

# Sloan Boulevard Professional Park-Phase 1

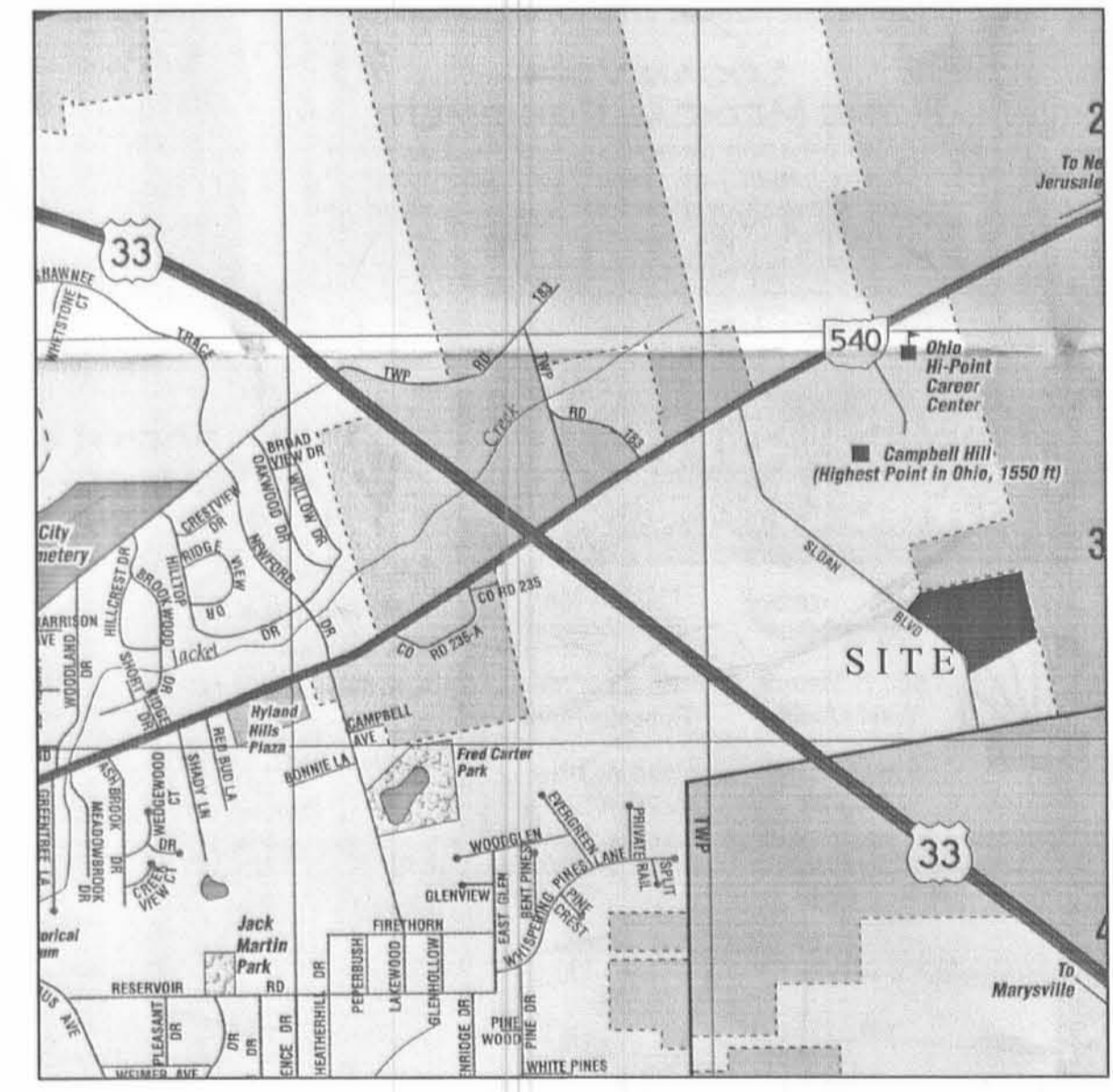
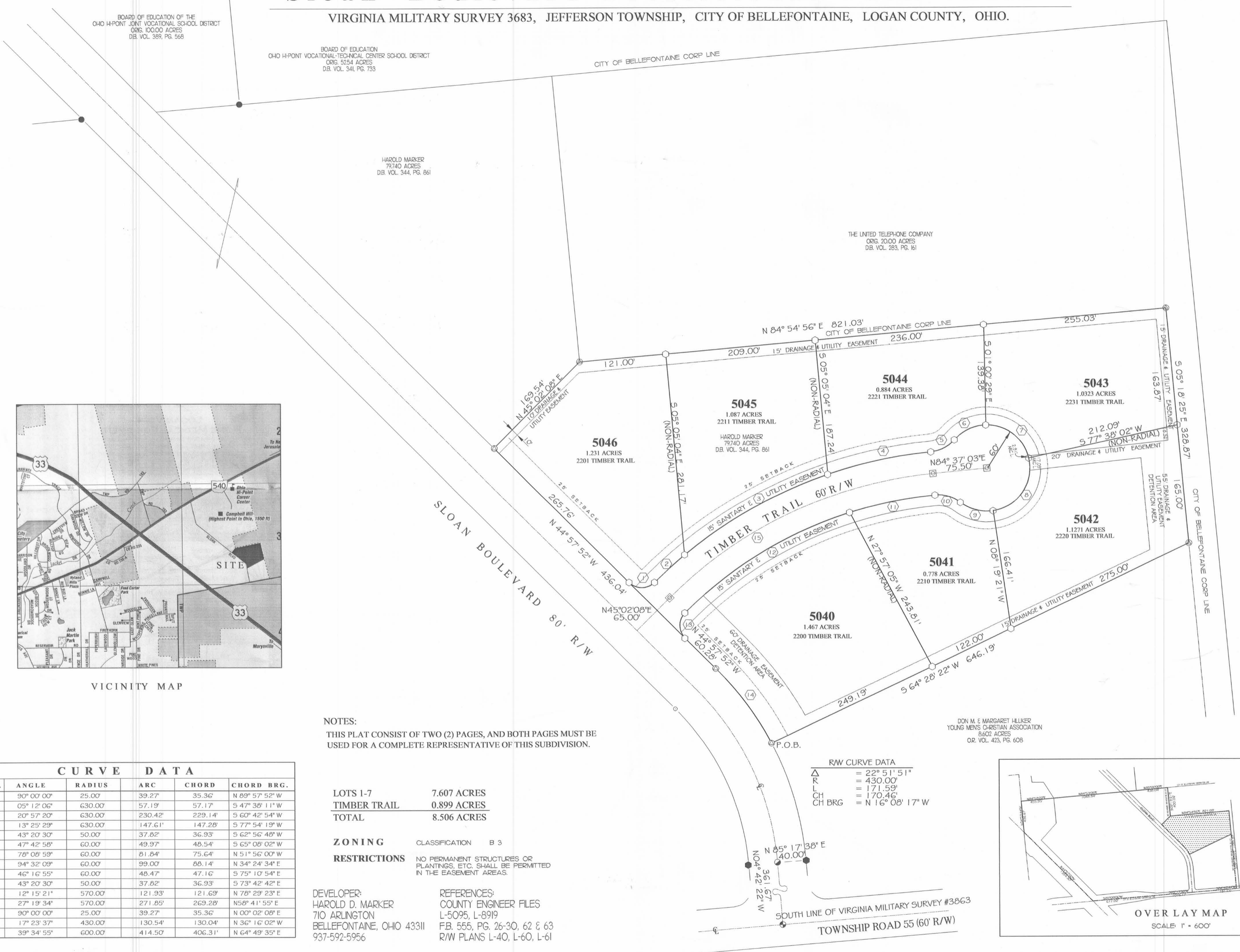
VIRGINIA MILITARY SURVEY 3683, JEFFERSON TOWNSHIP, CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO.

