

WILLOWS END, EASTERN AVENUE AND EASEMENT DEDICATION PLAT

VIRGINIA MILITARY SURVEY 4478,
CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
LOGAN COUNTY, OHIO

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, STORM SEWERS, SANITARY SEWERS OR OPERATION OF GAS, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
TWO THREE DEVELOPMENT, LLC.

Mike Ebbing
MIKE EBBING
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Logan, S.S.
BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TWO THREE DEVELOPMENT, LLC., MIKE EBBING, ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.
Patricia W. Myers
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: March 9, 2021

Cabinet B, Slide 144B-142A
Filed in LOGAN COUNTY OH
PATRICIA MYERS, COUNTY RECORDER
08-12-2019 at 03:36 pm. Fee: 172.80
20190209474 PLAT

APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 19-43, RECORDED IN CITY COUNCIL'S RECORD BOOK 2019, ON THIS 23rd DAY OF July, 2019.

Ben Stahler MAYOR
Patricia Myers PRESIDENT CITY COUNCIL

APPROVED THIS 31st DAY OF July, 2019
Foley L. Brown
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 31st DAY OF July, 2019
Mark Babin
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

APPROVED THIS 31st DAY OF August, 2019
Bonnie Campbell
CLERK, BELLEFONTAINE CITY COUNCIL

PREAPPROVAL BY: *Sybil M. Cochran* 7-30-19
PLAT CHECKED BY: *Sybil M. Cochran* 8-9-19

TRANSFERRED THIS 9th DAY OF August, 2019
AUDITOR, LOGAN COUNTY, OHIO: *John Rosen*

