

# NORTHVIEW

BEING A PART OF V.M.S. 2873 & 3317, CITY OF BELLEFONTAINE,  
LAKE TOWNSHIP, LOGAN COUNTY, OHIO  
CONTAINING 27.482 AC.

ACREAGE BREAKDOWN  
V.M.S. 3317

ROY SMITH, TRUSTEE (O.R. 78, PG. 418)	4.148 ACRE (4.121 ACTUAL)
U.S. ROUTE 68	0.721 ACRE
NORTHVIEW DRIVE	0.465
LOT 4707	0.340
LOT 4708	0.100
LOT 4725	0.346

ROY SMITH (O.R. 59, PG. 126)

2.730 ACRE (2.694 ACTUAL)	
U.S. ROUTE 68	0.069 ACRE
NORTHVIEW DRIVE	0.118
LOT 4707	0.276
LOT 4708	0.242
LOT 4709	0.042
LOT 4724	1.744
LOT 4725	0.203

ROY SMITH, TRUSTEE (O.R. 82, PG. 150)

8.560 ACRE (8.956 ACTUAL)	
NORTHVIEW DRIVE	0.672 ACRE
LOT 4709	0.406
LOT 4711	0.149
LOT 4719	0.016
LOT 4720	0.295
LOT 4722	5.154
LOT 4724	0.120

MICHAEL MONAGHAN, TRUSTEE (O.R. 59, PG. 605)

2.740 ACRE (2.711 ACTUAL)	
NORTHVIEW DRIVE	0.443 ACRE
LOT 4711	0.494
LOT 4713	0.414
LOT 4718	0.067
LOT 4719	0.267
LOT 4720	0.097

MICHAEL MONAGHAN, TRUSTEE (O.R. 59, PG. 668)

2.986 ACRE (2.962 ACTUAL)	
NORTHVIEW DRIVE	0.220 ACRE
LOT 4713	0.024
LOT 4715	0.293
LOT 4716	0.431
LOT 4718	0.454
LOT 4719	0.127
LOT 4722	1.078

ROY SMITH, TRUSTEE (O.R. 99, PG. 258)

LOT 4727	0.617 ACRE
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V.M.S. 2873  
MICHAEL MONAGHAN, TRUSTEE (O.R. 59, PG. 668)

