

# Sloan Boulevard Professional Park-Phase 2

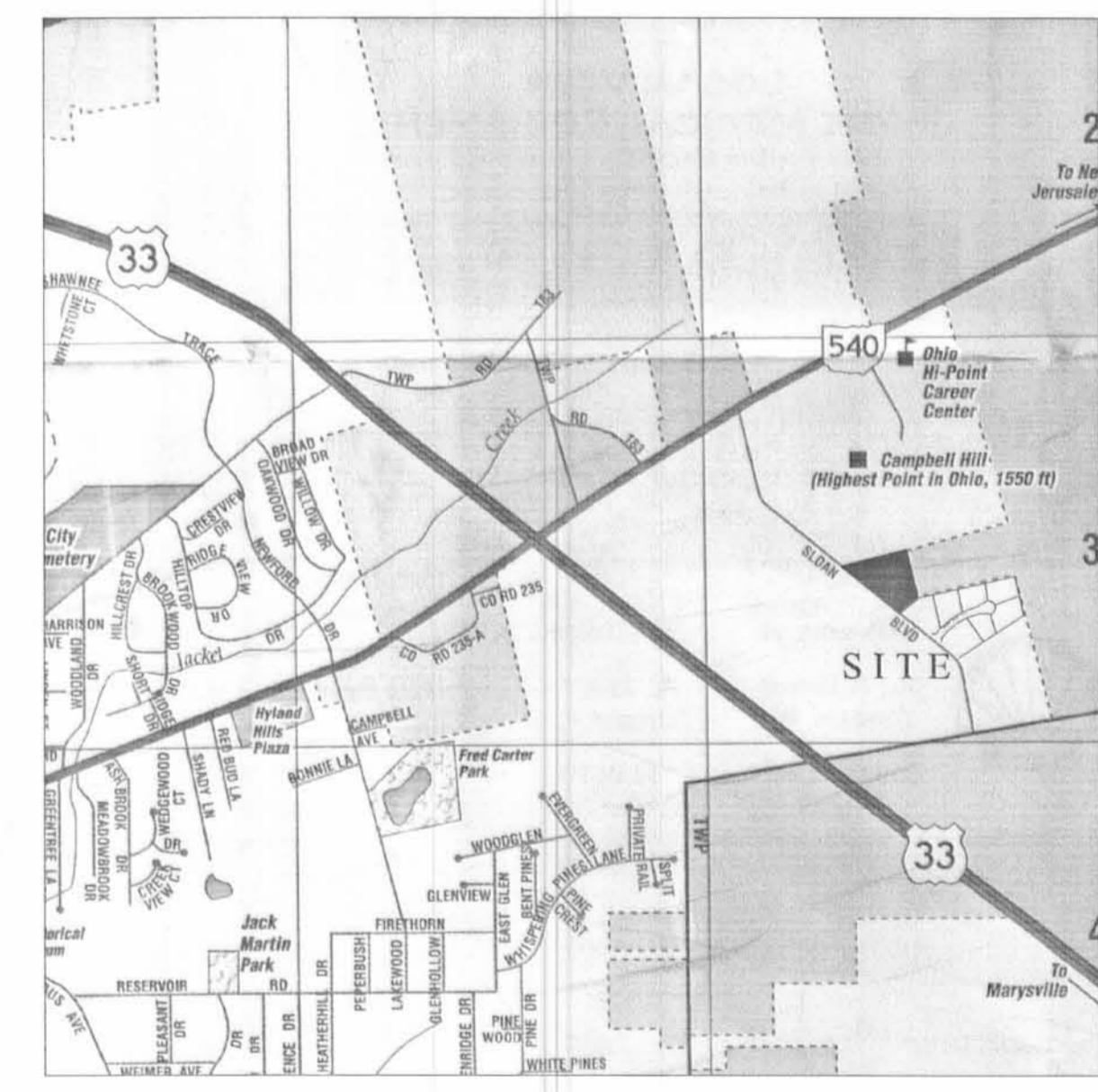
VIRGINIA MILITARY SURVEY 3683, JEFFERSON TOWNSHIP, CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO.

