LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

STATE OF OHIO
LESLIE H. GEESLIN
5248
REGISTERED
SURVEYOR

Leslie H. Geeslin

WESTERMAN SURVEY

September 26, 1989

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Survey 4478 IN THE CITY OF BELLEFONTAINE and more particularly described as follows:

Beginning at 5/8 inch iron bar found at the northwest corner of Lot 4521 in the City of Bellefontaine and the south line of Reservoir Road.

THENCE with the west line of Lot 4521 and 4522 S. 6° 21' 15" W. 137.42 feet to a 5/8 inch iron bar set.

THENCE N. 83° 40' 00" W. 155.33 feet to a 5/8 inch iron bar set.

THENCE N. 8° 42' 42" E. 137.60 feet to a 5/8 inch iron bar set in the south line of Reservoir Road, that is S 83° 38' 44" E. 60.05 feet from a 3/4 inch iron bar found at the northeast corner of Lot 4487.

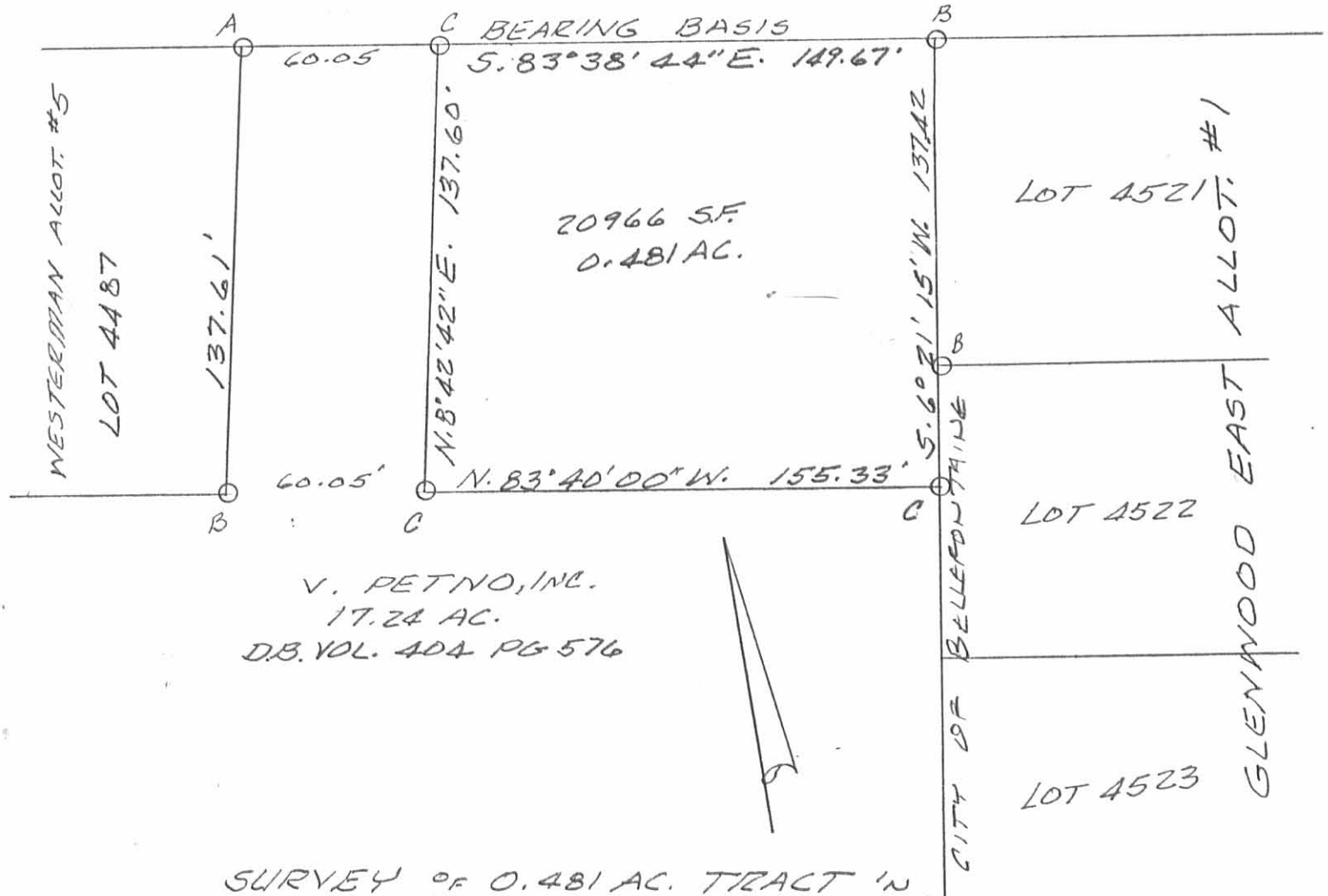
THENCE with the south line of said Reservoir Road S. 83° 38' 44" E. 149.67 feet to the place of beginning.

Containing 0.481 acre more or less.

The above descrived 0.481 acre tract being in the northeast corner of Vincent Petno's 17.24 acre tract as described in D.B. Vol. 404 Page 576.

Bearings are based on the south line of Reservoir Road in this field survey.

INDEXED ON MAP
7886 ID




SURVEY OF 0.481 AC. TRACT IN VIRGINIA MILITARY SURVEY 4478, LAKE TOWNSHIP, LOGAN COUNTY, OHIO IN THE CITY OF BELLEFONTAINE
SEPTEMBER 26, 1989
SCALE: 1" = 50'

LEGEND:
A = 3/4" IRON BAR FD
B = 5/8" IRON BAR FD
C = 5/8" IRON BAR SET

STATE OF OHIO
LESLIE H. GEESLIN
8248
REGISTERED
SURVEYOR

RECORDED ON MAP
7886 1P

Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSYLVANIA, OHIO

SURVEY FOR VINCENT PETNO
17.14 Acres
May 5, 1986

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Lake, V.M.S. 4478, being all of Vincent Petno, M.D., Inc. Profit Sharing Plan's 17.24 acre tract described previously in deed volume 404, page 576, said tract being more particularly described as follows:

Beginning, for reference, at a railroad spike set in the centerline of C.R. # 10 at the southeast corner of Frederick T. Garling's 5.00 acre tract described in deed volume 323, page 635 and at the southwest corner of Vincent and Carol Lee Petno's 12.00 acre tract described in deed volume 404, page 574, said spike being North 58°11'06" West 232.54 feet from an iron pin found at an angle point in said Rd. and referenced in Logan County Engineer's field book 614, page 9 as St. 21+53.70;

thence North 6°22'00" East 432.22 feet, following the east line of said 5.00 acre tract, to a point at the northwest corner of said 12.00 acre tract and marking the place of beginning;

thence North 6°22'00" East 359.35 feet, following the east line of said 5.00 acre tract, to an iron pin found at the southwest corner of Richard Westerman's 2.00 acre tract;

thence South 83°05'50" East 143.81 feet, following the south line of said 2.00 acre tract, to an iron pin set;

thence North 6°23'10" East 607.15 feet, following the east line of said 2.00 acre tract, to an iron pin set in the south line of Richard Westerman's 1.97 acre tract;

thence South 83°38'18" East 476.70 feet, following the south line of said 1.97 acre tract, to an iron pin set;

thence North 8°22'32" East 137.61 feet, following the east line of said 1.97 acre tract, to an iron pin found in the easterly extended centerline of Reservoir Rd.;

thence South 83°38'18" East 209.53 feet, following the easterly extended centerline of Reservoir Rd. and a westerly line of Donald W. and Carolyn Ropp's 126.78 acre tract, to a point in the east line of Lake Township;

-cont-

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SURVEY FOR VINCENT PETNO
17.14 Acres
May 5, 1986

thence South 6°20'55" West 987.88 feet, following the west line of said original 126.78 acre tract and the Lake-Jefferson Township line, to a point in the north line of Lyle Krouse's 15.67 acre tract;

thence North 83°27'23" West 10.78 feet, following the north line of said 15.67 acre tract, to an iron pin set;

thence South 5°35'17" West 114.37 feet, following the west line of said 15.67 acre tract, to a point at the northeast corner of said 12.00 acre tract;

thence North 83°40'11" West 826.15 feet, following the north line of said 12.00 acre tract, to the place of beginning, containing 17.14 acres, by this description, and subject to all valid easements and restrictions of record.

The above description was prepared from revised calculations of a survey completed in April of 1984 by Paul R. Clapsaddle, Registered Surveyor # 6140. Iron pins set are 5/8" by 30" reinforcing rod with I.D. cap.

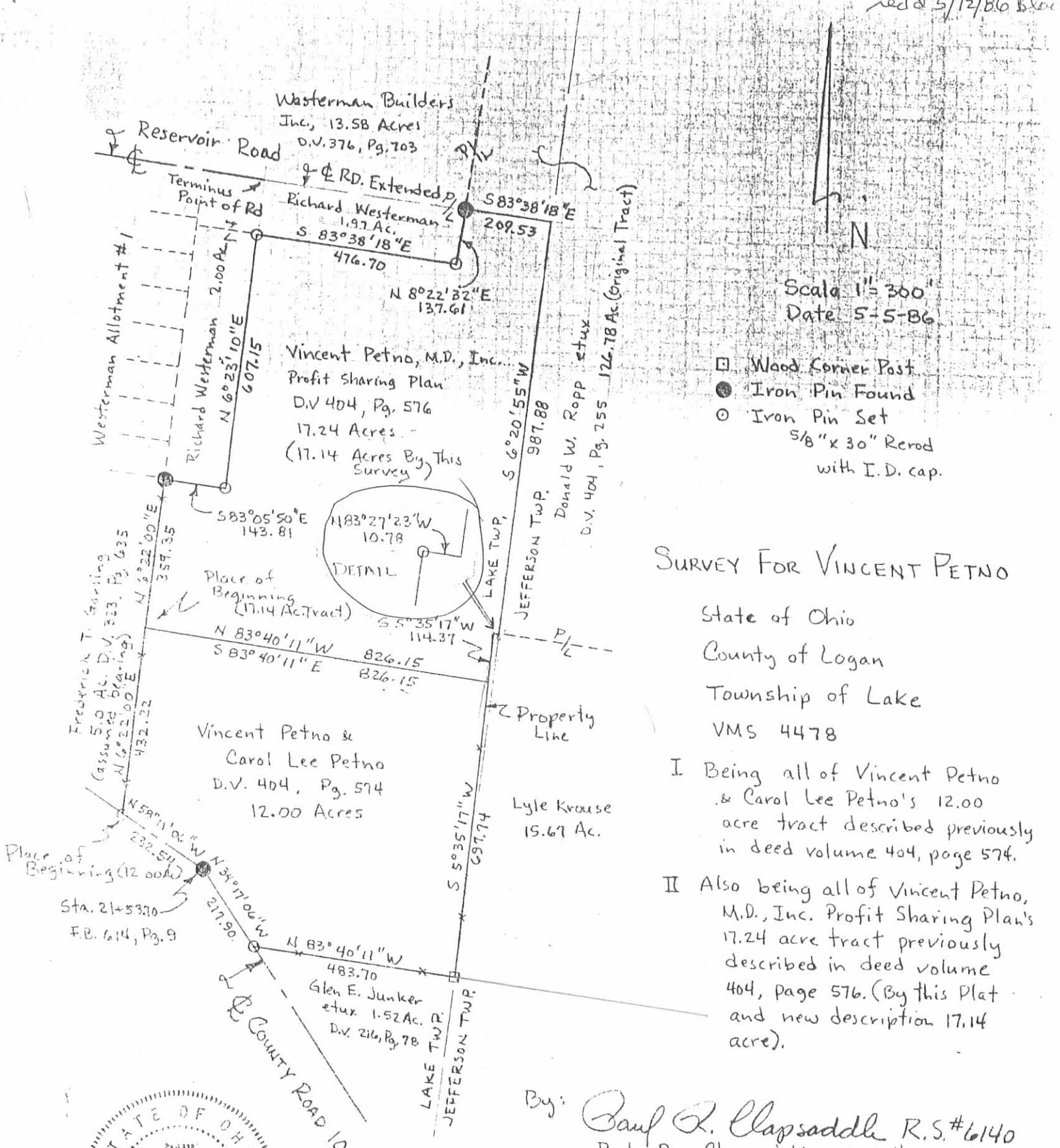
ATTEST: Paul R. Clapsaddle R.S. #6140

Paul R. Clapsaddle, Registered Surveyor # 6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599




INDEXED ON MAP
7886 2D-2

rec'd 5/12/86 Blo




# Survey For Vincent Petno

State of Ohio

County of Logan

Township of Lake

VMS 4478

I Being all of Vincent Petno & Carol Lee Petno's 12.00 acre tract described previously in deed volume 404, page 574.

II Also being all of Vincent Petno, M.D., Inc. Profit Sharing Plan's 17.24 acre tract previously described in deed volume 404, page 576. (By this Plat and new description 17.14 acre).

By: Paul R. Clapsaddle R.S.#6140


Paul R. Clapsaddle R.S. #6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599


STATE OF OHIO
PAUL R. CLAPSADDLE
6140
REGISTERED SURVEYOR


INDEXED ON MAP
7886 2P

SURVEY FOR VINCENT PETNO
12.00 Acres
March 2, 1987

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Lake, V.M.S. 4478, being all of Vincent and Carol Lee Petno's 12.00 acre tract previously described in deed volume 404, page 574, said tract being more particularly described as follows:

Beginning at a railroad spike set in the centerline of County Road #10(C.R. #10), at the southeast corner of Frederick T. Garling's 5.00 acre tract described in deed volume 323, page 635, and at the southwest corner of the tract herein described;

thence North 6°22'00" East 432.22 feet, following the east line of said 5.00 acre tract, to an iron pin set;

thence South 83°40'11" East 826.15 feet to an iron pin set in the west line of Lyle Krouse's 15.67 acre tract;

thence South 5°35'17" West 697.74 feet, following the west line of said 15.67 acre tract, to a wood corner post at the northeast corner of Glen E. Junker's etux 1.52 acre tract described in deed volume 216, page 78, said post being in the east line of Lake Township;

thence North 83°40'11" West 483.70 feet, following the north line of said 1.52 acre tract, to a railroad spike set in the centerline of C.R. #10;

thence North 34°17'06" West 217.90 feet, following the centerline of C.R. #10, to an iron pin found and referenced in Logan County Engineer's field book 614, page 9 as Sta. 21+53.70;

thence North 58°11'06" West 232.54 feet, following the centerline of C.R. #10, to the place of beginning, containing 12.00 acres, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from revised calculations of a survey completed in April of 1984 by Gary Elswick, Registered Surveyor #6395. Bearings are based on an assumed bearing for the centerline of C.R. #10 being North 58°11'06" West. Iron pins set are 5/8" by 30" reinforcing rod with I.D. cap.

