

PINEBROOKE PLANNED UNIT DEVELOPMENT

VIRGINIA MILITARY SURVEYS 3220 AND 5738, CITY OF BELLEFONTAINE,
JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

MARCH, 2021

DEDICATION AND ACKNOWLEDGEMENT:

The undersigned, RPM Engineering LLC, an Ohio limited liability company (the "Declarant"), owner of the Property plotted herein, hereby certifies that this Plat correctly represents the Property which comprises PINEBROOKE P.U.D. in Bellefontaine, Ohio (the "Planned Unit Development"), and Declarant does hereby authorize and accept this Plat and dedicate to private use the Private Road designated as Blazing Trail and Common Areas shown herein and not heretofore dedicated. The Property and each Lot transferred herefrom, and Private Road and Common Areas, shall be subject to the terms, provisions, covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions, Restrictions, Road Right-of-Ways, Easements, Assessments and Assessment Liens applicable to the P.U.D. (the "Declaration"). The dedication to public use of all streets and portions of streets designated as Township Road 179 and U.S. Route 33 as shown upon this Map; said dedication are for any and all public uses upon said streets and portions thereof. The Declaration is hereby incorporated herein by reference. The capitalized terms set forth in this Declaration and as used on this Plat are defined terms in the Declaration shall have the same meanings in this Declaration as set forth in the Declaration.

The Private Road and Common Areas are dedicated for the private and exclusive use and access of the Declarant, Owner, Occupants, police, firemen, emergency personnel and others as specified in the Declaration. No public agency, state, county, township or municipality is responsible for maintenance, repair, reconstruction, etc. of the Private Road and Common Areas and the responsibility rests with the PINEBROOKE P.U.D. Homeowners Association Inc., an Ohio nonprofit corporation, as specified in the Declaration.

Any use of the Lots and Improvements shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Logan County, Ohio, the City of Bellefontaine and/or Jefferson Township, for the benefit of the Declarant and the future Owners, and their respective heirs, successors and assigns, taking title through the Declarant. Building minimum setback distances for the Lots will be set at twenty five (25) feet from outside boundary of Road right-of-way on this Plat.

The following Road Right-of-Ways (Reserve A) and Easements are reserved and dedicated with respect to the Property and the P.U.D.:

- (a) All road right-of-ways and easements shown on this Plat;
- (b) A sixty (60) foot Road Right-of-Way identified as (Reserve A) includes the private street and flanking utilities within the sixty (60) foot designation.
- (c) A five (5) foot easement running along each side of sanitary system lines that are not included within the sixty (60) foot right-of-way (Reserve A) designation.

The foregoing road right-of-ways and easements are reserved and dedicated for the following purposes:

- (i) Public and Private Utility uses above and beneath the surface of the ground;
- (ii) The construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable, fiber optics, or other utility lines or services.
- (iii) The removal of any and all trees, vegetation or other obstructions to the use of said utilities; and
- (iv) The construction, operation, maintenance, repair, replacement, or removal of Improvements above and beneath the surface of the ground which are part of the drainage system used for the detention and transport of surface and storm waters for the P.U.D., or which are necessary to support and operate such drainage system, including without limitation, subsurface tile and drain outlets.
- (v) The "Open Spaces" Recreational Common area easement dedicated on this Plat is to be used for PINEBROOKE ("P.U.D.") residents for recreation or social purposes and is readily accessible by all PINEBROOKE ("P.U.D.") residents.

It shall be lawful for any such utility, public or private, or its employees, agents or contractors, to enter upon the Private Road and said road right-of-ways and easements at any time for the purpose of carrying out the objectives for which said right-of-ways and easements are reserved and dedicated. Except for items necessary for the purpose of carrying out the objectives for which said road right-of-ways are reserved and dedicated, the "Declarant" may determine where permanent structures and plantings are to be permitted within the right-of-ways running along each side of the Private Road.

In addition to the foregoing road right-of-ways and easements, an exclusive two (2) feet diameter easement is reserved and dedicated at all Property corners and points of curvature for monumentation. No surface of buried utilities of any kind may be placed within these easement areas.

Ownership of any Improvements and Common Areas and Common Facilities, including the Private Road, is set forth in the Declaration. This plat consists of three (3) pages and all pages must be used for complete representation of the P.U.D.