BOARD OF EDUCATION OF THE  
OHIO H-POINT JOINT VOCATIONAL SCHOOL DISTRICT  
ORIG. 10,000 ACRES  
D.B. VOL. 389, PG. 568

BOARD OF EDUCATION  
OHIO H-POINT VOCATIONAL-TECHNICAL CENTER SCHOOL DISTRICT  
ORIG. 5254 ACRES  
D.B. VOL. 341, PG. 733

HAROLD MARKER  
79,740 ACRES  
D.B. VOL. 344, PG. 861

THE UNITED TELEPHONE COMPANY  
ORIG. 20,000 ACRES  
D.B. VOL. 283, PG. 161



VICINITY MAP

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	36° 52' 12"	50.00'	32.18'	31.62'	S 26° 36' 02" W
3	61° 52' 39"	50.00'	54.00'	51.41'	S 39° 06' 16" W
4	68° 13' 08"	50.00'	59.53'	56.08'	N 75° 50' 51" W
5	64° 30' 47"	50.00'	56.30'	53.37'	N 09° 28' 53" W
6	59° 07' 50"	50.00'	51.60'	49.34'	N 52° 20' 25" E
7	36° 52' 12"	50.00'	32.18'	31.62'	N 63° 28' 14" E
8	90° 00' 00"	25.00'	39.27'	35.36'	N 00° 02' 08" E
9	17° 23' 37"	430.00'	130.54'	130.04'	N 36° 16' 02" W

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

LOTS 1-4 3.598 ACRES  
EWING CRAWFIS 0.241 ACRES  
TOTAL 3.839 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  
F.B. 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

DON M. E. MARGARET HILLIKER  
YOUNG MEN'S CHRISTIAN ASSOCIATION  
6602 ACRES  
O.R. VOL. 423, PG. 608



OVER LAY 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  
FREMONT, OHIO 43420  
PHONE 419-332-1027  
FAX 419-332-1028  
E-MAIL kusmer@earthlink.net

Surveyors  
Engineers  
Architects

**North Arrow**  
ASSUMED  
SCALE: 1" = 60'

DATE 2-13-2003  
DRAWN wrk CH.  
REVISION  
**Rev-1**  
SHEET  
**1 of 2**  
OI444EI

# Sloan Boulevard Professional Park-Phase 2

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. 02-104 RECORDED IN COUNCIL'S RECORD BOOK 02 ON THIS 10<sup>th</sup> DAY OF Dec 2002.

APPROVED THIS 28 DAY OF April 2003.

*Robert E. Lutz*  
MAYOR, CITY OF BELLEFONTAINE

APPROVED THIS 24 DAY OF April 2003.

*William M. Peterson*  
PRESIDENT, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 24<sup>th</sup> DAY OF April 2003.

*Dicki Yuskarn*  
CLERK, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 29<sup>th</sup> DAY OF April 2003.

*Felley L. Notaris*  
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 28<sup>th</sup> DAY OF April 2003.

*Doug E. Zimmerman*  
CHAIRMAN, BELLEFONTAINE PLANNING COMMISSION

PLAT PRE-APPROVAL

*Jon L. H...* 5-23-03

PLAT CHECKED

*Jon L. H...* 5-23-03

TRANSFERRED THIS 27<sup>th</sup> DAY OF May 2003.

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

RECORDED IN PLAT CABINET 13 SLIDE 83B-81A RECEIVED FOR RECORD AT 9:05 O'CLOCK AM THIS 27<sup>th</sup> DAY OF May 2003.

*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO.

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 2, AND SHALL BE FOR THE BENEFIT OF ALL LOT OWNERS.