BOARD OF EDUCATION OF THE  
OHIO H-POINT JOINT VOCATIONAL SCHOOL DISTRICT  
ORIG. 100.00 ACRES  
DB. VOL. 389, PG. 568

BOARD OF EDUCATION  
OHIO H-POINT VOCATIONAL-TECHNICAL CENTER SCHOOL DISTRICT  
ORIG. 525.4 ACRES  
DB. VOL. 341, PG. 733

HAROLD MARKER  
79.740 ACRES  
DB. VOL. 344, PG. 661

THE UNITED TELEPHONE COMPANY  
ORIG. 20.00 ACRES  
DB. VOL. 283, PG. 161



VICINITY MAP

**NOTES:**  
THIS PLAT CONSIST OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATIVE OF THIS SUBDIVISION.

CURVE DATA					
NO.	ANGLE	RADIUS	ARC	CHORD	CHORD BRG.
1	90° 00' 00"	25.00'	39.27'	35.36'	N 89° 57' 52" W
2	05° 12' 06"	630.00'	57.19'	57.17'	S 47° 38' 11" W
3	20° 57' 20"	630.00'	230.42'	229.14'	S 60° 42' 54" W
4	13° 25' 29"	630.00'	147.61'	147.28'	S 77° 54' 19" W
5	43° 20' 30"	50.00'	37.82'	36.93'	S 62° 56' 48" W
6	47° 42' 58"	60.00'	49.97'	48.54'	S 65° 08' 02" W
7	78° 08' 59"	60.00'	81.84'	75.64'	N 51° 56' 00" W
8	94° 32' 09"	60.00'	99.00'	88.14'	N 34° 24' 34" E
9	46° 16' 55"	60.00'	48.47'	47.16'	S 75° 10' 54" E
10	43° 20' 30"	50.00'	37.82'	36.93'	S 73° 42' 42" E
11	12° 15' 21"	570.00'	121.93'	121.69'	N 78° 29' 23" E
12	27° 19' 34"	570.00'	271.85'	269.28'	N 58° 41' 55" E
13	90° 00' 00"	25.00'	39.27'	35.36'	N 00° 02' 08" E
14	17° 23' 37"	430.00'	130.54'	130.04'	N 36° 16' 02" W
15	39° 34' 55"	600.00'	414.50'	406.31'	N 64° 49' 35" E

LOTS 1-7  
TIMBER TRAIL  
TOTAL

7.607 ACRES  
0.899 ACRES  
8.506 ACRES

**ZONING** CLASSIFICATION B 3

**RESTRICTIONS** NO PERMANENT STRUCTURES OR PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS.

DEVELOPER:  
HAROLD D. MARKER  
710 ARLINGTON  
BELLEFONTAINE, OHIO 43311  
937-592-5956

REFERENCES:  
COUNTY ENGINEER FILES  
L-5095, L-8919  
FB. 555, PG. 26-30, 62 & 63  
R/W PLANS L-40, L-60, L-61

RW CURVE DATA

Δ	= 22° 51' 51"
R	= 430.00'
L	= 171.59'
CH	= 170.46'
CH BRG	= N 16° 08' 17" W



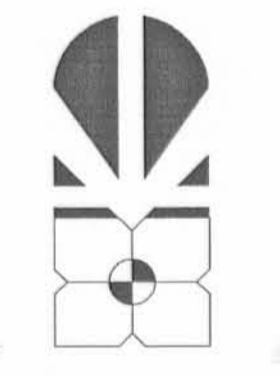
OVERLAY MAP  
SCALE: 1" = 600'

THOMAS & MARKER CONSTRUCTION CO.  
2084 US 68 SOUTH - PO. BOX 250  
BELLEFONTAINE, OHIO 43311  
937-599-2160 - FAX 937-599-6170