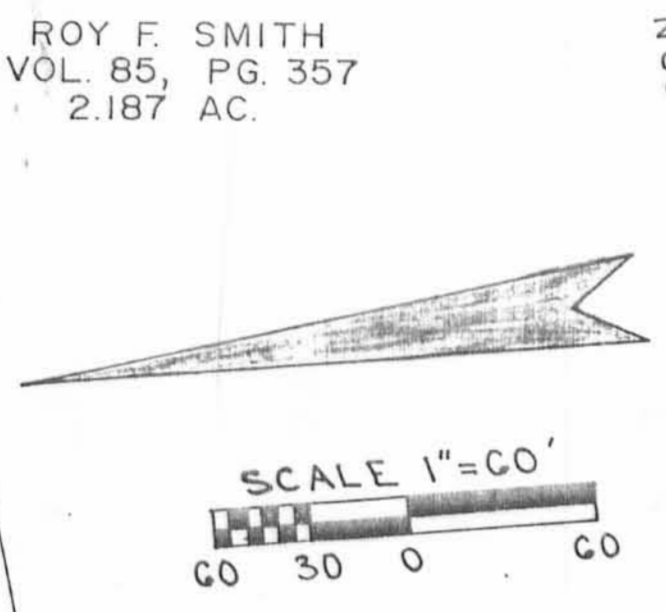
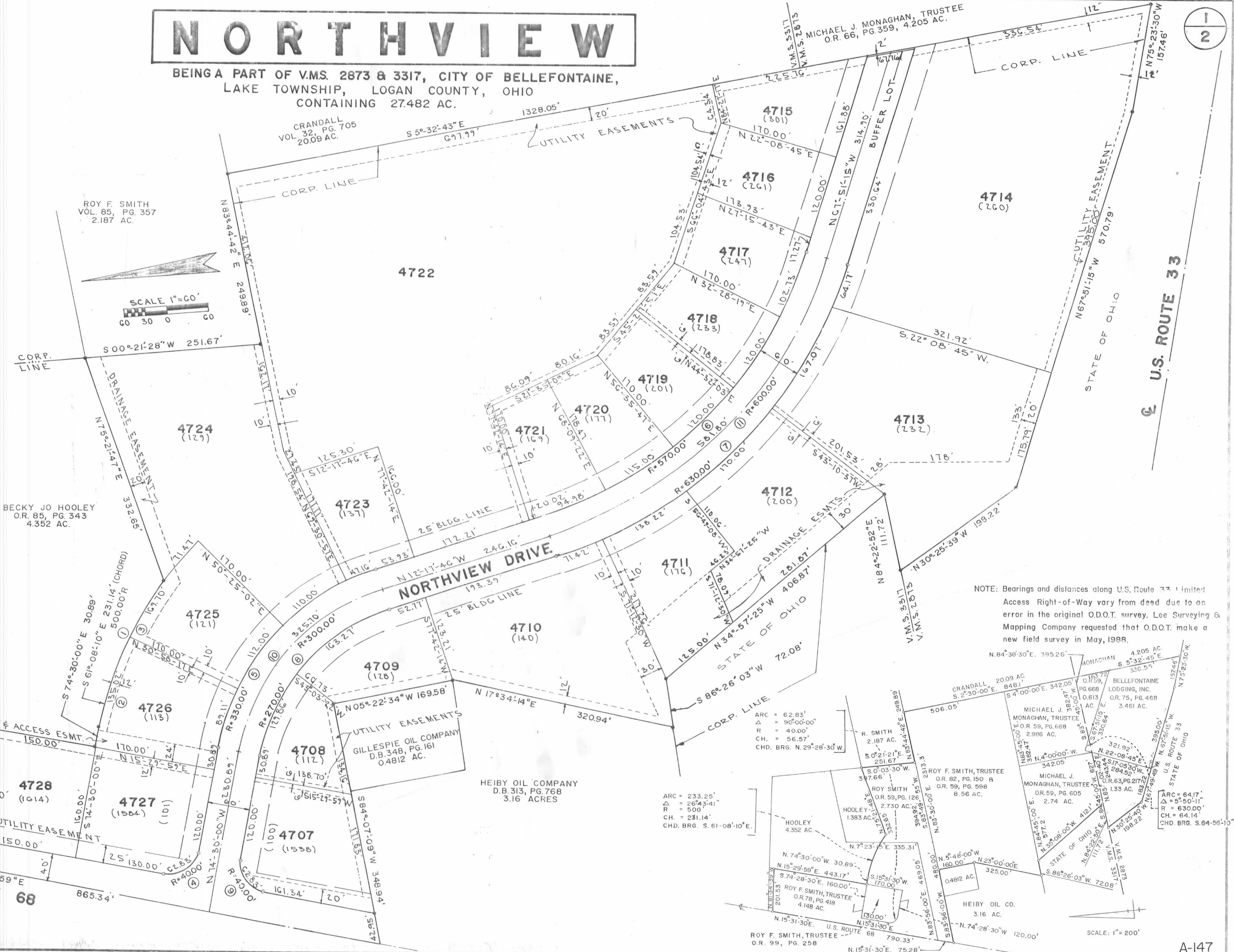
0.613 ACRE (0.585 ACTUAL)	
NORTHVIEW DRIVE	0.384 ACRE
LOT 4715	0.189
LOT 4716	0.012

MICHAEL MONAGHAN, TRUSTEE (O.R. 63, PG. 217)

1.330 ACRE (1.375 ACTUAL)	
LOT 4713	1.375 ACRE

BELLEFONTAINE LODGING, INC.  
(O.R. 75, PG. 468) 3.461 ACRE

V.M.S. 3317	0.013 ACRE
V.M.S. 2873	3.448



NOTE: Bearings and distances along U.S. Route 33 limited Access Right-of-Way vary from deed due to an error in the original O.D.O.T. survey. Lee Surveying & Mapping Company requested that O.D.O.T. make a new field survey in May, 1988.

ARC = 62.83'  
Δ = 90°00'-00"  
R = 40.00'  
CH. = 56.57'  
CHD. BRG. N. 29°28'-30" W.