ATTEST: Paul R. Clapsaddle R.S.#6140

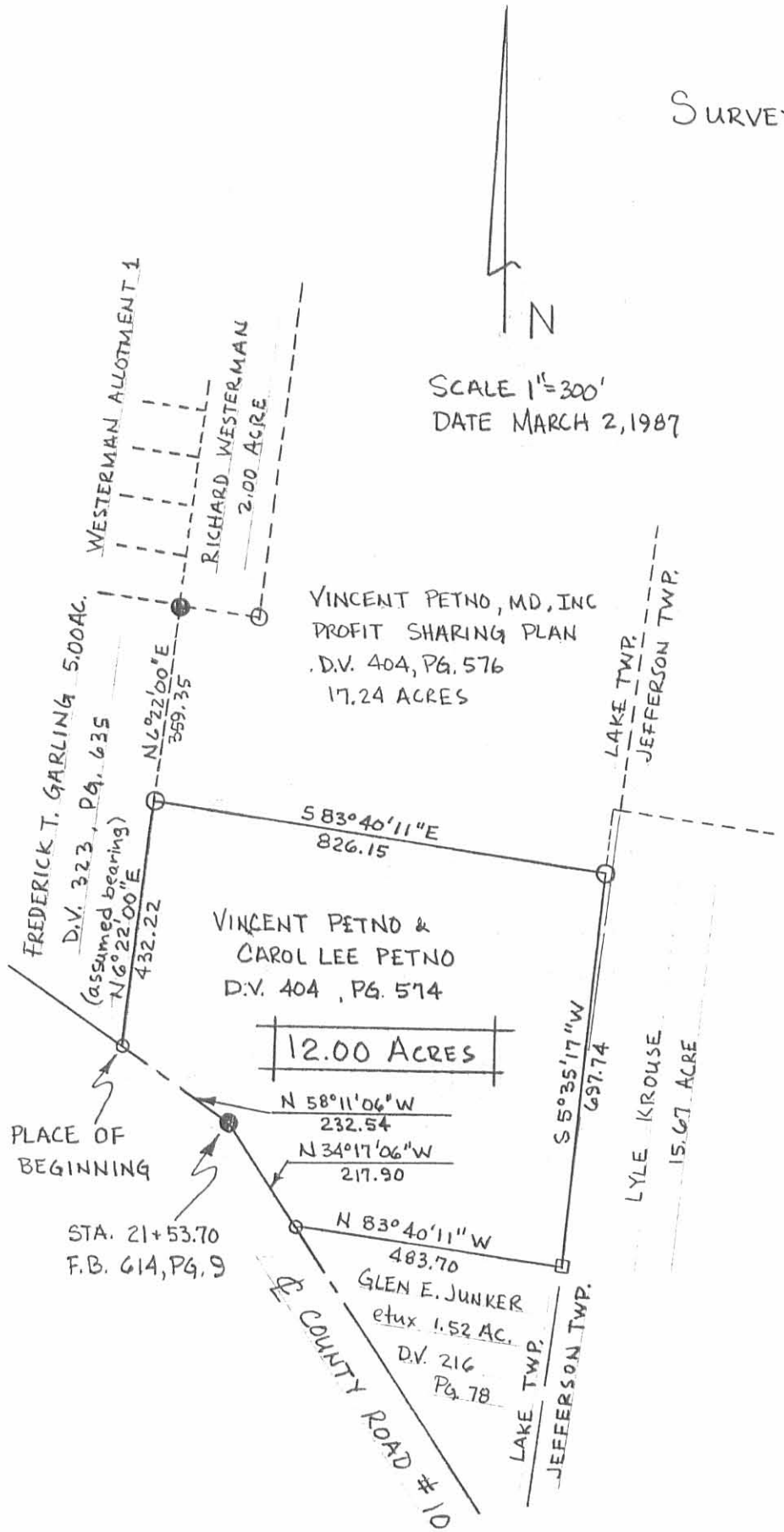
Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(513) 747-2599




INDEXED ON MAP
78863D

# Survey For Vincent Petno

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF LAKE
VMS 4478




BEING ALL OF VINCENT PETNO & CAROL LEE PETNO'S 12.00 ACRE TRACT DESCRIBED IN DEED VOLUME 404, PAGE 574.

- ⊡ WOOD CORNER POST
- ● IRON PIN FOUND
- ○ RAILROAD SPIKE SET
- ○ IRON PIN SET 5/8"x 30" REROD WITH I.D. CAP.

REFERENCE DEEDS SHOWN ON PLAT

I HEREBY CERTIFY THAT THE HEREON PLATTED PROPERTY WAS MEASURED TO ACCEPTABLE SURVEY STANDARDS.

Paul R. Clapsaddle R.S.#6140


Paul R. Clapsaddle
19019 WEST DARBY RD.
MARYSVILLE, OHIO 43040
(513) 747-2599


STATE OF OHIO
PAUL R. CLAPSADDLE
6140
REGISTERED SURVEYOR


INDEXED ON MAP
78839

SURVEY FOR VINCENT PETNO
12.00 Acres
May 5, 1986

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Lake, V.M.S. 4478, being all of Vincent and Carol Lee Petno's 12.00 acre tract previously described in deed volume 404, page 574, said tract being more particularly described as follows:

Beginning at a railroad spike set in the centerline of County Road # 10(C.R. # 10), at the southeast corner of Frederick T. Garling's 5.00 acre tract described in deed volume 323, page 635 and at the southwest corner of the tract herein described;

thence North 6°22'00" East 432.22 feet, following the east line of said 5.00 acre tract, to a point;

thence South 83°40'11" East 826.15 feet to a point in the west line of Lyle Krouse's 15.67 acre tract;

thence South 5°35'17" West 697.74 feet, following the west line of said 15.67 acre tract, to a wood corner post at the northeast corner of Glen E. Junker's etux 1.52 acre tract described in deed volume 216, page 78, said post being in the east line of Lake Township;

thence North 83°40'11" West 483.70 feet, following the north line of said 1.52 acre tract, to a railroad spike set in the centerline of C.R. # 10;

thence North 34°17'06" West 217.90 feet, following the centerline of C.R. # 10, to an iron pin found and referenced in Logan County Engineer's field book 614, page 9 as Sta. 21+53.70;

thence North 58°11'06" West 232.54 feet, following the centerline of C.R. # 10, to the place of beginning, containing 12.00 acres, more or less, and subject to all valid easements and restrictions of record.

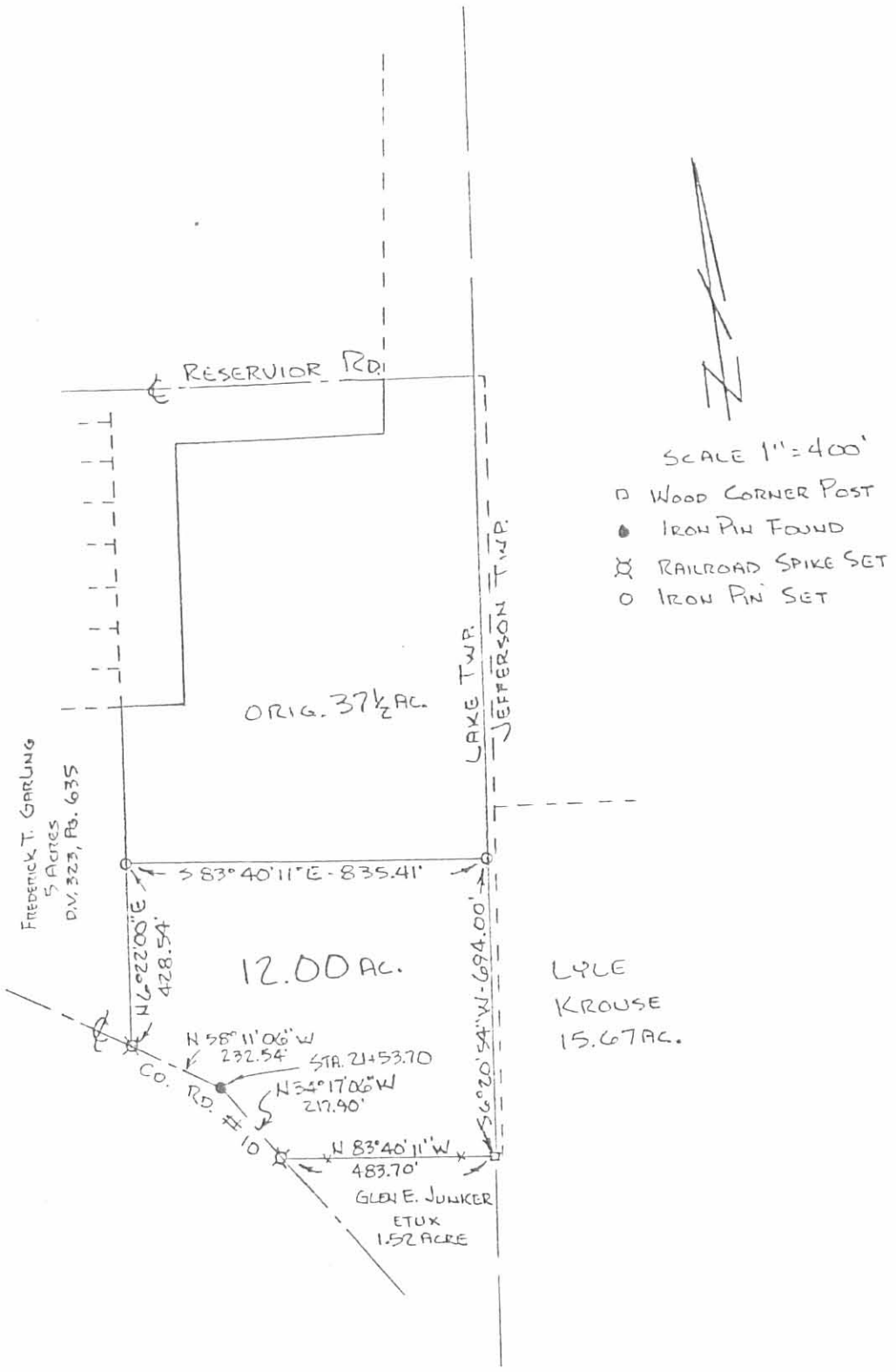
The above description was prepared from revised calculations of a survey completed in April of 1984 by Gary Elswick, R.S. # 6395. Bearings are based on an assumed bearing for the centerline of C.R. # 10 being North 58°11' 06" West.

ATTEST: Paul R. Clapsaddle R.S.#6140

Paul R. Clapsaddle, R.S. # 6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599

INDEXED ON MAP
7886 4D

STATE OF OHIO
PAUL R. CLAPSADDLE
6140
REGISTERED SURVEYOR




12.00 ACRE

SURVEY FOR SUZANNE ROWLANDS
STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF LAKE
V.M.S. # 4478
4-23-84

BEING PART OF JAMES ROWLANDS 37½ ACRE TRACT DESCRIBED IN DEED VOLUME 258, PAGE 579 AND SITUATED IN LAKE TOWNSHIP - NOT INCLUDING THAT PART IN JEFFERSON TOWNSHIP.

STATE OF OHIO
GARY L. ELSWICK
6395
REGISTERED SURVEYOR

INDEXED ON MAP
78864P

Gary L. Elswick

REGISTERED SURVEYOR #6395

SURVEY FOR SUZANNE ROWLANDS
29.24 Acres
March 22, 1984

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Lake, V.M.S. # 4478, being part of James Rowlands' originally described 37½ acre tract described in deed volume 298, page 579, being more particularly described as follows:

Beginning at a railroad spike set in the centerline of County Road # 10(C.R. # 10), at the southeast corner of Frederick T. Garling's 5 acre tract described in deed volume 323, page 635 and at the southwest corner of the remaining part of said Rowlands' 37½ acre tract, said spike marking the place of beginning;

thence North 6°22'00" East 791.57 feet, following the east line of said 5 acre tract, to an iron pin found at the southeast corner of Westerman Allotment No. 1 and at the southwest corner of Richard Westerman's originally described 2.00 acre tract;

thence South 83°5'50" East 143.81 feet, following the south line of said originally described 2.00 acre tract, to an iron pin set;

thence North 6°23'10" East 607.15 feet, following the east line of said originally described 2.00 acre tract, to an iron pin set in the south line of Richard Westerman's originally described 1.97 acre tract;

thence South 83°38'18" East 476.70 feet, following the south line of said originally described 1.97 acre tract, to an iron pin set;

thence North 8°22'32" East 137.61 feet, following the east line of said originally described 1.97 acre tract, to an iron pin found at the terminus point of the centerline of Reservoir Road;

thence South 83°38'18" East 209.52 feet, following the extension of the centerline of Reservoir Road, to a point in the east line of Lake Township and in the west line of Jefferson Township;

thence South 6°20'54" West 1799.89 feet, following said Township line, to a wood corner post at the northeast corner of Glen E. Junker's etux 1.52 acre tract;

thence North 83°40'11" West 483.70 feet, following the north line of said 1.52 acre tract, to a railroad spike set in the centerline of C.R. # 10;

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INDEXED ON MAP
7886 5D-1

SURVEY FOR SUZANNE ROWLANDS
29.24 Acres
March 22, 1984

thence North 34°17'6" West 217.90 feet, following the centerline of C.R. # 10, to an iron pin found at Sta. 21 + 53.70 as referred to in Logan County Engineer's survey field book 614, page 9;

thence North 58°11'6" West 232.54 feet, following the centerline of C.R. # 10, to the place of beginning, containing 29.24 acres, more or less, and subject to all valid covenants and restrictions of record.

