, a distance of 24.00 feet to the point of beginning.

Containing 8.403 acres.

The basis for bearings is based upon the center-line of South Main Street (U.S. Route 68) being S 4°-10'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company in February and November, 1995.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 8, 1995  
Revised December 20, 1995



INDEXED ON MAP  
8971 10D-3

L 435  
ORIGINAL STAMP IN GREEN



VENTURE PROPERTIES I, LLC, LTD  
9.765 ACRES  
O.R. 259, 816

VENTURE PROPERTIES I, LLC, LTD  
5.613 ACRES  
O.R. 259, 822

VENTURE PROPERTIES I, LLC, LTD  
3.220 ACRES  
O.R. 259, 819

VENTURE PROPERTIES I, LLC LTD  
1.037 ACRES  
O.R. 259, PG. 825

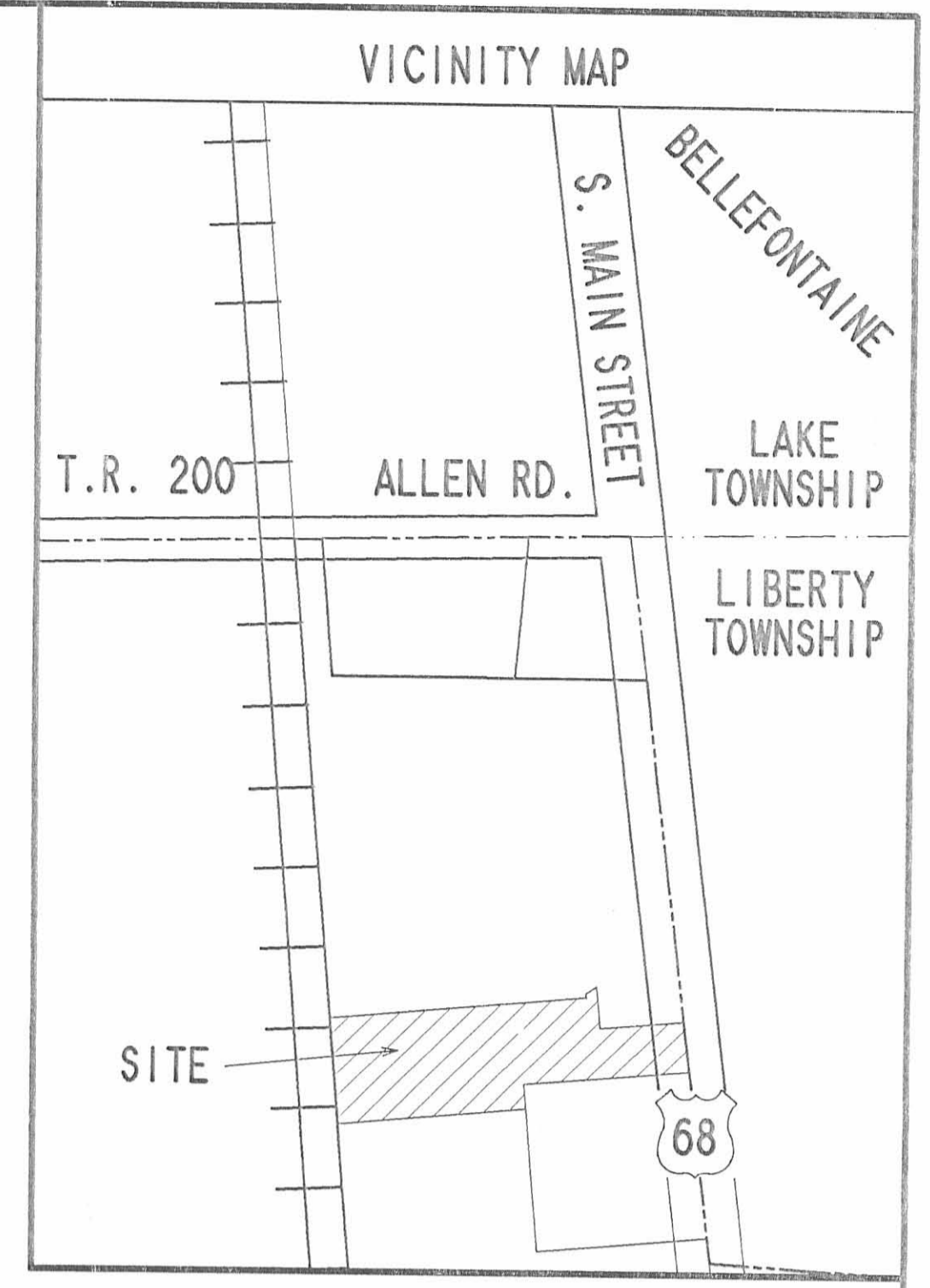
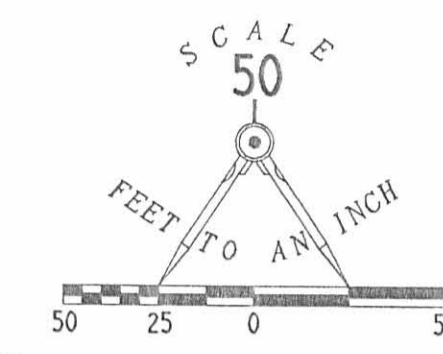
8.403 ACRES  
VENTURE PROPERTIES I, LLC, LTD  
ORIG. 9.392 ACRES  
O.R. 259, PG. 828

