

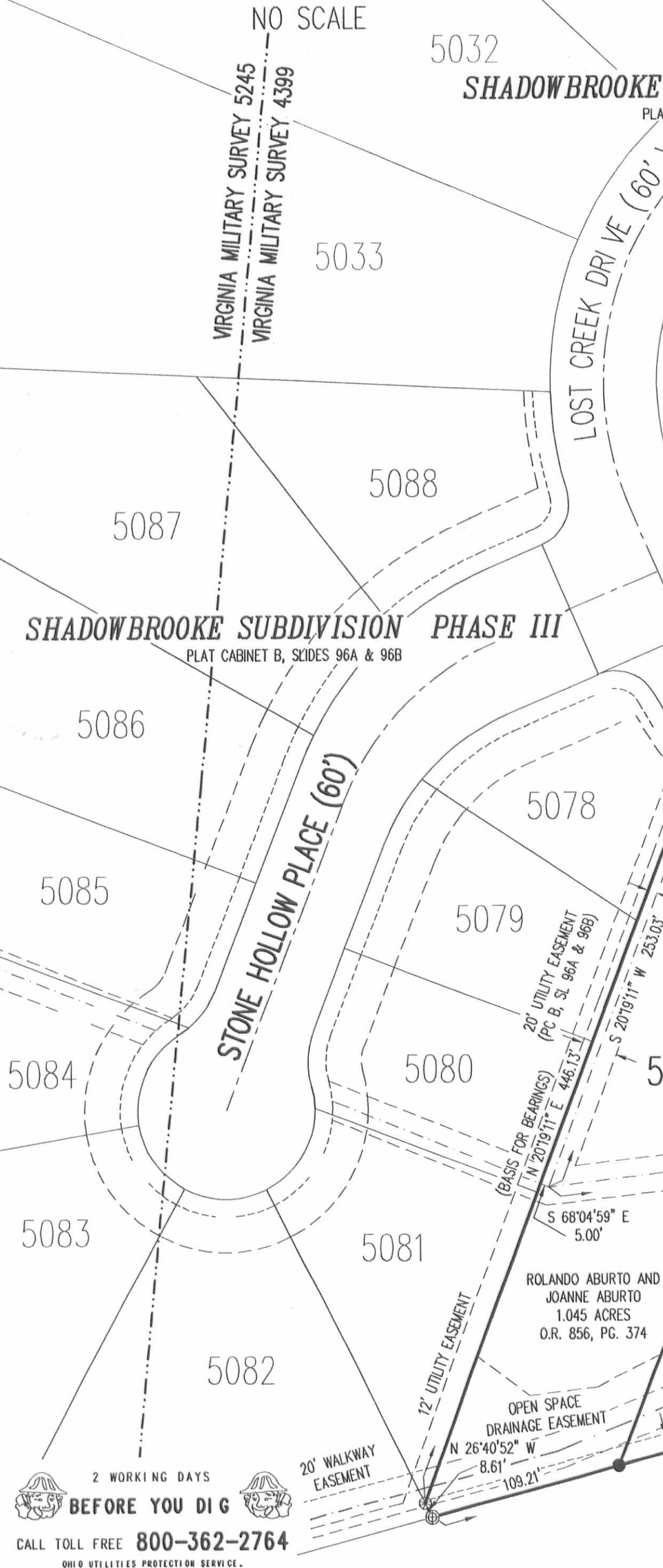
# SHADOWBROOKE SUBDIVISION - PHASE IV

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VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO



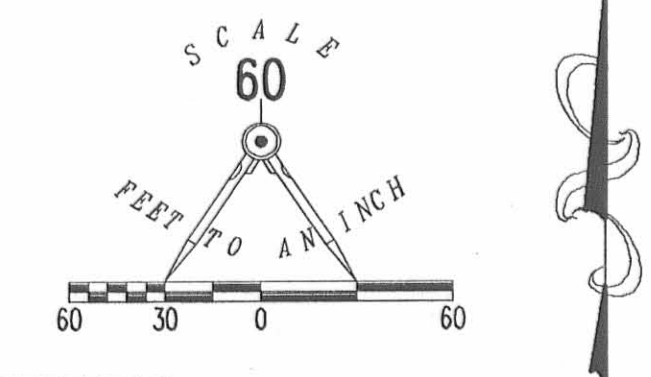
VICINITY MAP



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

- LEGEND:
- 5/8 INCH IRON ROD SET
  - 5/8 INCH IRON ROD FOUND
  - ⊕ RAILROAD SPIKE SET
  - ⊙ RAILROAD SPIKE FOUND
  - CONCRETE MONUMENT SET
  - ⊗ CONCRETE MONUMENT FOUND
  - 3/4 INCH SQUARE IRON ROD FOUND
  - ⊙ SMALL NAIL FOUND IN ASPHALT PATH