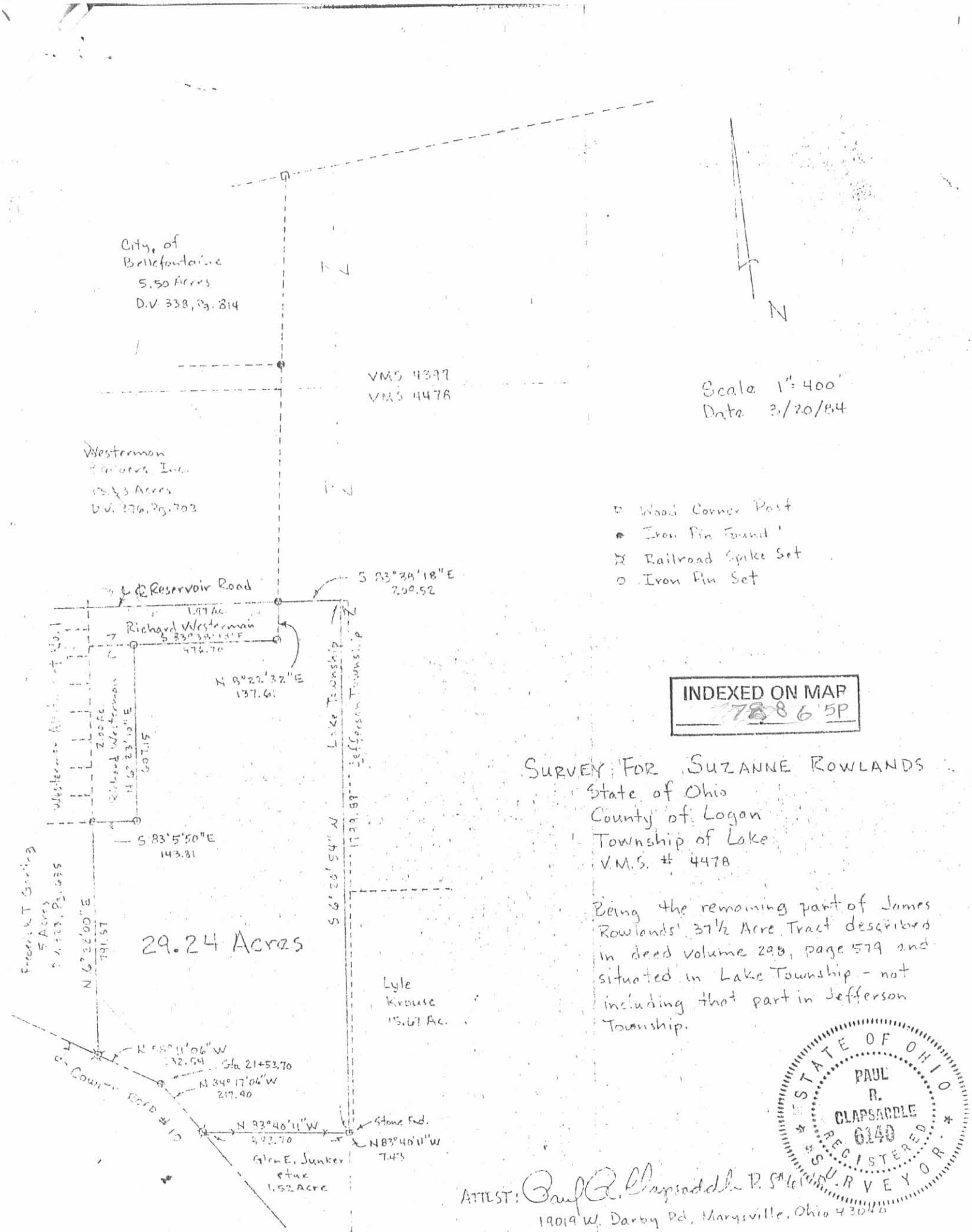
The above description was prepared from a survey completed in March of 1984 by Paul R. Clapsaddle P.S. # 6140.

ATTEST: Paul R. Clapsaddle P.S. #6140

19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747- 2599

STATE OF OHIO
PAUL
R.
CLAPSADDLE
6140
REGISTERED
SURVEYOR

INDEXED ON MAP
78865D-2




INDEXED ON MAP
7886 5P

SURVEY FOR SUZANNE ROWLANDS
State of Ohio
County of Logan
Township of Lake
V.M.S. # 4478

Being the remaining part of James Rowlands' 37½ Acre Tract described in deed volume 298, page 579 and situated in Lake Township - not including that part in Jefferson Township.

STATE OF OHIO
PAUL R. CLAPSADDLE
6140
REGISTERED SURVEYOR

ATTEST: Paul R. Clapsaddle P.S. 6140

19019 W. Darby Rd, Marysville, Ohio 43040
(513) 747-2599

EASEMENT SURVEY FOR
VINCENT PETNO

EASEMENT II - 0.175 ACRE
May 16, 1987

The following easement is for the installation and maintenance of a water supply pipeline over a tract of land situated in the State of Ohio, County of Logan, Township of Lake, V.M.S. 4478, being over Vincent Petno M.D., Inc. Profit Sharing Plan's 17.24 acre tract described in deed volume 404, page 576, said easement over a tract being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of Frederick T. Garling's 5.00 acre tract described in deed volume 323, page 635, at the southeast corner of Lot 4364 of Westerman Allotment I, at the southwest corner of Richard Westerman's 2.00 acre tract, and at an angle point in the westerly line of said 17.24 acre tract, said pin marking the place of beginning;

thence South 83°05'50" East 50.00 feet, following a line common to said 2.00 acre tract and said 17.24 acre tract, to a point;

thence South 6°22'00" West 358.85 feet to a point in the north line of Vincent Petno and Carol Lee Petno's 12.00 acre tract described in deed volume 404, page 574;

thence North 83°40'11" West 20.00 feet, following the line common to said 17.24 acre tract and said 12.00 acre tract, to a point being South 83°40'11" East 30.00 feet from an iron pin found at the southwest corner of said 17.24 acre tract;

thence North 6°22'00" East 344.33 feet, following a line 30.00 feet east of as measured perpendicular to the west line of said 17.24 acre tract, to a point;

thence North 83°38'00" West 30.00 feet to a point in the east line of said 5.00 acre tract;

thence North 6°22'00" East 15.00 feet, following the line common to said 17.24 acre tract and said 5.00 acre tract, to the place of beginning, containing 0.175 acre, more or less, and subject to all valid easements and restrictions of record.

The above pipeline easement was prepared by Paul R. Clapsaddle, Registered Surveyor #6140, in May of 1987. Bearings are based on an assumed bearing for the line common to said 5.00 acre tract and said 17.24 acre tract being South 6°22'00" West.

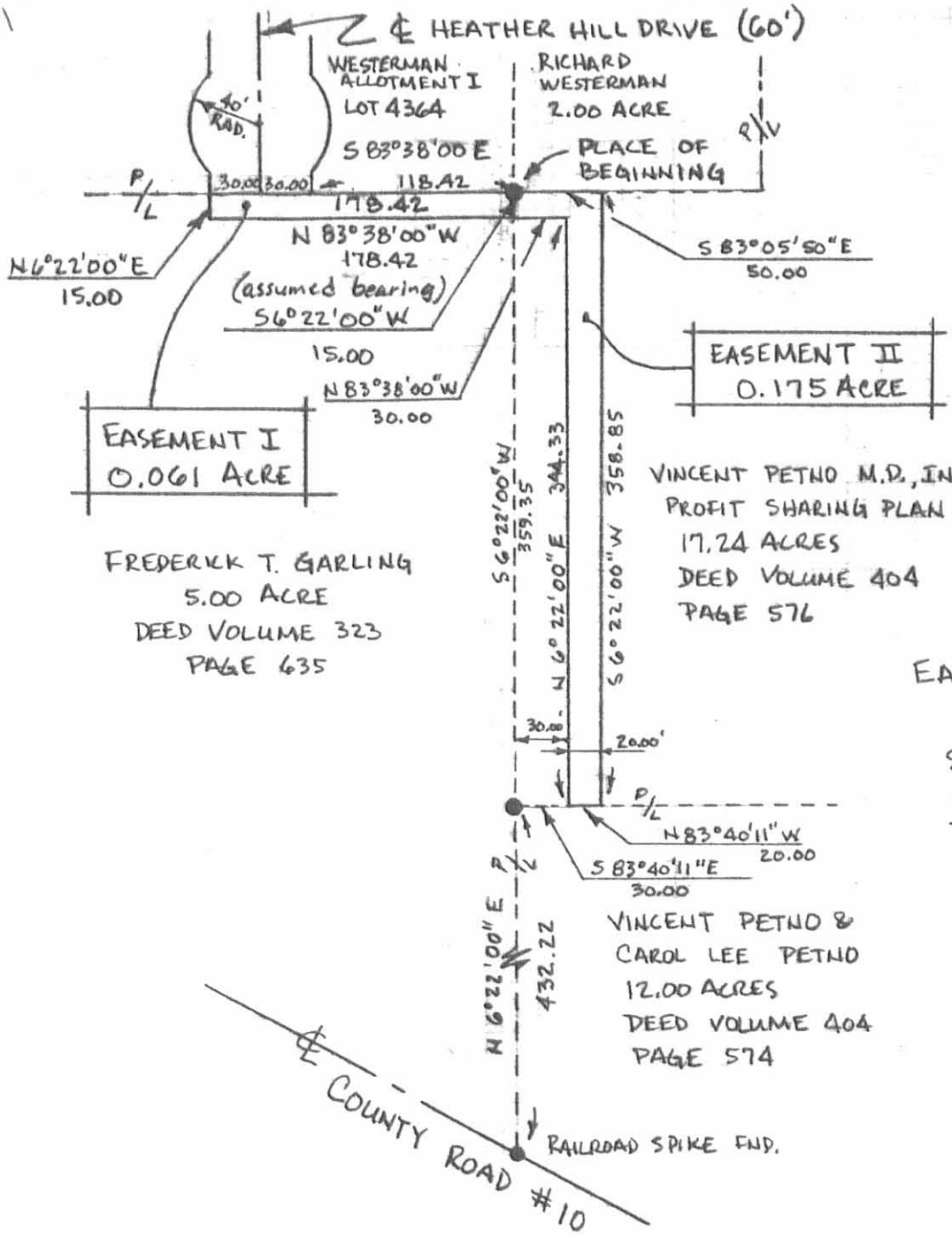
INDEXED ON MAP
7886 6D-1

ATTEST: Paul R. Clapsaddle R.S.#6140

Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Rd.
Marysville, Ohio 43030
(513) 747-2599




INDEXED ON MAP
78860-2




SCALE 1"=100'
DATE 2-27-87

REVISED 5-16-87

EASEMENT SURVEY FOR
VINCENT PETNO

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF LAKE
VMS 4478

EASEMENT I BEING OVER FREDERICK T. GARLING'S 5.00 ACRE TRACT DESCRIBED IN DEED VOLUME 323, PAGE 635.

EASEMENT II BEING OVER VINCENT PETNO M.D. INC PROFIT SHARING PLAN'S 17.24 ACRE TRACT DESCRIBED IN DEED VOLUME 404, PAGE 574

● IRON PIN FOUND

Paul R. Clapsaddle R.S. #6140


Paul R. Clapsaddle
19019 W. DARBY ROAD
MARYSVILLE, OHIO 43040
(513) 747-2599

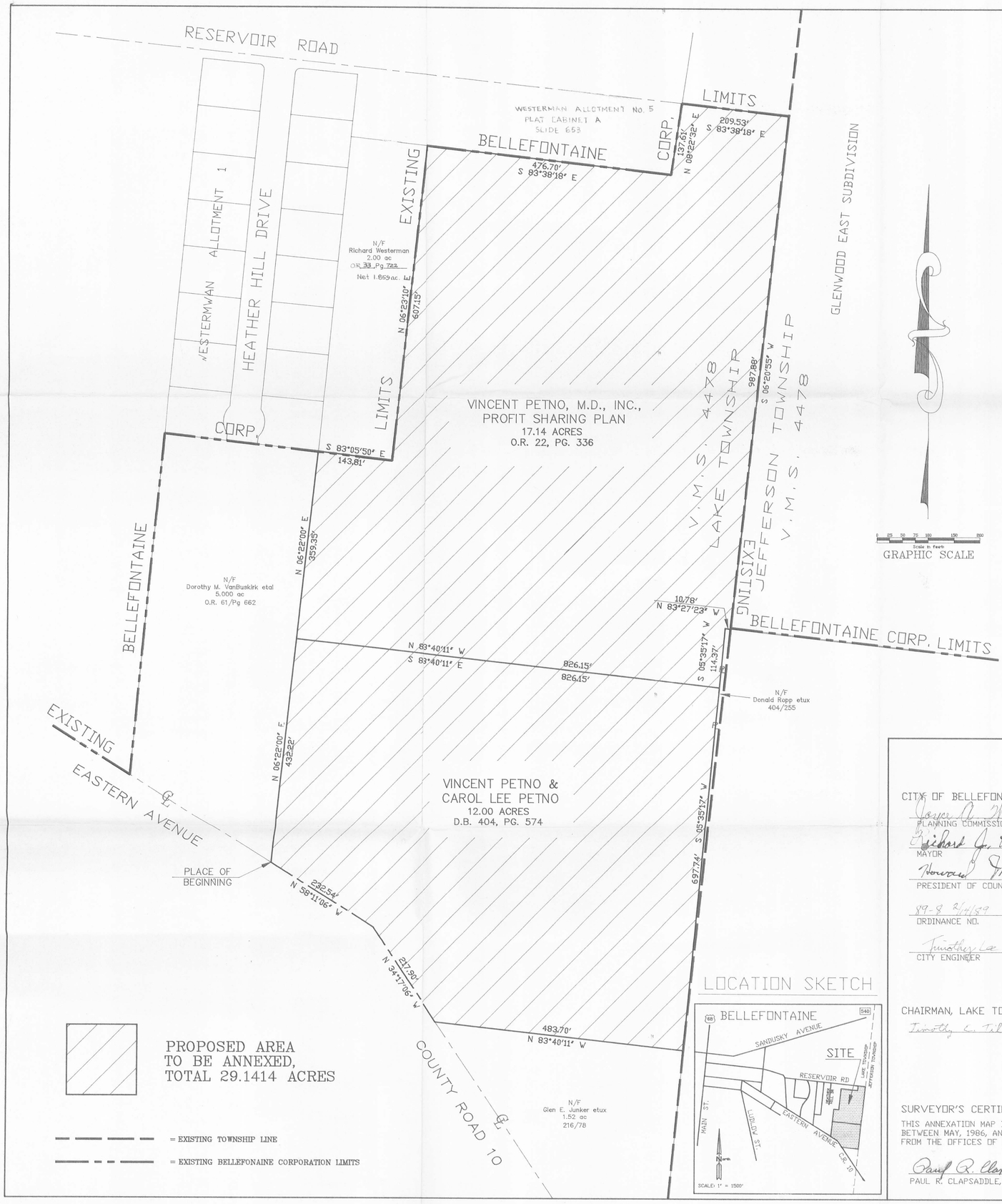

STATE OF OHIO
PAUL R. CLAPSADDLE
6140
REGISTERED SURVEYOR


INDEXED ON MAP
7027 6P

INDEXED ON MAP
78867P

# ANNEXATION MAP

## TERRITORY TO BE ANNEXED TO THE CITY OF BELLEFONTAINE LOCATED IN V.M.S. 4478, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.




