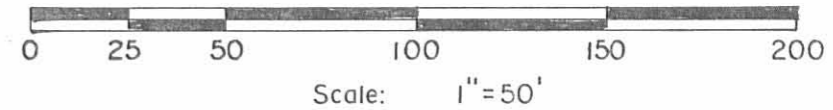
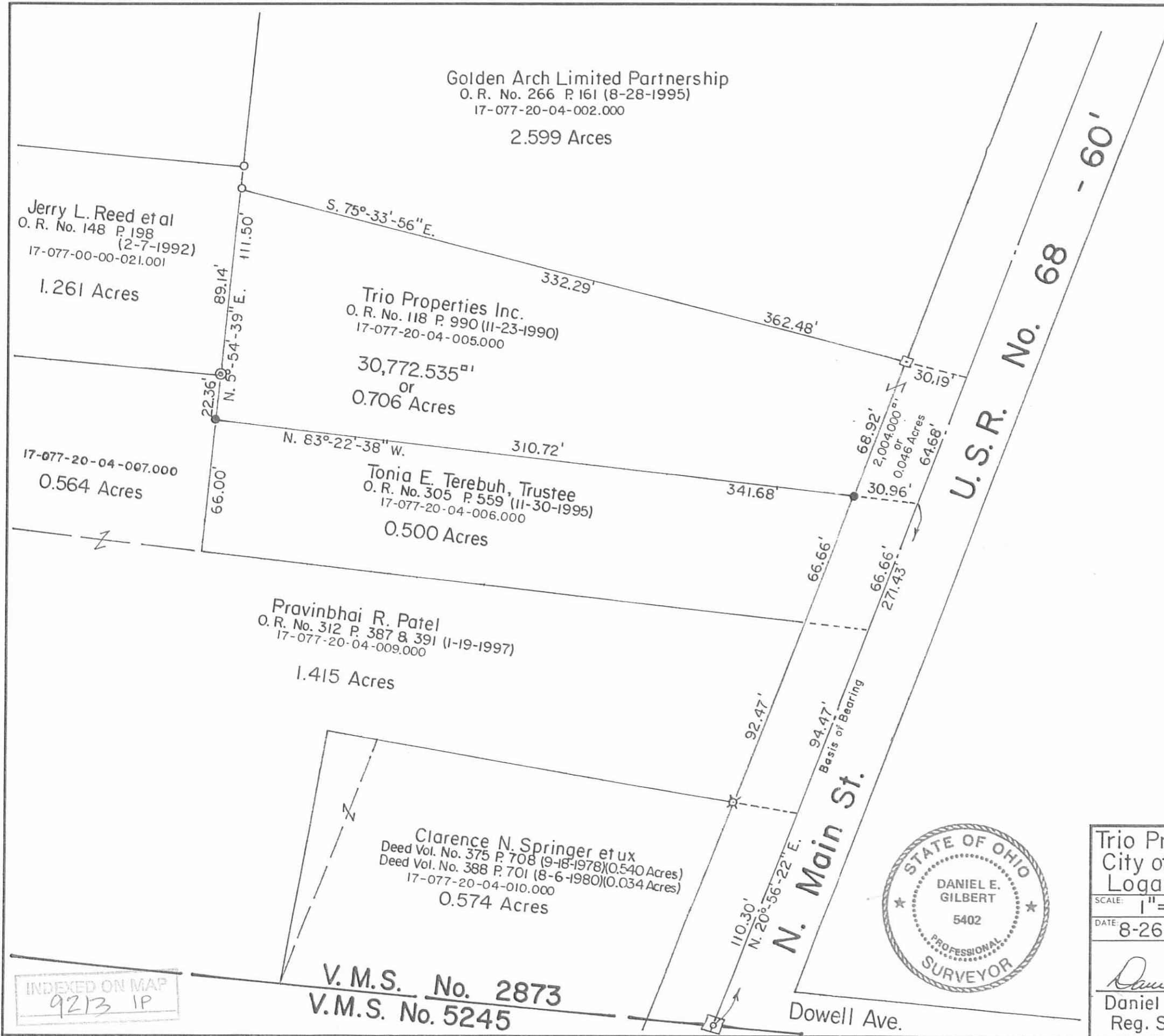


REC'D 9-4-98 SWY



- SYMBOLS:
- ☐ - Harrow Tooth Fd.
  - - 5/8" Rebars Fd.
  - ⊙ - 1" Round Iron Bar Fd.
  - ⌘ - 3/4" Iron Pipe Fd.
  - - 5/8" x 30" Rebars Set.
  - ⊠ - 1" Round Iron Bar in Mon. Box Fd.



Trio Properties Inc. Survey, V.M.S. No. 2873,  
City of Bellefontaine, Lake Township,  
Logan County, Ohio.

