

①

Nicholl Survey 1.00 Acre Jefferson Township June 1947

The following described land in Jefferson Township Logan County Ohio and being in V.M.S. 4478

Beginning at a point in the center of County Road Number 10 ( Known as the Bellefontaine and Zanesfield Pike ) and being Station 41 plus 51.7 of said Road Number 10 as shown in Logan County Engineer's Book Number 614 page 12 thence N.  $15^{\circ}$  -  $14'$  E. 201.0 feet to a stake the last described line passing a stake at the North side of Road 10 at 30.0 feet thence S.  $67^{\circ}$  -  $46'$  E. 218.0 feet to a stake thence S.  $15^{\circ}$  -  $14'$  W. 201.0 feet to a point in the center of Road Number 10 the last described line passing a stake at the North side of Road 10 at 171.0 feet thence with the center of Road Number 10 N.  $67^{\circ}$  -  $46'$  W. 218.0 feet to the place of beginning the last described line passing mid way between two concrete Right-of Way post at 69.7 feet said tract containing One Acre.

Now in name of Virgil Harmon - 1963  
J-45 Plat Page 16A

ID-1

2850

INDEXED ON MAP

Field Book # 614  
Page 12

2043

(2)

Nicholl - Harmon Survey Jefferson Township 0.12 Acre July 1951

The following described land in Jefferson Township, Logan County Ohio, and being in V.M.S. 4478

Being a triangular strip of land north of a one acre tract in the name of Virgil Harmon said one acre tract having been transferred from Frank H. Nicholl to Virgil Harmon as recored in Logan County Recorder's records Deed Vol. 194 page 179 <sup>The 0.12 Acre</sup> ~~and~~ being more fully described as follows beginning at a stake at the N.E. corner of the one acre tract thence N. 15° - 14' E. 49.0 feet to an iron pipe (the last described line being the east side of the one acre tract produced ) thence N. 80° - 41' W. 217.6 feet to an iron at the N.W. corner of the one acre tract thence with the north side of the one acre tract S. 67° - 46' E. 218.0 feet to the place of beginning said tract containing 0.12 of one acre.

Now in name of Virgil Harmon - 1962  
Jeff Plat Book 16A

cc  
E.K.Core,  
Logan County Engineer.

2043

Field Book #614  
page 12

10-2

2850

INDEXED ON MAP

(3)

N.L. Book 1782

Nicholl Survey Jefferson Township 0.46 Acre July 1951

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478.

Being 0.46 of one acre  
~~Being a tract of land~~ west of and adjoining a one acre tract in the name of Virgil Harmon said one acre tract having been transefered from Frank H. Nicholl to Virgil Harmon as recorded in Logan County Recorder's records Deed Vol. 194 page 179 the 0.46 acre tract being more fully described as follows beginning at the S.W. corner of said one acre tract in the center of County Road Number 10 also known as the Zanesfield Pike thence with the west side of said one acre tract N. 15° - 14' E. 201.0 feet to an iron ~~///~~ at the N.W. corner of the one acre tract the last described line passing an iron pipe at the north side of the pike at 30.00 feet when measured at right angles from the center line thence N. 67° - 46' W. 100.00 feet to an iron pipe thence S. 15° - 14' W. 201.0 feet to the center of Road Number 10 the last described line passing an iron pipe at the North side of said pike being 30.00 feet from the center line of the pike when measured at right angles thence with the center line of the pike S. 67° - 46' E. 100.00 feet to the place of beginning said tract containing 0.46 of one acre.

cc  
 E.K. Core,  
 Logan County Engineer

11-7  
 2850

See Field Book 614  
 Page 12  
 index # 2043

INDEXED MAP

Sec. 1 E. Hampshire 1962

Nicholl - Zell Survey Jefferson Township 0.46 Acre July 1951

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478

Beginnin at a point in the center of County Road Number 10 also known as the Zanesfield Pike said point being the S.W. corner of Frank H. Nicholl's present 72.87 acre tract and also being the S.E. corner of Lyle S. Krouse's 19.13 acre tract thence with the East side of said Krous land N. 6° - 12' E. 207.56 feet to an iron pipe thence S. 67° - 46' E. 100.00 feet to an iron pipe thence S. 6° - 12' W. 207.56 feet to the center of Road Number 10 the last described line passing an iron pipe at the North side of the road said pipe being 30.00 feet north of the center line of the road when measured at right angles thence with the center of Road Number 10 N. 67° - 46' W. 100.00 feet to the place of beginning said tract containing 0.46 of one acre.

cc  
E.K. Core  
Logan County Engineer.



1E-77  
2850'

(6)

Nicholl Survey      Jefferson Township      September 1951      1.28 Acres

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478

Beginning at an iron in the center of County Road Number 10 ( known as the Bellefontaine - Zanesfield Pike ) and in the center of County Road Number 179 and said iron being station 53 plus 58.15 of Road Number 10 as shown in Logan County Engineer's Book 614 page 13 thence with the center of Road Number 10 N.  $67^{\circ}$  -  $46'$  W. 273.15 feet to an iron in the center of a stone bridge said iron on the stone bridge being the beginning point of this survey thence with the west side of the Dysert 1.14 acre tract and also with a small creek N.  $18^{\circ}$  -  $58'$  E. 199.80 feet to an iron pipe thence N.  $67^{\circ}$  -  $46'$  W. 370.30 feet to an iron pipe in a branch of the first mentioned creek ~~thence~~ with the creek branch S.  $21^{\circ}$  -  $36'$  E. 276.55 feet to an iron in the center of Road Number 10 thence with the center of Road Number 10 S.  $67^{\circ}$  -  $46'$  E. 190.00 feet to the beginning point of this survey said tract containing 1.28 acres.

Now a 0.82 and 0.46 Ac. Tract - 1963

cc  
E.K.Core  
Logan County Engineer.

1D-5

2850

(6)

Nicholl-Dysert Survey Jefferson Township Sept. 1951 I.14 Acres

The following described land in Jefferson Township, Logan County Ohio, and being in V.M.S. 4478.

Beginning at an iron in the center of County Road Number 10 ( known as the Bellefontaine Zanesfield Pike ) and the center of Road Number 179 and said iron being station 53 plus 58.15 <sup>of Road Number 10</sup> as shown in Logan County Engineer's Book 614 page 13 thence with the center of said Road Number 179 N. 6° - 02' E. 207.75 feet to an iron thence N. 67° - 46' W. 226.80 feet to an iron pipe in the center of a small creek the last described line passing an iron pipe at the west side of the road being 20.00 feet from the center line of the road when measured at right angles thence following the small creek S. 18° - 58' W. 199.80 feet to an iron in the center of Road Number 10 thence with the center of Road Number 10 S. 67° - 46' E. 273.15 feet to the place of beginning said tract containing I.14 acres.

cc  
E.K.Core,  
Logan County Engineer.

1D-6

2850

INDEXED ON MAP

Nicholl Survey Jefferson Township I.35 Acres Nov. 1951

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478

Beginning at an iron in the center of County Road Number 10 ( Known as the Bellefontaine Zanesfield Pike ) and in the center of County Road Number 179 and being station 53 plus 58.15 of said Road Number 10 as shown in Logan County Engineer's Book 614 page 43 thence with the center of Road Number 10 N. 67° - 46' W. <sup>463.15</sup> 436.16 feet to an iron at the S.W. corner of a 1.28 acre tract said iron being the beginning point of this survey thence with the west side of said 1.28 acre tract and with the center of a small open ditch N. 21° - 36' W. 276.55 feet to a pipe at the N.W. corner of said 1.28 acre tract thence N. 67° - 46' W. 211.50 feet to a pipe at the N.E. corner of Kenneth Cottrell's 0.69 acre tract thence with the East side of said Cottrell tract S. 15° - 14' W. 201.00 feet to the center of Road Number 10 the last described line passing a pipe at the North side of road Number 10 and being 30.00 feet North of the center line when measured at right angles thence with the center of Road Number 10 S. 67° - 46' E. 377.60 feet to the place of beginning said tract containing 1.35 acres.

cc  
 E.K.Core,  
 Logan County Engineer.

10-7  
 2850

8

Nicholl - Cost Survey Jefferson Township July 1953 0.70 Acre

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478

Beginning in the center of County Road Number ten known as the Bellefontaine - Zanesfield Pipe and being station 38 plus 51.5 of said Road Number 10 as shown in Logan County Engineer's Field Book Number 614 page II and also being the S.E. corner of Herbert Hampshire's 0.46 acre tract thence with the east side of said Hampshire's tract N. 6 - 12 E. 207.56 feet to an iron pipe the last described line passing an iron pipe at the north side of Road Number ten thence S. 67 - 46 E. 150.00 feet to an iron pipe thence ~~181/12/4~~ S. 6 - 12 W. 207.56 feet to the center of Road Number ten the last described line passing an iron pipe at the North side of Road Number ten thence with the center line of Road ~~181/12/4~~ Number ten N. 67 - 46 W. 150.00 feet to the place of beginning said tract containing 0.70 of one acre.

cc  
E.K. Core,  
Logan County Engineer.

10-8

2850

INDEXED ON FILE



Nicholl - Hampshire Survey Jefferson Township May 1954 0.38 Acre

The following described land in Jefferson Township, Logan County Ohio, and being in V.M.S. 4478

Beginning at an iron pipe in the east line of Lyle S. Krouse land and at the N.W. corner of C.E.Hampshire's present 0.46 acre tract ~~and~~ the description of said Hampshire 0.46 acre tract being recorded in Logan County Recorder's Deed Vol. 212 page 158 thence with the east line of the Lyle Krouse land N. 6 - 12 E. 165.4 feet to an iron pipe at the south side of a wood post thence S. 76 - 50 E. 96.80 feet to an iron pipe the last described line following the present fence line, thence S. 6 - 12 W. 180.9 feet to an iron pipe thence N. 67 - 46 W. 100.0 feet to the place of beginning the last described line being the north line of the present Hampshire 0.46 acre tract the tract herein described containing 0.38 of one acre.

cc  
E.K.Core,  
Logan County Engineer.

10-9  
2850

Nicholl - Maxon Survey Jefferson Township May 1954 0.64 Acre

The following described land in Jefferson Township, Logan County Ohio,  
and being in V.M.S. 4478

Beginning at an iron pipe at the N.E. corner of C.E. Hampshire's present  
0.46 acre tract and said pipe also being the N.W. corner of H.S.  
Maxon's present 0.70 acre tract the description of said Maxon's  
0.70 acre tract being recorded in Logan County Recorder's Deed Vol.  
212 page 158 thence N. 6 - 12 E. 180.9 feet to an iron pipe thence  
S. 76 - 50 E. 145.2 feet to an iron pipe the last described line  
following the present fence line thence S. 6 - 12 W. 204.5 feet to  
an iron pipe thence N. 67 - 46 W. 150.0 feet to the place of beginning  
the last described line being the north line of Maxon's present 0.70  
acre tract the tract herein described containing 0.64 of one acre.

cc  
E.K. Core,  
Logan County Engineer

10-10

2850

Ricketts Survey Jefferson Township April 1955 0.46 Acre

The following described land in Jefferson Township Logan County Ohio and being in V.M.S. 4478 and being 100.00 feet of the east side of a 1.28 acre tract the 100.00 foot strip being more fully described as follows :

Beginning at an iron in the center of County Road Number 10 known as the Bellefontaine-Zanesfield Pike and in the center of County Road Number 179 and said iron being station 53 plus 58.15 of said Road Number 10 as shown in Logan County Engineer's Book 614 page 13 thence with the center of Road Number 10 N. 67 - 46 W. 273.15 feet to an iron in the center of a stone arch bridge and said iron on the stone arch bridge being the beginning point of this survey thence with the west side of the Dysert 1.14 acre tract and also with the center of a small creek N. 18 - 58 E. 199.80 feet to an iron pipe at the N.W. corner of the said Dysert land thence N. 67 - 46 W. 100.00 feet to an iron pipe thence S. 18 - 58 W. 199.80 feet to an iron in the center of Road Number 10 thence with the center of Road Number 10 S. 67 - 46 E. 100.00 feet to the place of beginning said strip one hundred feet wide containing 0.46 of one acre.

cc  
Harry Dysert  
County Engineer's Office.