5104 LOT NUMBER  
1100 STREET ADDRESS



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID A. YOUNGMAN, AS MANAGING MEMBER OF M.Y. DEVELOPMENT, LTD., OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT AND ROLANDO ABURTO AND JOANNE ABURTO, PROPRIETORS OF 1.045 ACRES, HAVE AUTHORIZED THE PLATING THEREON AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER AND THE EASEMENTS ARE DEDICATED FOR THE PURPOSES INTENDED. HE WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES  
SIGNATURE: *Ruth D. Felder*  
PRINTED NAME: Ruth D. Felder  
SIGNATURE: *Lyman Gantz*  
PRINTED NAME: Lyman Gantz

MANAGING MEMBER  
SIGNATURE: *David A. Younkman*  
PRINTED NAME: DAVID A. YOUNGMAN

STATE OF OHIO  
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME DAVID A. YOUNGMAN 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS  
21 DAY OF August 20 07

*Robert M. Jones*  
NOTARY PUBLIC  
My Commission Expires January 4, 2011

WITNESSES  
SIGNATURE: *Ruth D. Felder*  
PRINTED NAME: Ruth D. Felder  
SIGNATURE: *Lyman Gantz*  
PRINTED NAME: Lyman Gantz

MANAGING MEMBER  
SIGNATURE: *Rolando Aburto*  
PRINTED NAME: ROLANDO ABURTO  
SIGNATURE: *Joanne Aburto*  
PRINTED NAME: JOANNE ABURTO

STATE OF OHIO  
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME ROLANDO ABURTO AND JOANNE ABURTO WHO ACKNOWLEDGES 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS  
21 DAY OF August 20 07

*Robert M. Jones*  
NOTARY PUBLIC  
My Commission Expires January 4, 2011

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°57'19"	214.35'	108.32'	S 53°58'23" E	107.18'
C2	21°53'33"	214.35'	81.90'	S 79°23'49" E	81.40'
C3	14°06'59"	214.35'	52.81'	N 82°35'56" E	52.68'
C4	11°40'36"	445.22'	90.73'	N 81°22'44" E	90.58'
C5	14°00'37"	445.22'	108.87'	S 85°46'39" E	108.60'
C6	00°58'10"	445.22'	7.53'	S 78°17'16" E	7.53'
C7	10°44'37"	505.22'	94.73'	S 83°10'29" E	94.60'
C8	09°56'39"	505.22'	87.69'	S 86°28'53" W	87.58'
C9	05°58'07"	505.22'	52.63'	N 78°31'29" E	52.61'
C10	64°57'51"	154.35'	175.01'	N 1°58'39" W	165.78'
C11	14°35'43"	154.35'	39.32'	N 32°11'51" W	39.21'
C12	01°29'57"	154.35'	4.04'	N 24°08'59" W	4.04'
C13	64°57'51"	184.35'	209.02'	N 71°58'39" W	198.00'
C14	26°39'23"	475.22'	221.09'	N 83°52'08" E	219.10'
C15	48°12'36"	270.00'	227.18'	S 42°00'11" E	220.54'
C16	48°12'36"	270.00'	176.70'	N 42°00'11" W	171.53'
C17	48°12'36"	240.00'	201.94'	S 42°00'11" E	196.04'

NOTES:

- THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.
- 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.
- EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN R-1 ZONE.
- THE MEMBERS' RESOLUTION REGARDING THE MANAGING MEMBER IS FILED IN THE LOGAN COUNTY RECORDER'S OFFICE AT OFFICIAL RECORD 471, PAGE 171.
- 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 WALKWAY EASEMENT IS FOR THE BENEFIT OF, AND USEABLE BY, THE RESPECTIVE TENANTS, AGENTS, LICENSEES, AND INVITEES OF THE LOT OWNERS AND THE CITY OF BELLEFONTAINE IN ACCORDANCE WITH AN EASEMENT AGREEMENT RECORDED AUGUST 16, 2007 IN OFFICIAL RECORD 885, PAGE 319.
- 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.
- THE NOTICE OF ANNEXATION SUBJECTING PHASE IV 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 \_\_\_\_\_.