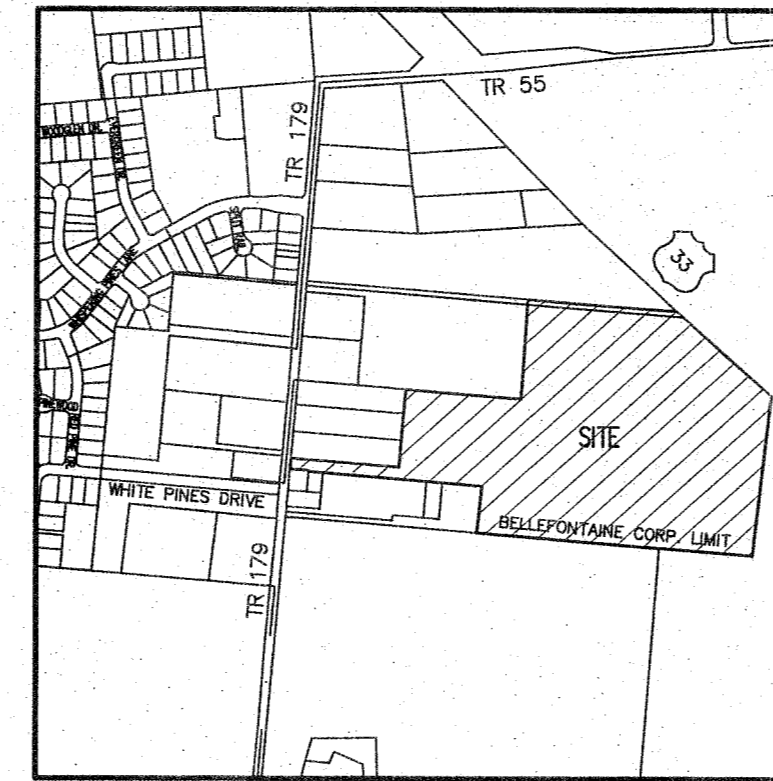
OWNER AND DECLARANT:
RPM Engineering LLC, an Ohio limited liability company

By: Richard Moldas
Richard Moldas, Member

STATE OF OHIO, COUNTY OF LOGAN, SS:

This instrument was acknowledged before me on this 14th day of July, 2021, by Richard Moldas as Member of RPM Engineering LLC, an Ohio limited liability company, on behalf of said company.

Kae O'Lea
Notary Public



LOCATION MAP
NOT TO SCALE

OWNER AND DECLARANT:
RPM ENGINEERING LLC.

BY: Richard Moldas

PRINT NAME: Richard Moldas

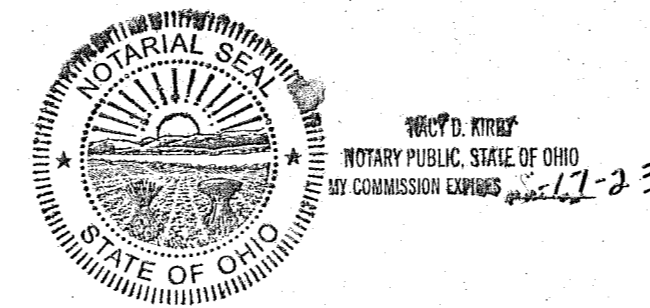
TITLE: Owner & Declarant

STATE OF OHIO, COUNTY OF LOGAN ss:

Before me, a Notary Public, in and for said County, on this 14th day of July, 2021, personally came Richard Moldas, who acknowledge 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 hereunto set my hand and affixed my official seal this 14th day of July, 2021.

Kae O'Lea
Notary Public
My Commission Expires: 8-1-23



SURVEYOR'S CERTIFICATE

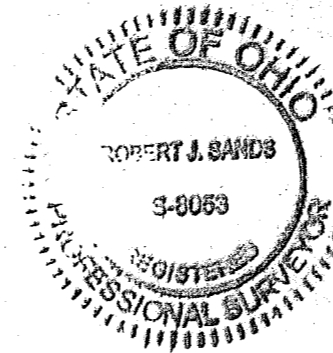
The accompanying plat represents a planned unit development in Virginia Military Surveys 3220 and 5738, City of Bellefontaine, Jefferson Township, Logan County, Ohio. The tract has an area of 2.695 acres in Private Streets, 45.991 acres in lots and 1.812 acres within the public road rights-of-way of Township Road 179 and U.S. Route 33, making a total of 50.498 acres.

All measurements are in U.S. feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of "Pinebrooke Planned Unit Development" as surveyed March, 2021 and that all monuments have been set or will be set upon completion of construction as directed by the declarant.

DLZ Ohio, Inc.