1D-11  
2850

on Plat  
6/4/55

(12)

Ricketts - Roberts Survey Jefferson Township May 1955 0.82 Acre

The following described land in Jafferson Township, Logan County Ohio and being in V.M.S. 4478 :-

Beginning at an iron in the center of County Road Number 10 known as the Bellefontaine-Zanesfield Pike and in the center of County Road Number 179 and said iron being station 53 plus 58.15 of said Road Number 10 as shown in Logan County Engineer's Book 614 page 13 thence with the center of Road Number 10 N. 67 - 46 W. 373.15 feet to an iron and said iron being the beginning of this survey thence with the west side of a 0.46 acre tract N. 18 - 58 E. 199.80 feet to an iron pipe, thence N. 67 - 46 W. 270.30 feet to an iron pipe in the center of a small creek and being at the N.E. corner of Ned Taylor's 1.35 acre tract thence with the center of said creek and with the east side of said Taylor land S. 15 - 14 W. <sup>276.55</sup> 201.00 feet to an iron in the center of said Road Number 10 thence with the center of the Road S. 67 - 46 E. 90.00 feet to the place of beginning said tract containing 0.82 of one acre.

FORREST Roberts  
1963 Jeff. Plat  
Page 16A

cc  
Harry Dysert  
County Engineer's Office.

10-12  
2850  
on Plat  
6/4/55

Nicholl - Jones Survey Jefferson Township 1.00 Acre

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478

Beginning at an iron in the center of County Road Number 10 known as the Bellefontaine-Zanesfield Pike and in the ~~center~~ center of County Road Number 179 thence with the center of said Road Number 179 N. 6 - 02 E. 207.75 feet to an iron said iron being the beginning point of this survey and also being the N.E. corner of Harry Dysert's 1.14 acre tract thence with the north side of said Dysert tract N. 67 - 46 W. 226.80 feet to an iron pipe in the center of a small creek at the N.W. corner of said Dysert tract thence N. 0 - 42 E. 163.4 feet to an iron pipe in the center of said small creek thence S. 83 - 58 E. 233.0 feet to an iron in the center of said Road Number 179 the last described line passing an iron at the west side of said road at 213.0 feet thence with the center of said Road Number 179 S. 6 - 02 W. 226.0 feet to the place of beginning said tract containing one acre.

Shirley A. Palfer - 1943  
Jeff. Plat page 16A

cc  
Logan County Engineer.

on map  
7/30/55

10-13  
2850

Nicholl - Norton Survey Jefferson Township 1.00 Acre July 1956

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 4478

Beginning at an iron in the center of County Road Number 10 known as the Bellefontaine - Zanesfield Pike and in the center of County Road Number 179 thence with the center of County Road Number 179 N. 6 - 02 E. 613.35 feet to an iron for the beginning point of this survey said beginning point being the N.E. corner of Earl Definbaugh's one acre tract thence with the north side of ~~179~~ said Definbaugh one acre tract N. 83 - 58 W. 252.00 feet to an iron in the center of a small creek the last described line passing an iron at the west side of the road at 20.00 feet and also passing an iron on the creek bank at 230.40 feet thence with the center of said creek N. 0 - 49 W. 167.80 feet to an iron thence S. 83 - 58 E. 272.00 feet to an iron in the center of said Road Number 179 the last described line passing an iron on the creek bank at 33.00 feet and also passing an iron at the west said of the road at 252.00 feet thence with the center line of said Road Number ~~179~~ 179 S. 6 - 02 W. 166.60 feet to the place of beginning said tract containing one acre.

Howard J. C. Norton - 1913  
Jeff. Plat Page 164

cc  
Logan County Engineer.

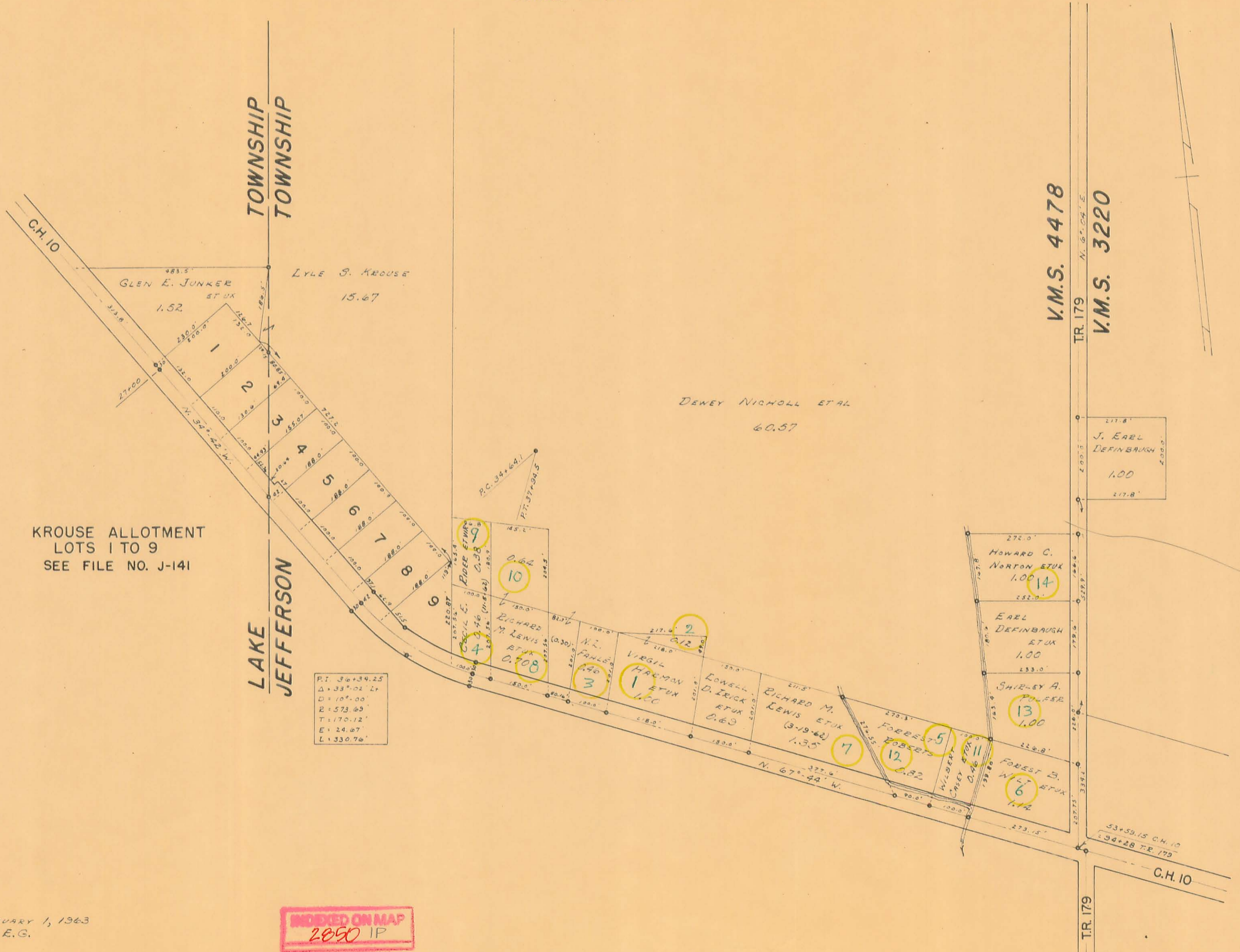
of 1913  
1913

10-14  
2850

# JEFFERSON TOWNSHIP

## VIRGINIA MILITARY SURVEY 4478 PART

SCALE: 1" = 200'



KROUSE ALLOTMENT  
LOTS 1 TO 9  
SEE FILE NO. J-141

P.I. 36+39.25  
Δ = 33° 02' Lt  
D = 10° 00'  
R = 573.65  
T = 170.12'  
E = 24.67'  
L = 330.76'

INDEXED ON MAP  
2850 IP

DRAWN FEBRUARY 1, 1963  
BY D.E.G.

Aug 1, 1960

( Sheet I of 2 sheets )

Nicholl Survey	Jefferson Township	V.M.S.	4478	Tract #	I	60.27 Acres
				Tract #	2	0.30 Acre
						<u>60.57 Acres</u>

Tract # I

The following described land in Jefferson Township, Logan County, Ohio and being in V.M.S. 4478

Beginning at an iron in the center of County Road Number I79 and at the S.E. corner of Emerson W. Garling's 86.76 acre tract.

Thence with the center line of said County Road Number I79 S. 6 - 02 W. 1437.0 feet to an iron at the N.E. corner of Howard C. Norton's 1.00 acre tract.

Thence with the north side of said 1.00 acre tract N. 83 - 58 W. 272.0 feet to an iron at the N.W. corner of said 1.00 acre tract and said iron being in the center of a small open creek.

Thence with the west side of said 1.00 acre tract S. 0 - 49 E. 167.8 feet to an iron at the N.W. corner of Earl Definbaugh's 1.00 acre tract.

Thence with the west side of said Definbaugh's tract S. 0 - 00 E. 180.6 feet to an iron at the N.W. corner of S.A. Pulfer's 1.00 acre tract. *Joined 1925 Survey gives this 163.4*

Thence with the west side of said Pulfer's tract S. 0 - 42 W. 195.3 feet to an iron at the N.W. corner of Harry E. Dysert's 1.14 acre tract and also being the N.E. corner of Wilbert Casey's 0.46 acre tract.

The last three described lines being in the center of a small open creek.

Thence with the north line of Wilbert Casey's 0.46 acre tract N. 67 - 46 W. 100.0 feet to an iron.

Thence with the north side of F.R. Robert's 0.82 acre tract again N. 67 - 46 W. 270.3 feet to an iron.

Thence with the north line of Ned Taylor's 1.35 acre tract again N. 67 - 46 W. 211.5 feet to an iron.

Thence with the north side of Lowell Irick's 0.69 acre tract again N. 67 - 46 W. 150.0 feet to an iron at the S.E. corner of Virgil Harmon's 0.12 acre tract.

Thence with the east side of said Harmon's 0.12 acre tract N. 15 - 14 E. 49.0 feet to an iron.

Thence with the north side of said Harmon's 0.12 acre tract N. 80 - 41 W. 217.6 feet to an iron at the N.E. corner of M.L. Fahle's 0.46 acre tract.

Thence with the north side of said Fahle's tract N. 67 - 46 W. 100.0 feet to an iron at the N.E. corner of a 0.30 acre tract known as Tract # 2 of this survey.



