

SHADOWBROOKE SUBDIVISION

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

V.M.S. 4399 AND 5245 PHASE II

BLUE JACKET ESTATES PHASE II
PLAT CAB. A. SLIDE 701
LOT 4791

ZEVIA CORPORATION
19.432 ACRES
O.R. 66 PG. 323



M.Y. DEVELOPMENT, LTD.
ORIG. 52.953 ACRES
O.R. 270. PG. 659

- LEGEND**
- 5/8" IRON ROD TO BE SET UPON COMPLETION OF CONSTRUCTION
 - 5/8" IRON ROD FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊙ RAILROAD SPIKE FOUND
 - CONCRETE MONUMENT SET
 - CONCRETE MONUMENT FOUND

4959 LOT NUMBERS
[1353] STREET ADDRESS

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	83°46'33"	25.00'	36.55'	22.42'	33.38'	S 24°42'40"W
C 2	15°41'51"	205.59'	56.33'	28.34'	56.15'	N 09°19'41"W
C 3	17°40'05"	736.21'	227.02'	114.42'	226.12'	S 57°16'26"E
C 4	17°40'05"	766.21'	236.27'	119.08'	235.34'	S 57°16'26"E
C 5	14°37'40"	766.21'	195.61'	98.34'	195.08'	S 55°45'13"E
C 6	3°02'26"	766.21'	40.66'	20.33'	40.65'	S 64°35'16"E
C 7	2°51'14"	211.51'	10.54'	5.27'	10.53'	S 31°39'29"W
C 8	83°48'34"	175.59'	256.84'	157.57'	234.55'	S 18°41'03"W
C 9	10°34'04"	796.21'	146.85'	73.64'	146.65'	S 53°43'27"E
C 10	89°14'36"	25.00'	38.94'	24.67'	35.12'	S 14°23'15"E
C 11	25°57'30"	211.51'	95.83'	48.75'	95.01'	S 46°03'52"W
C 12	1°32'43"	211.51'	5.70'	2.85'	5.70'	S 59°48'58"W
C 13	13°12'21"	205.59'	47.38'	23.80'	47.28'	S 53°59'09"W
C 14	24°25'52"	205.59'	87.66'	44.51'	87.00'	S 35°10'03"W
C 15	24°25'52"	205.59'	87.66'	44.51'	87.00'	S 10°44'11"W
C 16	83°50'23"	145.59'	213.41'	131.06'	194.81'	N 18°35'38"E
C 17	12°22'16"	151.51'	32.71'	16.42'	32.65'	N 54°24'12"E
C 18	17°59'12"	151.51'	47.56'	23.98'	47.37'	N 39°13'25"E
C 19	30°21'28"	181.51'	96.17'	49.24'	95.05'	S 45°24'36"W
C 20	83°39'46"	25.00'	36.50'	22.38'	33.35'	N 72°03'42"E

LOT	SQ. FEET	ACREAGE
5027	17055	0.392
5028	17867	0.410
5029	17434	0.400
5030	18245	0.419
5031	21063	0.484
5032	46921	1.077
5033	59117	1.357
5034	17067	0.392
5035	20436	0.469
5036	21705	0.498
5037	13922	0.320
5038	12587	0.289
5039	14144	0.325

SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEYS 4399 AND 5245, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS A TOTAL AREA OF 8.466 ACRES OF WHICH 1.634 ACRES ARE IN THE STREET RIGHTS-OF-WAY, LEAVING A NET AREA OF 6.832 ACRES IN BUILDING LOTS. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SHADOWBROOKE SUBDIVISION PHASE II AS SURVEYED IN APRIL OF 2000, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.