BY: Robert J. Sands 07/10/21
Robert J. Sands
Professional Surveyor No. S-8053



The within public easements are hereby approved and accepted for public maintenance by Ordinance No. 21-32 recorded in City Council's Record Book 2021 on this day of June 22nd, 2021.

APPROVED THIS 7th DAY OF July, 2021.

Ben Stahler
Mayor of Bellefontaine

APPROVED THIS 7th DAY OF July, 2021.

By City
President, Bellefontaine City Council

APPROVED THIS 13th DAY OF July, 2021.

Bonnie Campbell
Clerk, Bellefontaine City Council

APPROVED THIS 7th DAY OF July, 2021.

F. J. ..., P.E., P.S.
Bellefontaine City Engineer

APPROVED THIS 7th DAY OF July, 2021.

[Signature]
Chairman, Bellefontaine City Planning Commission

Plat Pre-approved Angela M. Cochran 7-7-2021

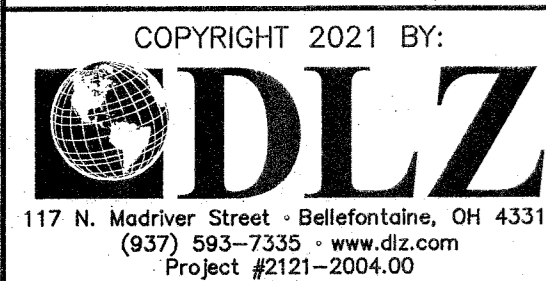
Plat Checked [Signature] 7-14-21

Transferred this day of July 14, 2021.

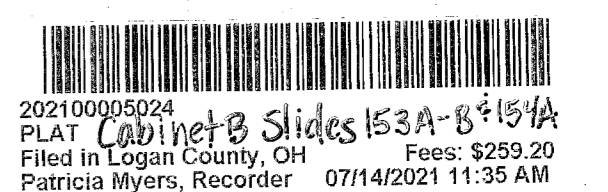
[Signature]
Logan County Auditor

Filed for record this day of July 14, 2021, at 11:35 A.M.
Recorded this day of July 14, 2021, in Plat Cabinet B,
Slides 153A, 153B and 154A

Patricia A. Myer
Logan County Recorder



THIS PLAT CONSISTS OF THREE (3) PAGES. ALL PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.



DESCRIPTION

Lying in Virginia Military Surveys 3220 and 5738, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the RPM Engineering LLC, 50.494 acre tract as deeded and described in Official Record 1396, Page 642 and being more particularly described as follows:

COMMENCING at a railroad spike found at the intersection of the center-lines of White Pines Drive (60 feet wide) and Township Road 179 (60 feet wide);

THENCE, with said center-line of Township Road 179, N 05°-23'-36" E, a distance of 108.75 feet to a MAG nail set at the TRUE POINT OF BEGINNING, being the westerly corner common to said 50.494 acre tract and the Glenn E. Hill and Angela D. Hill 0.371 acre tract as deeded and described in Official Record 581, Page 177;

THENCE, continuing with said center-line, N 05°-23'-36" E, a distance of 59.94 feet to a railroad spike found at the westerly corner common to said 50.494 acre tract and the Steven A. Akers 2.169 acre tract as deeded and described in Official Record 1027, Page 339, Tract II;

THENCE, with a line common to said 50.494 acre and 2.169 acre tracts, S 85°-25'-14" E, a distance of 628.96 feet to a concrete monument set, passing a concrete monument set at a distance of 29.86 feet;

THENCE, with a westerly line of said 50.494 acre tract and the easterly line of said 2.169 acre tract and the Steven A. Akers 2.169 acre and 1.943 acre tracts as deeded and described in Official Record 1027, Page 339, Tract I and II, respectively, N 05°-09'-51" E, passing 5/8 inch iron rebar found at distances of 299.37 feet and 423.38 feet, a total distance of 433.02 feet to a concrete monument set on the southerly line of the Robert A. Powell and Gretchen J. Powell 14.39 acre tract as deeded and described in Official Record 692, Page 628 and on a northerly Bellefontaine Corporation Line;

THENCE, with lines common to said 50.494 acre and 14.39 acre tracts and the Bellefontaine Corporation Line, the following two (2) courses:

- S 85°-28'-57" E, passing a 5/8 inch iron rebar found at a distance of 249.56 feet, a total distance of 669.71 feet to a 5/8 inch iron rebar found; and
- N 05°-01'-44" E, a distance of 549.90 feet to a 3/4 inch iron pipe found on the southerly line of the Robert D. Walker 19.466 acre tract as deeded and described in Official Record 864, Page 648, Parcel I;