Thence with the north side of said 0.30 acre tract again N. 67 - 46 W. 82.7 feet to an iron at the S.E. corner of Richard M. Lewis's 0.64 acre tract.

Thence with the east side of said Lewis 0.64 acre tract N. 6 - 12 E. 204.5 feet to an iron.

Thence with the north side of said Lewis tract N. 76 - 50 W. 145.2 feet to an iron at the N.E. corner of Cecil E. Hampshier's 0.38 acre tract.

Thence with the north side of said Hampshier tract again N. 76 - 50 W. 96.8 feet to an iron in the east line of Lyle S. Krouse's 15.67 acre tract.

Thence with the east side of said Krouse tract N. 5 - 44 E. 1434.0 feet to a large wood post in the south line of Emerson W. Garling's 86.76 acre tract.

Thence with the south line of said Garling 86.76 acre tract S. 83 - 40 E. 1550.0 feet to the place of beginning. The above described tract number 1 containing 60.27 acres.

Tract # 2 0.30 acre.

Beginning at an iron in the center of County Road Number 10 known as the Bellefontain - Zanesfield Pike and being station 40 plus 01.54 of said Road survey as shown on Logan County Engineer's Book 614 Page II and also being the S.E. corner of Richard M. Lewis's 0.70 acre tract.

Thence with the east side of said Lewis 0.70 acre tract N. 6 - 12 E. 207.56 feet to an iron. The last described line passing an iron at the north side of the highway at 31.22 feet ( Being 30.00 feet from the center line when measured at right angles )

Thence S. 67 - 46 E. 82.70 feet to an iron at the N.W. corner of N.L. Fahle's 0.46 acre tract.

Thence with the west side of said Fahle tract S. 15 - 14 W. 201.00 feet to an iron in the center of said Road Number 10.

Thence with the center of said Road Number 10 N. 67 - 46 W. 50.16 feet to the place of beginning.

Said described tract # 2 containing 0.30 of one acre.

Tract # 1 and Tract # 2 containing 60.57 acres, and being the same tract as shown on Logan County Auditor's Land Duplicate as 62.65 acres.

cc ✓  
Logan County Engineer

2850  
2D-2  
INDEXED ON MAP



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## SHOOTS (EASEMENT)

Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio.

Being a 20.00 feet wide curtain drain easement across the James L. Shoots 60.4 acre tract as deeded and described in Official Record 131, Page 158 of the Logan County Records of Deeds, the center-line being more particularly described as follows:

Beginning at a point on the south line of the said 60.4 acre tract and on north line of the Billie G. Westfall 0.38 acre tract (Vol. 338, Pg. 186, Parcel II), N 76°-45'-55" W, along the north line of the 0.38 acre tract a distance of 34.03 feet from a 1-1/4 inch pipe found at the northeast corner of the said 0.38 acre tract.

THENCE, through the said 60.4 acre tract, N 14°-04'-47" E, a distance of 55.70 feet to the terminus of this easement, passing the center-line of a ditch at 45.7 feet.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
October 20, 1992



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
2850 3D-1



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## WESTFALL (EASEMENT)


Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio.

Being a 20.00 feet wide curtain drain easement across the Billie G. Westfall 0.38 acre tract as deeded and described in Volume 338, Page 186, Parcel II of the Logan County Records of Deeds, the center-line being more particularly described as follows:

Beginning at a point on the south line of the said 0.38 acre tract, N 67°-46'-00" W, along the south line of the 0.38 acre tract a distance of 54.92 feet from a 1-1/4 inch pipe found at the southeast corner of the said 0.38 acre tract.

THENCE, through the 0.38 acre tract, N 12°-34'-11" E, a distance of 171.29 feet to the terminus of this easement at a point on the north line of the 0.38 acre tract. Said point is N 76°-45'-55" W, along the north line of the 0.38 acre tract a distance of 34.03 feet from a 1-1/4 inch pipe found at the northeast corner of the 0.38 acre tract.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
October 20, 1992



ORIGINAL STAMP IN GREEN

INDEX FOR MAP  
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JAMES L. SHOOTS  
60.4 ACRES  
O.R. 131. PG. 158

DENNIS E. BARRY  
0.447 ACRE  
O.R. 67. PG. 787

(PARCEL 11)  
0.38 ACRE

LOT 8

KROUSE ALLOTMENT  
LOT 9

DENNIS E. BARRY  
O.R. 27. PG. 143

BILLIE G. WESTFALL  
1.72 ACRES  
VOL. 338. PG. 186

(PARCEL I, TRACT I)  
0.64 ACRE

JAMES R. HEIZER  
0.46 ACRE  
O.R. 53. PG. 59

(PARCEL I, TRACT II)  
0.70 ACRE

R/W

R/W

COUNTY HIGHWAY 10  
60' WIDE

EXISTING DITCH

N 14° 04' 47" E  
55.70'

96.64'

34.03'

S 76° 45' 55" E

145.34'

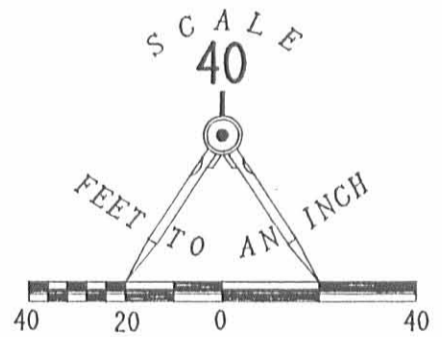
N 12° 34' 11" E

171.29'

10' 10'

S 06° 12' 00" W  
181.24'

N 67° 46' 00" W  
54.92'



LEGEND:

○ 1 1/4" IRON PIPE FOUND

20' WIDE CURTAIN DRAIN EASEMENT  
THROUGH THE BILLIE G. WESTFALL  
1.72 ACRE TRACT (PARCEL 11)  
VOL. 338. PG. 186  
AND THE JAMES L. SHOOTS  
60.4 ACRE TRACT (TRACT I)  
O.R. 131. PG. 158  
V.M.S. 4478  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:

JEFFREY T. LEE  
PROFESSIONAL SURVEYOR 6359  
OCTOBER 19, 1992

LEE SURVEYING & MAPPING CO.

143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335

INDEXED ON MAP  
2856 3P

D 204 HEIZER

L-2047-4

**LESLIE H. GEESLIN**  
**REGISTERED SURVEYOR NO. 5248**  
**P.O. BOX 274**  
**RUSHSVLVANIA, OHIO 43347**  
**TELEPHONE: (513) 468-2793**  
**ROSS SURVEY**

August, 1993

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson, being part of Virginia Military Survey 4478 and more particularly described as follows:

Beginning at a 3/4 inch iron bar found in the centerline of Township Road 179 at the southeast corner of Lori Edwards' 3.207 acre tract as described in O. R. Vol. 177 Page 820.

Thence with said centerline S. 6° 02' 00" W. 1435.19 feet to a railroad spike found at the northeast corner of Steven Pever's 1.00 acre tract as described in O. R. Vol. 112 Page 635.

Thence with said Pever's north line N. 83° 58' 00" W. 271.83 feet to a 5/8 inch iron bar set, passing a 3/4 inch iron pipe found at 19.83 feet.

Thence with said Pever's west line S. 0° 48' 40" E. 168.23 feet to a 5/8 inch iron bar set at the northwest corner of Kirk Kegg's 1.00 acre tract as described in D. B. Vol. 372 Page 773.

Thence with said Kegg's west line S. 0° 56' 42" E. 211.96 feet to a 5/8 inch iron bar set in the west line of Nita Woodruff's 1.00 acre tract as described in O. R. Vol 54 Page 382.

Thence with said Woodruff's west line S. 0° 42' 00" W. 163.40 feet to a 3/4 inch iron pipe found at the northeast corner of Richard Russell's 0.46 acre tract as described in D. B. Vol. 378 Page 16.

Thence with said Russell's north line and the north line of John Russell's 0.82 acre tract as described in D. B. Vol. 379 Page 426 N. 67° 48' 37" W. 369.73 feet to a 5/8 inch iron bar found at the northeast corner of John Davis' 1.35 acre tract as described in D. B. Vol. 393 Page 708.

Thence with said Davis' north line N. 67° 52' 42" W. 211.21 feet to a 3/4 inch iron pipe found at the southeast corner of John Davis' 0.12 acre tract as described in D. B. Vol. 394 Page 192.

Thence with said Davis' east line N. 15° 25' 19" E. 49.36 feet to a 5/8 inch iron bar found.

Thence with said Davis' north line N. 67° 48' 38" W. 150.00 feet to a 5/8 inch iron bar set at the northeast corner of Larry Lewis' 0.12 acre tract as described in O. R. Vol. 108 Page 664.

Thence with said Lewis' north line N. 80° 49' 05" W. 217.77 feet to a 5/8 inch iron bar set at the northeast corner of Ralph Coyer's 0.46 acre tract as described in O. R. Vol. 63 Page 665.

Thence with said Coyer's north line N. 67° 48' 38" W. 100.00 feet to a 5/8 inch iron bar found.

Thence with said Coyer's west line S. 14° 57' 57" W. 200.71 feet to a cap and nail set in the centerline of County Highway 10, passing a 3/4 inch iron pipe found at 169.82 feet.

Thence with said centerline N. 67° 48' 38" W. 50.12 feet to a R. R. spike found at the southeast corner of Billie Westfall's 0.70 acre tract as described in D. B. Vol. 338 Page 186.

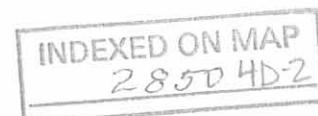
Thence with said Westfall's east line and the east line of said Westfall's 0.64 acre tract N. 6° 13' 26" E. 411.21 feet to a 1 inch iron pipe found.

Thence with said Westfall's north line N. 76° 39' 52" W. 145.43 feet to a 1 inch iron pipe found at the northeast corner of said Westfall's 0.38 acre tract.

Thence with said Westfall's north line N. 76° 32' 23" W. 96.55 feet to a 1 inch iron pipe found in the east line of Dennis Berry's 0.447 acre tract as described in O. R. Vol. 67 Page 787.

Thence with said Berry's east line and the east line of Donna L. Ross' 13.046 acre tract as described in O. R. Vol. 179 Page 559 N. 5° 50' 02" E. 1428.16 feet to a 5/8 inch iron bar found in the south line of the L. U. C. Development, Inc.'s 57.775 acre tract as described in O. R. Vol. 70 Page 933.

Thence with said south line, the south line of W. B. Cha's 7.686 acre tract as described in O. R. Vol. 105 Page 320, the south line of Mary Mort's 4.293 acre tract as described in O. R. Vol. 55 Page 608 and the south line of said Lori Edwards' 3.207 acre tract S. 83° 54' 27" E. 1548.26 feet to the place of beginning.



Containing 60.254 acres more or less, of which 0.659 acre is in the right of way of Township Road 179 and 0.036 acre is in the right of way of County Highway 10.

Bearings are based on an assumed bearing ( S. 6° 02' 00" W. ) for the centerline of T. R. 179 in this field survey by Leslie H. Geeslin.

The above described 60.254 acre tract being a new survey of Donna L. Ross' 60.40 acre tract as described in O. R. Vol. 188 Page 457.