Jeffrey F. Lee
JEFFREY F. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 13, 2000

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID A. YOUNKMAN, AS MANAGING MEMBER OF M.Y. DEVELOPMENT, LTD., OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREON AND DOES HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER. HE WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES
SIGNATURE *Don Stevens* MANAGING MEMBER
PRINTED NAME *Don Stevens*
SIGNATURE *David A. Younkman*
PRINTED NAME *David A. Younkman*

STATE OF OHIO
COUNTY OF LOGAN
BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME DAVID A. YOUNKMAN WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS 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
22nd DAY OF May 2001
Virginia M. Beasley
NOTARY PUBLIC

VIRGINIA M. BEASLEY
Notary Public, State of Ohio
My Commission Expires April 5, 2003

APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 01-34 RECORDED IN CITY COUNCIL'S RECORD BOOK _____ ON THIS 5 DAY OF May 2001

MAYOR *Robert C. Lutz* PRESIDENT, BELLEFONTAINE CITY COUNCIL *William R. Patterson*

APPROVED THIS 16th DAY OF May 2001 BELLEFONTAINE CITY ENGINEER *F. N. ...*

APPROVED THIS 22nd DAY OF May 2001 CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION *David E. Zimmerman*

APPROVED THIS 18th DAY OF May 2001 CLERK, BELLEFONTAINE CITY COUNCIL *Vicki Younkman*

PREAPPROVAL *Jon C. Hines* 5-17-01
PLAT CHECKED *Jon C. Hines* 5-23-01

TRANSFERRED THIS 23rd DAY OF May 2001 AUDITOR, LOGAN COUNTY, OHIO *Michael E. Foder*

RECORDED IN PLAT CABINET B, SLIDE 61A-61B RECEIVED FOR RECORD AT 2:10 O'CLOCK PM THIS 23rd DAY OF May 2001.
RECORDER, LOGAN COUNTY, OHIO *Linda Hancock*

NOTES:

THE MEMBERS' RESOLUTION REGARDING THE MANAGING MEMBER IS FILED IN THE LOGAN COUNTY RECORDER'S OFFICE AT OFFICIAL RECORD 471, PAGE 171.
THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

20010004885

DEVELOPER
M.Y. DEVELOPMENT, LTD.
1025 TOWNSHIP ROAD 47
WEST LIBERTY, OHIO 43357

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LEE SURVEYING & MAPPING CO., INC.
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SHADOWBROOKE SUBDIVISION

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

V.M.S. 4399 AND 5245 PHASE II

NOTES:

- IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE TWO FEET DIAMETER EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE FOR MONUMENTATION. NO SURFACE OR BURIED UTILITIES OF ANY KIND MAY BE PLACED WITHIN THESE EASEMENT AREAS.
- THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN THE SHADOWBROOKE RESIDENTIAL COMMUNITY AREA. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY UTILITY EASEMENT.
- LOTS 5027 AND 5039 SHALL NOT HAVE A DIRECT DRIVEWAY ACCESS TO SHAWNEE TRACE.
- EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN R-1 ZONE.
- THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.
THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS, AND RESERVATION OF EASEMENTS FOR SHADOWBROOKE RESIDENTIAL COMMUNITY AS FILED IN THE LOGAN COUNTY, OHIO OFFICIAL RECORD 303, PAGE 711-741.
- THE CERTIFICATE AND ARTICLES OF ORGANIZATION PERTAINING TO M.Y. DEVELOPMENT, LTD ARE FILED IN THE LOGAN COUNTY, OHIO OFFICIAL RECORD 303, PAGE 451, AND RECORDED ON ROLL 5240 AT FRAME 0722 OF THE RECORDS OF INCORPORATION AND MISCELLANEOUS FILINGS OF THE OFFICE OF THE SECRETARY OF STATE.
- WALKWAY EASEMENT
M.Y. DEVELOPMENT, LTD, GRANTOR, AND AS APPROVED BY THE CITY OF BELLEFONTAINE, GRANTEE, AND DATED MAY 16, 2001, IS RECORDED IN OFFICIAL RECORD 499, PAGE 428 WITH AN EXHIBIT FILED IN PLAT CABINET B, SLIDE 60B.
- THE NOTICE OF ANNEXATION SUBJECTING PHASE II TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS AND RESERVATION OF EASEMENTS FOR SHADOWBROOKE RESIDENTIAL COMMUNITY AS DATED _____ IS RECORDED IN OFFICIAL RECORD _____, PAGE _____.

DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEYS 4399 AND 5245, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE M.Y. DEVELOPMENT ORIGINAL 52.953 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 270, PAGE 659 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY OF SHAWNEE TRACE AT THE NORTHEAST CORNER OF SHADOWBROOKE SUBDIVISION PHASE I, (PLAT CABINET B, SLIDE 16).

THENCE, WITH THE NORTH RIGHT-OF-WAY OF SHAWNEE TRACE EXTENDED, (60 FEET WIDE), A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°-40'-05", A RADIUS OF 736.21 FEET, AN ARC LENGTH OF 227.02 FEET AND THE CHORD BEARING S 57°-16'-26" E, A DISTANCE OF 226.12 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE NORTHWESTERLY LINE OF SHAWNEE TRACE EXTENDED, S 86°-06'-28" E, A DISTANCE OF 137.97 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 31°-19'-25" W, A DISTANCE OF 265.74 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 37°-15'-46" W, A DISTANCE OF 125.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 35°-50'-24" E, A DISTANCE OF 103.61 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 64°-33'-42" W, A DISTANCE OF 201.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 36°-14'-29" W, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 67°-39'-14" W, A DISTANCE OF 164.06 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 23°-24'-03" E, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 66°-35'-57" W, A DISTANCE OF 83.64 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 23°-24'-03" W, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°-46'-33", A RADIUS OF 25.00 FEET, AND ARC LENGTH OF 36.55 FEET AND A CHORD BEARING S 24°-42'-40" W, A DISTANCE OF 33.38 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°-41'-51", A RADIUS OF 205.59 FEET, AND ARC LENGTH OF 56.33 FEET AND A CHORD BEARING N 9°-19'-41" W, A DISTANCE OF 56.15 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 87°-11'-30" W, A DISTANCE OF 370.49 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE EAST LINE OF THE ZEVA CORPORATION, AN OHIO CORPORATION, 19.432 ACRES TRACT (O.R. 66, PG. 323), N 3°-49'-24" E, A DISTANCE OF 276.00 FEET TO A CONCRETE MONUMENT FOUND.

THENCE, WITH THE SOUTH LINE OF LOT 4967 AND LOT 4968 OF SAID SHADOWBROOKE SUBDIVISION PHASE I, N 88°-19'-24" E, A DISTANCE OF 265.00 FEET TO A 5/8 INCH IRON ROD FOUND.