0.931 ACRE  
WILSON ANDERSON  
ORIG. 72.17 AC.  
VOL. 390, PG. 818

WILSON ANDERSON  
ORIG. 72.17 AC.  
VOL. 390, PG. 818

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	54°04'18"	35.00'	33.03'	17.86'	31.82'	N 67°07'51"W
C 2	75°19'31"	30.00'	39.44'	23.16'	36.66'	S 48°10'14"W
C 3	75°19'31"	45.00'	59.16'	34.73'	54.99'	S 48°10'14"W
C 4	90°00'00"	5.00'	7.85'	5.00'	7.07'	N 40°50'00"E
C 5	12°46'20"	45.00'	10.03'	5.04'	10.01'	N 16°53'39"E
C 6	62°33'11"	45.00'	49.13'	27.34'	46.73'	N 54°33'24"E
C 15	90°00'00"	10.00'	15.71'	10.00'	14.14'	N 49°10'00"W

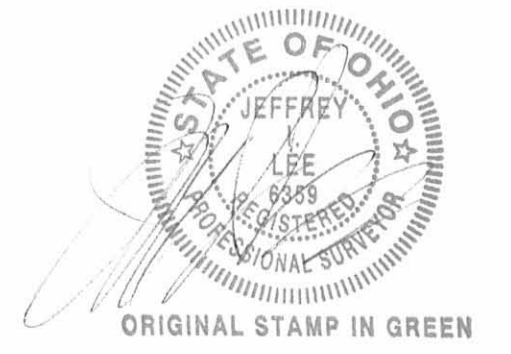
(SEE PAGE 1 OF 1)



- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE P66359"
- 5/8" IRON ROD FOUND
- 1" METAL PIPE FOUND
- ⊙ RAILROAD SPIKE SET
- ⊙ RAILROAD SPIKE FOUND
- ⊙ P.K. NAIL SET

REFERENCES  
LOGAN COUNTY ENGINEER'S SURVEY RECORDS, DRAWER R, FILE NUMBERS 1638, 777, 2621, 1364, 4314, 3737, AND 2907.  
C.C.C. & ST. LOUIS RY. CO. STATION MAP, STA. 5248+60 TO 5289+71, DATED JUNE 30, 1915.

ALTA/ACSM LAND TITLE SURVEY OF  
THREE TRACTS OUT OF THE  
VENTURE PROPERTIES I, LLC, LTD  
9.392 ACRE TRACT  
OFFICIAL RECORD 259, PAGE 828  
AND A 0.931 ACRE TRACT OUT OF THE  
WILSON ANDERSON ORIGINAL 72.17 ACRE TRACT  
VOLUME 390, PAGE 818  
SECTION 32, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN  
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LEE SURVEYING & MAPPING CO.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335  
D262 PLASALTA L 435-1

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# Lee Surveying and Mapping Co., Inc.



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

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335  
FAX (513) 593-7444

## VENTURE PROPERTIES I, LLC, LTD.

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

Being over part of the Venture Properties I, LLC, Ltd. 5.613 acre tract as deeded and described in Official Record 259, Page 822, part of the 1.037 acre tract as deeded and described in Official Record 259, Page 825, and part of the 3.220 acre tract as deeded and described in Official Record 259, Page 819, with the referenced deeds being as filed in the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the center-line of South Main Street, S 4°-10'-00" E, a distance of 339.94 feet to a PK nail set at the northeast corner of the said 3.220 acre tract.