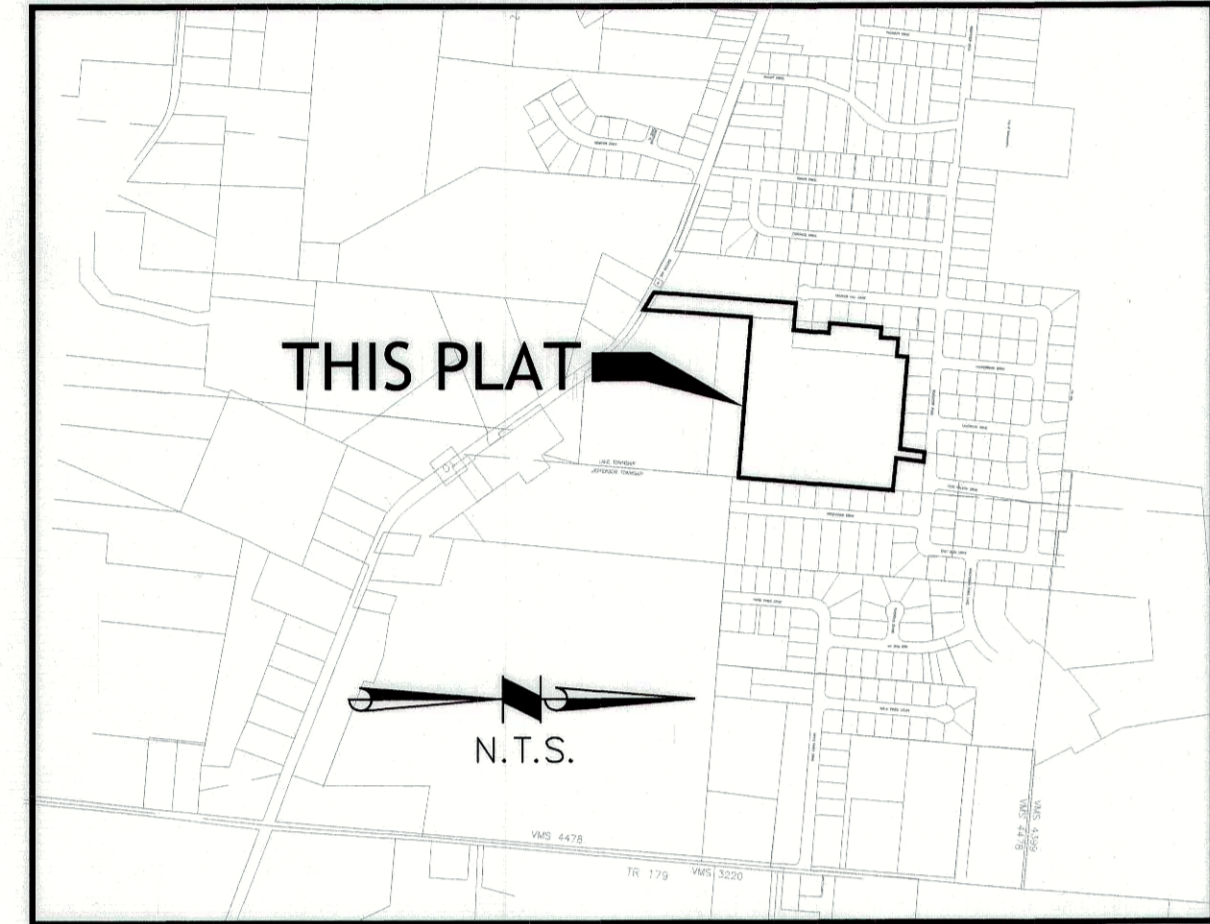
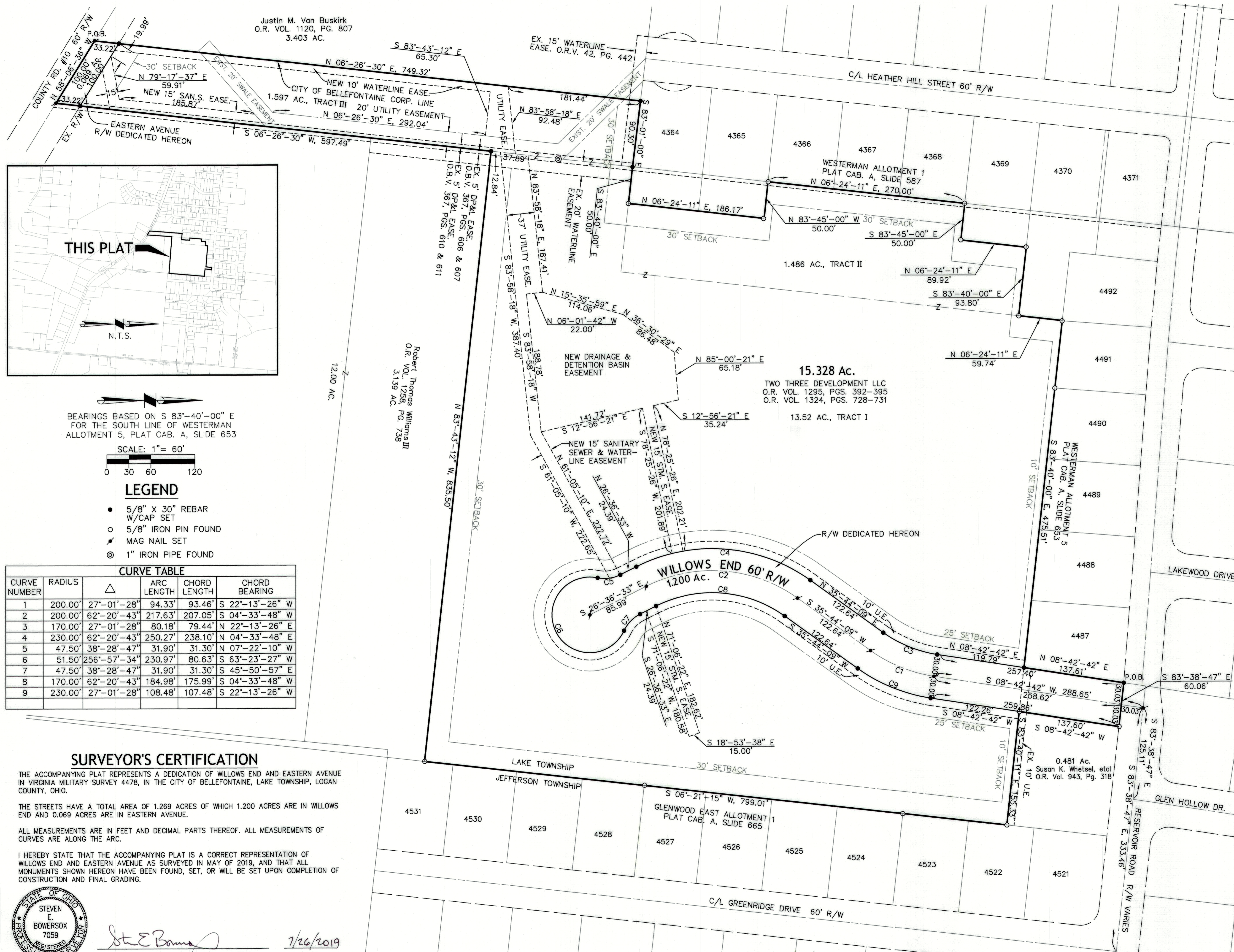
RECORDED IN PLAT CABINET B, SLIDE 142A, RECEIVED FOR RECORD AT 3:36 O'CLOCK PM THIS 12th DAY OF August, 2019. FEE \$ 172.80