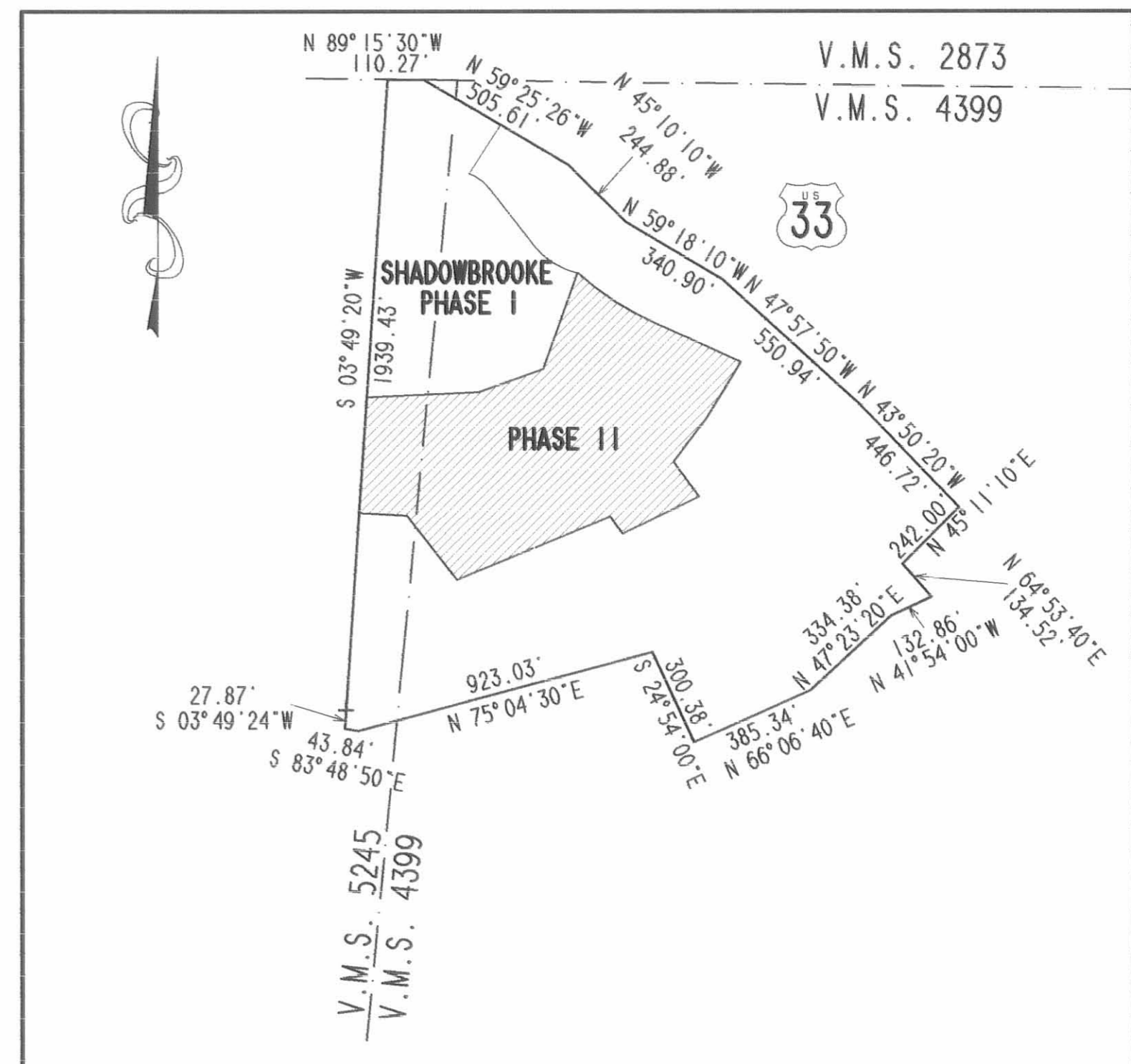
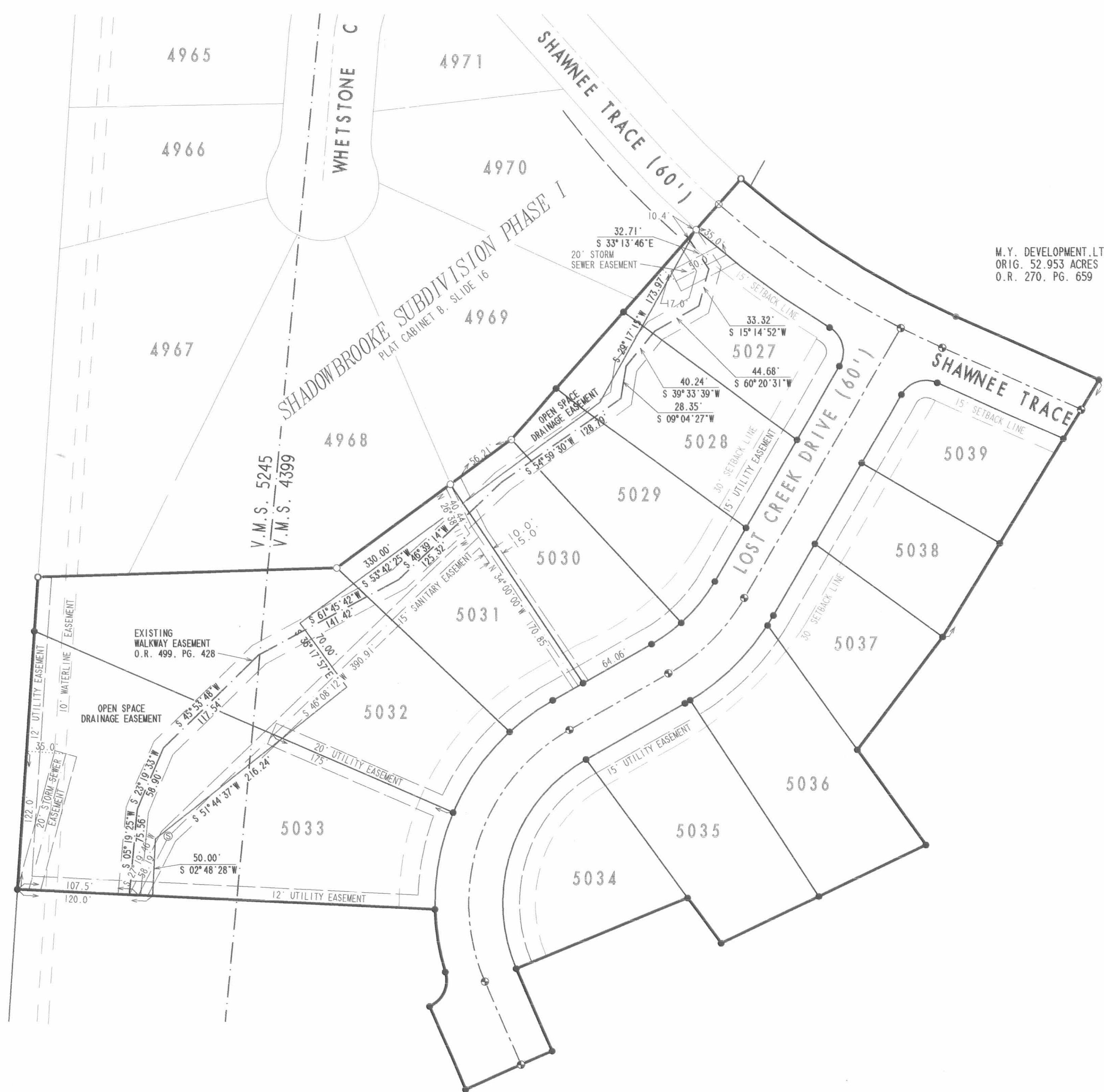
THENCE, WITH THE SOUTHEASTERLY LINES OF SAID LOT 4968 AND LOT 4969, N 53°-42'-26" E, A DISTANCE OF 192.00 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE EASTERLY LINES OF SAID LOT 4969 AND LOT 4970, AND SAID LINE EXTENDED, N 41°-33'-37" E, A DISTANCE OF 306.77 FEET TO THE POINT OF BEGINNING.