LOT NO.	SQUARE FEET	ACREAGE
5104	14723	0.338
5105	18912	0.434
5106	18009	0.413
5107	20821	0.478
5108	16850	0.387
5109	18052	0.414
5110	20796	0.477
5111	20481	0.470
5112	22196	0.510
5113	28086	0.645
5114	42303	0.971
5115	39943	0.917

SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 7.781 ACRES OF WHICH 1.327 ACRES ARE IN THE STREET RIGHTS-OF-WAY, LEAVING A NET AREA OF 6.454 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 IV AS SURVEYED IN MAY OF 2007, 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.

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
AUGUST 16, 2007

APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 97-39 RECORDED IN CITY COUNCIL'S RECORD BOOK ON THIS 24 DAY OF July 20 07

*Robert M. Jones*  
MAYOR  
PRESIDENT, BELLEFONTAINE CITY COUNCIL

*Ed Wallace*  
APPROVED THIS 22 DAY OF August 20 07  
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

*Bonnie Pattison*  
APPROVED THIS 23 DAY OF August 20 07  
CLERK, BELLEFONTAINE CITY COUNCIL

*Jan C. Ho*  
PREAPPROVAL 8-20-07  
PLAT CHECKED 8-31-07

*Russell E. Groat*  
TRANSFERRED THIS 31 DAY OF August 20 07  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 110B RECEIVED FOR RECORD AT 1:23 O'CLOCK PM THIS 31 DAY OF August 20 07.

*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO

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

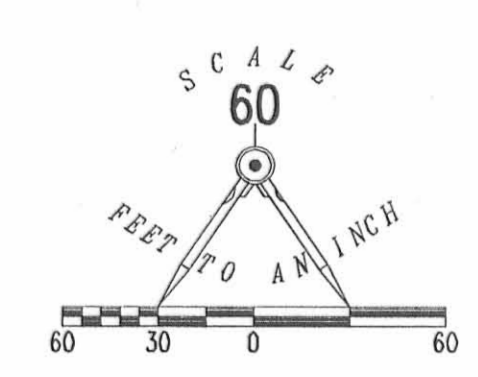
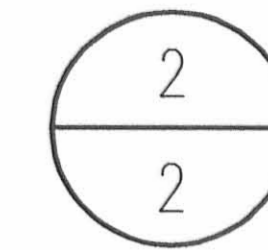
OWNER  
ROLANDO ABURTO AND JOANNE ABURTO  
1501 WHISPERING PINES LANE  
BELLEFONTAINE, OHIO 43311

OWNER  
LEE SURVEYING & MAPPING CO., INC.  
117 North Mcriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

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# SHADOWBROOKE SUBDIVISION - PHASE IV

VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO



### DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE M. Y. DEVELOPMENT, LTD. ORIGINAL 52.953 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 270, PAGE 659 AND ALL OF THE ROLANDO ABURTO AND JOANNE ABURTO 1.045 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 856, PAGE 374 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 5034 OF SHADOWBROOKE SUBDIVISION PHASE II (PLAT CABINET B, SLIDE 61) ON THE EAST RIGHT-OF-WAY OF LOST CREEK DRIVE.

THENCE, WITH THE LINES OF SHADOWBROOKE SUBDIVISION PHASE II, THE FOLLOWING THREE COURSES:

N 67°-39'-14"E, A DISTANCE OF 164.06 FEET TO A 5/8 INCH IRON ROD FOUND.

S 36°-14'-29"E, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND.

N 64°-33'-42"E, A DISTANCE OF 201.00 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, S 8°-29'-27"E, A DISTANCE OF 69.94 FEET TO A CONCRETE MONUMENT SET.