DESCRIPTION OF TERRITORY TO BE ANNEXED:

SITUATED IN LOGAN COUNTY, LAKE TOWNSHIP, AND V.M.S. 4478, BEING ALL ALL OF VINCENT AND CAROL LEE PETNO'S 12.00 ACRE TRACT OF LAND DESCRIBED IN DEED VOLUME 404, PAGE 574, AND ALL OF THE 17.14 ACRE TRACT OF LAND OWNED BY VINCENT PETNO, M.D., INC PROFIT SHARING PLAN, AN OHIO CORPORATION, AS DESCRIBED IN OFFICIAL RECORD 22, PAGE 336, OF THE LOGAN COUNTY RECORDER'S OFFICE. SAID TOTAL TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET IN THE CENTERLINE OF COUNTY ROAD #10, AT THE SOUTHEAST CORNER OF DORTHY M. VanBUSKIRK'S 5.00 ACRE TRACT DESCRIBED IN DEED O.R. 61, PAGE 662, AND AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE N 06°22'00"E 432.22 FEET, FOLLOWING THE EAST LINE OF SAID 5.00 ACRE TRACT, TO THE NORTHWEST CORNER OF VINCENT AND CAROL LEE PETNO'S 12.00 ACRE TRACT OF LAND DESCRIBED IN DEED VOLUME 404, PAGE 574, AND ALSO BEING THE SOUTHWEST CORNER OF THE 17.14 ACRE TRACT OF LAND OWNED BY VINCENT PETNO, M.D., INC PROFIT SHARING PLAN, AN OHIO CORPORATION, AS DESCRIBED IN OFFICIAL RECORD 22, PAGE 336;

THENCE N 06°22'00"E 359.35 FEET CONTINUING ALONG THE EAST LINE OF SAID DORTHY M. VanBUSKIRK'S 5.00 ACRE TRACT TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF RICHARD WESTERMAN'S 2.00 ACRE TRACT DESCRIBED IN OR.33, PG 722 (NET 1.859 ACRE);

THENCE S 83°05'50"E 143.81 FEET FOLLOWING THE SOUTH LINE OF SAID 2.00 ACRE TRACT, TO AN IRON PIN SET;

THENCE N 06°23'10"E 607.15 FEET, FOLLOWING THE EAST LINE OF SAID 2.00 ACRE TRACT, TO AN IRON PIN SET IN THE SOUTH LINE OF RICHARD WESTERMAN'S 1.97 ACRE TRACT, NOW PLATTED AS WESTERMAN ALLOTMENT NO. 5, PLAT CABINET A, SLIDE 653;

THENCE S 83°38'18"E 476.70 FEET, FOLLOWING THE SOUTH LINE OF SAID 1.97 ACRE TRACT, TO AN IRON PIN SET;

THENCE N 08°22'32"E 137.61 FEET, FOLLOWING THE EAST LINE OF SAID 1.97 ACRE TRACT, TO AN IRON PIN FOUND IN THE EASTERLY EXTENDED CENTERLINE OF RESERVOIR ROAD;

THENCE S 83°38'18"E 209.53 FEET, FOLLOWING EASTERLY EXTENDED CENTERLINE OF RESERVOIR ROAD AND A WESTERLY LINE OF DONALD W. AND CAROLYN ROPP'S 126.78 ACRE TRACT, TO A POINT IN THE EAST LINE OF LAKE TOWNSHIP; SAID ROPP'S LAND NOW PLATTED AS GLENWOOD EAST SUBD.;

THENCE S 06°20'55"W 987.88 FEET, FOLLOWING THE WEST LINE OF SAID ORIGINAL 126.78 ACRE TRACT AND THE LAKE-JEFFERSON TOWNSHIP LINE, TO A POINT IN THE NORTH LINE OF LANDS OWNED BY DONALD ROPP;

THENCE N 83°27'23"W 10.78 FEET, FOLLOWING THE NORTH LINE OF SAID ROPP TRACT, TO AN IRON PIN SET;

THENCE S 05°35'17"W 114.37 FEET, FOLLOWING THE WEST LINE OF SAID ROPP TRACT, TO A POINT AT THE NORTHEAST CORNER OF VINCENT AND CAROL LEE PETNO'S 12.00 ACRE TRACT OF LAND DESCRIBED IN DEED VOLUME 404, PAGE 574, AND ALSO BEING THE SOUTHEAST CORNER OF THE 17.14 ACRE TRACT OF LAND OWNED BY VINCENT PETNO, M.D., INC PROFIT SHARING PLAN, AN OHIO CORPORATION, AS DESCRIBED OFFICIAL RECORD 22, PAGE 336;

THENCE CONTINUING S 05°35'17"W 697.74 FEET, FOLLOWING THE WEST LINE OF SAID ROPP TRACT, TO A WOOD CORNER POST AT THE NORTHEAST CORNER OF GLEN E. JUNKER'S ET UX 1.52 ACRE TRACT OF LAND DESCRIBED IN DEED VOLUME 216, PAGE 78, SAID POST BEING IN THE EAST LINE OF LAKE TOWNSHIP;

THENCE N 83°40'11"W 483.70 FEET, FOLLOWING THE NORTH LINE OF SAID 1.52 ACRE TRACT, TO A RAILROAD SPIKE SET IN THE CENTERLINE OF COUNTY ROAD #10;

THENCE N 34°17'06"W 217.90 FEET, FOLLOWING THE CENTERLINE OF COUNTY ROAD #10, TO AN IRON PIN FOUND AND REFERENCED IN LOGAN COUNTY ENGINEER'S FIELD BOOK 614, PAGE 9 AS STATION 21+53.70;

THENCE N 58°11'06"W 232.54 FEET, FOLLOWING THE CENTERLINE OF COUNTY ROAD #10, TO THE PLACE OF BEGINNING, CONTAINING 29.1414 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION IS BASED UPON SURVEYS MADE OF THE PREMISES BETWEEN MAY, 1986, AND MAY, 1988, BY PAUL R. CLAPSADDLE, PROFESSIONAL SURVEYOR NO. 6140, OHIO.

CITY OF BELLEFONTAINE OFFICERS:

Joyce A. Meeks — 7-6-89
PLANNING COMMISSION PRESIDENT — DATE

Richard J. Vicario — 7/5/89
MAYOR — DATE

Norma J. Frasure — 7/6/89
PRESIDENT OF COUNCIL — DATE

89-8 2/14/89 Adythe Predmore, Clerk — 7/5/89
ORDINANCE NO. — DATE

Timothy Lee Nourse — 7/7/89
CITY ENGINEER — DATE

CHAIRMAN, LAKE TOWNSHIP TRUSTEES

Timothy E. Tillman — 7/10/89
DATE

SURVEYOR'S CERTIFICATION:

THIS ANNEXATION MAP IS BASED UPON ACTUAL SURVEYS OF THE PREMISES BY ME BETWEEN MAY, 1986, AND MAY, 1988, AND UPON PUBLIC RECORDS AVAILABLE FROM THE OFFICES OF LOGAN COUNTY AND THE CITY OF BELLEFONTAINE.

Paul R. Clapsaddle R.S.#6140 — June 26, 1989
PAUL R. CLAPSADDLE, PROFESSIONAL SURVEYOR NO. 6140, OHIO — DATE

STATE OF OHIO · PAUL R. CLAPSADDLE 6140 REGISTERED SURVEYOR

COUNTY OFFICERS:

Jon C. Hin — 8-23-89
DESCRIPTION CHECKED by MAP ROOM — DATE

Chester R. Kurtz, P.E., P.S. — 8-29-89
LOGAN COUNTY ENGINEER — DATE

Laurence K. Scott — 8-30-89
LOGAN, UNION, CHAMPAIGN REGIONAL PLANNING COMMISSION — DATE

LOGAN COUNTY COMMISSIONERS:

Edward K. Cox — 8/29/89
DATE

Donald E. Cameron
DATE

John A. Jeffrey — 8/29/89
DATE

TRANSFERRED THIS 30TH DAY OF AUGUST 1989.

Jean Jones — 8-30-89
AUDITOR, LOGAN COUNTY, OHIO — DATE

RECORDED IN PLAT CABINET A, SLIDE 687-B.
RECEIVED FOR RECORD AT 3:54 O'CLOCK P.M.
THIS 30TH DAY OF AUGUST, 1989.

Carolyn Collins
RECORDER, LOGAN COUNTY, OHIO


CLAPSADDLE & ASSOCIATES
19019 WEST DARBY ROAD
MARYSVILLE, OHIO 43040
TEL (513) 747-2599


| | | |
|---|---|---|
| W.A.D. | | 6-9-89 |
| Scale: 1"= 100' | | PRC8906 |

LL-27

REC'D 1-17-01 SUM OK ✓

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311

Phone: (937) 593-7335
Fax: (937) 593-7444

## TRUSTEES OF DEPARTMENT OF MEDICINE FOUNDATION, INC.
## 3.139 ACRES

Lying in Virginia Military Survey 4478, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Stanley Balcerzak, M.D., Albert Kolibash, M.D. and Jeffrey Weiland, M.D., Trustees, of Dept. of Medicine Foundation, Inc. Target Benefit Plan FBO Vincent Petno, M.D. original 16.659 acre tract as deeded and described in Official Record 224, Page 1, Parcel 1 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 3/4 inch iron rod found at the southeast corner of Bellefontaine City Lot 4364.

THENCE, with the west line of the said 16.659 acre tract and a west corporation line of the City of Bellefontaine, S 6°-23'-09" W, a distance of 193.95 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 83°-40'-11" E, a distance of 835.36 feet to a 5/8 inch iron rod set.

THENCE, with east line of Lake Township and the west line of Bellefontaine City Lot 4531, S 6°-12'-14" W, a distance of 50.86 feet to a 5/8 inch iron rod found at the southwest corner of Lot 4531.

THENCE, with the lines of the Donna L. Ross original 13.046 acre tract (O.R. 179, Pg. 559) the following two courses:

N 83°-34'-43" W, a distance of 10.80 feet to a 5/8 inch iron rod found.

S 5°-27'-27" W, a distance of 114.17 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Carol L. Petno 12.00 acre tract (O.R. 50, Pg. 252), N 83°-40'-11" W, a distance of 826.57 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the Stanley Balcerzak, M.D. etal, Trustees of the Dept. of Medicine Foundation, Inc. 1.597 acre tract (O.R. 224, Pg. 1, Par. 3), N 6°-23'-09" E, a distance of 165.00 feet to the point of beginning.

Containing 3.139 acres.

The basis for bearings is the north line of the said 12.00 acre tract being N 83°-40'-11" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 13, 1997

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
June 24, 1997
Revised January 17, 2001

STATE OF OHIO
JEFFREY I. LEE
6359
REGISTERED
PROFESSIONAL SURVEYOR

ORIGINAL STAMP IN GREEN

L 613

INDEXED ON MAP
7896 BD

LOT 4364

1.956 AC.
O. R. 224. PG. 1. PAR. 2

STANLEY BALCERZAK. M.D.. ALBERT KOLIBASH. M.D.. & JEFFREY WEILAND. M.D..
TRUSTEES OF DEPT. OF MEDICINE FOUNDATION. INC.
TARGET BENEFIT PLAN FBO VINCENT PETNO. M. D.
ORIG. 16.659 AC.
O. R. 224. PG. 1. PAR. 1

LEGEND

- ● 5/8 IRON ROD SET
- ◉ 3/4 IRON ROD FOUND
- ○ 5/8 IRON ROD FOUND

SCALE
60
FEET TO AN INCH
60 30 0 60

15' WIDE WATERLINE EASEMENT
CITY OF BELLEFONTAINE
O. R. 42. PG. 442

193.95'

RECORD OF WATER LINE EASEMENT WAS NOT FOUND

LAKE TOWNSHIP
JEFFERSON TOWNSHIP

GLENWOOD EAST
ALLOTMENT NO. 1
PLAT CAB. A. PG. 665

S 83°40'11"E
835.36'

1.597 AC.
O. R. 224. PG. 1. PAR. 3

N 06°23'09"E
165.00'

3.139 ACRES

LOT 4531

50.86'
S 06°12'14"W
10.80'
N 83°34'43"W

826.57'
N 83°40'11"W (BASIS FOR BEARINGS)

114.17'
S 05°27'27"W

CAROL L. PETNO
12.00 AC.
O. R. 50. PG. 252

DONNA L. ROSS
13.046 AC.
O. R. 179. PG. 559

BELLEFONTAINE CORPORATION LIMIT

# SURVEY OF 3.139 ACRES OUT OF THE STANLEY BALCERZAK. M.D.. ALBERT KOLIBASH. M.D.. AND JEFFREY WEILAND. M.D.. TRUSTEES OF DEPT. OF MEDICINE FOUNDATION. INC. TARGET BENEFIT PLAN FBO VINCENT PETNO. M. D. ORIGINAL 16.659 ACRES OFFICIAL RECORD 224. PAGE 1. PARCEL 1 VIRGINIA MILITARY SURVEY 4478 CITY OF BELLEFONTAINE LAKE TOWNSHIP LOGAN COUNTY. OHIO