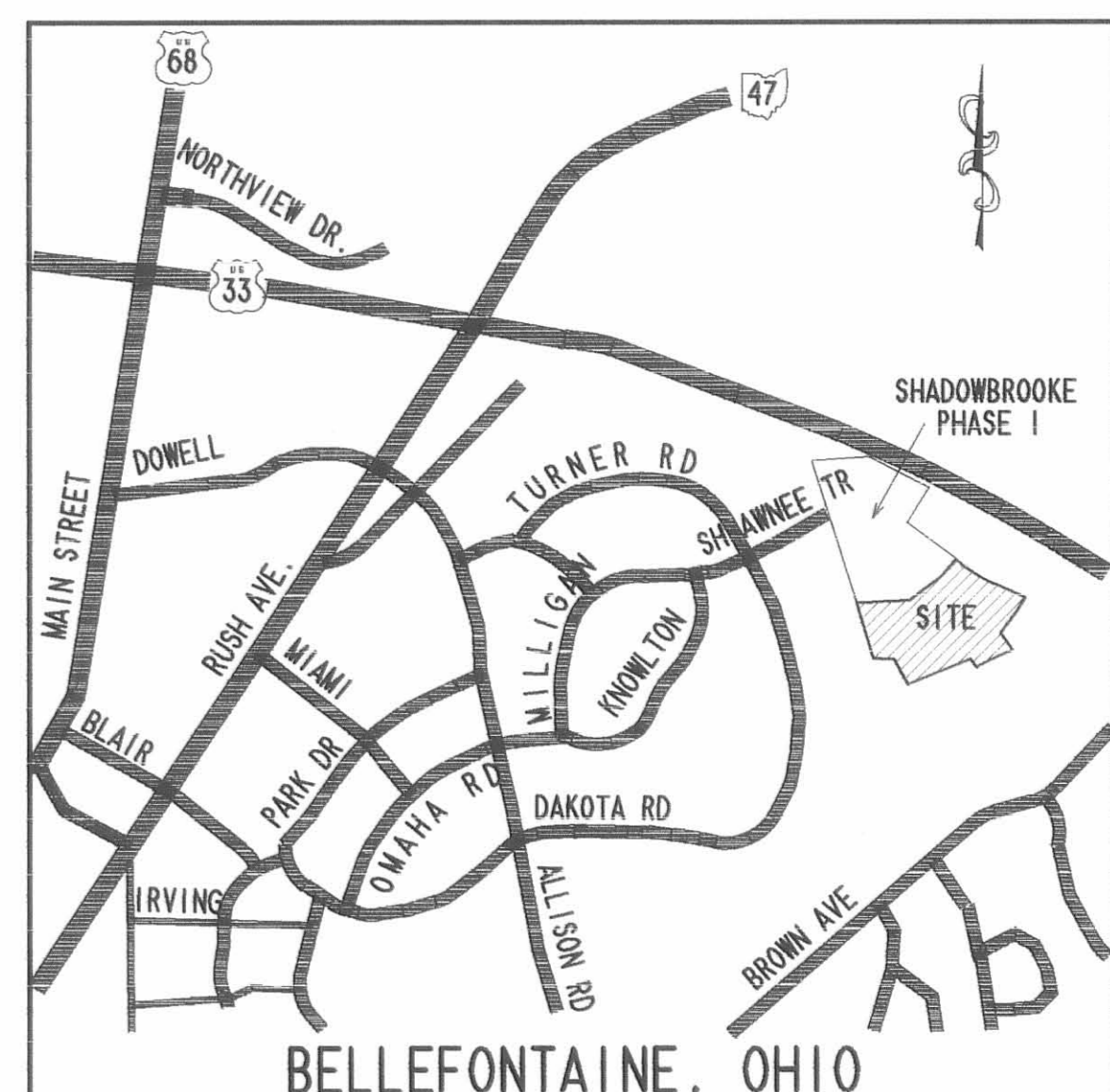
CONTAINING 8.466 ACRES, OF WHICH 1.634 ACRES ARE WITHIN THE STREET RIGHTS-OF-WAY, 1.294 ACRES ARE IN VIRGINIA MILITARY SURVEY 5245 AND 7.172 ACRES ARE IN VIRGINIA MILITARY SURVEY 4399.

THE BASIS FOR BEARINGS IS THE EASTERLY LINE OF LOT 4970, BEING N 41°-33'-37" E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. IN NOVEMBER OF 1995.

DESCRIPTION PREPARED BY: JEFFREY I. LEE, PROFESSIONAL SURVEYOR 6359 ON NOVEMBER 13, 2000.



OVERLAY MAP
NO SCALE



VICINITY MAP
NO SCALE

A-156B

A-156B