THENCE, with a line common to said 50.494 acre and 19.466 acre tracts and the Bellefontaine Corporation line, S 85°-23'-14" E, passing a 3/4 inch iron rebar found at a distance of 834.14, a concrete monument set on the southwesterly limited access right-of-way line of U.S. Route 33 (width varies) 837.62 feet, a total distance of 1116.70 feet to a point on the center-line of said U.S. Route 33;

THENCE, with said center-line, the following two courses:

- With a curve to the left, having a delta angle of 0°-07'-43", a radius of 12277.67 feet, an arc length of 27.53 feet, a chord bearing S 50°-34'-11" E, a distance of 27.53 feet to a point; and
- S 51°-01'-58" E, a distance of 287.17 feet to a point at a corner common to said 50.494 acre tract and the David A. Crissman and Marcia E. Crissman 55.08 acre tract as deeded and described in Official Record 1394, Page 870;

THENCE, with a line common to said 50.494 acre and 55.08 acre tracts and said Corporation Line, S 06°-12'-20" W, passing a 6 inch concrete monument set at a distance of 190.27 feet on the southerly right-of-way line of said U.S. Route 33, a 5/8 inch iron rebar found at a distance of 191.86 feet, a total distance of 1137.15 feet to a 5/8 inch iron rebar found on the westerly line of said 50.08 acre tract and a corner common to said 50.494 acre tract and Corporation Line and the Gary L. Alexander, Jr., 41.22 acre tract as deeded and described in Official Record 1245, Page 569, Tract II;

THENCE, with a southerly line of said 50.494 acre tract and said Corporation Line and the northerly lines of said 41.22 acre tract and the Gary L. Alexander, Jr., 36.373 acre tract as deeded and described in Official Record 1187, Page 342 and 10.538 acre tract as deeded and described in Official Record 1260, Page 333, N 85°-22'-09" W, a distance of 1538.92 feet to a 5/8 inch iron rebar found, corner common to said 50.494 acre tract and Corporation Line and the Matthew D. Watkins and Rebecca L. Watkins 2.571 acre tract as deeded and described in Official Record 301, Page 204 and on the north line of said 10.538 acre tract;

THENCE, with a common line to said 50.494 acre and 2.571 acre tracts and Corporation Line, N 05°-04'-10" E, a distance of 264.15 feet to a 5/8 inch iron rebar found;

THENCE, with the southerly lines of said 50.494 acre tract and Corporation Line and the northerly lines of said 2.571 acre tract and the Terry D. Maynard 3.192 acre tract as deeded and described in Official Record 440, Page 916, N 85°-24'-51" W, a distance of 902.34 feet to a concrete monument set on the westerly line of the Glenn E. Hill and Angela D. Hill, 0.220 acre tract as deeded and described in Official Record 1011, Page 607;

THENCE, with a line common to said 50.494 acre and 0.220 acre tracts, N 04°-59'-27" E, a distance of 6.06 feet to a concrete monument set at the corner common to said 50.494 acre and 0.220 acre tracts;

THENCE, with a line common to said 50.494 acre and 0.220 acre tracts, N 85°-23'-55" W, a distance of 80.11 feet to a concrete monument set at a corner common to said 50.494 acre, 0.220 acre and 0.371 acres tracts;

THENCE, with a line common to said 50.494 acre and 0.371 acre tracts, N 85°-25'-01" W, passing a 5/8 inch iron rebar found at a distance of 104.14 feet, a total distance of 134.06 feet to the POINT OF BEGINNING.

Containing 50.498 acres, more or less, of which 1.812 acres are within the public road right-of-way of Township Road 179 and U.S. Route 33.