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

INDEXED ON MAP
7886 BP

STATE OF OHIO
JEFFREY I. LEE
6359
REGISTERED
PROFESSIONAL SURVEYOR

ORIGINAL STAMP IN GREEN

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JUNE 13. 1997
REVISED: JANUARY 17. 2001

COPYRIGHT 1997 BY:
LEE SURVEYING & MAPPING CO.. INC.
117 North Madriver Street
BELLEFONTAINE. OHIO 43311
(937) 593-7335

D314 DRPETNO L-613-3

7-30-19

APPROVED

**WILLOWS END**
**STREET RIGHT OF WAY DEDICATION**
**1.200 ACRES**

BEING 1.200 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT, LLC AND DESCRIBED IN OFFICIAL RECORD VOLUME 1295, PAGES 392-395 ALSO OFFICIAL RECORD VOLUME 1324, PAGES 728-731, SAID 1.200 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set in the northeasterly corner of lot number 4487 of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653 and being also in the southerly right of way line of Reservoir Road;

thence, South 83°38'47" East, 60.06 feet, along the southerly right of way line of Reservoir Road, to a 5/8" iron pin found in the northwesterly corner of a 0.481 acre tract owned by Susan K. Whetsel, etal, as recorded in Official Record Volume 943, page 318;

thence, South 08°42'42" West, 259.86 feet, along the westerly line of the aforesaid 0.481 acre tract and the southerly projection thereof, to an iron pin set, passing for reference a 5/8" iron pin found at 137.60 feet;

thence, Southwesterly, 108.48 feet, along the arc of a curve to the right having a radius of 230.00 feet, an interior angle of 27°01'28" and a chord 107.48 feet in length bearing South 22°13'26" West, to an iron pin set;

thence, South 35°44'09" West, 122.64 feet, to an iron pin set;

thence, Southwesterly, 184.98 feet, along the arc of a curve to the left having a radius of 170.00 feet, an interior angle of 62°20'43" and a chord 175.99 feet in length bearing South 04°33'48" West, to an iron pin set;

thence, South 26°36'33" East, 24.39 feet, to an iron pin set;

thence, Southeasterly, 31.90 feet, along the arc of a curve to the left having a radius of 47.50 feet, an interior angle of 38°28'47" and a chord 31.30 feet in length bearing South 45°50'57" East, to an iron pin set;

thence, Southwesterly, 230.97 feet, along the arc of a curve to the right having a radius of 51.50 feet, an interior angle of 256°57'34" and a chord 80.63 feet in length bearing South 63°23'27" West, to an iron pin set;

thence, Northwesterly, 31.90 feet, along the arc of a curve to the left having a radius of 47.50 feet, an interior angle of 38°28'47" and a chord 31.30 feet in length bearing North 07°22'10" West, to an iron pin set;

thence, North 26°36'33" West, 24.39 feet, to an iron pin set;

thence, Northeasterly, 250.27 feet, along the arc of a curve to the right having a radius of 230.00 feet, an interior angle of 62°20'43" and a chord 238.10 feet in length bearing North 04°33'48" East, to an iron pin set;

thence, North 35°44'09" East, 122.64 feet, to an iron pin set;

thence, Northeasterly, 80.18 feet, along the arc of a curve to the left having a radius of 170.00 feet, an interior angle of 27°01'28" and a chord 79.44 feet in length bearing North 22°13'26" East, to an iron pin set;

thence, North 08°42'42" East, 257.40 feet, to the principal place of beginning, passing for reference an iron pin set at 119.79 feet, in the southeasterly corner of the aforesaid lot number 4487.

Containing 1.200 acres more or less and all being dedicated as Willows End right of way.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped C.O.E.C., SEB, PS7059.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on South 83°40'00" East for the south line of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653.




7/26/2019

7-30-19

☑ APPROVED

**EASTERN AVENUE**
**STREET RIGHT OF WAY DEDICATION**
**0.069 ACRES**

BEING 0.069 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 1.597 ACRES, TRACT III, OWNED BY TWO THREE DEVELOPMENT, LLC AND DESCRIBED IN OFFICIAL RECORD VOLUME 1295, PAGES 392-395 ALSO OFFICIAL RECORD VOLUME 1324, PAGES 728-731, SAID 0.069 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a mag nail set in the southwesterly corner of the above referenced Tract III, the southeasterly corner of a 3.403 acre tract owned by Justin M. Van Buskirk (O.R. Vol. 1120, page 807) and being also in the centerline of Eastern Avenue;

thence, North 06°26'30" East, 33.22 feet, along the westerly line of said Tract III and easterly line of said 3.403 acre tract, to an iron pin set in the northerly right of way line of Eastern Avenue;

thence, South 58°06'36" East, 100.00 feet, along the northerly right of way line of Eastern Avenue, to an iron pin set in the easterly line of said Tract III and the westerly line of a 12.00 acre tract owned by Robert Thomas Williams III (O.R. Vol. 1258, page 738);

thence, South 06°26'30" West, 33.22 feet, along the easterly line of said Tract III and the westerly line of said 12.00 acre tract, to a mag nail set in the centerline of Eastern Avenue and being also the southeasterly corner of said Tract III;

thence, North 58°06'36" West, 100.00 feet, along the centerline of Eastern Avenue and southerly line of said Tract III, to the principal place of beginning.

Containing 0.069 acres more or less and all being dedicated as Eastern Avenue right of way.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped C.O.E.C., SEB, PS7059.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on South 83°40'00" East for the south line of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653.




7/26/2019

# WILLOWS END, EASTERN AVENUE AND EASEMENT DEDICATION PLAT

VIRGINIA MILITARY SURVEY 4478,
CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
LOGAN COUNTY, OHIO

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, STORM SEWERS, SANITARY SEWERS OR OPERATION OF GAS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
TWO THREE DEVELOPMENT, LLC.

MIKE EBBING
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Logan, S.S.
BE IT REMEMBERED THAT ON THIS 9 DAY
OF August, 2019, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY CAME TWO THREE DEVELOPMENT, LLC., MIKE
EBBING, ITS MANAGING MEMBER, TO ME KNOWN AND
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN
PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: March 9, 2021

Cabinet B, Slide 148-142A
Filed in LOGAN COUNTY OH
PATRICIA MYERS, COUNTY RECORDER
08-12-2019 At 03:36 pm. Fee: 172.80
201900004474 PLAT

## APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 19-43, RECORDED IN CITY COUNCIL'S RECORD BOOK 2019, ON THIS 23rd DAY OF July 2019.

MAYOR — PRESIDENT CITY COUNCIL

APPROVED THIS 31st DAY OF July 2019
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 31st DAY OF July 2019
CHAIRMAN, BELLEFONTAINE CITY
PLANNING COMMISSION

APPROVED THIS 31 DAY OF August 2019
CLERK, BELLEFONTAINE CITY COUNCIL

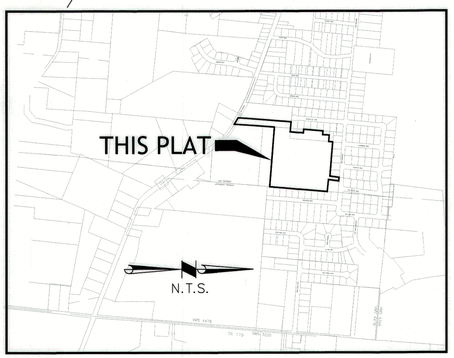
PREAPPROVAL BY: Suzy M. Cochran 7-30-19

PLAT CHECKED BY: Suzy M. Cochran 8-9-19

TRANSFERRED THIS 9 DAY OF August 2019
AUDITOR, LOGAN COUNTY, OHIO:

RECORDED IN PLAT CABINET B, SLIDE 148-142A, RECEIVED FOR RECORD AT 3:36 O'CLOCK PM THIS 12th DAY OF August 2019
FEE $ 172.80

RECORDER, LOGAN COUNTY, OHIO: Patricia A. Myers




BEARINGS BASED ON S 83°-40'-00" E FOR THE SOUTH LINE OF WESTERMAN ALLOTMENT 5, PLAT CAB. A, SLIDE 653

SCALE: 1"= 60'
0 30 60 120

## LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ 5/8" IRON PIN FOUND
- ✗ MAG NAIL SET
- ◎ 1" IRON PIPE FOUND

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NUMBER | RADIUS | △ | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| 1 | 200.00' | 27°-01'-28" | 94.33' | 93.46' | S 22°-13'-26" W |
| 2 | 200.00' | 62°-20'-43" | 217.63' | 207.05' | S 04°-33'-48" W |
| 3 | 170.00' | 27°-01'-28" | 80.18' | 79.44' | N 22°-13'-26" E |
| 4 | 230.00' | 62°-20'-43" | 250.27' | 238.10' | N 04°-33'-48" E |
| 5 | 47.50' | 38°-28'-47" | 31.90' | 31.30' | N 07°-22'-10" W |
| 6 | 51.50' | 256°-57'-34" | 230.97' | 80.63' | S 63°-23'-27" W |
| 7 | 47.50' | 38°-28'-47" | 31.90' | 31.30' | S 45°-50'-57" E |
| 8 | 170.00' | 62°-20'-43" | 184.98' | 175.99' | S 04°-33'-48" W |
| 9 | 230.00' | 27°-01'-28" | 108.48' | 107.48' | S 22°-13'-26" W |

## SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A DEDICATION OF WILLOWS END AND EASTERN AVENUE IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

THE STREETS HAVE A TOTAL AREA OF 1.269 ACRES OF WHICH 1.200 ACRES ARE IN WILLOWS END AND 0.069 ACRES ARE IN EASTERN AVENUE.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS OF CURVES ARE ALONG THE ARC.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF WILLOWS END AND EASTERN AVENUE AS SURVEYED IN MAY OF 2019, AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AND FINAL GRADING.

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

STEVEN E. BOWERSOX, P.S. #7059 — 7/26/2019 DATE

## OWNER/ DEVELOPER

TWO THREE DEVELOPMENT LLC.
5775 ST. RT. 219
CELINA, OH 45365

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

| | |
|---|---|
| DATE: | 07-26-2019 |
| DRAWN BY: | seb |
| JOB NUMBER: | LOGBEL1803_fin |
| SHEET NUMBER | 1 OF 2 |

A219

# WILLOWS END, EASTERN AVENUE AND EASEMENT DEDICATION PLAT

VIRGINIA MILITARY SURVEY 4478,
CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
LOGAN COUNTY, OHIO

## WILLOWS END
## STREET RIGHT OF WAY DEDICATION
## 1.200 ACRES

BEING 1.200 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT, LLC AND DESCRIBED IN OFFICIAL RECORD VOLUME 1295, PAGES 392–395 ALSO OFFICIAL RECORD VOLUME 1324, PAGES 728–731, SAID 1.200 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set in the northeasterly corner of lot number 4487 of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653 and being also in the southerly right of way line of Reservoir Road;

thence, South 83°38'47" East, 60.06 feet, along the southerly right of way line of Reservoir Road, to a 5/8" iron pin found in the northwesterly corner of a 0.481 acre tract owned by Susan K. Whetsel, etal, as recorded in Official Record Volume 943, page 318;

thence, South 08°42'42" West, 259.86 feet, along the westerly line of the aforesaid 0.481 acre tract and the southerly projection thereof, to an iron pin set, passing for reference a 5/8" iron pin found at 137.60 feet;

thence, Southwesterly, 108.48 feet, along the arc of a curve to the right having a radius of 230.00 feet, an interior angle of 27°01'28" and a chord 107.48 feet in length bearing South 22°13'26" West, to an iron pin set;

thence, South 35°44'09" West, 122.64 feet, to an iron pin set;

thence, Southwesterly, 184.98 feet, along the arc of a curve to the left having a radius of 170.00 feet, an interior angle of 62°20'43" and a chord 175.99 feet in length bearing South 04°33'48" West, to an iron pin set;

thence, South 26°36'33" East, 24.39 feet, to an iron pin set;

thence, Southeasterly, 31.90 feet, along the arc of a curve to the left having a radius of 47.50 feet, an interior angle of 38°28'47" and a chord 31.30 feet in length bearing South 45°50'57" East, to an iron pin set;

thence, Southwesterly, 230.97 feet, along the arc of a curve to the right having a radius of 51.50 feet, an interior angle of 256°57'34" and a chord 80.63 feet in length bearing South 63°23'27" West, to an iron pin set;

thence, Northwesterly, 31.90 feet, along the arc of a curve to the left having a radius of 47.50 feet, an interior angle of 38°28'47" and a chord 31.30 feet in length bearing North 07°22'10" West, to an iron pin set;

thence, North 26°36'33" West, 24.39 feet, to an iron pin set;

thence, Northeasterly, 250.27 feet, along the arc of a curve to the right having a radius of 230.00 feet, an interior angle of 62°20'43" and a chord 238.10 feet in length bearing North 04°33'48" East, to an iron pin set;

thence, North 35°44'09" East, 122.64 feet, to an iron pin set;

thence, Northeasterly, 80.18 feet, along the arc of a curve to the left having a radius of 170.00 feet, an interior angle of 27°01'28" and a chord 79.44 feet in length bearing North 22°13'26" East, to an iron pin set;

thence, North 08°42'42" East, 257.40 feet, to the principal place of beginning, passing for reference an iron pin set at 119.79 feet, in the southeasterly corner of the aforesaid lot number 4487.

Containing 1.200 acres more or less and all being dedicated as Willows End right of way.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped C.O.E.C., SEB, PS7059.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on South 83°40'00" East for the south line of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653.