*Leslie H. Geeslin*

INDEXED ON MAP  
285040-3

L.U.C. DEVELOPMENT, INC.  
57.175 AC. OR.VOL. 70 PG 933

W.B. CHA  
7.68 AC.  
OR.VOL. 105  
PG 320

MARY M. MORT  
4.293 AC.  
O.R.VOL. 55 PG 608

LORI EDWARDS  
3.207 AC.  
O.R.VOL. 177 PG 820

S. 83° 54' 27" E. 1548.26'

DONNA L. ROSS  
13.046 AC.  
O.R.VOL. 179 PG 559

N. 5° 50' 02" E. 1265.66'

1428.16'

60.254 AC.  
(DONNA L. ROSS)  
60.27A  
O.R.VOL. 188 PG 457

(0.157A. IN R/W)  
5.6° 02' 00" W. ROAD 179 (40')  
TOWNSHIP

LEGEND:  
A = 3/4" IRON BAR FOUND  
B = R.R. SPIKE FOUND  
C = 3/4" IRON PIPE FOUND  
D = 1" IRON PIPE FOUND  
E = 5/8" IRON BAR FOUND  
F = 3/8" IRON BAR SET  
G = P.K. NAIL SET

DENNIS BERRY  
0.447A.  
O.R.VOL. 67 PG 787

BILLIE WESTFALL  
0.38A.  
0.64A.  
DB.VOL. 338  
PG. 186

GEO. HEIZER  
0.46A.  
DB.VOL. 365 PG 302

0.70A.

RALPH COYER  
0.46 AC.  
O.R.VOL. 53  
PG. 665

LARRY K. LEWIS  
1.00 A.  
O.R.VOL. 108 PG 664

JOHN DAVIS  
0.69 AC.  
DB.VOL. 328  
PG. 726

JOHN DAVIS  
1.35 AC.  
DB.VOL. 393 PG 708

JOHN RUSSELL  
0.82 AC.  
DB.VOL. 379 PG 916

RICHARD RUSSELL  
0.46 AC.  
DB.VOL. 378 PG 716

STEVEN PEVER  
1.00 AC.  
O.R.VOL. 112 PG 635

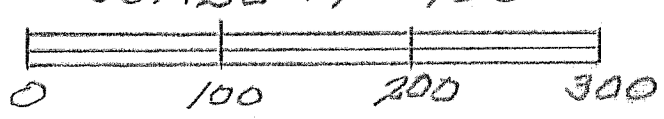
KIRK KEGG  
1.00 AC.  
DB.VOL. 372 PG 773

NITA WOODRUFF  
1.00 AC.  
O.R.VOL. 54 PG 382

THOMAS ELLIOTT  
1.14 AC.  
DB.VOL. 318 PG 327

SURVEY OF 60.254 ACRE TRACT IN  
VIRGINIA MILITARY SURVEY 447B,  
JEFFERSON TOWNSHIP, LOGAN  
COUNTY, OHIO FOR KEITH ROSS.

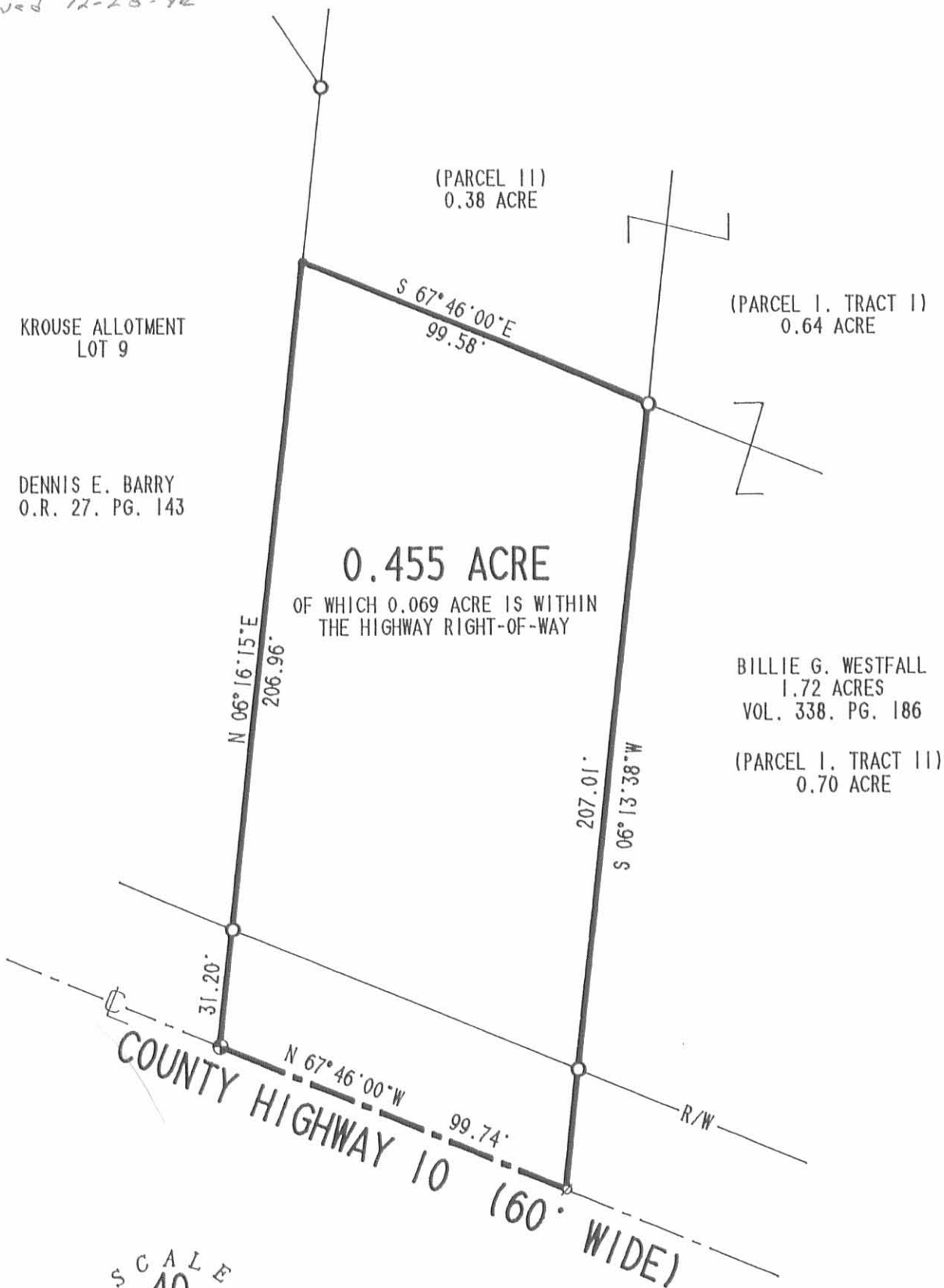
AUGUST, 1993  
SCALE: 1"=100'



Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSVLVANIA, OHIO  
PH. 513-468-2793

INDEXED ON MAP  
2850





KROUSE ALLOTMENT  
LOT 9

DENNIS E. BARRY  
O.R. 27. PG. 143

(PARCEL 11)  
0.38 ACRE

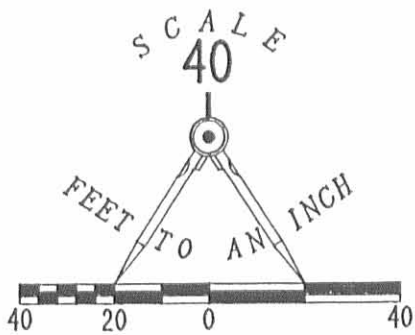
(PARCEL 1, TRACT 1)  
0.64 ACRE

0.455 ACRE

OF WHICH 0.069 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

BILLIE G. WESTFALL  
1.72 ACRES  
VOL. 338. PG. 186

(PARCEL 1, TRACT 11)  
0.70 ACRE



RETRACEMENT SURVEY OF THE  
 JAMES R. & JENNEY J. HEIZER  
 0.455 ACRE TRACT  
 O.R. 53. PG. 59  
 VIRGINIA MILITARY SURVEY 4478  
 JEFFERSON TOWNSHIP  
 LOGAN COUNTY, OHIO

LEGEND:

- 5/8" IRON ROD SET
- 1" IRON PIPE FOUND
- ⊙ P.K. NAIL SET
- ⊕ RAILROAD SPIKE FOUND

REFERENCES:

LOGAN COUNTY ENGINEER'S F.B. 614. PG. 11



SURVEYED BY:

*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 DECEMBER 22, 1992

ORIGINAL STAMP IN GREEN

**LEE SURVEYING & MAPPING CO.**  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335

INDEXED ON MAP  
 2850 5P

D 209 HEIZER2

L-2047-4





5-16-19

GUIDER SURVEYING, INC.



APPROVED



Legal Description  
**0.537 acres**

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

Thence North 05°18'34" East 871.37 feet, following the centerline of T.R. #179, passing at 811.27 feet a MAG nail set at the southeast corner of said 60.254 acre tract, to a MAG nail set marking the **point of beginning**;

Thence **North 84°42'30" West 180.00 feet**, entering said 60.254 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **North 05°18'34" East 130.00 feet**, to an iron pin set;

Thence **South 84°42'30" East 180.00 feet**, passing at 150.00 feet an iron pin set to a MAG nail set in the centerline of T.R. #179 and the east line of said 60.254 acre tract;

Thence **South 05°18'34" West 130.00 feet**, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the *point of beginning*, containing **0.537 acres**, 0.090 acre contained in the right of way, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of May 2019 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
Guder Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 05/15/19  
Job#: 19109