THENCE, N 83°-24'-34"E, A DISTANCE OF 116.67 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 79°-28'-58"E, A DISTANCE OF 125.93 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 12°-11'-49"W, A DISTANCE OF 221.85 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°-58'-10", A RADIUS OF 445.22 FEET, AN ARC LENGTH OF 7.53 FEET, A CHORD BEARING S 78°-17'-16"E, A DISTANCE OF 7.53 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 6°-22'-05"W, A DISTANCE OF 215.09 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE NORTH LINE EXTENDED AND THE NORTH LINE OF THE CITY OF BELLEFONTAINE, OHIO, ORIGINAL 9.88 ACRE TRACT (VOL. 347, PG. 315, PARCEL W), S 75°-02'-01"W, A DISTANCE OF 699.11 FEET TO A CONCRETE MONUMENT FOUND.

THENCE, WITH THE LINES OF SHADOWBROOKE SUBDIVISION PHASE II (PLAT CABINET B, SLIDE 96A & 96B), THE FOLLOWING THREE COURSES:

N 26°-40'-52"W, A DISTANCE OF 8.61 FEET TO A SMALL NAIL FOUND IN ASPHALT PATH.

N 20°-19'-11"E, A DISTANCE OF 446.13 FEET TO A CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF LOST CREEK DRIVE.

N 50°-30'-17"E, A DISTANCE OF 60.00 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY OF LOST CREEK DRIVE.

THENCE, WITH THE LINES OF SHADOWBROOKE SUBDIVISION PHASE III AND THE EAST RIGHT-OF-WAY OF LOST CREEK DRIVE, THE FOLLOWING THREE COURSES:

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°-35'-43", A RADIUS OF 154.35 FEET, AN ARC LENGTH OF 39.32 FEET, A CHORD BEARING N 32°-11'-51"W, A DISTANCE OF 39.21 FEET TO A 5/8 INCH IRON ROD SET.

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°-29'-57", A RADIUS OF 154.35 FEET, AN ARC LENGTH OF 4.04 FEET, A CHORD BEARING N 24°-08'-58"W, A DISTANCE OF 4.04 FEET TO A CONCRETE MONUMENT FOUND.

N 23°-24'-03"W, A DISTANCE OF 5.98 FEET TO A CONCRETE MONUMENT FOUND.

THENCE, WITH A WEST LINE OF THE SAID SHADOWBROOKE SUBDIVISION PHASE II AND THE EAST RIGHT-OF-WAY OF LOST CREEK DRIVE, N 23°-24'-03"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.233 ACRES.

THE BASIS FOR BEARINGS IS THE EAST LINE OF SHADOWBROOKE SUBDIVISION PHASE III, BEING N 20°-19'-11"E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON MAY 18, 2007.

DESCRIPTION PREPARED BY: WILLIAM K. BRUCE, PROFESSIONAL SURVEYOR 7437 ON MAY 18 2007.

### DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE M. Y. DEVELOPMENT, LTD. 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 ON A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 5039 OF SHADOWBROOKE SUBDIVISION PHASE II (PLAT CABINET B, SLIDE 61) AT THE SOUTHEAST CORNER OF SHAWNEE TRACE.

THENCE, WITH THE EAST LINE OF SHAWNEE TRACE AND SHADOWBROOKE SUBDIVISION PHASE II, N 31°-19'-25"E, A DISTANCE OF 60.51 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, S 66°-06'-29"E, A DISTANCE OF 191.73 FEET TO A CONCRETE MONUMENT SET, PASSING A 5/8 INCH IRON ROD FOUND AT 122.03 FEET.

THENCE, WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°-12'-36", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 227.18 FEET, A CHORD BEARING S 42°-00'-11"E, A DISTANCE OF 220.54 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 72°-06'-07"W, A DISTANCE OF 60.00 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°-12'-36", A RADIUS OF 210.00 FEET, AN ARC LENGTH OF 176.70 FEET, A CHORD BEARING N 42°-00'-11"W, A CHORD DISTANCE OF 171.53 FEET TO A CONCRETE MONUMENT SET.