KUSMER & ASSOCIATES, INC.  
622 WEST STATE STREET  
PREWITT, OHIO 43420  
PHONE 419-332-7056  
FAX 419-332-7056  
E-MAIL kuser@earthlink.net

Surveyors  
Engineers  
Architects



NORTH  
ASSUMED  
SCALE: 1" = 60'

DATE 12-21-2001  
DRAWN wrk CH.  
REVISION  
**rev-2**  
SHEET  
**1 of 2**  
O1444E1

# Sloan Boulevard Professional Park-Phase I

VIRGINIA MILITARY SURVEY 3683, JEFFERSON TOWNSHIP, CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO.

## APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 01-68 RECORDED IN COUNCIL'S RECORD BOOK 2001 ON THIS 25<sup>th</sup> DAY OF September 2001.

APPROVED THIS 28<sup>th</sup> DAY OF December 2001.

*William Patterson*  
MAYOR, CITY OF BELLEFONTAINE

APPROVED THIS 28<sup>th</sup> DAY OF December 2001.

*William Patterson*  
PRESIDENT, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 28<sup>th</sup> DAY OF December 2001.

*Sicki Yoakam*  
CLERK, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 27<sup>th</sup> DAY OF December 2001.

*Halley L. Noin*  
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 28<sup>th</sup> DAY OF December 2001.

*David E. Zimmerman* 12/28/01  
CHAIRMAN, BELLEFONTAINE PLANNING COMMISSION

PLAT PRE-APPROVAL

*Jan L. Davis* 12-27-01

PLAT CHECKED

*Jan L. Davis* 12-28-01

TRANSFERRED THIS 28<sup>th</sup> DAY OF DECEMBER, 2001.

*Michael E. Godwin*  
AUDITOR, LOGAN COUNTY, OHIO.

20010013582  
RECORDED IN PLAT CABINET B SLIDE 71B+72A RECEIVED FOR RECORD AT 3:40 O'CLOCK PM THIS 28<sup>th</sup> DAY OF December, 2001.

*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO.

## LEGEND

DESCRIPTION	SET	FOUND
MONUMENT BOX	☐	☐
CONCRETE MONUMENT	⊗	⊗
IRON ROD	○ 1/2"	● 5/8"
IRON PIPE	○	● 3/4"
RAILROAD SPIKE	⊕	⊕
MAG/PIK NAIL	⊙	⊙

## NOTARY'S CERTIFICATION

STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY PERSONALLY CAME HAROLD D. MARKER AND BARBARA F. MARKER WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26 DAY OF DECEMBER 2001.

*Catherine E. Wallace*  
NOTARY PUBLIC  
CATHERINE E. WALLACE, Notary Public  
in and for the State of Ohio  
My Commission Expires: Sept. 7, 2003

## LEGAL DESCRIPTION FOR A 8.506 ACRE PARCEL

Being a parcel of land situated in Virginia Military Survey 3683, Jefferson Township, City of Bellefontaine, Logan County, Ohio.

Being out of the Harold Marker original 79.74 acre tract as deeded and described in Deed Book Volume 344, Page 861 of the Logan County Records of Deed and being more particularly described as follows:

Beginning at a railroad spike found on the south line of Virginia Military Survey 3863, the City of Bellefontaine Corporation Line and the intersection of the centerlines of Township Road 55 and Sloan Boulevard.

THENCE, with the centerline of Sloan Boulevard, (80 feet wide), N 4° 42' 22" W, a distance 361.67 feet to a MAG nail found at the p.c. of a curve.

THENCE, N 85° 17' 38" E, a distance of 40.00 feet to a 5/8 inch iron rod found on the east right-of-way of Sloan Boulevard.

THENCE, with the east right-of-way of Sloan Boulevard and the west line of the Don M. & Margaret Hilliker Young Men's Christian Association 8.602 acre tract, (D.R. 423, Pg. 608), a curve to the left having a central angle of 22° 51' 51", a radius of 430.00 feet, an arc length of 171.59 feet and a chord bearing N 16° 08' 17" W, a distance of 170.46 feet to a concrete monument set at the TRUE POINT OF BEGINNING.