INDEXED ON MAP  
2850

5-16-19



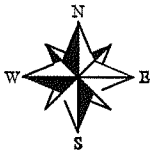
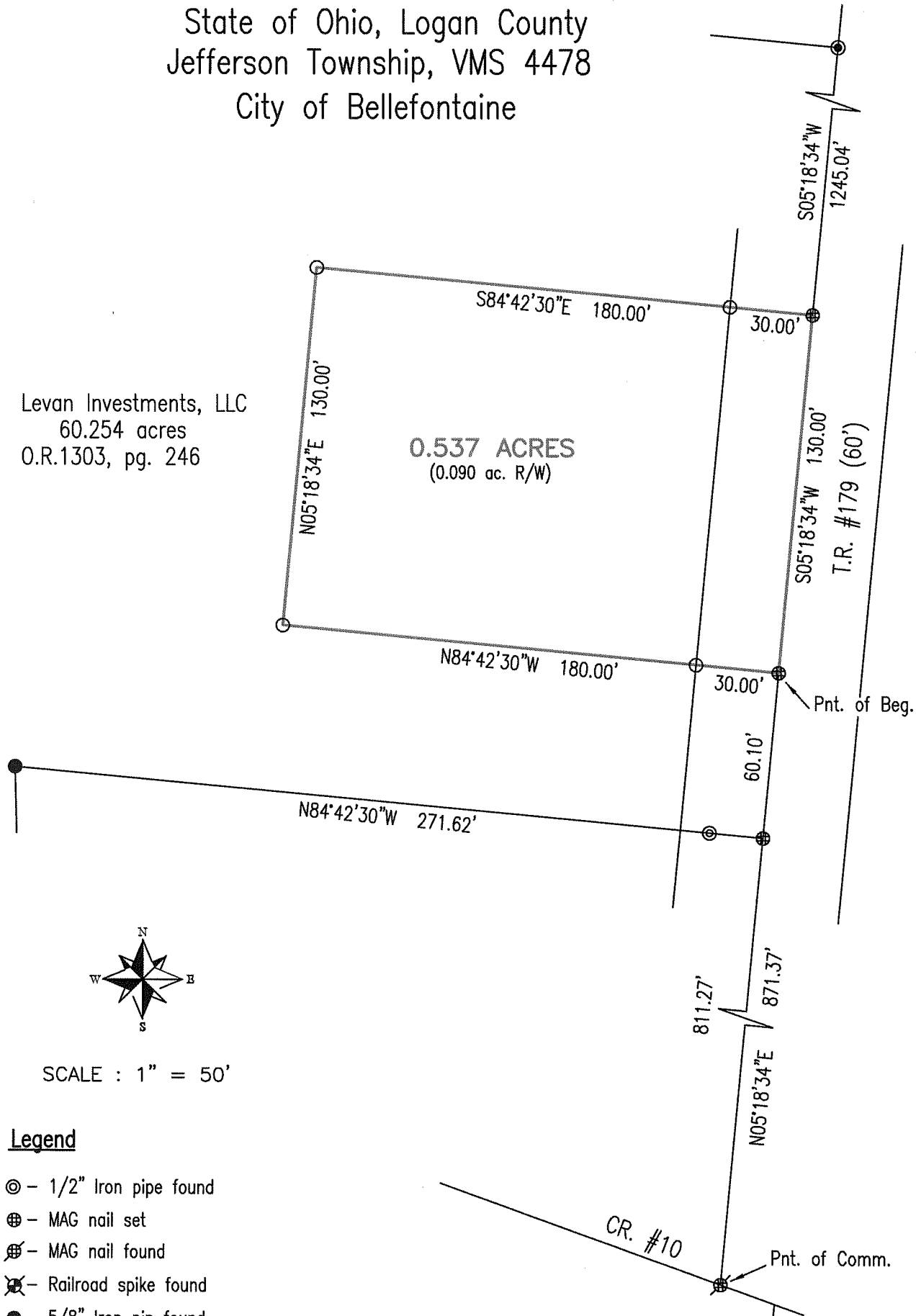
APPROVED

# Plat of Survey Guider Surveying, Inc.

State of Ohio, Logan County  
Jefferson Township, VMS 4478  
City of Bellefontaine

Levan Investments, LLC  
60.254 acres  
O.R.1303, pg. 246

0.537 ACRES  
(0.090 ac. R/W)



SCALE : 1" = 50'

### Legend

- ⊙ - 1/2" Iron pipe found
- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

### Basis of Bearing

State Plane Coordinate System  
Ohio North Zone, NAD83

Scale in Feet



### Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

*Timothy L. Guider*

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Road  
Marysville, Ohio 43040  
(740)-666-8902

05/15/19  
Date

Job#19109

INDEXED ON MAP  
2850



APPROVED

11-15-19

GUIDER SURVEYING, INC.



Legal Description  
0.537 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

Thence North 05°18'34" East 1001.37 feet, following the centerline of T.R. #179, passing at 811.27 feet a MAG nail set at the southeast corner of said 60.254 acre tract, to a MAG nail set at the northeast corner of John R. and Jill L. Hatcher's 0.537 acre tract (O.R. 1362, page 951) marking the **point of beginning**;

Thence **North 84°42'30" West 180.00 feet**, following the north line of said 0.537 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

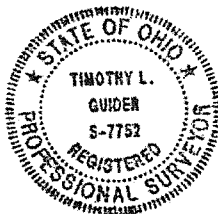
Thence **North 05°18'34" East 130.00 feet**, entering said 60.254 acre tract, to an iron pin set;

Thence **South 84°42'30" East 180.00 feet**, passing at 150.00 feet an iron pin set to a MAG nail set in the centerline of T.R. #179 and the east line of said 60.254 acre tract;

Thence **South 05°18'34" West 130.00 feet**, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the **point of beginning**, containing **0.537 acres**, 0.090 acre contained in the right of way, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2019 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 11/15/19  
Job#: 19109-2

INDEXED ON MAP  
2050

11-18-19

✓ APPROVED

# Plat of Survey Guider Surveying, Inc.

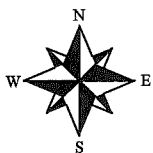
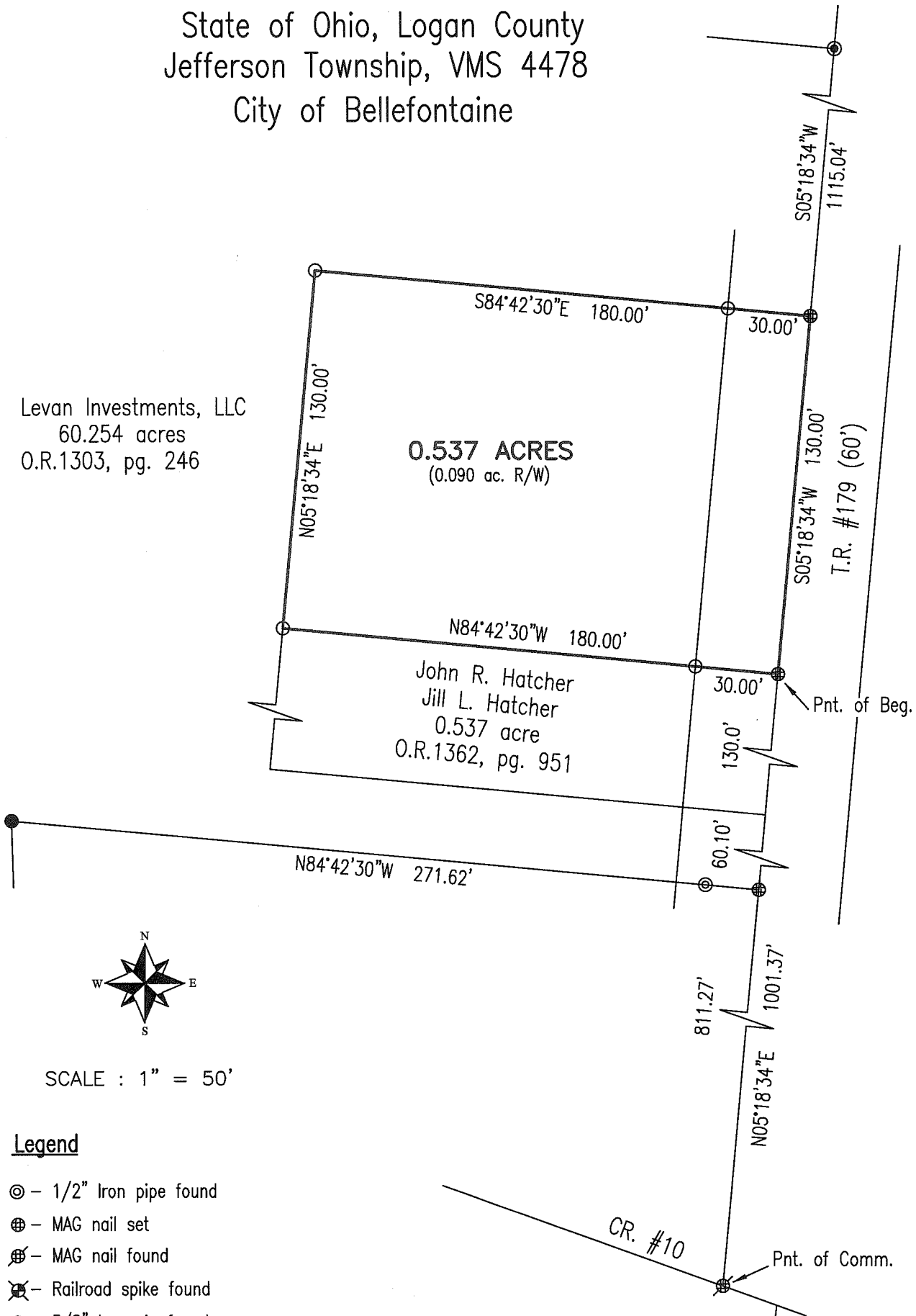
State of Ohio, Logan County  
Jefferson Township, VMS 4478  
City of Bellefontaine

Levan Investments, LLC  
60.254 acres  
O.R.1303, pg. 246

**0.537 ACRES**  
(0.090 ac. R/W)

John R. Hatcher  
Jill L. Hatcher  
0.537 acre  
O.R.1362, pg. 951

T.R. #179 (60')



SCALE : 1" = 50'

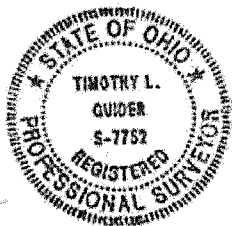
### Legend

- ⊙ - 1/2" Iron pipe found
- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

### Basis of Bearing

State Plane Coordinate System  
Ohio North Zone, NAD83

Scale in Feet



### Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

*Timothy L. Guider*

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Road  
Marysville, Ohio 43040  
(740)-666-8902

11/13/19  
Date

Job#19109

INDEXED ON MAP  
2050

1-22-20

GUIDER SURVEYING, INC.



APPROVED



Legal Description  
Tract 2  
0.503 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of LeVan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the north line of said 60.254 acre tract and marking the southwest corner of Lot 5018 Whispering Pines No. 4 (Plat Cabinet B, slide 43B);

Thence South 00°51'35" West 210.64 feet, entering said 60.254 acre tract, to an iron pin set;

Thence North 84°39'58" West 214.62 feet, to an iron pin set in the west line of said 60.254 acre tract and the east line of Rhandi D. and Colby D. LeVan's 13.046 acre tract (O.R. 1290, page 149);

Thence North 05°05'01" East 60.00 feet, following the west line of said 60.254 acre tract and the east line of said 13.046 acre tract, to an iron pin set;

Thence South 84°39'58" East 122.97 feet, entering said 60.254 acre tract, to an iron pin set;

Thence along a curve to the left having a radius of 25.00 feet, an arc length of 41.22 feet, a delta angle of 94°28'27" and a chord that bears North 48°05'48" East 36.71 feet, to an iron pin set;

Thence North 00°51'35" East 123.43 feet, to a 5/8" iron pin found marking the southwest corner of White Pines Dr. (60");

Thence South 84°39'58" East 60.18 feet, following the north line of said 60.254 acre tract and the south line of White Pines Drive, to the *point of beginning*, containing **0.503 acres**, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of June 2019 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

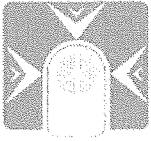
Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 12/15/19  
Job#: 19109-0.503

INDEXED ON MAP  
2850



**APPROVED**

Legal Description  
 Tract 1  
**0.494 acres**

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of LeVan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the north line of said 60.254 acre tract and marking the southeast corner of Lot 5017 Whispering Pines No. 4 (Plat Cabinet B, slide 43B);

Thence South 00°51'35" West 123.43 feet, entering said 60.254 acre tract, to an iron pin set;

Thence along a curve to the right having a radius of 25.00 feet, an arc length of 41.22 feet a delta angle of 94°28'27" and a chord that bears South 48°05'48" West 36.71 feet, to an iron pin set;

Thence North 84°39'58" West 122.97 feet, to an iron pin set in the west line of said 60.254 acre tract and the east line of Rhandy D. and Colby D. LeVan's 13.046 acre tract (O.R. 1290, page 149);