RECORDER, LOGAN COUNTY, OHIO: *Patricia W. Myers*

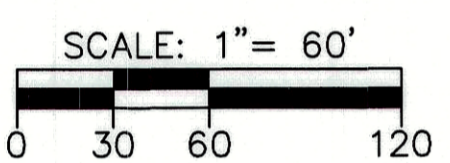
OWNER/
DEVELOPER
TWO THREE DEVELOPMENT LLC.
5775 ST. RT. 219
CELINA, OH 45365

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE: 07-26-2019
DRAWN BY: seb
JOB NUMBER: LOGBEL1803_fin
SHEET NUMBER: 1 of 2



BEARINGS BASED ON S 83°-40'-00" E FOR THE SOUTH LINE OF WESTERMAN ALLOTMENT 5, PLAT CAB. A, SLIDE 653



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- 5/8" IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ 1" IRON PIPE FOUND

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	27°-01'-28"	94.33'	93.46'	S 22°-13'-26" W
2	200.00'	62°-20'-43"	217.63'	207.05'	S 04°-33'-48" W
3	170.00'	27°-01'-28"	80.18'	79.44'	N 22°-13'-26" E
4	230.00'	62°-20'-43"	250.27'	238.10'	N 04°-33'-48" E
5	47.50'	38°-28'-47"	31.90'	31.30'	N 07°-22'-10" W
6	51.50'	256°-57'-34"	230.97'	80.63'	S 63°-23'-27" W
7	47.50'	38°-28'-47"	31.90'	31.30'	S 45°-50'-57" E
8	170.00'	62°-20'-43"	184.98'	175.99'	S 04°-33'-48" W
9	230.00'	27°-01'-28"	108.48'	107.48'	S 22°-13'-26" W

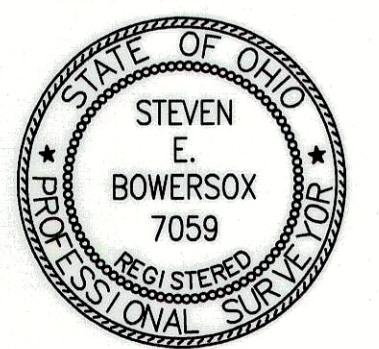
SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A DEDICATION OF WILLOWS END AND EASTERN AVENUE IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

THE STREETS HAVE A TOTAL AREA OF 1.269 ACRES OF WHICH 1.200 ACRES ARE IN WILLOWS END AND 0.069 ACRES ARE IN EASTERN AVENUE.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS OF CURVES ARE ALONG THE ARC.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF WILLOWS END AND EASTERN AVENUE AS SURVEYED IN MAY OF 2019, AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AND FINAL GRADING.



Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059
DATE: 7/26/2019

WILLOWS END, EASTERN AVENUE AND EASEMENT DEDICATION PLAT

VIRGINIA MILITARY SURVEY 4478,
CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
LOGAN COUNTY, OHIO

**WILLOWS END
STREET RIGHT OF WAY DEDICATION
1.200 ACRES**

BEING 1.200 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 13.52 ACRES, TRACT I, OWNED BY TWO THREE DEVELOPMENT, LLC AND DESCRIBED IN OFFICIAL RECORD VOLUME 1295, PAGES 392-395 ALSO OFFICIAL RECORD VOLUME 1324, PAGES 728-731, SAID 1.200 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set in the northeasterly corner of lot number 4487 of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653 and being also in the southerly right of way line of Reservoir Road;

thence, South 83°38'47" East, 60.06 feet, along the southerly right of way line of Reservoir Road, to a 5/8" iron pin found in the northwesterly corner of a 0.481 acre tract owned by Susan K. Whetsel, etal, as recorded in Official Record Volume 943, page 318;

thence, South 08°42'42" West, 259.86 feet, along the westerly line of the aforesaid 0.481 acre tract and the southerly projection thereof, to an iron pin set, passing for reference a 5/8" iron pin found at 137.60 feet;

thence, Southwesterly, 108.48 feet, along the arc of a curve to the right having a radius of 230.00 feet, an interior angle of 27°01'28" and a chord 107.48 feet in length bearing South 22°13'26" West, to an iron pin set;