## EASTERN AVENUE
## STREET RIGHT OF WAY DEDICATION
## 0.069 ACRES

BEING 0.069 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 1.597 ACRES, TRACT III, OWNED BY TWO THREE DEVELOPMENT, LLC AND DESCRIBED IN OFFICIAL RECORD VOLUME 1295, PAGES 392–395 ALSO OFFICIAL RECORD VOLUME 1324, PAGES 728–731, SAID 0.069 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a mag nail set in the southwesterly corner of the above referenced Tract III, the southeasterly corner of a 3.403 acre tract owned by Justin M. Van Buskirk (O.R. Vol. 1120, page 807) and being also in the centerline of Eastern Avenue;

thence, North 06°26'30" East, 33.22 feet, along the westerly line of said Tract III and easterly line of said 3.403 acre tract, to an iron pin set in the northerly right of way line of Eastern Avenue;

thence, South 58°06'36" East, 100.00 feet, along the northerly right of way line of Eastern Avenue, to an iron pin set in the easterly line of said Tract III and the westerly line of a 12.00 acre tract owned by Robert Thomas Williams III (O.R. Vol. 1258, page 738);

thence, South 06°26'30" West, 33.22 feet, along the easterly line of said Tract III and the westerly line of said 12.00 acre tract, to a mag nail set in the centerline of Eastern Avenue and being also the southeasterly corner of said Tract III;

thence, North 58°06'36" West, 100.00 feet, along the centerline of Eastern Avenue and southerly line of said Tract III, to the principal place of beginning.

Containing 0.069 acres more or less and all being dedicated as Eastern Avenue right of way.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped C.O.E.C., SEB, PS7059.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on South 83°40'00" East for the south line of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653.

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

STEVEN E. BOWERSOX, P.S. #7059

1/26/2019
DATE


ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com


| | |
|---|---|
| DATE: | 07–26–2019 |
| DRAWN BY: | seb |
| JOB NUMBER: | LOGBEL1803_fin–2 |
| SHEET NUMBER | 2 OF 2 |

A-219

6·8·2020

APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**EXPANDABLE ELEMENT**

BEING 5.604 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731 OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8" iron pin found at the southeast corner of Lot 4487 of Westerman Allotment 5 as shown in Plat Cabinet A, Slide 653 and being on the west right-of-way line of Willows End;

thence, South 08°-42'-42" West, 119.79 feet, along the west right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the right with a radius of 170.00 feet, an arc distance of 80.18 feet, a delta angle of 27°-01'-28", and a chord bearing South 22°-13'-26" West, 79.44 feet, along the west right-of-way line of Willows End to a 5/8" iron pin found;

thence, South 35°-44'-09" West, 122.64 feet, along the west right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the left with a radius of 230.00 feet, an arc distance of 250.27 feet, a delta angle of 62°-20'-43", and a chord bearing South 04°-33'-48" West, 238.10 feet, along the west right-of-way line of Willows End to a 5/8" iron pin found;

thence, South 26°-36'-33" East, 24.39 feet, along the west right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the right with a radius of 47.50 feet, an arc distance of 31.90 feet, a delta angle of 38°-28'-47", and a chord bearing South 07°-22'-10" East, 31.30 feet, along the west right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the left with a radius of 51.50 feet, an arc distance of 230.97 feet, a delta angle of 256°-57'-34", and a chord bearing North 63°-23'-27" East, 80.63 feet, along the southerly right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the right with a radius of 47.50 feet, an arc distance of 31.90 feet, a delta angle of 38°-28'-47", and a chord bearing North 45°-50'-57" West, 31.30 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, North 26°-36'-33" West, 24.39 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the right with a radius of 170.00 feet, an arc distance of 184.98 feet, a delta angle of 62°-20'-43", and a chord bearing North 04°-33'-48" East, 175.99 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, North 35°-44'-09" East, 73.51 feet, along the east right-of-way line of Willows End to an iron pin with cap set;

thence, South 64°-33'-02" East, 226.30 feet, along a new division line to an iron pin with cap set on the west line of Glenwood East Allotment 1 as shown in Plat Cabinet A, Slide 665;

thence, South 06°-21'-15" West, 456.56 feet, along a the west line of Glenwood East Allotment 1 to an iron pin found at the northeast corner of a 3.139-acre tract of land owned by Robert Thomas Williams III as described in Official Record 1258, Page 738;

INDEXED ON MAP
4886

thence, North 83°-43'-12" West, 386.30 feet, along the north line of said 3.139-acre Williams tract to an iron pin with cap set at a new division line;

thence, North 06°-20'-09" East, 96.23 feet, along a new division line to an iron pin with cap set;

thence, North 15°-20'-24" West, 185.94 feet, along a new division line to an iron pin with cap set;

thence, North 02°-04'-53" West, 186.72 feet, along a new division line to an iron pin with cap set;

thence, North 28°-35'-07" East, 245.58 feet, along a new division line to an iron pin with cap set;

thence, North 06°-20'-00" East, 118.35 feet, along a new division line to an iron pin with cap set on the south line of said Westerman Allotment 5;

thence, South 83°-40'-00" East, 174.21 feet, along the south line of said Westerman Allotment 5 to the place of beginning.

Containing 5.604 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated April 30, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke

Allen J. Bertke, PS #8629




04/30/2020
Date

INDEXED ON MAP
7886

6-6-2020
APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**PHASE 1**

BEING 1.228-ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731, OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 5/8" iron pin found at the southeast corner of Lot 4487 of Westerman Allotment 5 as shown in Plat Cabinet A, Slide 653 and being on the west right-of-way line of Willows End;

thence, South 83°-39'-14" East, 60.04 feet, to a 5/8" iron pin found at the southwest corner of a 0.481-acre tract of land owned by Susan K. Whetsel, etal as described in Official Record 943, Page 318 and being on the east right-of-way line of Willows End and being the principal place of beginning of the tract herein conveyed;

thence, South 83°-40'-11" East, 155.33 feet, along the south line of said Whetsel tract to a 5/8" iron pin found on the west line of Glenwood East Allotment 1 as shown on Plat Cabinet A, Slide 665;

thence, South 06°-21'-15" West, 342.45 feet, along the west line of said Glenwood East Allotment 1 to an iron pin with cap set on a new division line;

thence, North 64°-33'-02" West, 226.30 feet, along the new division line to an iron pin with cap set on the east right-of-way line of Willows End;

thence, North 35°-44'-09" East, 49.13 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the left with a radius of 230.00 feet, an arc distance of 108.48 feet, a delta angle of 27°-01'-28", and a chord bearing North 22°-13'-26" East, 107.48 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, North 08°-42'-42" East, 122.26 feet, along the east right-of-way line of Willows End to the principal place of beginning.

Containing 1.228 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated April 30, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J Bertke
Allen J. Bertke, PS #8629

STATE OF OHIO
ALLEN J. BERTKE
S-8629
REGISTERED
PROFESSIONAL SURVEYOR

04/30/2020
Date

INDEXED ON MAP
7986

6-9-2020
APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**EXPANDABLE ELEMENT**

BEING 7.928-ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, 1.486 ACRES , TRACT II AND ALL OF 1.597 ACRES TRACT III, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731, OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 5/8" iron pin found at the southeast corner of Lot 4487 of Westerman Allotment 5 as shown in Plat Cabinet A, Slide 653 and being on the west right-of-way line of Willows End;

thence, North 83°-40'-00" West, 174.21 feet, along the south line of said Westerman Allotment 5 to an iron pin with cap set on a new division line and being the principal place of beginning of the tract herein described;

thence, South 06°-20'-00" West, 118.35 feet, along the new division line to an iron pin with cap set;

thence, South 28°-35'-07" West, 245.58 feet, along the new division line to an iron pin with cap set;

thence, South 02°-04'-53" East, 186.72 feet, along the new division line to an iron pin with cap set;

thence, South 15°-20'-24" East, 185.94 feet, along the new division line to an iron pin with cap set;

thence, South 06°-20'-09" West, 96.23 feet, along the new division line to an iron pin with cap set on the north line of a 3.139-acre tract of land owned by Robert Thomas Williams III as described in Official Record 1258, Page 738;

thence, North 83°-43'-12" West, 449.20 feet, along the north line of said Williams tract to a 5/8" iron pin found;

thence, South 06°-26'-30" West, 597.49 feet, along the west line of said Williams tract to a 5/8" iron pin found on the north right-of-way line of County Road 10;

thence, North 58°-06'-36" West, 100.00 feet, along a north right-of-way line of County Road 10 to a 5/8" iron pin found on the east line of a 3.403-acre tract of land owned by Justin M. Van Buskirk as described Official Record 1120, Page 807;

thence, North 06°-26'-30" East, 749.32 feet, along the east line of said Van Buskirk tract to a 5/8" iron pin found on the south line of Lot 4364 of Westerman Allotment 1 as shown on Plat Cabinet A, Slide 587;

thence, South 83°-01'-00" East, 90.30 feet, along the south line of said Lot 4364 of Westerman Allotment 1 to a 5/8" iron pin found;

thence, South 83°-40'-00" East, 50.00 feet, along the south line of a 0.110-acre tract of land owned by Ronald H. Carmin, Trustee as described in Official Record 947, Page 168, Parcel II to a 5/8" iron pin with cap found;

thence, North 06°-24'-11" East, 186.17 feet, along the east line of said 0.110-acre tract and it's extension to a 5/8" iron pin found on the northeast corner of a 0.103-acre tract of land owned by Tara R. Steranko as described in Official Record 1355, Page 157, Tract 2;

INDEXED ON MAP
7886

thence, North 83°-45'-00" West, 50.00 feet, along the north line of said 0.103-acre tract to a 5/8" iron pin found at the southeast corner of Lot 4366;

thence, North 06°-24'-11" East, 90.00 feet, along the east line of said Lot 4366 to a 5/8" iron pin found at the southeast corner of Lot 4367;

thence, South 83°-45'-00" East, 91.02 feet, along a new division line to an iron pin with cap set;

thence, North 06°-15'-00" East, 90.00 feet, along a new division line to an iron pin with cap set;

thence, North 22°-49'-18" East, 187.58 feet, along a new division line to a 5/8" iron pin found at the southeast corner of a 0.198-acre tract of land owned by Bradley Karl Kunze as described in Official Record 344, Page 7, Tract III;

thence, North 06°-24'-11" East, 59.74 feet, along the east line of said 0.198-acre tract to a 5/8" iron pin found at the southwest corner of Lot 4491 of said Westerman Allotment 5;

thence, South 83°-40'-00" East, 301.30 feet, along the south line of said Westerman Allotment 5 to the principal place of beginning.

Containing 7.928 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated April 30, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke

Allen J. Bertke, PS #8629




04/30/2020
Date

INDEXED ON MAP
7884

# ALLEN WOODS
# CONDOMINIUM PHASE 1

CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
VMS 4478, LOGAN COUNTY, OHIO

CURVE DATA

| CURVE | RADIUS | Δ | LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 230.00' | 27°01'28" | 108.48' | 107.48' | N22°13'26"E |
| C2 | 230.00' | 07°26'57" | 29.90' | 29.88' | N12°26'10"E |
| C3 | 230.00' | 08°17'26" | 33.28' | 33.25' | N20°18'22"E |
| C4 | 230.00' | 11°17'05" | 45.30' | 45.23' | N30°05'37"E |
| C5 | 170.00' | 62°20'43" | 184.98' | 175.99' | N04°33'48"E |
| C6 | 47.50' | 38°28'47" | 31.90' | 31.30' | N45°50'57"W |
| C7 | 51.50' | 256°57'34" | 230.97' | 80.63' | N63°23'27"E |
| C8 | 47.50' | 38°28'47" | 31.90' | 31.30' | S07°22'10"E |
| C9 | 230.00' | 62°20'43" | 250.27' | 238.10' | S04°33'48"W |
| C10 | 170.00' | 27°01'28" | 80.18' | 79.44' | S22°13'26"W |

BEARINGS BASED ON S83°40'00"E FOR THE SOUTH LINE OF WESTERMAN ALLOTMENTS 5, PLAT CAB. A, SLIDE 653

SCALE: 1"=40'
0 20 40

I.P.S. N06°20'09"E 96.23'
I.P.S. N15°20'24"W 185.94'
I.P.S. N02°04'53"W 186.72'
I.P.S. N28°35'07"E 245.58'
I.P.S. N06°20'00"E 118.35'
I.P.S.

WESTERMAN ALLOTMENT 5
PLAT CAB. A, SLIDE 653
S83°40'00"E 174.21'

4488
4487

Ex. 15' SANITARY SEWER & WATER-LINE ESMT.
Ex. 15' STM. SEWER ESMT.

**EXPANDABLE ELEMENT**
**5.604 ACRES**

WILLOWS END 60' R/W

Ex. 10' U.E.
C9
I.P.F. S26°36'33"E 24.39'
C8
M.N.F.
C5
N26°36'33"W 24.39'
C6
C7
I.P.F. S35°44'09"W 122.64'
Ex. R/W
C10
I.P.F. S08°42'42"W 119.79'
I.P.F. Ex. R/W
I.P.S. 122.64' 47.77'
I.P.S. 1.36' C4
C1 (TOTAL)
C3
C2
I.P.F. N08°42'42"E 11.27'
I.P.S. 42.65'
Ex. 10' U.E.
122.26' 68.35'
I.P.F. Ex. R/W
Ex. 10' U.E.
I.P.S. N35°44'09"E 73.51'

Ex. 15' STORM SEWER ESMT.

**EXPANDABLE ELEMENT**
**5.604 ACRES**

ROBERT THOMAS WILLIAMS III
O.R. 1158/736
3.139 AC.

N83°43'12"W 386.30'

TWO THREE DEVELOPMENT LLC.
O.R. 1295/392
O.R. 1324/728
13.52 AC.– TRACT I

S64°33'02"E 226.30'
N64°41'00"W 201.34'
S65°32'55"E 180.47'
N78°29'35"W 164.19'
S82°55'02"E 159.91'
N83°24'08"W 158.14'
S83°40'11"E 155.33'

UNIT 6 0.232 ACRES
UNIT 5 0.209 ACRES
UNIT 4 0.207 ACRES
UNIT 3 0.175 ACRES
UNIT 2 0.156 ACRES
UNIT 1 0.247 ACRES

LIMITED COMMON ELEMENTS UNIT 6
LIMITED COMMON ELEMENTS UNIT 5
LIMITED COMMON ELEMENTS UNIT 4
LIMITED COMMON ELEMENTS UNIT 3
LIMITED COMMON ELEMENTS UNIT 2
LIMITED COMMON ELEMENTS UNIT 1

SUSAN K. WHETSEL, ETAL
O.R. 943/318
0.481 ACRES

I.P.F. LAKE TOWNSHIP / JEFFERSON TOWNSHIP S06°21'15"W 456.56' I.P.F.
I.P.S. 50.23' I.P.S. 51.95' I.P.S. S06°21'15"W 73.58' I.P.F. 53.69' I.P.S. 43.97' I.P.S. 342.45' I.P.S. 69.03' I.P.F.