Thence North 05°05'01" East 150.00 feet, following the west line of said 60.254 acre tract and the east line of said 13.046 acre tract, to a 5/8" iron pin found marking the southwest corner of said Lot 5017;

Thence South 84°39'58" East 138.92 feet, following the north line of said 60.254 acre tract and the south line of said Lot 5017, to the *point of beginning*, containing **0.494 acres**, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of June 2019 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
 Guider Surveying, Inc.  
 19550 Delaware County Line Rd.  
 Marysville, Ohio 43040  
 (740)666-8902



Date: 12/15/19  
 Job#: 19109-0.494

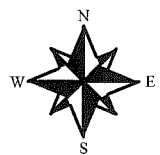
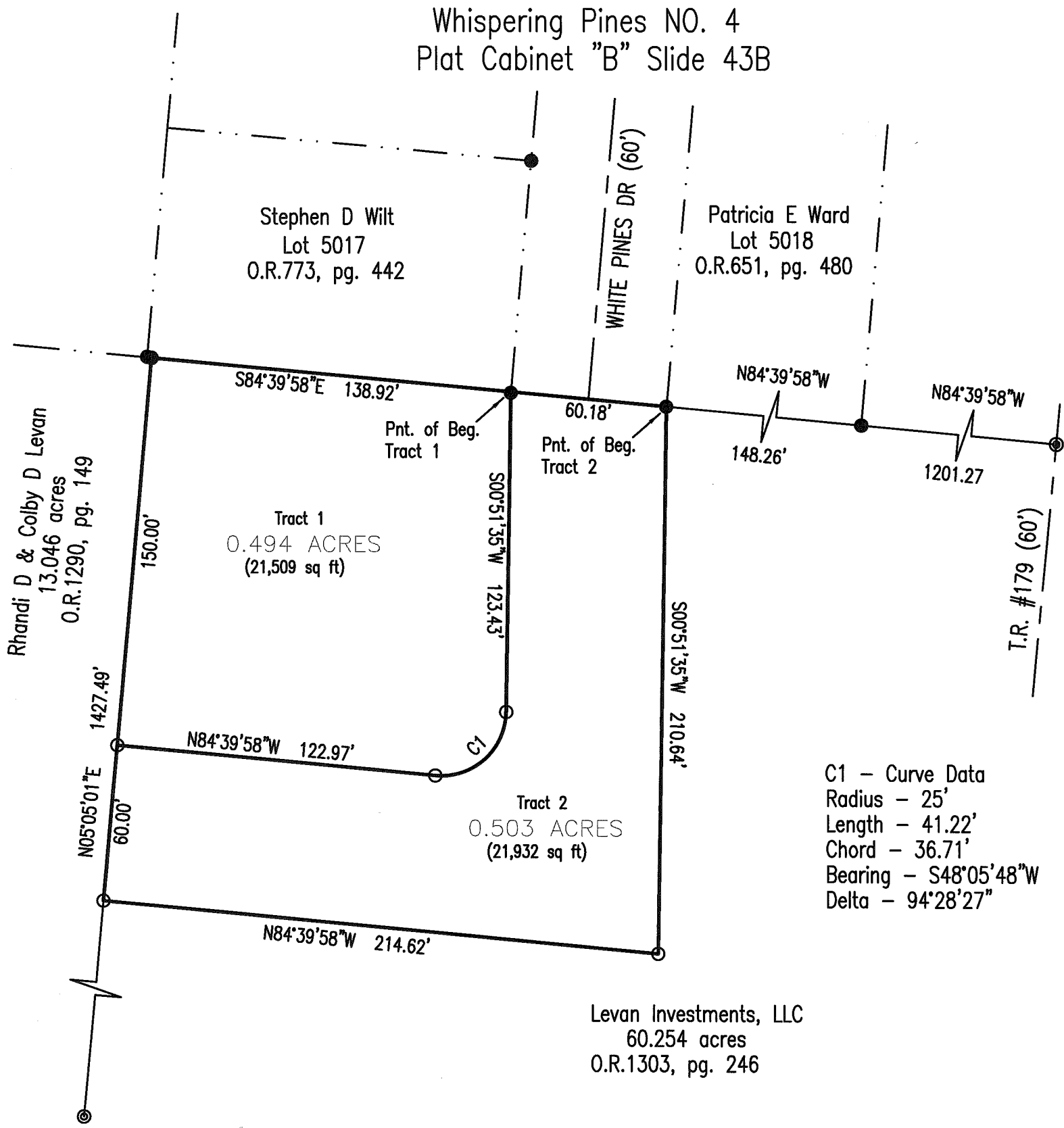
INDEXED ON MAP  
 2050



# Plat of Survey Guider Surveying, Inc.

State of Ohio, Logan County  
Jefferson Township, VMS 4478  
City of Bellefontaine

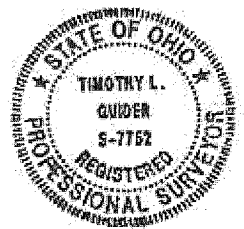
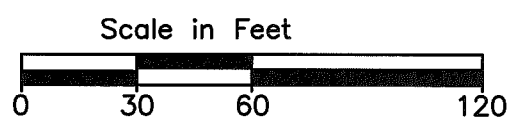
Whispering Pines NO. 4  
Plat Cabinet "B" Slide 43B



Legend SCALE : 1" = 60'

- ⊙ - 1" Iron pipe found
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Basis of Bearing  
State Plane Coordinate System  
Ohio North Zone, NAD83



Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

*Timothy L. Guider*

12/15/19  
 Timothy L. Guider R.S. #7752 Date  
 Guider Surveying, Inc.  
 19550 Delaware County Line Road  
 Marysville, Ohio 43040  
 (740)-666-8902

Job#19109

INDEXED ON MAP  
2050

OWNER/DEVELOPER: OWNER: SURVEYOR:

LEVAN'S INVESTMENTS LLC.  
4198 US 68 SOUTH  
WEST LIBERTY, OH 43357

PAUL & DEBRA CLAASSEN  
228 WHITE PINES DR  
BELLEFONTAINE, OH 43311

GUIDER SURVEYING, Inc.  
19550 DELAWARE COUNTY LINE RD  
MARYSVILLE, OH 43040

(937) 599-2535

(740) 666-8902

# MARIS PARK

CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP,  
LOGAN COUNTY, OHIO  
VMS 4478

NOVEMBER 2020  
9.562 ACRES

**SITE INFORMATION:**

LOCATION: TOWNSHIP ROAD #179 AND WHITE PINES DRIVE  
SITE AREA: PHASE 1 - 9.562 ACRES  
LOTS - 7.526 ACRES  
STREETS - 2.036 ACRES  
ZONING: R-1 RESIDENTIAL

**SURVEYOR'S CERTIFICATION**

The accompanying plat represents a subdivision of land in V.M.S. 4478, Jefferson Township, City of Bellefontaine, Logan County, Ohio. The tract has an area of 2.036 acres in streets and 7.526 acres in lots, making a total of 9.562 total acres.

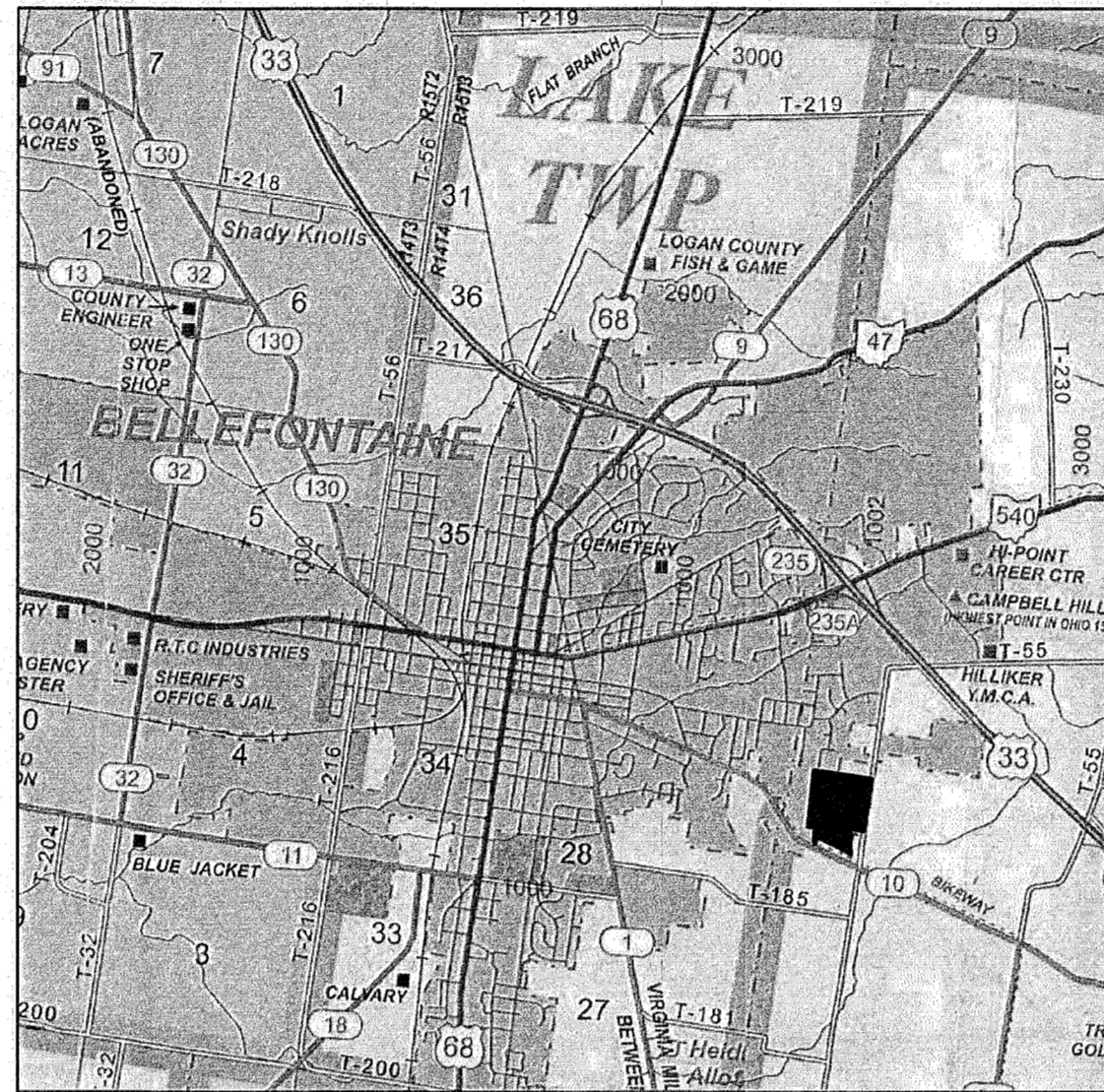
All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments will be placed after construction activity or have been found as indicated.

"I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and belief."