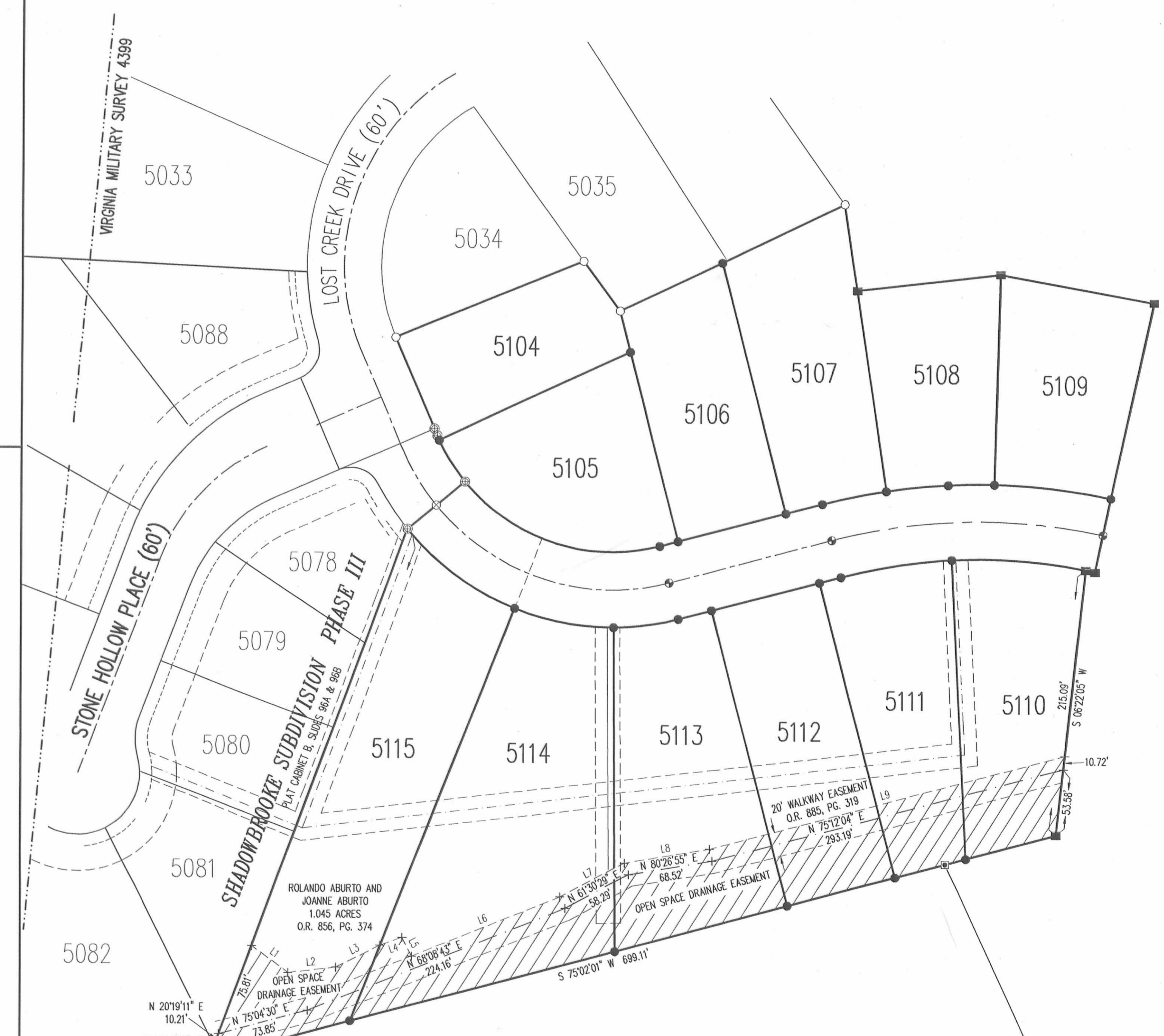
THENCE, N 66°-06'-29"W, A DISTANCE OF 199.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.548 ACRE.

THE BASIS FOR BEARINGS IS THE EAST LINE OF SHADOWBROOKE SUBDIVISION PHASE III, BEING N 20°-19'-11"E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON MAY 18, 2007.

DESCRIPTION PREPARED BY: WILLIAM K. BRUCE, PROFESSIONAL SURVEYOR 7437 ON MAY 18 2007.