SCALE: 1"=50'	APPROVED BY:	DRAWN BY: DEG
DATE: 8-26-1998		REVISED:

*Daniel E. Gilbert*  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402

DRAWING NUMBER  
098-025

INDEXED ON MAP  
9213 IP

V.M.S. No. 2873  
V.M.S. No. 5245

10-10-2023



APPROVED



EDWARDS SURVEYING

110 South Main Street  
Urbana, Ohio 43078  
(937) 653-6508



**LEGAL DESCRIPTION – 1125 NORTH MAIN CARWASH -0.705 ACRE**

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Virginia Military Survey 2873, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron pipe in a monument box found at the intersection of the centerlines of Dowell Ave. (40' right-of-way) and N. Main Street (aka, US. Route 68) (60' right-of-way), also being on the South line of V.M.S. 2873, and the North line of V.M.S. 5245;

Thence with the centerline of N. Main Street, N-17°12'56"-E, 271.43'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 0.50 acre tract conveyed to Tonia E. Terebuh, Trustee, by deed recorded in Official Record 305, Page 559, Tract III;

Thence with the North line of the 0.50 acre tract, N-86°56'14"-W, 341.65'(feet) to a 5/8" diameter iron bar found on an East line of a 1.999 acre tract conveyed to CRE8IVE Hospitality, LLC, by deed recorded in Official Record 1275, Page 660, passing for reference a 5/8" diameter iron bar found on the right-of-way line of N. Main Street at 30.94'(feet);

Thence with an East line of the 1.999 acre tract and with the East line of a 1.261 acre tract conveyed to HI-POINT Graphics, LLC, by deed recorded in Official Record 1397, Page 2258, N-2°11'55"-E, 111.50'(feet) to a 5/8" diameter iron bar found at the Southwest corner of a 2.599 acre tract conveyed to Golden Arch Limited Partnership by deed recorded in Official Record 266, Page 161, passing for reference a 1" diameter iron bar found at 22.27'(feet);

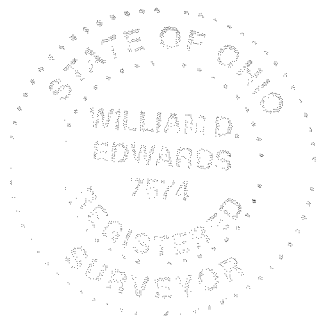
Thence with the South line of the 2.599 acre tract, S-79°12'14"-E, 362.44'(feet) to a Mag Nail set on the centerline of aforementioned N. Main Street, passing for reference an iron bar set on the right-of-way line of N. Main Street at 332.25'(feet);

Thence with the centerline of N. Main Street, S-17°12'56"-W, 64.68'(feet) to the place of beginning.

Containing 0.705 acre, 0.048 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.70 acre tract conveyed to 1125 North Main Carwash, LLC, by deed recorded in Official Record 1101, Page 315, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, October 5, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of N. Main Street per an assumed bearing of N-17°12'56"-E.



*William D. Edwards*

William D. Edwards, P.S. 7574

INDEXED ON MAP  
9213

10-10-2023

APPROVED

# PLAT OF SURVEY

CITY OF BELLEFONTAINE. LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 2873

CROSSROADS THREE, LLC  
4.495 AC.  
O.R. 1292, P. 750  
TRACT I

HI-POINT GRAPHICS, LLC  
1.261 AC.  
O.R. 1397, P. 2258

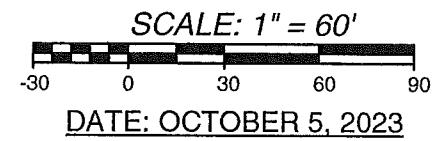
GOLDEN ARCH LIMITED PARTNERSHIP  
2.599 AC.  
O.R. 266, P. 161

**0.705 AC.**  
(0.046 AC. R/W)  
(0.659 AC. NET)

1125 NORTH MAIN CARWASH, LLC  
0.70 AC.  
O.R. 1101, P. 315

TONIA E. TEREBUH, TRUSTEE  
0.50 AC.  
O.R. 305, P. 559  
TRACT III

CRE8IVE HOSPITALITY, LLC  
1.999 AC.  
O.R. 1275, P. 660



### LEGEND

- = 3/4" DIA. IRON PIPE IN MONUMENT BOX.....FOUND
- = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
- = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL .....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



- NOTE:
- BEARINGS ARE BASED ON THE CENTERLINE OF N. MAIN STREET PER AN ASSUMED BEARING OF N-17°12'56"-E.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.

SURVEYED BY:

WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508

PROV/RB 1:7

7409.ZAK

INDEXED ON MAP  
9213