*Timothy L. Guider*  
Timothy L. Guider, PS  
Registered Surveyor S-7752  
Date: 12-2-20



EXHIBIT A  
Maris Park  
Deed Restrictions



VICINITY MAP  
(NO SCALE)

- No structures or plantings, etc., will be permitted in the easement areas;
- Each Lot shall be used for single family residential purposes only;
- Each Lot shall contain only one dwelling house and every dwelling house shall have an attached two-car garage;
- Construction on a dwelling house shall not begin until its design is approved in writing by LeVan Investments, LLC ("Grantor"), Grantor's heirs, legal representatives, and/or assigns;
- No other improvements such as outbuildings, sheds, pole barns, gazebos, and the like shall be permitted unless first approved, in writing, by Grantor, Grantor's heirs, legal representatives, and/or assigns;
- No dwelling house or other building shall be erected, altered, placed, or permitted to remain on the above-described premises that exceeds two and one-half (2 1/2) stories in height and in no event shall any dwelling house or other building be erected to a height exceeding thirty-five (35) feet from the finish grade of the dwelling house or building;
- No business, trade, nor other commercial activity shall be conducted upon any Lot;
- At no time shall a chain-link fence be permitted on any Lot;
- No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste;
- No clothesline shall be permitted anywhere on a Lot;
- No motor vehicle shall be left upon or abutting a Lot for a period longer than thirty (30) days within a ninety-day (90) period, in a condition wherein the motor vehicle is not able to be operated upon the public street or highway. After such period, the motor vehicle shall be considered a nuisance and shall be removed at the motor vehicle owner's expense;
- Lot Owner shall plant a minimum of 2 ornamental trees in the street boulevard per City of Bellefontaine Shade Tree Commission;
- All dwelling houses shall have a minimum roof pitch of 8-12 (rise over run);
- All porch roofs shall have a minimum roof pitch of 4-12 (rise over run);
- All dwelling houses shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeways, and garage areas:
 

Ranch-style home	1,500 sq. ft. first floor
Multi-level or split-level home	1,700 sq. ft. with 1,100 sq. ft. above grade level
One-and-one-half-story home	1,700 sq. ft. with no less than 1,100 sq. ft. on first floor
Two-story home	1,800 sq. ft. with no less than 1,100 sq. ft. on first floor
- All dwelling houses or other buildings shall have exterior coverings of wood, shingle, brick, stone, stucco, or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any dwelling house or other building. Reclaimed brick or other new/modern materials may be utilized when architecturally compatible with the design of the dwelling house or other building;
- Exterior metal siding with respect to any dwelling house or other building shall be prohibited;
- The front of each dwelling house shall have a minimum of thirty percent (30%) exterior finish of brick, stone, and/or precast/cultured stone. All porches on the front of each dwelling house shall be constructed on cast-in-place concrete slabs. No wood nor engineered lumber may be used in place of a concrete slab;
- No billboard sign nor advertising device of any kind, other than a "For Sale" or "For Rent" sign, shall be permitted. This restriction does not include the display of any traditional American flag;
- All trash, rubbish, and/or recycling containers shall be maintained either inside the garage, or housed to the rear of the residence, and shall be returned to their place of keeping within twelve (12) hours of any schedule trash or recycle pick-up time;
- All dwelling houses shall have concrete driveways. Asphalt driveways shall not be permitted on a Lot;
- Within six (6) months after completion of construction of a dwelling house, all of the following must be installed and completed: concrete driveways, concrete sidewalks, landscaping, and lawns;
- All dwelling houses shall be connected to the City of Bellefontaine sanitary sewer, water, and storm systems;
- All dwelling houses shall be connected to a natural gas provider;
- No propane tanks shall be installed on the above-described premises; and
- Each Lot shall be final graded so that storm water or surface water does not flood any adjoining Lot or dwelling house.

**DEDICATION**

Know by all men by these present that LEVAN INVESTMENTS, LLC, and Paul and Debra Claassen proprietors of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate White Pines Drive & Raymond Avenue to the public use forever.

Owners of Land: LeVan Investments, LLC  
Paul and Debra Claassen

By: *Jeremy R LeVan*  
Jeremy R LeVan (Owner)

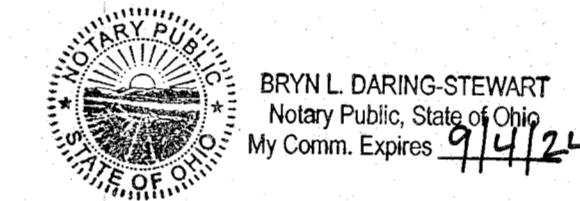
By: *Paul Claassen*  
Paul Claassen (Owner)

By: *Debra L Claassen*  
Debra Claassen (Owner)

STATE OF OHIO  
COUNTY OF LOGAN Before me a Notary Public in and for said County personally came:

Jeremy LeVan, Paul Claassen, Debra Claassen, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness

whereof, I have hereunto set my hand and affixed my official seal this 2<sup>nd</sup> day of December, 2020.



By: *Bryn L Darling-Stewart*  
Notary Public

The within streets are hereby approved and accepted for public maintenance by

Ordinance No. 20-45 recorded in City Council's

record book 2020 on this 14<sup>th</sup> day of July, 2020.

*Ben Stahl*  
City of Bellefontaine Mayor

*Bonnie Campbell*  
Clerk of City Council

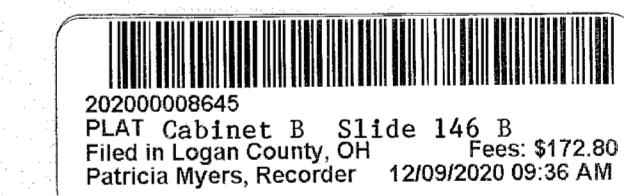
APPROVED this 1<sup>st</sup> day of December, 2020  
*[Signature]*  
President of City Council

APPROVED this 3<sup>rd</sup> day of December, 2020  
*[Signature]*  
Bellefontaine City Engineer

APPROVED this 8<sup>th</sup> day of DECEMBER, 2020  
*[Signature]*  
Chairman, City Planning Commission

PREAPPROVAL *[Signature]* 12-3-2020

PLAT CHECKED *[Signature]* 12-9-2020



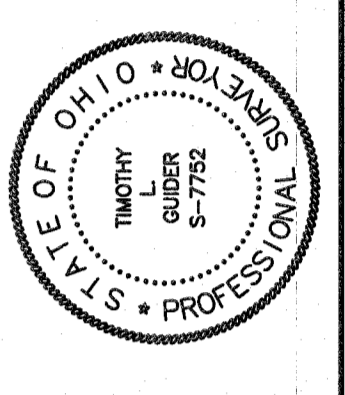
TRANSFERRED this 9 day of December, 2020  
*[Signature]*  
Auditor, Logan County, Ohio

Filed for record this 9<sup>th</sup> day of December, 2020 at 9:36 o'clock A.M.

Recorded this 9<sup>th</sup> day of December, 2020 at 9:36 o'clock A.M. in Plat CABINET B, SLIDE 147A 146 B-

*Daricia W. Myer*  
Logan County Recorder

PREPARED BY: **Guider Surveying, Inc.**  
19550 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040  
PH. (740) 666-8902 www.guidersurveying.com  
DRAWN BY: J.L.  
FILE/CABINET:  
DRAWING NAME: CE - SUBDIVISION DESIGN/DWG  
LAYOUT: FINAL PLAT TITLE



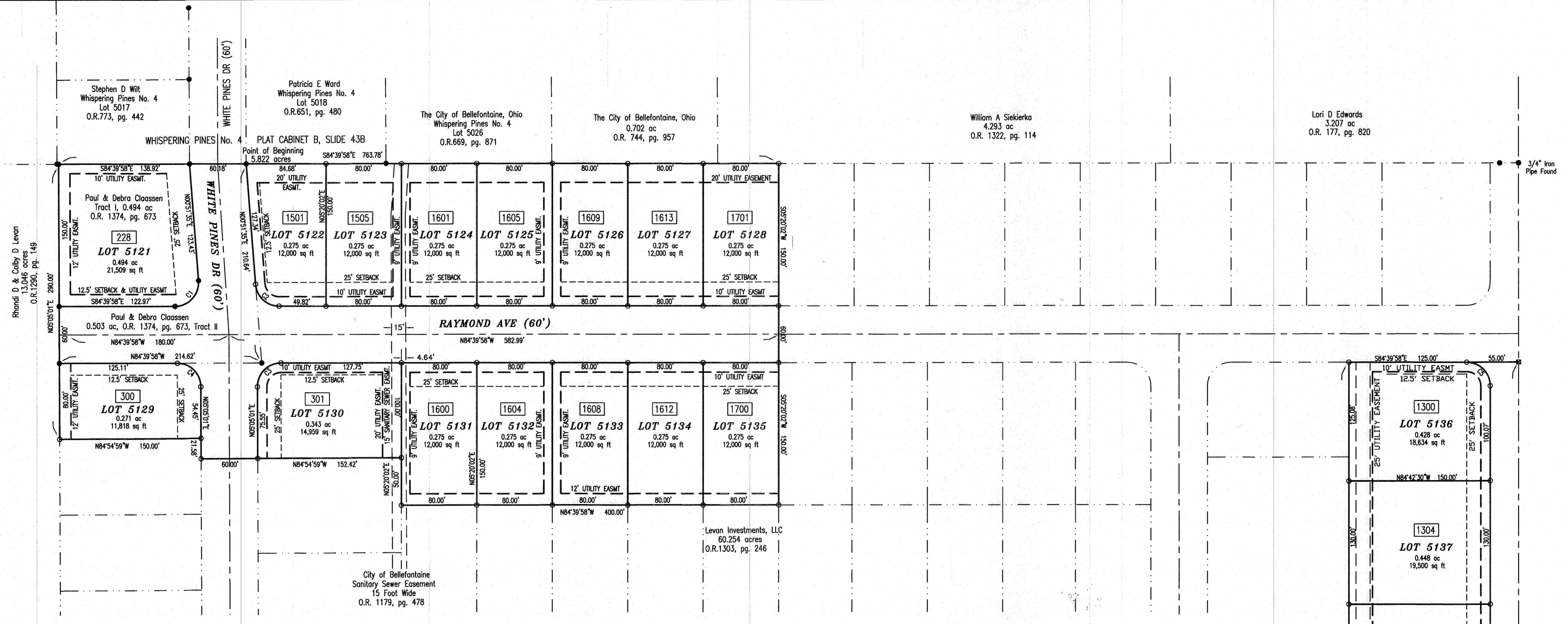
NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK TITLE SHEET**  
MARRIS PARK, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP  
PREPARED FOR: **LEVAN INVESTMENTS, LLC**  
4198 US 68, WEST LIBERTY, OHIO 43357

SCALE:  
DATE: 11-18-2020  
SHEET:

**1/2**

JOB # 20100



**CURVE DATA**

C1 - Curve Data Radius - 25' Length - 41.22' Chord - 36.71' Bearing - S48°05'48"W Delta - 94°28'27"	C2 - Curve Data Radius - 25' Length - 37.32' Chord - 33.95' Bearing - S41°54'12"E Delta - 94°28'27"	C3 - Curve Data Radius - 25' Length - 39.38' Chord - 35.43' Bearing - S50°12'31"W Delta - 90°15'01"	C4 - Curve Data Radius - 25' Length - 39.16' Chord - 35.28' Bearing - S39°47'29"E Delta - 90°15'01"	C5 - Curve Data Radius - 25' Length - 39.26' Chord - 35.35' Bearing - S39°40'42"E Delta - 90°15'01"
--	--	--	--	--