4531 | 4530 | 4529 | 4528 | 4527 | 4526 | 4525 | GLENWOOD EAST ALLOTMENT 1 PLAT CAB. A, SLIDE 665 4524 | 4523 | 4522

## LEGEND

- ●I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○I.P.F. 5/8" IRON PIN FOUND

This Plat Plan of Allen Woods Condominium, Phase 1, and the attached drawings of the declaration, consisting of page 3 through 14, of the floor plans and elevation views of the buildings shown hereon, show insofar as graphically possible (1) the particulars of the buildings in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein, and (2) the layout, location and dimensions of the common elements and facilities, the limited common elements and facilities.

We the undersigned, being a Professional Engineer and a Professional Surveyor, hereby state that said drawings show the buildings as constructed, as graphically as possible and accurately reflect the location of improvements and recorded easements.

STATE OF OHIO · JEFFREY S. PUTHOFF · 61619 · REGISTERED PROFESSIONAL ENGINEER

JEFFREY S. PUTHOFF, P.E. #61619 — 6/9/2020 DATE

STATE OF OHIO · ALLEN J. BERTKE · 8629 · REGISTERED PROFESSIONAL SURVEYOR

ALLEN J. BERTKE, P.S. #8629 — 6-9-2020 DATE

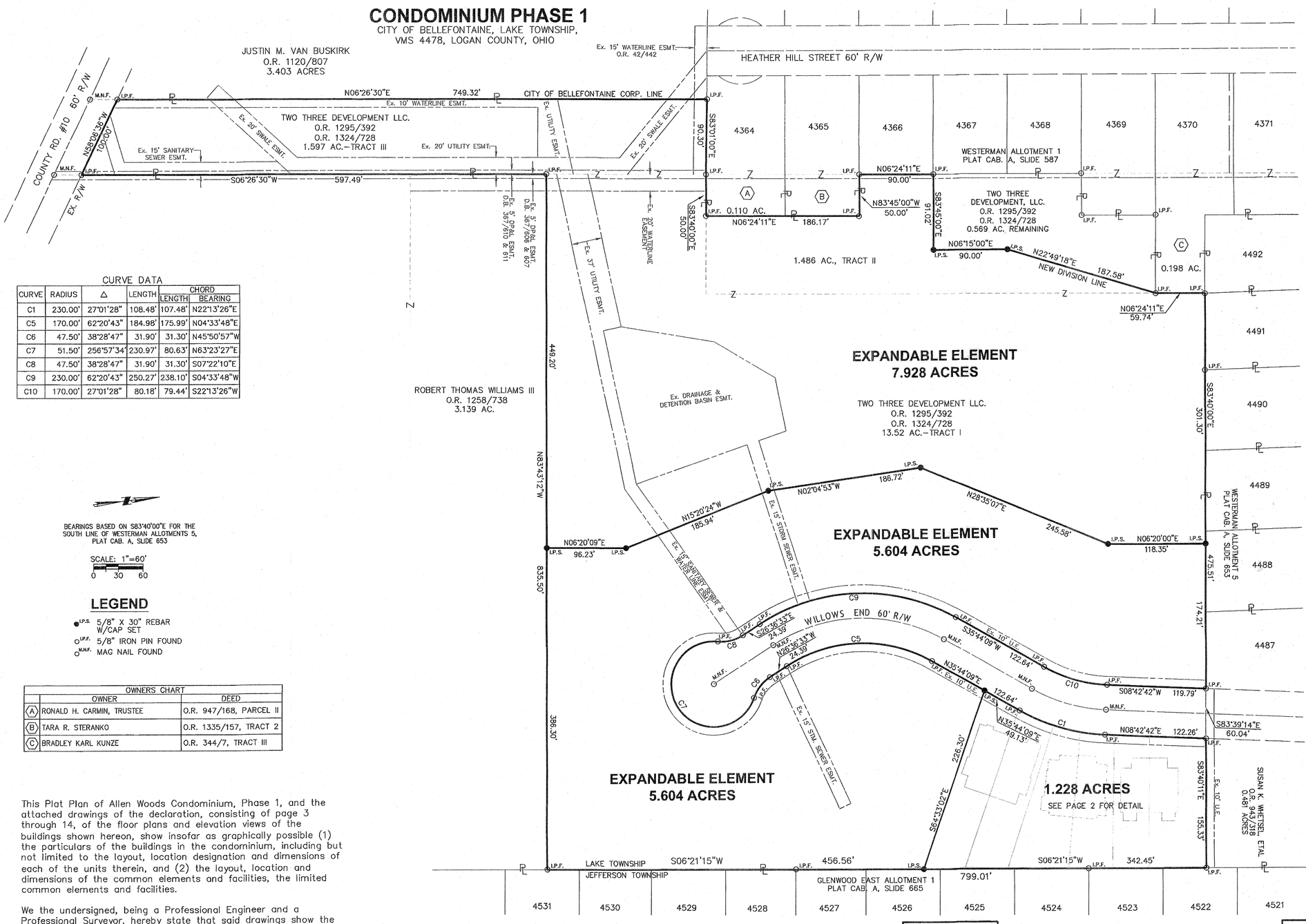

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com


DATE: 04-30-2020
DRAWN BY: AJB
JOB NUMBER: LOGBEL1903
SHEET NUMBER 2 OF 2

A-221

# ALLEN WOODS
# CONDOMINIUM PHASE 1

CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
VMS 4478, LOGAN COUNTY, OHIO




## CURVE DATA

| CURVE | RADIUS | Δ | LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 230.00' | 27°01'28" | 108.48' | 107.48' | N22°13'26"E |
| C5 | 170.00' | 62°20'43" | 184.98' | 175.99' | N04°33'48"E |
| C6 | 47.50' | 38°28'47" | 31.90' | 31.30' | N45°50'57"W |
| C7 | 51.50' | 256°57'34" | 230.97' | 80.63' | N63°23'27"E |
| C8 | 47.50' | 38°28'47" | 31.90' | 31.30' | S07°22'10"E |
| C9 | 230.00' | 62°20'43" | 250.27' | 238.10' | S04°33'48"W |
| C10 | 170.00' | 27°01'28" | 80.18' | 79.44' | S22°13'26"W |

BEARINGS BASED ON S83°40'00"E FOR THE SOUTH LINE OF WESTERMAN ALLOTMENTS 5, PLAT CAB. A, SLIDE 653

SCALE: 1"=60'
0 30 60

## LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- M.N.F. MAG NAIL FOUND

| OWNERS CHART | | |
|---|---|---|
| | OWNER | DEED |
| Ⓐ | RONALD H. CARMIN, TRUSTEE | O.R. 947/168, PARCEL II |
| Ⓑ | TARA R. STERANKO | O.R. 1335/157, TRACT 2 |
| Ⓒ | BRADLEY KARL KUNZE | O.R. 344/7, TRACT III |

This Plat Plan of Allen Woods Condominium, Phase 1, and the attached drawings of the declaration, consisting of page 3 through 14, of the floor plans and elevation views of the buildings shown hereon, show insofar as graphically possible (1) the particulars of the buildings in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein, and (2) the layout, location and dimensions of the common elements and facilities, the limited common elements and facilities.

We the undersigned, being a Professional Engineer and a Professional Surveyor, hereby state that said drawings show the buildings as constructed, as graphically as possible and accurately reflect the location of improvements and recorded easements.

## APPROVALS

APPROVED THIS 9th DAY OF June 2020

BELLEFONTAINE CITY ENGINEER

PREAPPROVAL BY: Joyce M. Cochran

PLAT CHECKED BY: Joyce M. Cochran

TRANSFERRED THIS 9 DAY OF June 20 20

AUDITOR, LOGAN COUNTY, OHIO:

RECORDED IN PLAT CABINET B, SLIDE 145A, RECEIVED FOR RECORD AT 2:10 PM O'CLOCK, THIS 9th DAY OF June 20 20

RECORDER, LOGAN COUNTY, OHIO: Patricia A. Myers

Cab. B Page 1448-145A
Volume
Filed in LOGAN COUNTY OH
PATRICIA MYERS, COUNTY RECORDER
06-09-2020 At 02:10 pm. Fee: 172.80
202000003483 PLAT

STATE OF OHIO
JEFFREY S. PUTHOFF
61619
REGISTERED PROFESSIONAL ENGINEER

JEFFREY S. PUTHOFF, P.E. #61619 — 6/9/2020 DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

ALLEN J. BERTKE, P.S. #8629 — 6-9-2020 DATE


Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com


DATE: 04-30-2020
DRAWN BY: AJB
JOB NUMBER: LOGBEL1903
SHEET NUMBER 1 OF 2

A-221

12-30-2020
APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**PHASE 2**
**Unit 7 & 8**

BEING 0.380-ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731, OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 5/8" iron pin found at the southeast corner of Lot 4487 of Westerman Allotment 5 as shown in Plat Cabinet A, Slide 653 and being on the west right-of-way line of Willows End;

thence, North 83°-40'-00" West, 174.21 feet, along the south line of said Westerman Allotment 5 to a 5/8" iron pin found on the south line of Lot 4488;

thence, South 06°-20'-00" West, 118.35 feet, along the west line of the Expandable Element to a 5/8" iron pin found;

thence, South 28°-35'-07" West, 245.58 feet, along the west line of said Expandable Element to a 5/8" iron pin found;

thence, South 02°-04'-53" East, 186.72 feet, along the west line of said Expandable Element to a 5/8" iron pin found at a new division line and being the principal place of beginning of the tract herein conveyed;

thence, North 78°-30'-36" East, 141.42 feet, along a new division line to a 5/8" iron pin with cap set on the west right-of-way line of Willows End;

thence, on a curve to the left with a radius of 230.00 feet, an arc distance of 59.82 feet, a delta angle of 14°-54'-11", and a chord bearing South 19°-09'-28" East, 59.66 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, South 26°-36'-33" East, 24.39 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, on a curve to the right with a radius of 47.50 feet, an arc distance of 7.67 feet, a delta angle of 09°-15'-03", and a chord bearing South 21°-59'-02" East, 7.66 feet, along the east right-of-way line of Willows End to a 5/8" iron pin with cap set;

INDEXED ON MAP
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thence, South 61°-05'-10" West, 155.06 feet, to a 5/8" iron pin with cap set on the west line of said Expandable Element;

thence, North 15°-20'-24" West, 136.94 feet, along the west line of said Expandable Element to the principal place of beginning.

Containing 0.380 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated September 8, 2020.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke

Allen J. Bertke, PS #8629




10/02/2020
Date

INDEXED ON MAP
7886

# ALLEN WOODS
# CONDOMINIUM PHASE 2

CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
VMS 4478, LOGAN COUNTY, OHIO

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | Δ | LENGTH | CHORD LENGTH | CHORD BEARING |
| C1 | 230.00' | 14°54'11" | 59.82' | 59.66' | S19°09'28"E |
| C2 | 230.00' | 11°48'16" | 47.38' | 47.26' | S17°36'50"E |
| C3 | 230.00' | 03°05'55" | 12.44' | 12.44' | S25°03'36"E |
| C4 | 47.50' | 09°15'03" | 7.67' | 7.66' | S21°59'02"E |

BEARINGS BASED ON S83°40'00"E FOR THE SOUTH LINE OF WESTERMAN ALLOTMENTS 5, PLAT CAB. A, SLIDE 653

SCALE: 1"=40'
0 20 40

202000009180 Cabinet B Slide 148A
PLAT
Filed in Logan County, OH Fees: $86.40
Patricia Myers, Recorder 12/30/2020 08:51 AM

## APPROVALS

APPROVED THIS 30th DAY OF December 2020
BELLEFONTAINE CITY ENGINEER

PREAPPROVAL BY: Suzanne M. Cochrun 12-30-2020
PLAT CHECKED BY: Suzanne M. Cochrun 12-30-2020

TRANSFERRED THIS 30 DAY OF December 20 20
AUDITOR, LOGAN COUNTY, OHIO:

RECORDED IN PLAT CABINET B, SLIDE 148A, RECEIVED FOR RECORD AT 8:51 AM O'CLOCK, THIS 30 DAY OF December 20 20
RECORDER, LOGAN COUNTY, OHIO: Patricia A. Myers

**EXPANDABLE ELEMENT**
**5.224 ACRES**

S02°04'53"E 186.72'
S28°35'07"W 245.58'
S06°20'00"W 118.35'
N83°40'00"W 174.21'
S61°05'10"W 155.06'
N15°20'24"W 64.29'
136.94'
72.65'
N78°30'36"E 141.42'
N66°18'59"E 143.85'
0.61'
S26°36'33"E 24.39'
C1 (TOTAL)
C2
C3
C4
386.30'
N83°43'12"W
S06°21'15"W 456.56'
50.23'
51.95'
73.58'
S06°21'15"W
53.69'

WILLOWS END 60' R/W

UNIT 6 0.202 ACRES
UNIT 5 0.209 ACRES
UNIT 4 0.207 ACRES
UNIT 3 0.175 ACRES
UNIT 2 0.158 ACRES
UNIT 1 0.247 ACRES
UNIT 7 0.185 ACRES
UNIT 8 0.195 ACRES

LIMITED COMMON ELEMENTS UNIT 6
LIMITED COMMON ELEMENTS UNIT 5
LIMITED COMMON ELEMENTS UNIT 4
LIMITED COMMON ELEMENTS UNIT 3
LIMITED COMMON ELEMENTS UNIT 2
LIMITED COMMON ELEMENTS UNIT 1
LIMITED COMMON ELEMENTS UNIT 7
LIMITED COMMON ELEMENTS UNIT 8

Ex. 15' SANITARY SEWER & WATER-LINE ESMT.
Ex. 15' STM. SEWER ESMT.
Ex. 10' U.E.
Ex. R/W
25' SETBACK
30' SETBACK
M.N.F.
I.P.F.
I.P.S.

WESTERMAN ALLOTMENT 5
PLAT CAB. A, SLIDE 653

4488
4487

ROBERT THOMAS WILLIAMS III
O.R. 1258/736
3.139 AC.