THENCE, with the north line of the said 3.220 acre tract, N 86°-01'-28" W, a distance of 30.31 feet to a point on the west right-of-way of South Main Street and the TRUE POINT OF BEGINNING.

THENCE, with the west right-of-way of South Main Street (U.S. Route 68) and 30.00 feet west of the original center-line, S 4°-10'-00" E, a distance of 739.78 feet to a point.

THENCE, with the south line of the Venture Properties I, LLC, LTD 1.037 acre tract, S 85°-50'-00" W, a distance of 10.00 feet to a 5/8 inch iron rod set.


THENCE, through the aforesaid 1.037 acre, 5.613 acre, and 3.220 acre tracts, N 4°-10'-00" W, a distance of 741.21 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the said 3.220 acre tract, S 86°-01'-28" E, a distance of 10.10 feet to the point of beginning.

Containing 0.170 acre. This description is not a boundary survey as defined in 4733-37 of the Ohio Administrative Code and shall not be used for anything other than to describe an easement.

The basis for bearings is based upon the center-line of South Main Street (U.S. Route 68) being S 4°-10'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on December 4, 1995.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 5, 1995



L 435

INDEXED ON MAP  
8977 11D

ORIGINAL STAMP IN GREEN

REC'D 6-21-95. SMY OK ✓



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143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY L. LEE, P.S.

## COMBINED PARCELS DESCRIPTION FOR LOWE'S 18.598 ACRES

Lying in Section 32, Town 4, Range 14, Liberty Township, Logan County, Ohio.

Being out of the Thomas and Marker Construction Company 11.00 acre and 6.95 acre tracts as deeded and described in Volume 331, Page 332; all of the Fred L. Allen and Janet P. Allen 2.07 acres as deeded and described in Volume 323, Page 87, the 0.151 acre as deeded and described in Volume 393, Page 631, the remainder of the original 1.039 acre as deeded and described in Volume 400, Page 589, and the 0.90 acre as deeded and described in Official Record 196, Page 516; and part of the Wilson Anderson original 72.17 acre tract as deeded and described in Volume 390, Page 818 with all of the referenced deeds being from the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32, the center-line of Allen Road (Township Road 200) and the center-line of South Main Street (U.S. Route 68) in the City of Bellefontaine.

THENCE, with the north line of Section 32, N 85°-51'-18" W, a distance of 1007.84 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, S 0°-59'-51" W, a distance of 339.95 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.03 feet.

THENCE, S 86°-01'-28" E, a distance of 738.13 feet to a 5/8 inch iron rod found at the southwest corner of the Bob Evans Farms, Inc. 0.959 acre tract (O.R. 176, Pg. 37).

THENCE, with the south line of the said 0.959 acre tract and a south line of the City of Bellefontaine corporation, S 86°-01'-28" E, a distance of 300.19 feet to a PK nail found at an angle in the corporation line.

THENCE, with the center-line of U.S. Route 68 and a west line of the City of Bellefontaine Corporation, S 4°-10'-00" E, a distance of 473.00 feet to a PK nail set at the southeast corner of the aforementioned 0.90 acre tract.

THENCE, with the center-line of U.S. Route 68 and a west line of the City of Bellefontaine Corporation, S 4°-10'-00" E, a distance of 76.95 feet to a PK nail set.

THENCE, S 85°-50'-00" W, a distance of 30.00 feet to a 5/8 inch iron rod set.

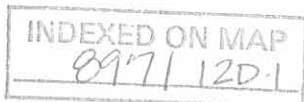
THENCE, with a non-tangent curve to the left having a central angle of 54°-04'-18", a radius of 35.00 feet, an arc length of 33.03 feet on a chord bearing N 67°-07'-51" W, a chord distance of 31.82 feet to a 5/8 inch iron rod set.

THENCE, S 85°-50'-00" W, a distance of 139.04 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the left having a central angle of 75°-19'-31", a radius of 30.00 feet, an arc length of 39.44 feet on a chord bearing S 48°-10'-14" W, a chord distance of 36.66 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the right having a central angle of 75°-19'-31", a radius of 45.00 feet, an arc length of 59.16 feet on a chord bearing S 48°-10'-14" W, a chord distance of 54.99 feet to a 5/8 inch iron rod set.

THENCE, S 85°-50'-00" W, a distance of 3.00 feet to a 5/8 inch iron rod set.





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BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

THENCE, with a curve to the left having a central angle of  $90^{\circ}-00'-00''$ , a radius of 5.00 feet, an arc length of 7.85 feet on a chord bearing  $S\ 40^{\circ}-50'-00''\ W$ , a chord distance of 7.07 feet to a 5/8 inch iron rod set.