Iron rebar set, where indicated, are 30 inches in length, 3/4 inch in diameter with a plastic I.D. cap stamped DLZ OHIO INC.®

Concrete monument set, where indicated, are 36 inches in length and 6 inches in diameter with a 3/4 inch by 30 inch iron rebar set with a plastic I.D. cap stamped "DLZ OHIO INC.®"

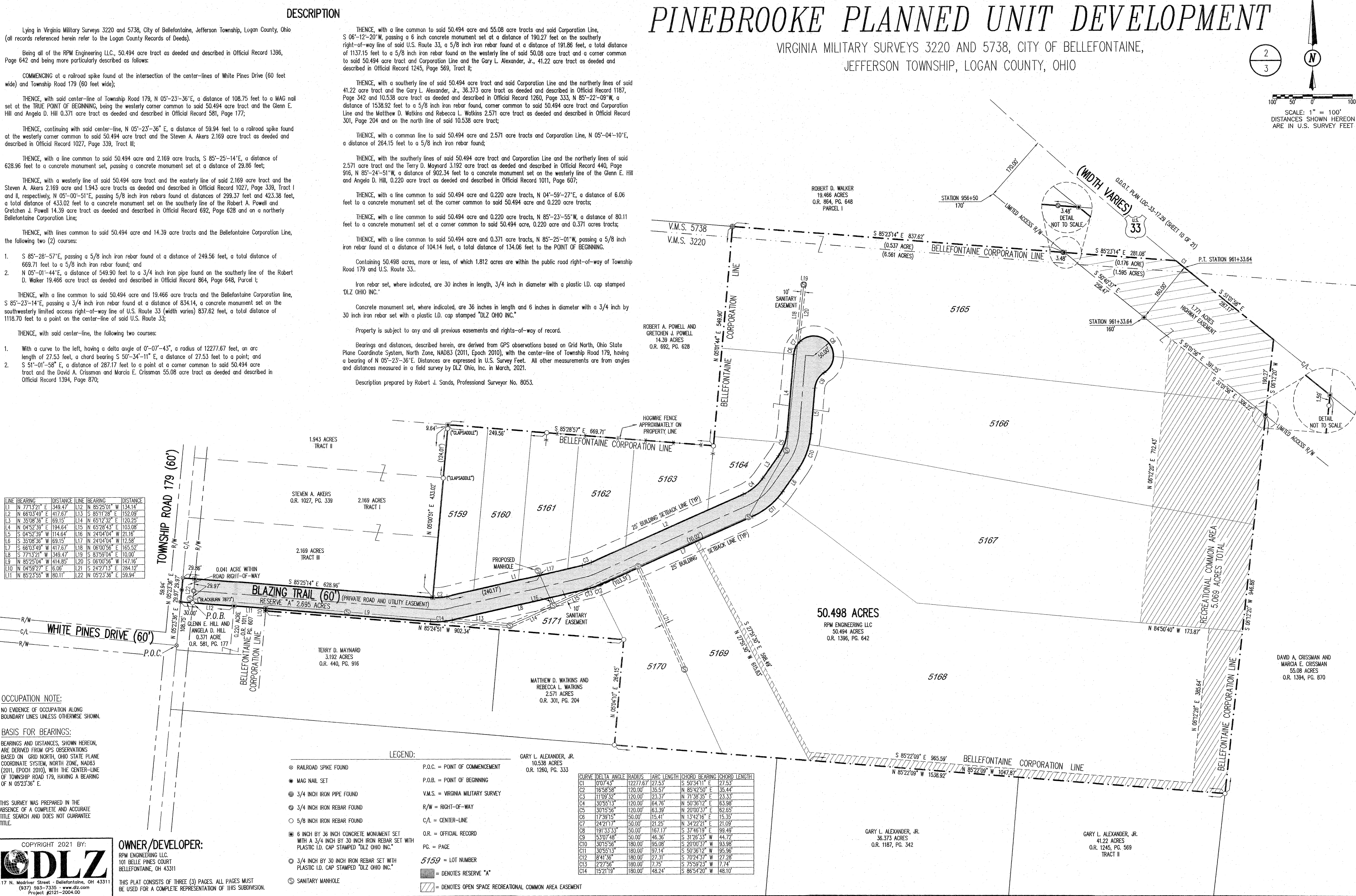
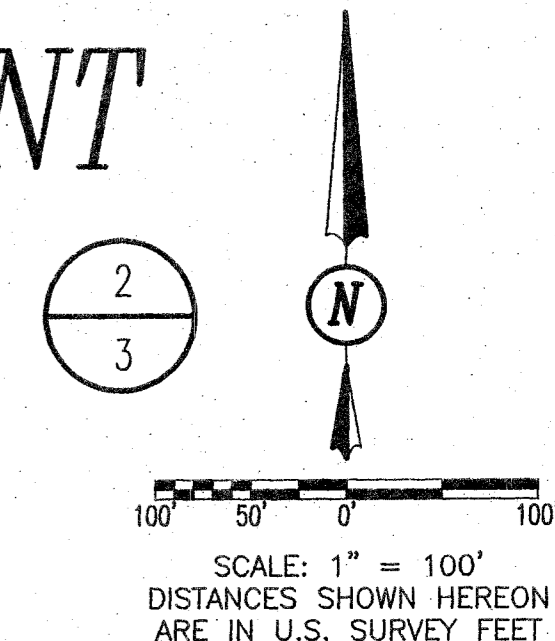
Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 179, having a bearing of N 05°-23'-36" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. in March, 2021.