thence, South 35°44'09" West, 122.64 feet, to an iron pin set;

thence, Southwesterly, 184.98 feet, along the arc of a curve to the left having a radius of 170.00 feet, an interior angle of 62°20'43" and a chord 175.99 feet in length bearing South 04°33'48" West, to an iron pin set;

thence, South 26°36'33" East, 24.39 feet, to an iron pin set;

thence, Southeasterly, 31.90 feet, along the arc of a curve to the left having a radius of 47.50 feet, an interior angle of 38°28'47" and a chord 31.30 feet in length bearing South 45°50'57" East, to an iron pin set;

thence, Southwesterly, 230.97 feet, along the arc of a curve to the right having a radius of 51.50 feet, an interior angle of 256°57'34" and a chord 80.63 feet in length bearing South 63°23'27" West, to an iron pin set;

thence, Northwesterly, 31.90 feet, along the arc of a curve to the left having a radius of 47.50 feet, an interior angle of 38°28'47" and a chord 31.30 feet in length bearing North 07°22'10" West, to an iron pin set;

thence, North 26°36'33" West, 24.39 feet, to an iron pin set;

thence, Northeasterly, 250.27 feet, along the arc of a curve to the right having a radius of 230.00 feet, an interior angle of 62°20'43" and a chord 238.10 feet in length bearing North 04°33'48" East, to an iron pin set;

thence, North 35°44'09" East, 122.64 feet, to an iron pin set;

thence, Northeasterly, 80.18 feet, along the arc of a curve to the left having a radius of 170.00 feet, an interior angle of 27°01'28" and a chord 79.44 feet in length bearing North 22°13'26" East, to an iron pin set;

thence, North 08°42'42" East, 257.40 feet, to the principal place of beginning, passing for reference an iron pin set at 119.79 feet, in the southeasterly corner of the aforesaid lot number 4487.

Containing 1.200 acres more or less and all being dedicated as Willows End right of way.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped C.O.E.C., SEB, PS7059.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on South 83°40'00" East for the south line of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653.

**EASTERN AVENUE
STREET RIGHT OF WAY DEDICATION
0.069 ACRES**

BEING 0.069 ACRES LOCATED IN VIRGINIA MILITARY SURVEY 4478, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND BEING OUT OF 1.597 ACRES, TRACT III, OWNED BY TWO THREE DEVELOPMENT, LLC AND DESCRIBED IN OFFICIAL RECORD VOLUME 1295, PAGES 392-395 ALSO OFFICIAL RECORD VOLUME 1324, PAGES 728-731, SAID 0.069 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a mag nail set in the southwesterly corner of the above referenced Tract III, the southeasterly corner of a 3.403 acre tract owned by Justin M. Van Buskirk (O.R. Vol. 1120, page 807) and being also in the centerline of Eastern Avenue;

thence, North 06°26'30" East, 33.22 feet, along the westerly line of said Tract III and easterly line of said 3.403 acre tract, to an iron pin set in the northerly right of way line of Eastern Avenue;

thence, South 58°06'36" East, 100.00 feet, along the northerly right of way line of Eastern Avenue, to an iron pin set in the easterly line of said Tract III and the westerly line of a 12.00 acre tract owned by Robert Thomas Williams III (O.R. Vol. 1258, page 738);

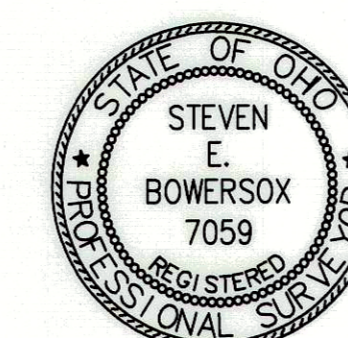
thence, South 06°26'30" West, 33.22 feet, along the easterly line of said Tract III and the westerly line of said 12.00 acre tract, to a mag nail set in the centerline of Eastern Avenue and being also the southeasterly corner of said Tract III;

thence, North 58°06'36" West, 100.00 feet, along the centerline of Eastern Avenue and southerly line of said Tract III, to the principal place of beginning.

Containing 0.069 acres more or less and all being dedicated as Eastern Avenue right of way.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped C.O.E.C., SEB, PS7059.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on South 83°40'00" East for the south line of Westerman Allotment 5 as filed in Plat Cabinet A, slide 653.



St. E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

1/26/2019
DATE

 ChoiceOne Engineering <small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</small>	DATE: 07-26-2019
	DRAWN BY: seb
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	SHEET NUMBER: 2 OF 2