### 20' WALKWAY EASEMENT & OPEN SPACE DRAINAGE EASEMENT

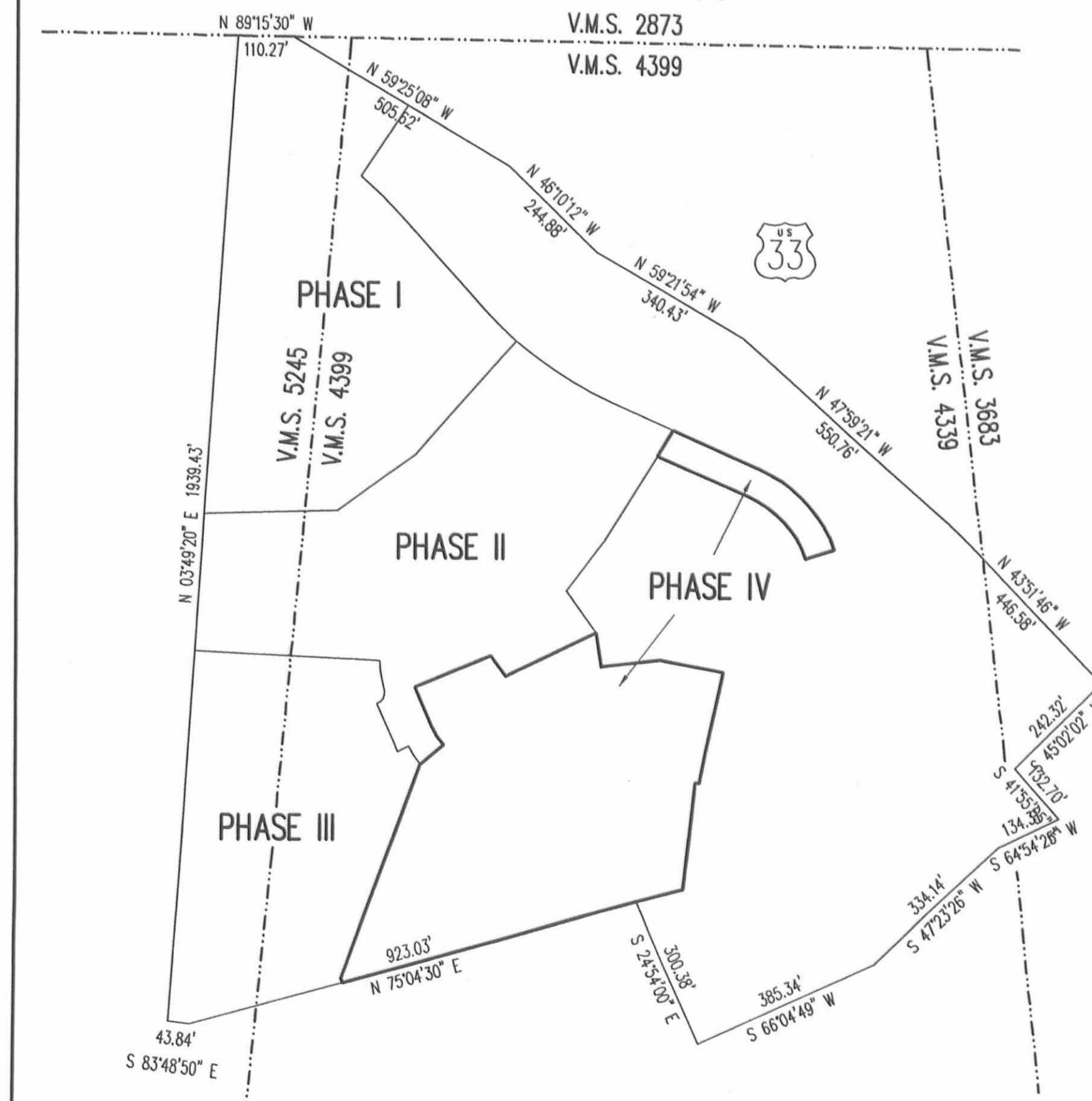


BEARINGS AND DISTANCES ALONG OPEN SPACE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	S 54°03'25" E	36.32'
L2	N 83°34'30" E	38.88'
L3	N 63°31'49" E	39.67'
L4	N 70°11'56" E	19.05'
L5	S 27°00'13" E	16.60'
L6	N 68°08'43" E	129.09'
L7	N 61°30'29" E	59.37'
L8	N 80°26'55" E	69.73'
L9	N 75°12'04" E	296.60'

### OVERLAY MAP

NOT TO SCALE  
O.R.C. 711.02 (B)



### NOTE:

THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

2 WORKING DAYS BEFORE YOU DIG

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