Description prepared by Robert J. Sands, Professional Surveyor No. 8053.

PINEBROOKE PLANNED UNIT DEVELOPMENT

VIRGINIA MILITARY SURVEYS 3220 AND 5738, CITY OF BELLEFONTAINE,
JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 77°13'21" E	349.47	L12	N 85°25'01" W	134.14
L2	N 66°03'49" E	417.67	L13	N 85°11'28" E	152.09
L3	N 35°08'36" E	69.15	L14	N 65°12'32" E	120.25
L4	N 04°52'39" E	194.64	L15	N 65°28'43" E	103.08
L5	S 04°52'39" W	114.64	L16	N 24°04'04" W	21.16
L6	S 35°08'36" W	69.15	L17	N 24°04'04" W	12.58
L7	N 66°03'49" E	417.67	L18	N 06°00'56" E	165.52
L8	N 77°13'21" W	349.47	L19	S 83°59'04" E	10.00
L9	N 85°25'04" W	141.85	L20	N 06°00'56" E	147.16
L10	N 04°58'27" E	6.06	L21	S 24°27'13" E	284.12
L11	N 85°23'55" W	180.11	L22	N 05°23'36" E	59.94

OCCUPATION NOTE:
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

BASIS FOR BEARINGS:
BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF TOWNSHIP ROAD 179, HAVING A BEARING OF N 05°23'36" E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

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DLZ
117 N. Madriver Street • Bellefontaine, OH 43311
(937) 563-7335 • www.dlz.com
Project #2121-2004.00

OWNER/DEVELOPER:
RPM ENGINEERING LLC
101 BELLE PINES COURT
BELLEFONTAINE, OH 43311
THIS PLAT CONSISTS OF THREE (3) PAGES. ALL PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

LEGEND:

- RAILROAD SPIKE FOUND
- MAG NAIL SET
- 3/4 INCH IRON PIPE FOUND
- 3/4 INCH IRON REBAR FOUND
- 5/8 INCH IRON REBAR FOUND
- 6 INCH BY 36 INCH CONCRETE MONUMENT SET WITH A 3/4 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC.®"
- 3/4 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC.®"
- SANITARY MANHOLE

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
V.M.S. = VIRGINIA MILITARY SURVEY
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
O.R. = OFFICIAL RECORD
PG. = PAGE
5159 = LOT NUMBER
■ = DENOTES RESERVE "A"
▨ = DENOTES OPEN SPACE RECREATIONAL COMMON AREA EASEMENT

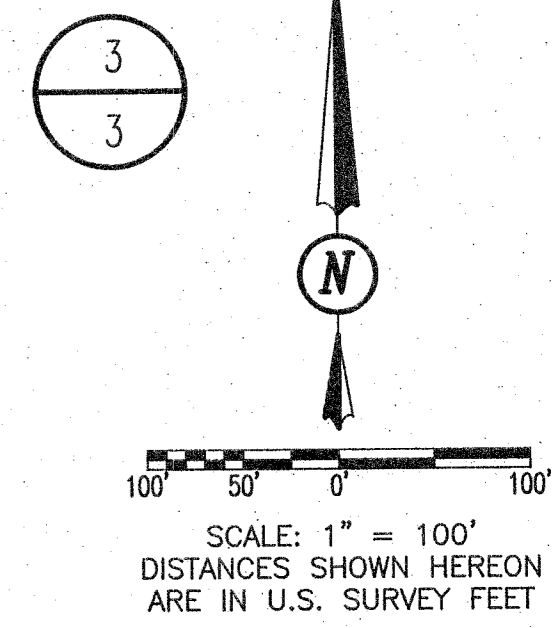
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°07'43"	12277.67	27.53	S 50°34'11" E	27.53
C2	16°58'58"	120.00	35.57	N 85°42'50" E	35.44
C3	11°09'32"	120.00	23.37	N 71°38'35" E	23.33
C4	30°55'13"	120.00	64.76	N 50°36'12" E	63.98
C5	30°15'56"	120.00	63.39	N 20°00'37" E	62.65
C6	17°38'15"	50.00	15.41	N 13°42'16" E	15.35
C7	24°21'17"	50.00	21.25	N 34°22'21" E	21.09
C8	19°13'33"	50.00	167.17	S 37°46'19" E	99.49
C9	53°07'48"	50.00	46.36	S 31°26'33" W	44.72
C10	30°15'56"	180.00	95.08	S 20°00'37" W	93.98
C11	30°55'13"	180.00	97.14	S 50°36'12" W	95.96
C12	8°41'36"	180.00	27.31	S 70°24'37" W	27.28
C13	22°27'56"	180.00	7.75	S 75°38'23" W	7.74
C14	15°21'19"	180.00	48.24	S 86°54'20" W	48.10