TWO THREE DEVELOPMENT LLC.
O.R. 1295/392
O.R. 1324/728
13.52 AC.– TRACT I

SUSAN K. WHETSEL, ETAL
O.R. 943/318
0.481 ACRES

PHASE 1, PLAT CABINET B, SLIDES 144B–145A

GLENWOOD EAST ALLOTMENT 1
PLAT CAB. A, SLIDE 665

LAKE TOWNSHIP
JEFFERSON TOWNSHIP

4531 4530 4529 4528 4527 4526 4525 4524 4523 4522

**EXPANDABLE ELEMENT**
**5.224 ACRES**

## LEGEND

- ●I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○I.P.F. 5/8" IRON PIN FOUND

This Plat Plan of Allen Woods Condominium, Phase 2, and the attached drawings of the declaration, consisting of page C-16 through C-19, of the floor plans and elevation views of the buildings shown hereon, show insofar as graphically possible (1) the particulars of the buildings in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein, and (2) the layout, location and dimensions of the common elements and facilities, the limited common elements and facilities.

We the undersigned, being a Professional Engineer and a Professional Surveyor, hereby state that said drawings show the buildings as constructed, as graphically as possible and accurately reflect the location of improvements and recorded easements.

STATE OF OHIO
JEFFREY S. PUTHOFF
61619
REGISTERED
PROFESSIONAL ENGINEER

JEFFREY S. PUTHOFF, P.E. #61619 — 12-29-2020 DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED
PROFESSIONAL SURVEYOR

ALLEN J. BERTKE, P.S. #8629 — 12-29-2020 DATE


ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com


DATE: 09-08-2020
DRAWN BY: AJB
JOB NUMBER: LOGBEL1903
SHEET NUMBER 1 OF 1

A-226

9-30 21

APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**PHASE 3**
**Unit 9 - 14**

BEING 1.687-ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731, OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 5/8" iron pin found at the southeast corner of Lot 4487 of Westerman Allotment 5 as shown in Plat Cabinet A, Slide 653 and being on the west right-of-way line of Willows End;

thence, North 83°-40'-00" West, 174.21 feet, along the south line of said Westerman Allotment 5 to a 5/8" iron pin found on the south line of Lot 4488;

thence, South 06°-20'-00" West, 118.35 feet, along the west line of the Expandable Element to a 5/8" iron pin found;

thence, South 28°-35'-07" West, 245.58 feet, along the west line of said Expandable Element to a 5/8" iron pin found;

thence, South 02°-04'-53" East, 186.72 feet, along the west line of said Expandable Element to a 5/8" iron pin found at the northwest corner of Allen Woods Condominium Phase 2 as shown in Plat Cabinet B, Slide 148A;

thence, South 15°-20'-24" East, 136.94 feet, along the west line of said Phase 2 to an 5/8" iron pin with cap found and being the principal place of beginning of the tract herein described;

thence, North 61°-05'-10" East, 155.06 feet, along the south line of said Phase 2 to an 5/8" iron pin with cap found on the right-of-way line of Willows End;

thence, on a curve to the right with a radius of 47.50 feet, an arc distance of 24.23 feet, a delta angle of 29°-13'-44", and a chord bearing South 02°-44'-38" East, 23.97 feet, along the right-of-way line of Willows End to a 5/8" iron pin found on the right-of-way line of Willows End;

thence, on a curve to the left with a radius of 51.50 feet, an arc distance of 201.06 feet, a delta angle of 223°-41'-04", and a chord bearing North 80°-01'-42" East, 95.61 feet, along the right-of-way line of Willows End to a 5/8" iron pin found on the right-of-way line of Willows End;

INDEXED ON MAP
7886

thence, South 64°-49'-50" East, 192.60 feet, along a new division line to an 5/8" iron pin with cap set on the west line of Glenwood East Allotment 1 as shown on Plat Cabinet A, Slide 665;

thence, South 06°-21'-15" West, 171.87 feet, along the west line of said Glenwood East Allotment 1 to an 5/8" iron pin found on the northeast corner of a 3.139 acre tract of land owned by Doug and Emily Olsen as described in Official Record 1383, Page 174, Tract II;

thence, North 83°-43'-12" West, 386.30 feet, along the north line of said Olsen tract to an 5/8" iron pin found;

thence, North 06°-20'-09" East, 96.23 feet, to an 5/8" iron pin found;

thence, North 15°-20'-24" West, 49.00 feet, to the principal place of beginning.

Containing 1.687 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated September 27, 2021.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke

Allen J. Bertke, PS #8629




09/30/2021
Date

INDEXED ON MAP

# ALLEN WOODS
# CONDOMINIUM PHASE 3

CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
VMS 4478, LOGAN COUNTY, OHIO

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | CH DIST | CH BEARING |
| C1 | 51.50' | 53.99' | 60°04'12" | 51.55' | N01°46'44"W |
| C2 | 51.50' | 26.83' | 29°50'47" | 26.53' | N43°10'46"E |
| C3 | 51.50' | 26.25' | 29°12'06" | 25.96' | N75°16'21"E |
| C4 | 51.50' | 28.56' | 31°46'15" | 28.19' | S73°59'17"W |
| C5 | 51.50' | 35.41' | 39°23'56" | 34.72' | S40°25'27"E |
| C6 | 51.50' | 29.30' | 32°35'43" | 28.90' | S04°25'38"E |
| C7 | 47.50' | 24.23' | 29°13'44" | 23.97' | N02°44'38"W |
| C8 | 51.50' | 201.06' | 223°41'04" | 95.61' | N80°01'42"E |

BEARINGS BASED ON S83°40'00"E FOR THE SOUTH LINE OF WESTERMAN ALLOTMENTS 5, PLAT CAB. A, SLIDE 653

SCALE: 1"=30'
0 15 30

## APPROVALS

APPROVED THIS 14 DAY OF October 2022
BELLEFONTAINE CITY ENGINEER

PREAPPROVAL BY: Joyce M. Cochran
PLAT CHECKED BY: Joyce M. Cochran 10-18-2022

TRANSFERRED THIS 18 DAY OF Oct. 2022
AUDITOR, LOGAN COUNTY, OHIO:

RECORDED IN PLAT CABINET B, SLIDE 156B. RECEIVED FOR RECORD AT 1:58 O'CLOCK PM THIS 18 DAY OF October 2022
RECORDER, LOGAN COUNTY, OHIO: Patricia A. Myers

202200006739 Cabinet: B Slide: 156B
PLAT
Filed in Logan County, OH Fees: $86.40
Patricia Myers, Recorder 10/18/2022 01:58 PM

PHASE 2, PLAT CABINET B, SLIDE 148A

**EXPANDABLE ELEMENT**
**3.537 ACRES**

I.P.F. N02°04'53"W 186.72' I.P.F. N28°35'07"E 245.58' I.P.F. N06°20'00"E 118.35' I.P.F.

I.P.F. N06°20'09"E 58.74' I.P.F. 37.49' I.P.F. N15°20'24"W 49.00' I.P.F. N15°20'24"W 64.29' I.P.F. 136.94' 72.65' I.P.F.

Ex. 14" SANITARY SEWER & WATERLINE ESMT.

N61°05'10"E 155.08'

WILLOWS END 60' R/W

Ex. 10' U.E. Ex. R/W 25' SETBACK

WESTERMAN ALLOTMENT 5
PLAT CAB. A, SLIDE 653

4488

S83°40'00"E 174.21'

4487

Ex. R/W

Ex. 10' U.E.

Ex. 15' STORM SEWER ESMT.

LIMITED COMMON ELEMENTS UNIT 14
LIMITED COMMON ELEMENTS UNIT 13
LIMITED COMMON ELEMENTS UNIT 12
LIMITED COMMON ELEMENTS UNIT 11
LIMITED COMMON ELEMENTS UNIT 10
LIMITED COMMON ELEMENTS UNIT 9
LIMITED COMMON ELEMENTS UNIT 8
LIMITED COMMON ELEMENTS UNIT 7

UNIT 14 0.214 ACRES
UNIT 13 0.296 ACRES
UNIT 12 0.252 ACRES
UNIT 11 0.290 ACRES
UNIT 10 0.435 ACRES
UNIT 9 0.200 ACRES
UNIT 8 0.195 ACRES
UNIT 7 0.185 ACRES
UNIT 6 0.232 ACRES
UNIT 5 0.209 ACRES
UNIT 4 0.207 ACRES
UNIT 3 0.175 ACRES
UNIT 2 0.158 ACRES
UNIT 1 0.247 ACRES

I.P.S. S29°52'34"W 169.42' I.P.S. N02°14'38"W 152.96' I.P.S. S53°53'51"E 206.04' I.P.S. S63°57'22"E 185.88' I.P.S. S69°49'50"E 192.60' I.P.S.

I.P.S. N83°43'12"W 116.85' I.P.S. 75.33' I.P.S. 130.77' I.P.S. 63.35' I.P.S.

30' SETBACK

DOUG AND EMILY OLSEN
O.R. 1387/774,
3.159 AC. TRACT II

TWO THREE DEVELOPMENT LLC.
O.R. 1295/392
O.R. 1324/728
13.52 AC.–TRACT I

**EXPANDABLE ELEMENT**
**3.537 ACRES**

SUSAN K. WHETSEL, ETAL
O.R. 943/318
0.481 ACRES

EX. 10' U.E. 155.33' S83°40'11"E

PHASE 1, PLAT CABINET B, SLIDES 144B–145A

30' SETBACK

I.P.F. 120.32' I.P.S. 51.55' I.P.S. S06°21'15"W 284.69' I.P.F. 50.23' I.P.F. 51.95' I.P.F. 73.58' I.P.F. 53.69' I.P.F. 43.97' I.P.F. 69.03' I.P.F.

S06°21'15"W 342.45'

LAKE TOWNSHIP
JEFFERSON TOWNSHIP

4531 4530 4529 4528 4527 4526 4525 4524 4523 4522

GLENWOOD EAST ALLOTMENT 1
PLAT CAB. A, SLIDE 665

## LEGEND

- ●I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○I.P.F. 5/8" IRON PIN FOUND
- ○M.N.F. MAG NAIL FOUND

This Plat Plan of Allen Woods Condominium, Phase 3, and the attached drawings of the declaration, consisting of page 3 through 14, of the floor plans and elevation views of the buildings shown hereon, show insofar as graphically possible (1) the particulars of the buildings in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein, and (2) the layout, location and dimensions of the common elements and facilities, the limited common elements and facilities.

We the undersigned, being a Professional Engineer and a Professional Surveyor, hereby state that said drawings show the buildings as constructed, as graphically as possible and accurately reflect the location of improvements and recorded easements.

STATE OF OHIO JEFFREY S. PUTHOFF 61619 REGISTERED PROFESSIONAL ENGINEER

JEFFREY S. PUTHOFF, P.E. #61619 — 10-12-2022 DATE

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

ALLEN J BERTKE, P.S. #8629 — 10-12-2022 DATE


Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com


| | |
|---|---|
| DATE: | 09-27-2021 |
| DRAWN BY: | AJB |
| JOB NUMBER: | LOGBEL1903 |
| SHEET NUMBER | 1 OF 1 |

A-236

10-29-2024

APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**PHASE 4**
**Unit 15 - 16**

BEING 0.434-ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731, OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8" iron pin found at the southeast corner of Lot 4487 of Westerman Allotment 5 as shown in Plat Cabinet A, Slide 653 and being on the west right-of-way line of Willows End;

thence, South 08°-42'-42" West, 119.79 feet, along the west right-of-way line of Willows End to a 5/8" iron pin with cap found on the north line of the Expandable Element;

thence, North 77°-08'-51" West, 170.34 feet, along the north line of the Expandable Element to a 5/8" iron pin set;

thence, North 06°-20'-00" East, 100.34 feet, to a 5/8" iron pin found on the south line of Lot 4488 of said Westerman Allotment 5;

thence, South 83°-40'-00" East, 174.21 feet, along the south line of said Lot 4488 and said lot 4487 to the place of beginning.

Containing 0.434 acres more or less and all being subject to any legal highways and easements of record. The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 28, 2024.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

STATE OF OHIO
ALLEN J. BERTKE
S-8629
REGISTERED
PROFESSIONAL SURVEYOR

Allen J Bertke

Allen J. Bertke, PS #8629

10/28/2024
Date

INDEXED ON MAP
7886

10-29-2024

APPROVED

**EXHIBIT A**
**LEGAL DESCRIPTION**
**PHASE 4**
**Unit 17 - 20**

BEING 1.016-ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT LLC AND DESCRIBED IN OFFICIAL RECORD 1295, PAGES 392-395 AND OFFICIAL RECORD 1324, PAGES 728-731, OF THE LOGAN COUNTY OHIO RECORDERS OFFICE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8" iron pin found at the southeast corner of Allen Woods Condominium, Phase 1 as shown on Plat Cabinet B, Slide 144B-145A and being on the west line of Glenwood East Allotment 1 as shown on Plat Cabinet A, Slide 665;

thence, South 06°-21'-15" West, 115.50 feet, along the west line of said Glenwood East Allotment to a 5/8" iron pin with cap set;

thence, North 80°-15'-36" West, 91.07 feet, to a 5/8" iron pin with cap set;

thence, South 71°-06'-22" West, 87.31 feet, to a 5/8" iron pin with cap set;

thence, North 86°-24'-46" West, 83.08 feet, to a 5/8" iron pin set on the east right-of-way line of Willows End;

thence, on a curve to the right with a radius of 170.00 feet, an arc distance of 168.15 feet, a delta angle of 56°-40'-15", and a chord bearing North 07°-24'-02" East, 161.38 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found;

thence, North 35°-44'-09" East, 73.51 feet, along the east right-of-way line of Willows End to a 5/8" iron pin found at the southwest corner of said Allen Woods Condominium, Phase 1;

thence, South 64°-33'-02" East, 226.30 feet, along the south line of said Allen Woods Condominium, Phase 1 to the place of beginning.

Containing 1.016 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on South 83°-40'-00" East for the south line of Westerman Allotment 5, Plat Cabinet A, Slide 653.

INDEXED ON MAP
1886

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 28, 2024.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke

Allen J. Bertke, PS #8629




10/28/2024
Date

INDEXED ON MAP
4886