THENCE,  $S\ 4^{\circ}-10'-00''\ E$ , a distance of 13.00 feet to a 5/8 inch iron rod set.

THENCE,  $S\ 85^{\circ}-50'-00''\ W$ , a distance of 908.66 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Conrail properties,  $N\ 0^{\circ}-59'-51''\ E$ , a distance of 309.29 feet to a 5/8 inch iron rod set at the southwest corner of the aforementioned 11.0 acre tract.

THENCE, with the east line of the Conrail Properties and the west line of the aforesaid 11.0 acre tract,  $N\ 0^{\circ}-59'-51''\ E$ , a distance of 803.38 feet to a railroad spike set, passing a 5/8 inch iron rod set at 783.35 feet.

THENCE, with the north line of Section 32,  $S\ 85^{\circ}-51'-18''\ E$ , a distance of 90.14 feet to the point of beginning.

Containing 18.598 acres of which:

9.765 acres are out of the Thomas and Marker Construction Company lands of which 2.791 acres are out of the 11.0 acre tract with 0.041 acre within the highway right-of-way.

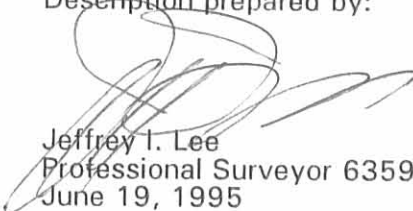
6.974 acre is all of the 6.95 acre tract;

3.220 acres contain all of the aforementioned Fred L. Allen tracts of which 0.326 acre is within the highway right-of-way;

and 5.613 acres are out of the Wilson Anderson 72.17 acre tract of which 0.055 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of South Main Street (U.S. Route 68) being  $S\ 4^{\circ}-10'-00''\ E$ , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company in February and June, 1995.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 19, 1995



ORIGINAL STAMP IN GREEN

L 435

INDEXED ON MAP  
897/120-2

3-19-2024



**Tract 2**  
**Legal Description**  
**City of Bellefontaine, Township of Liberty, Logan County, Ohio**  
**Section 32, Township 4N, Range 14W**  
**0.680 Acres**

Situated in the City of Bellefontaine, Township of Liberty, County of Logan, State of Ohio, Between the Miamis, Section 32, Township 4N, Range 14W, being part of an 18.322 acre tract conveyed to Lowe's Home Centers, Inc., recorded in Official Record 284, page 303, and more particularly bounded and described as follows:

Commencing for reference at a point in the centerline intersection of Gunntown Road and South Main Street (U.S. Route 68);

Thence with said centerline of South Main Street (Variable Right-of-Way), and the east line of a 0.465 acre tract, conveyed to The State of Ohio, recorded in Official Record 966, page 109, in the Logan County Recorders Office, **N02°29'32"W 181.09 feet** to a point;

Thence with a reference line through said 0.465 acre tract, **S87°30'28"W 42.50 feet** to an **Iron Pin Set**, being the **TRUE POINT OF BEGINNING**;

Thence with the west line of said 0.465 acre tract the following four (4) courses:

**S02°29'32"E 126.01 feet** to a **Right-of-Way Monument Found Stamped 7384**;

**S29°01'29"W 31.41 feet** to a **Right-of-Way Monument Found Stamped 7384**;

**S18°26'04"E 5.47 feet** to an **Iron Pin Set**; and

**S01°19'04"E 6.99 feet** to a **Mag Nail Set**;

Thence with a new line through said tract, **S87°21'58"W 138.20 feet** to a point from which an Iron Pin Set bears N11°03'15"W 2.79 feet;

Thence with a new line through said tract on a curve to the right having a radius of **30.0 feet**, an **arc distance of 47.27 feet**, delta 90°16'44", (the cord of which bears N47°29'40"W, 42.53 feet) to a point from which an Iron Pin Set bears N87°38'42"E 2.00 feet;

Thence with a new line through said tract, **N02°21'18"W 134.86 feet** to a point from which an Iron Pin Set bears N87°21'58"E 2.00 feet;

Thence with a new line through said tract, **N87°21'58"E 183.01 feet**, passing an **Iron Pin Set** for reference at 2.00 feet, to the **TRUE POINT OF BEGINNING**;

Containing **0.680 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.