- LEGEND:**
- ⊙ RAILROAD SPIKE FOUND
 - MAG NAIL SET
 - ⊙ 3/4 INCH IRON PIPE FOUND
 - ⊙ 3/4 INCH IRON REBAR FOUND
 - 5/8 INCH IRON REBAR FOUND
 - ⊙ 6 INCH BY 36 INCH CONCRETE MONUMENT SET WITH A 3/4 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
 - ⊙ 3/4 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
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- P.O.C. = POINT OF COMMENCEMENT
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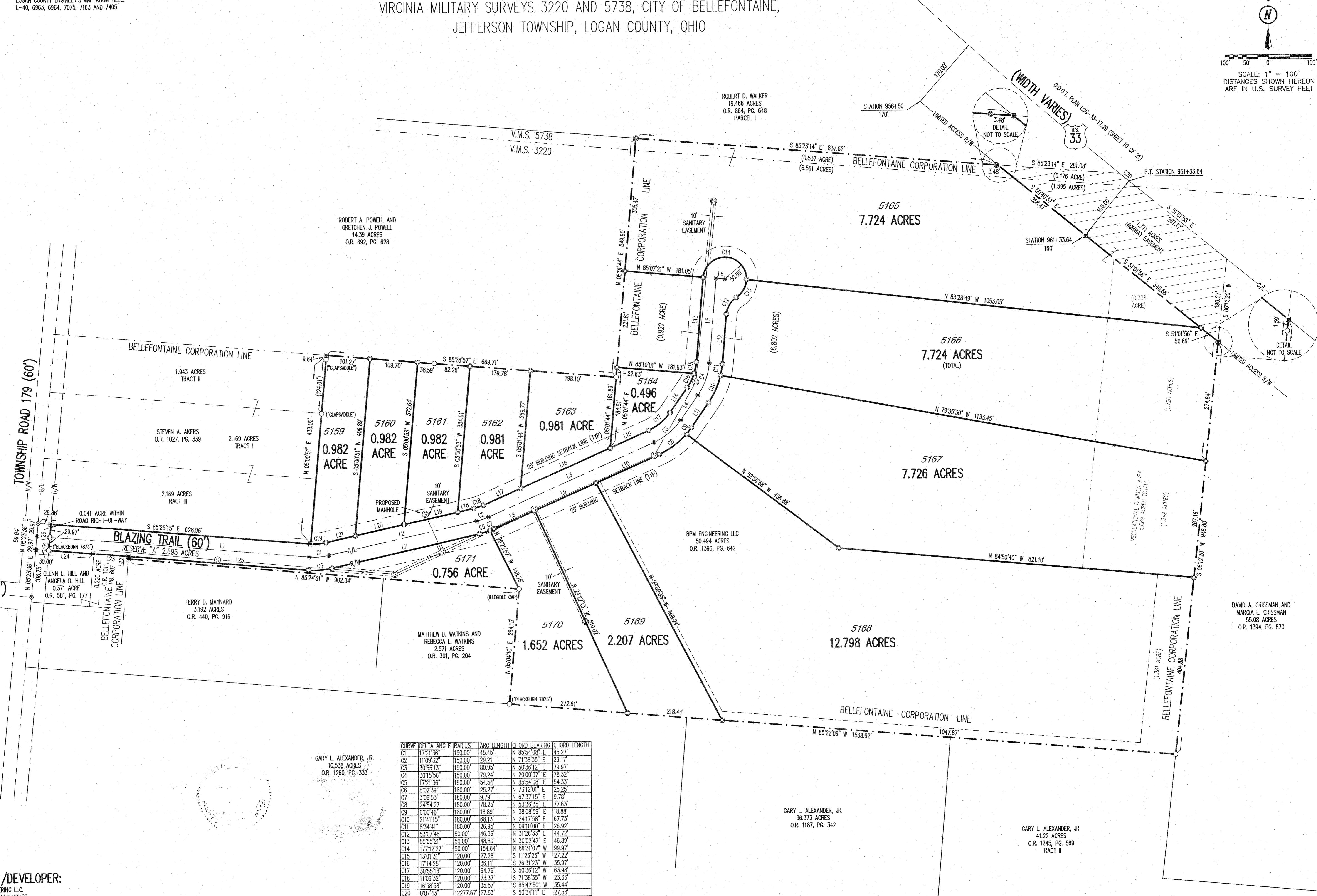
DEED & SURVEY REFERENCES:
DEED REFERENCES SHOWN HEREON
O.D.O.T. PLANS LOC-33-17.29
LOGAN COUNTY ENGINEER'S MAP ROOM FILES:
L-40, 6963, 6964, 7075, 7163 AND 7405