ARC = 64.17'  
Δ = 85°50'-11"  
R = 630.00'  
CH. = 64.14'  
CHD. BRG. S. 64°55'-10" E.

SCALE: 1" = 200'

# NORTHVIEW

BEING A PART OF V.M.S. 2873 & 3317, CITY OF BELLEFONTAINE,  
LAKE TOWNSHIP, LOGAN COUNTY, OHIO  
CONTAINING 27.482 AC.

### METES AND BOUNDS DESCRIPTION

Lying in V.M.S. 2837 and V.M.S. 3317, City of Bellefontaine, Lake Township, Logan County, Ohio.

Beginning at a point in the center of U.S. Route 68 at the northwest corner of Heiby Oil Company's 3.16 acre tract, D.B. 313, Page 768.

THENCE with the center of U.S. Route 68, N.15°-29'-59" E. 865.34 feet.

THENCE S.81°-34'-59" E. 201.54 feet to a concrete monument set, passing a concrete monument set at 40.31 feet.

THENCE S.15°-29'-59" W. 443.17 feet to a concrete monument set.

THENCE S.74°-30'-00" E. 30.89 feet to a concrete monument set at the beginning of a curve to the right.

THENCE with said curve to the right, having a radius of 500.00 feet, a central angle of 26°-43'-41", an arc length of 233.25 feet, and a chord of 231.14 feet and a chord bearing of S.61°-08'-10" E., to a concrete monument set.

THENCE N.75°-21'-47" E. 332.65 feet to a concrete monument set at the northwest corner of Roy F. Smith, Trustee's 2.187 acre tract, O.R. 85, Page 357.

THENCE with the west line of said Smith, S.00°-21'-28" W. 251.67 feet to a concrete monument set at said Smith's southwest corner.

THENCE with the south line of said Smith, N.83°-44'-42" E. 249.89 feet to a concrete monument set at the northwest corner of I. Crandall's 20.09 acre tract, O.R. 32, Page 705.

THENCE with the west line of said Crandall and the west line of Michael J. Monaghan, Trustee's 4.205 acre tract, O.R. 66, Page 359, S.5°-32'-43" E. 1328.05 feet to a concrete monument set in the north right-of-way line of U.S. Route 33.

THENCE with said right-of-way line the following 6 courses :

N.75°-23'-30" W. 157.46 feet to a concrete monument set.

N.67°-51'-15" W. 570.79 feet to a concrete monument set.

N.30°-25'-39" W. 198.22 feet to a concrete monument set.

N.84°-22'-52" E. 111.72 feet to a concrete monument set.

N.34°-57'-25" W. 406.87 feet to a concrete monument set.

S.86°-26'-03" W. 72.08 feet to a concrete monument set, southeast corner to the afore mentioned Heiby Oil Company.

THENCE with the east line of said Heiby Oil Company, N.17°-34'-14" E. 320.94 feet to a concrete monument set at the southeast corner of the Gillespie Oil Company, Inc.'s 0.4812 acre tract, D.B. 348, Page 161.

THENCE with the east line of said Gillespie Oil Company, N.5°-22'-34" W. 169.58 feet to a concrete monument set.

THENCE with the north line of said Gillespie Oil Company and the north line of said Heiby Oil Company, S.84°-07'-09" W. 348.94 feet to the point of beginning, passing a concrete monument set at 305.99 feet.

Containing 27.482 acres. (5.407 AC. IN V.M.S. 2873 & 22.075 AC. IN V.M.S. 3317)

Basis for bearings: Centerline U.S. Route 68 = N.15°-29'-59" E.

This description prepared from an actual field survey.

### Restrictions

No structures, plantings, etc., are to be located within the limits of any easement delineated on the plat.

### CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	26°-43'-41"	500.00	233.25	118.79	231.14	S.61°-08'-10" E.
2	15°-28'-18"	500.00	135.02	67.92	134.61	S.66°-45'-52" E.
3	19°-26'-45"	500.00	169.70	85.67	168.88	S.49°-18'-21" E.
4	90°-00'-00"	40.00	62.83	40.00	56.57	S.29°-30'-00" E.
5	62°-12'-15"	330.00	358.27	199.09	340.93	S.43°-23'-53" E.
6	55°-33'-28"	570.00	552.71	300.26	531.31	S.40°-04'-30" E.
7	55°-33'-28"	630.00	610.89	331.86	587.24	S.40°-04'-30" E.
8	62°-12'-15"	270.00	293.13	162.89	278.94	N.43°-23'-53" W.
9	90°-00'-00"	40.00	62.83	40.00	56.57	S.60°-29'-59" W.
10	62°-12'-15"	300.00	325.70	180.99	309.94	S.43°-23'-53" E.
11	55°-33'-28"	600.00	581.80	316.06	559.27	S.40°-04'-30" E.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Dwight L. Hilgford, Michael J. Monaghan, Trustee, Roy F. Smith, Trustee, and Bellefontaine Lodging, Inc., by Roy F. Smith, President, Proprietors of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate the streets to the public use forever.

The buffer lot at the east end of Northview Drive is dedicated conditionally until such time as the adjacent land is subdivided and a part thereof is dedicated for the purpose of extending the public right-of-way hereon shown.

*Witnesses:*  
 Rebecca M. Denney  
 Michael J. Monaghan, Trustee  
 Roy F. Smith, Trustee  
 Bellefontaine Lodging, Inc. By Roy F. Smith, President

STATE OF OHIO SS:  
LOGAN COUNTY

Before me, a Notary Public in and for said County, personally came Dwight L. Hilgford, Michael J. Monaghan, Trustee, Roy F. Smith, Trustee, Bellefontaine Lodging, Inc., by Roy F. Smith, President, Proprietors, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 10th day of September, 1990.



*[Signature]*  
Notary Public

### SURVEYOR'S CERTIFICATION

The accompanying plat represents a subdivision of land in V.M.S. No. 2873 & V.M.S. No. 3317, Lake Township, City of Bellefontaine, Logan County, Ohio.

All measurements are in feet and decimals of a foot. All measurements on curves are arc distances.

The tract has an area of 3.091 acres in streets (0.384 ac. in V.M.S. 2873 and 2.707 ac. in V.M.S. 3317) and 24.391 acres in lots (5.023 ac. in V.M.S. 2873 and 19.368 ac. in V.M.S. 3317), making a total of 27.482 acres.

I hereby certify that the accompanying plat is a correct representation of Northview as surveyed and that all monuments and iron bars as shown hereon have been set or will be set as a part of work that surety is posted for.

5/8" iron bars are set at points shown thus: o

Concrete monuments are set at points shown thus: ●

*[Signature]*  
Jeffrey I. Lee P.E. #6359

MAY 2 1990  
Date



Lee Surveying and Mapping Co.  
855 E. Sandusky Avenue  
Bellefontaine, OH 43311

SUBDIVIDERS OF PLAT:

Bellefontaine Lodging, Inc. 1450 N. Keewee Dayton, OH 45404	Roy F. Smith, Trustee 1450 N. Keewee Dayton, OH 45404
Dwight L. Hilgford 600 IBM Building Dayton, OH 45404	Michael J. Monaghan, Trustee 1450 N. Keewee Dayton, OH 45404

NOTE: ON 12/27/89 DWIGHT L. HILGFORD TRANSFERRED HIS INTEREST IN THIS PROPERTY TO ROY F. SMITH, TRUSTEE AS RECORDED IN O.R. VOLUME 99, PAGE 258. — MAP ROOM —

### APPROVALS

PLAT PRE-APPROVAL 9/11-21-90 PLAT CHECKED 9/11-21-90  
Approved this 25th day of April, 1990, 1990.

*[Signature]*  
Bellefontaine City Engineer

The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 91-33 recorded in City Council's record book 90 on this 10th day of April, 1990, 1990.

*[Signature]*  
Mayor  
*[Signature]*  
President, Bellefontaine City Council

*[Signature]*  
Clerk of Council

Approved this 27th day of APRIL, 1990, 1990.

*[Signature]*  
Chairman, City Planning Commission

Transferred this 30th day of NOVEMBER, 1990.

*[Signature]*  
Logan County Auditor

Filed for record this 30th day of NOVEMBER, 1990, at 9:23am.

Recorded this 30th day of NOVEMBER, 1990, in Plat Cabinet "A", Slide 725B-727A

*[Signature]*  
Logan County Recorder