### LEGEND

DESCRIPTION	SET	FOUND
MONUMENT BOX	☐	☐
CONCRETE MONUMENT	⊗	⊗
IRON ROD	○ 1/2"	● 5/8"
IRON PIPE	○	● 3/4" unless noted
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 24<sup>th</sup> DAY OF April 2003.

*Judy A. Tom*  
NOTARY PUBLIC, State of Ohio  
My Commission Expires 8-9-04

### LEGAL DESCRIPTION FOR A 3.839 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 the Virginia Military Survey 3863, on the City of Bellefontaine Corporation Line and at the intersection of the centerlines of Township Road 55 (60' R/W) and Sloan Boulevard (80' R/W);

THENCE, with the centerline of Sloan Boulevard, (80 feet wide), N 04° 42' 22" W, a distance of 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 southwest corner of Lot Number 5040 of the Sloan Boulevard Professional Park - Phase I as recorded in Plat Cabinet B, Slides 71B-72A;

THENCE, with the east right-of-way of Sloan Boulevard and the west line of the said Sloan Boulevard Professional Park - Phase I, 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, continuing with the east right-of-way of Sloan Boulevard and said Professional Park, N 44° 57' 52" W a distance of 436.04 feet to a concrete monument set marking the POINT OF BEGINNING, said point being the northwest corner of lot number 5046 of said Professional Park;

THENCE, continuing with the east right-of-way of Sloan Boulevard N 44° 57' 52" W, a distance of 663.74 feet to a concrete monument set;

THENCE, with the south line of the Board of Education of the Ohio Hi-Point Joint Vocational School District is original 100.00 acre tract, (Vol. 389, Pg. 568), N 84° 53' 05" E, a distance of 116.45 feet to a 1 inch iron pipe found;

THENCE, with the south line of the Board of Education Ohio Hi-Point Vocation-Technical Center School District original 52.54 acre tract, (Vol. 341, Pg. 733), N 85° 00' 00" E, a distance of 438.04 feet to a concrete monument set;

THENCE, with the west line of the United Telephone Company original 20.00 acre tract, (Vol 283 Pg 161), and the Corporation line of the City of Bellefontaine, S 05° 15' 21" E, a distance of 400.06 feet to a concrete monument set;

THENCE, with the northwest line of said Sloan Boulevard Professional Park - Phase 1 S 45° 02' 08" W, a distance of 169.54 feet to the point of beginning.

Containing 3.839 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 2. 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.

### 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  
WITNESS

*Brenda Harless*  
WITNESS

*Barbara F. Marker*  
BARBARA F. MARKER  
WITNESS

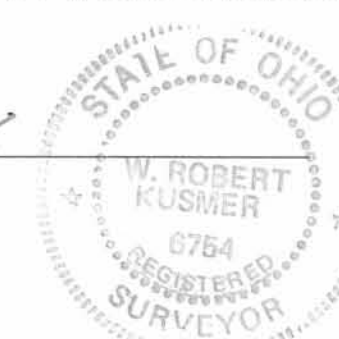
*Melissa McSwish*  
WITNESS

### SURVEYOR'S CERTIFICATION

THE ACCOMPANY 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 0.241 ACRES IN THE STREETS AND 3.598 ACRES IN THE LOTS, MAKING A TOTAL OF 3.839 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.

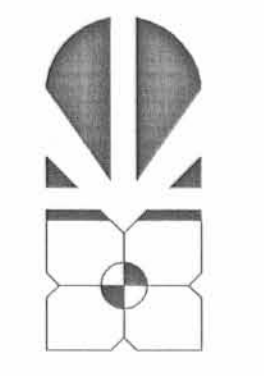
*W. Robert Kusmer*  
W. ROBERT KUSMER P.S. #5754  
KUSMER & ASSOCIATES, INC  
622 W. STATE STREET  
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SCALE: NONE

DATE 4-16-2003

DRAWN wrk CH.

REVISION rev-0

SHEET 2 of 2

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