PINEBROOKE PLANNED UNIT DEVELOPMENT

VIRGINIA MILITARY SURVEYS 3220 AND 5738, CITY OF BELLEFONTAINE,
JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO



LINE	BEARING	DISTANCE
L1	S 85°25'04" E	628.70'
L2	N 77°13'21" E	349.47'
L3	N 66°03'49" E	417.67'
L4	N 35°08'36" E	69.15'
L5	N 04°52'39" E	194.64'
L6	S 85°07'21" E	203.00'
L7	N 77°13'21" E	349.47'
L8	N 66°03'49" E	103.31'
L9	N 66°03'49" E	154.49'
L10	N 66°03'49" E	159.88'
L11	N 35°08'36" E	69.15'
L12	N 04°52'39" E	114.64'
L13	S 04°52'39" W	194.64'
L14	S 35°08'36" W	69.15'
L15	S 66°03'49" W	97.13'
L16	S 66°03'49" W	276.42'
L17	S 66°03'49" W	94.13'
L18	N 77°13'21" E	377.33'
L19	N 77°13'21" E	126.92'
L20	N 77°13'21" E	115.20'
L21	S 77°13'21" W	69.62'
L22	N 04°59'27" E	6.06'
L23	N 85°23'55" W	80.11'
L24	N 85°25'01" W	134.06'
L25	S 85°25'04" E	414.85'
L26	N 05°23'36" E	59.94'



OCCUPATION NOTE:
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

BASIS FOR BEARINGS:
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THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

GARY L. ALEXANDER, JR.
10,538 ACRES
O.R. 1260, PG. 333

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	172°1'36"	150.00'	45.45'	N 85°54'08" E	45.27'
C2	110°9'32"	150.00'	29.21'	N 71°38'35" E	29.17'
C3	30°55'13"	150.00'	80.95'	N 50°36'12" E	79.97'
C4	30°15'56"	150.00'	79.24'	N 20°00'37" E	78.32'
C5	172°1'36"	180.00'	54.54'	N 85°54'08" E	54.33'
C6	80°2'39"	180.00'	25.27'	N 73°12'01" E	25.25'
C7	3°06'53"	180.00'	9.79'	N 67°37'15" E	9.78'
C8	24°54'27"	180.00'	78.25'	N 53°36'35" E	77.63'
C9	6°00'46"	180.00'	18.89'	N 38°08'59" E	18.88'
C10	21°41'15"	180.00'	68.13'	N 24°17'58" E	67.73'
C11	8°34'41"	180.00'	28.95'	N 89°10'00" E	28.92'
C12	53°07'48"	50.00'	48.36'	N 31°26'33" E	44.72'
C13	55°55'21"	50.00'	48.80'	N 30°02'47" E	46.89'
C14	177°12'22"	50.00'	154.64'	N 86°31'07" W	99.97'
C15	13°01'31"	120.00'	27.28'	S 11°23'25" W	27.22'
C16	17°14'25"	120.00'	36.11'	S 26°31'23" W	35.97'
C17	30°55'13"	120.00'	64.76'	S 50°36'12" W	63.98'
C18	11°09'32"	120.00'	23.37'	S 71°38'35" W	23.33'
C19	16°58'58"	120.00'	35.57'	S 85°42'50" W	35.44'
C20	0°07'43"	12277.67'	27.53'	S 50°34'11" E	27.53'

GARY L. ALEXANDER, JR.
36.373 ACRES
O.R. 1187, PG. 342

GARY L. ALEXANDER, JR.
41.22 ACRES
O.R. 1245, PG. 569
TRACT II

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