THENCE, with the east right-of-way of Sloan Boulevard, a curve to the left having a central angle of 17° 23' 37", a radius of 430.00 feet, an arc length of 130.54 feet and a chord bearing N 36° 16' 02" W, a distance of 130.04 feet to a concrete monument set.

THENCE, with the east right-of-way of Sloan Boulevard, N 44° 57' 52" W, a distance of 436.04 feet to a set concrete monument.

THENCE, N 45° 02' 08" E, a distance of 169.54 feet to a concrete monument set.

THENCE, with the west line of The United Telephone Company's original 20.00 acre tract as described in Deed Book Volume 283, Page 161, N 84° 54' 56" E, a distance of 821.03 feet to a concrete monument set.

THENCE, with the west line of the said 20.00 acre tract, S 5° 18' 25" E, a distance of 328.87 feet to a concrete monument set.

THENCE, with the north line of the aforementioned 8.602 acre tract, S 64° 28' 22" W, a distance of 646.19 feet to the point of beginning.

Containing 8.506 acres.

The basis for bearings is the centerline of the westbound lanes of U.S. Route 33, being N 44° 57' 00" W, and all other bearings are from angles and distances measured in a field survey by Kusmer and Associates, Inc. in April, 2001.

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 SLOAN BOULEVARD PROFESSIONAL PARK-PHASE I. 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.

THE STORM DETENTION AREAS AND THE DRAINAGE EASEMENTS INDICATED ON THE PLAT SHALL BE FOR THE DETENTION AND TRANSPORT OF SURFACE AND STORM WATERS FROM THE SLOAN BOULEVARD PROFESSIONAL PARK-PHASE I, AND SHALL BE FOR THE BENEFIT OF ALL LOT OWNERS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT HAROLD D. MARKER AND BARBARA F. MARKER, HUSBAND AND WIFE, PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC'S USE FOREVER. THEY WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

HAROLD D. MARKER  
710 ARLINGTON  
BELLEFONTAINE, OHIO 43311  
937-592-5956

*Harold D. Marker*  
HAROLD D. MARKER  
*Joanna Pinkerton*  
WITNESS

*Barbara F. Marker*  
BARBARA F. MARKER

*Brenda Harless*  
WITNESS

*Marilyn Bailey*  
WITNESS

*Rebecca Jones*  
WITNESS

## SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY NO. 3683, JEFFERSON TOWNSHIP CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO. THE TRACT HAS AN AREA OF 0.899 ACRES IN THE STREETS AND 7.607 ACRES IN THE LOTS, MAKING A TOTAL OF 8.506 ACRES. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON THE CURVES ARE ARC DISTANCES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SLOAN BOULEVARD PROFESSIONAL PARK AS SURVEYED IN APRIL 2001 AND THAT ALL MONUMENTS AND IRON RODS AS SHOWN HEREON HAVE BEEN FOUND OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.

*W. Robert Kusmer*  
W. ROBERT KUSMER, P.S. #6754  
KUSMER & ASSOCIATES, INC.  
622 W. STATE STREET  
FREMONT, OHIO 43420

THOMAS & MARKER CONSTRUCTION CO.

2084 US 68 SOUTH - PO BOX 250  
BELLEFONTAINE, OHIO 43311  
937.599.2160 - FAX 937.599.6170



KUSMER & ASSOCIATES, INC.

622 WEST STATE STREET  
FREMONT, OHIO 43420  
PHONE 419-332-1027  
FAX 419-332-7056  
E-MAIL kuser@kusa.net

Architects  
Engineers  
Surveyors



SCALE: NONE

DATE 12-21-2001

DRAWN wrk CH.

REVISION  
**rev-2**

SHEET  
**2 of 2**

O1444E1