The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2012) Epoch 2010. The portion of the centerline of South Main Street (U.S. Route 68), having a bearing of N02°29'32"W and monumented as described herein is designated the "basis of bearing" for this survey.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592". I hereby certify that the foregoing legal description, together with the attached plat, is a true representation of the conditions as they existed on the date of the field survey, January 12, 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592  
Harral and Stevenson

March 19, 2024  
Date

INDEXED ON MAP  
0971

3-19-2024



**Tract 1**  
**Legal Description**  
**City of Bellefontaine, Township of Liberty, Logan County, Ohio**  
**Section 32, Township 4N, Range 14W**  
**0.682 Acres**

Situated in the City of Bellefontaine, Township of Liberty, County of Logan, State of Ohio, Between the Miamis, Section 32, Township 4N, Range 14W, being part of an 18.322 acre tract conveyed to Lowe's Home Centers, Inc., recorded in Official Record 284, page 303, and more particularly bounded and described as follows:

Commencing for reference at a point in the centerline intersection of Gunntown Road and South Main Street (U.S. Route 68);

Thence with said centerline of South Main Street (Variable Right-of-Way), and the east line of an 0.465 acre tract, conveyed to The State of Ohio, recorded in Official Record 966, page 109, in the Logan County Recorders Office, **N02°29'32"W 181.09 feet** to a point;

Thence with a reference line through said 0.465 acre tract, **S87°30'28"W 42.50 feet** to an **Iron Pin Set**, in the east line of the remainder of said 18.322 acre tract, being the **TRUE POINT OF BEGINNING**;

Thence with a new line through said 18.322 acre tract, **S87°21'58"W 183.01 feet** to a point, passing an **Iron Pin Set** for reference at 181.01 feet;

Thence with a new line through said tract, **N02°21'18"W 135.32 feet** to a point from which an Iron Pin Set bears N87°38'42"E 2.00 feet;

Thence with a new line through said tract on a curve to the right having a radius of **30.00 feet**, **an arc distance of 47.09 feet**, delta 89°56'07", (the cord of which bears N42°36'45"E, 42.40 feet) to a point from which an Iron Pin Set bears S02°25'08"E 0.50 feet;

Thence with a new line through said tract, **N87°34'52"E 112.73 feet** to a point from which a **Mag Nail Set** bears N87°34'52"E 39.92 feet;

Thence with a new line through said tract on a curve to the right having a radius of **56.01 feet**, **an arc distance of 45.98 feet**, delta 47°02'15", (the cord of which bears S65°45'07"E, 44.70 feet) to a point on the west line of above mentioned 0.465 acre tract, said point bears S02°29'35"E 20.06 feet from which a Mag Nail Set;

Thence with the west line of said 0.465 acre tract, **S02°29'32"E 144.54 feet** to the **TRUE POINT OF BEGINNING**;

Containing **0.682 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.



The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2012) Epoch 2010. The portion of the centerline of South Main Street (U.S. Route 68), having a bearing of N02°29'32"W and monumented as described herein is designated the "basis of bearing" for this survey.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592". I hereby certify that the foregoing legal description, together with the attached plat, is a true representation of the conditions as they existed on the date of the field survey, January 12, 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592  
Harral and Stevenson

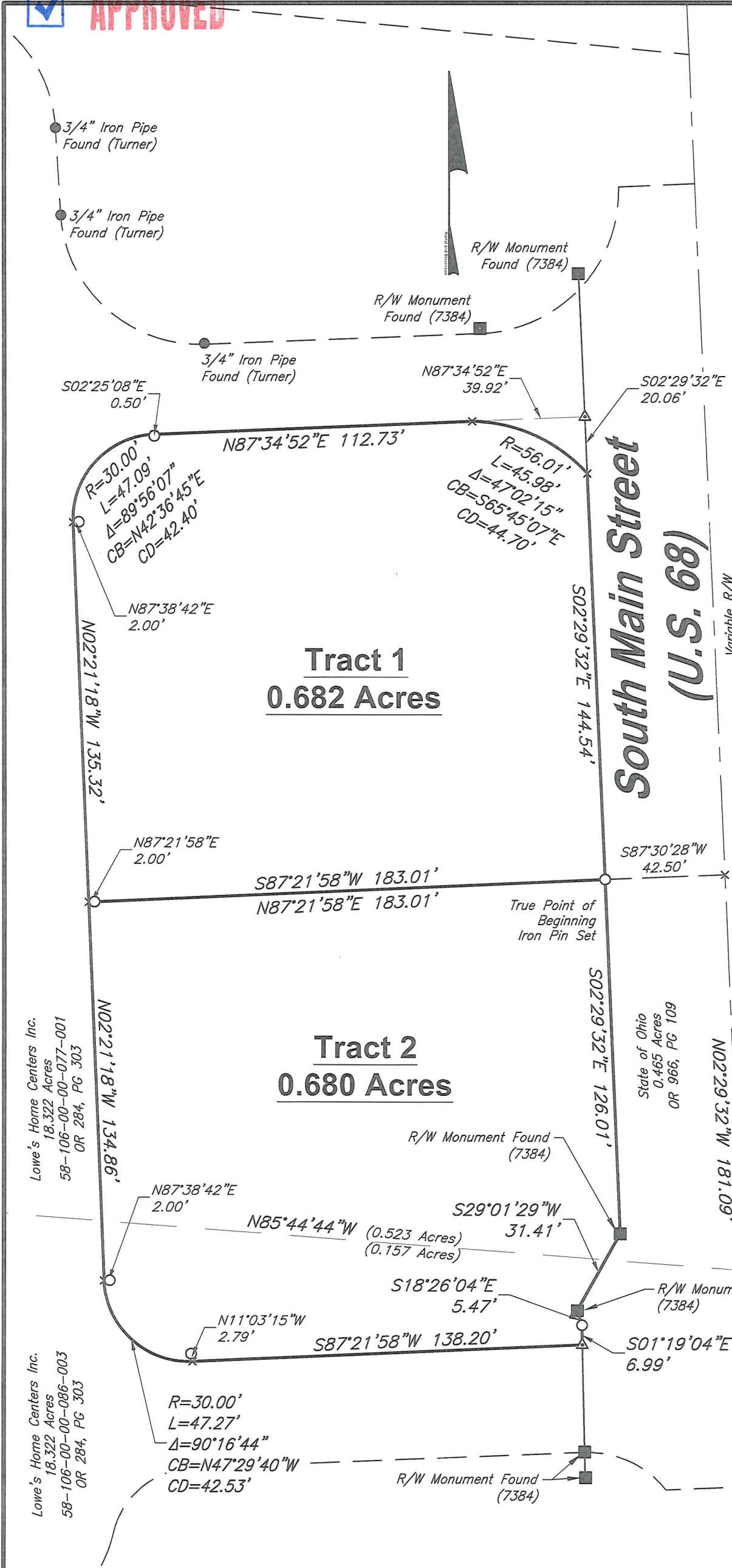
March 18, 2024  
Date

INDEXED ON MAP  
8971



3-19-2024

**APPROVED**



IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**BEARING REFERENCE:**  
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011) EPOCH 2010. THE PORTION OF THE CENTER LINE OF SOUTH MAIN STREET (US 68), HAVING A BEARING OF N02°29'32"W, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

**REFERENCE DOCUMENTS:**  
 OR 284 PG 303

I HEREBY CERTIFY THAT THE ATTACHED PLAT, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED (January, 2024) BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37 AND MEETS OR EXCEEDS LOGAN COUNTY CONVEYANCE STANDARDS.

*Craig E. Stevenson*  
 CRAIG E. STEVENSON, PS 8592

3/19/2024  
 DATE



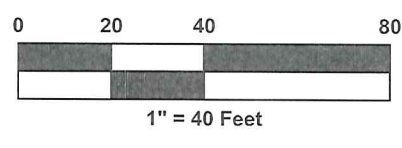
Lowe's Home Centers Inc.  
 18.322 Acres  
 58-106-00-00-077-001  
 OR 284, PG 303

Lowe's Home Centers Inc.  
 18.322 Acres  
 58-106-00-00-086-003  
 OR 284, PG 303

**Symbol Legend**

- Iron Pin Found
- R/W Monument Found
- Iron Pin Set
- ▲ Mag Nail Set
- × Point

INDEXED ON MAP  
 8971



**Harral and Stevenson**  
 Civil Engineering and Surveying  
 2869 North Court Street  
 Circleville, Ohio 43113  
 Ph: 740.497.4432  
 www.harralstevenson.com

CITY OF BELLEFONTAINE, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO  
 SECTION 32, TOWNSHIP 4N, RANGE 14W

**PLAT OF SURVEY**

SCHIFF PROPERTIES

Project No: S0882	Scale: 1" = 40'
Client: Jared Schiff	Drawn: EGC
Date: March 18, 2024	Reviewed: CES