**GUIDER SURVEYING, INC.**

Legal Description  
5.822 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, WMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and all of Paul and Debra Claassen's 0.494 acre tract and 0.503 acre tracts described in Official Record 1374 page 673, Tracts I and II and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the north line of said 60.254 acre tract and marking the southwest corner of Lot 5018 Whispering Pines No. 4 (Plat Cabinet B, slide 43B);

**Thence South 84°39'58" East 564.88 feet**, following the north line of said 60.254 acre tract, the south line of Whispering Pines No. 4, the south line of The City of Bellefontaine, Ohio's 0.702 acre tract (O.R. 744, page 957) and the south line of William A. Siekierka's 4.293 acre tract (O.R. 1322, page 114), to an iron pin set;

**Thence** entering said 60.254 acre tract the following courses:

- South 09°20'02" West 380.00 feet, to an iron pin set;
- North 84°39'58" West 400.00 feet, to an iron pin set;
- North 09°20'02" East 50.00 feet, to an iron pin set;
- North 84°34'58" West 212.43 feet, to an iron pin set;
- North 09°08'01" East 21.88 feet, to an iron pin set;
- North 84°54'59" West 150.00 feet, to an iron pin set in the west line of said 60.254 acre tract and in the east line of Rhond D. and Colby D. Levan's 13.046 acre tract (O.R. 1280, page 149);
- Thence North 09°08'01" East 230.00 feet, following the west line of said 60.254 acre tract, the west line of said 0.503 acre and 0.494 acre tracts and the east line of said 13.046 acre tract, to a 5/8" iron pin found in the south line of Lot Number 5017 of said Whispering Pines No. 4;
- Thence South 84°39'58" East 198.10 feet, following the north line of said 0.494 acre and 0.503 acre tracts and the south line of Whispering Pines No. 4 to the point of beginning, containing 5.822 acres, more or less. Subject to all valid assessments and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2020 and that monuments were set or found as indicated herein. Iron pin set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7782". Base of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider  
Timothy L. Guider R.S. #7782  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)888-8902

Date: 11/18/20  
Job#: 20100-5.822

**GUIDER SURVEYING, INC.**

Legal Description  
3.740 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, WMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

**Beginning** at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

**Thence** North 08°19'34" East 1131.37 feet, following the centerline of T.R. #179, to a MAG nail found marking the northeast corner of Richard W. and Shelley A. Nease's 0.537 acre tract (O.R. 1380, page 809) and marking the **point of beginning**;

**Thence** North 84°42'30" West 180.00 feet, following the north line of said 0.537 acre tract, passing at 30.00 feet a 5/8" iron pin found, to a 5/8" iron pin found marking the northwest corner of said 0.537 acre tract;

**Thence** North 06°18'34" East 906.06 feet, entering said 60.254 acre tract, to an iron pin set;

**Thence** South 84°39'58" East 180.00 feet, passing at 125.00 feet an iron pin set to a MAG nail set in the centerline of T.R. #179 and the east line of said 60.254 acre tract;

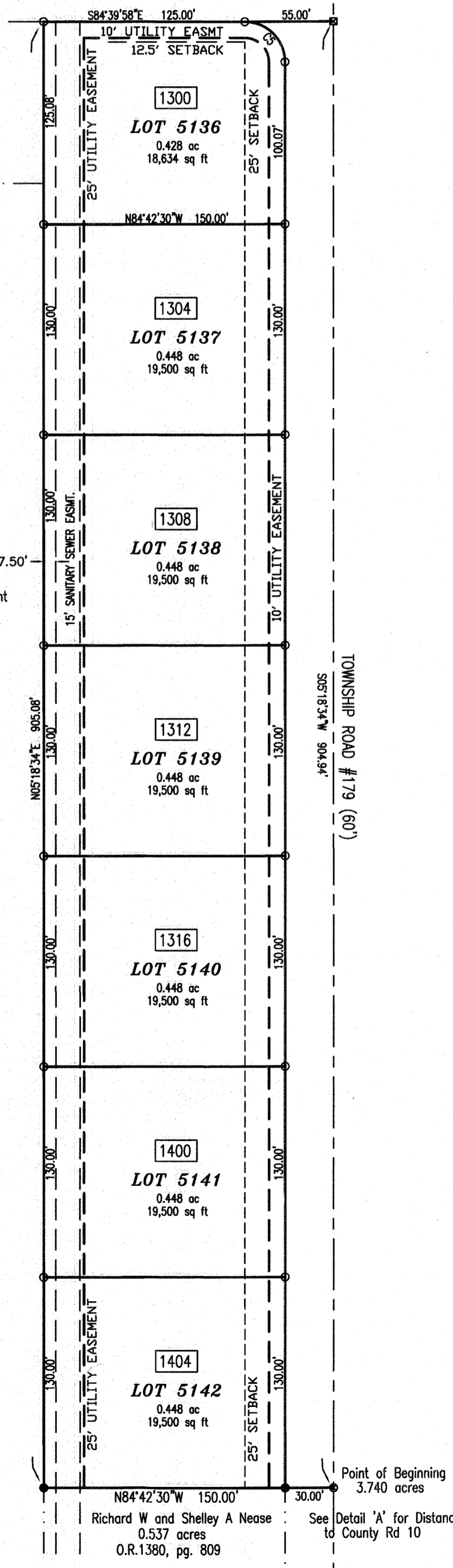
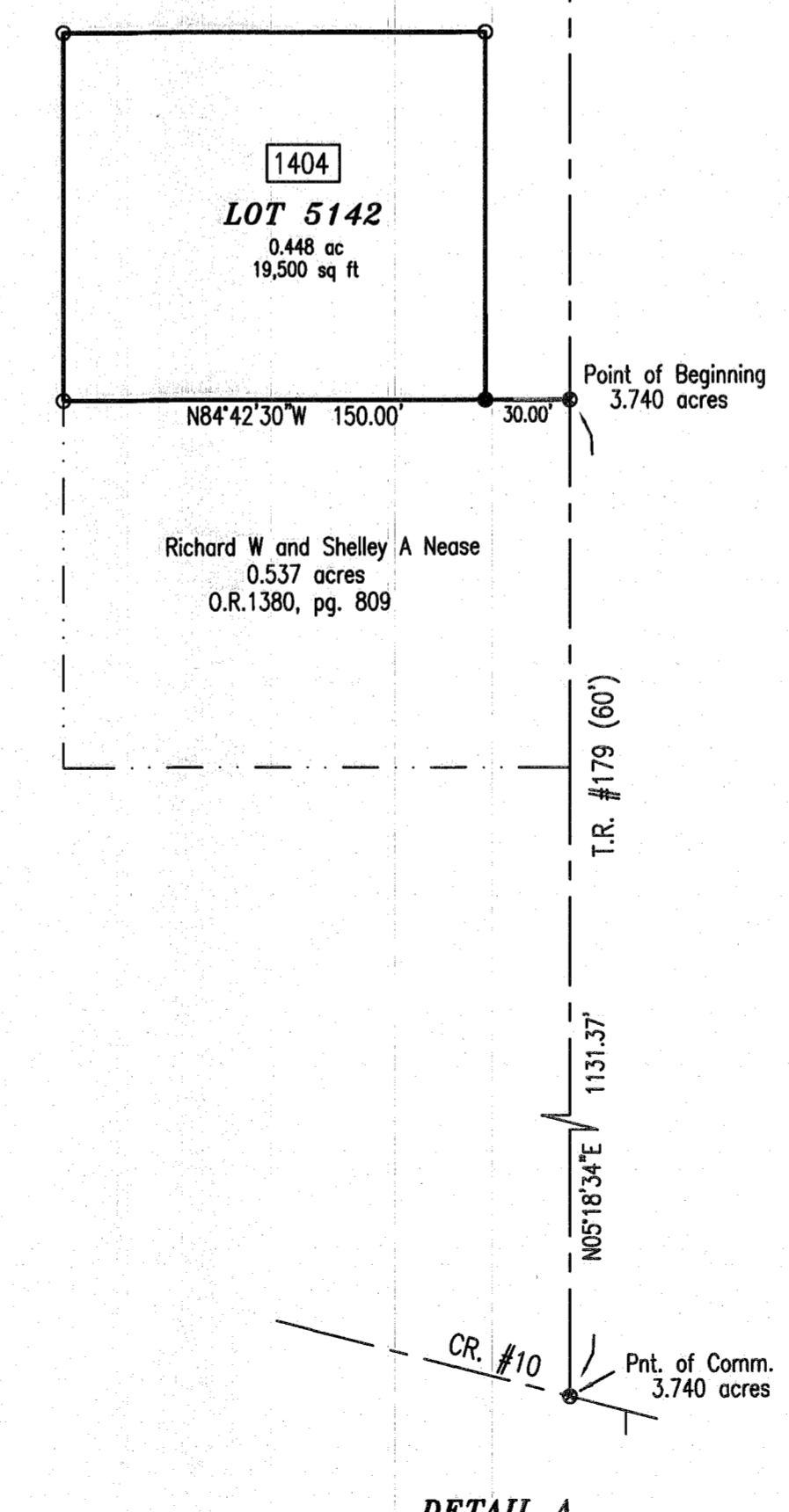
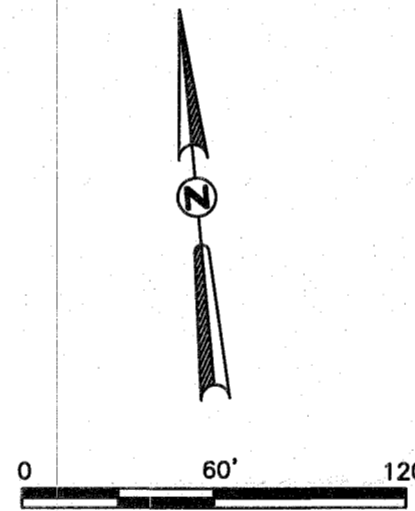
**Thence** South 08°19'34" West 964.84 feet, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the point of beginning, containing 3.740 acres, more or less, and subject to all valid assessments and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2020 and that monuments were set or found as indicated herein. Iron pin set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7782". Base of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider  
Timothy L. Guider R.S. #7782  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)888-8902

Date: 11/18/20  
Job#: 20100-3.740

- NOTES:**
- 5/8" DIAMETER IRON PIN SET
  - 5/8" DIAMETER IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - ⊗ MAG NAIL SET
  - STREET ADDRESS



202000009645  
PLAT Cabinet B Slide 147 A  
Filed in Logan County, OH Fees: \$172.80  
Patricia Myers, Recorder 12/09/2020 09:36 AM

PREPARED BY: **Guider Surveying, Inc.**  
19550 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040  
PH. (740) 888-8902 www.guidersurveying.com  
DRAWN BY: J.L.L.  
LAYOUT: FINAL PLAT

PROFESSIONAL STAMP:  
TIMOTHY L. GUIDER  
S-7782  
STATE OF OHIO PROFESSIONAL SURVEYOR

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK PLAT**  
CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP

PREPARED FOR: **LEVAN INVESTMENTS, LLC**  
4198 US 68, WEST LIBERTY, OHIO 43357

SCALE: 1" = 60'  
DATE: 11-18-20  
SHEET: **2/2**

JOB # 20100

OWNER/DEVELOPER: SURVEYOR:

LEVAN'S INVESTMENTS LLC. GUIDER WINKLE PARTNERS Inc.  
 4198 US 68 SOUTH 19541 DELAWARE COUNTY LINE RD  
 WEST LIBERTY, OH 43357 MARYSVILLE, OH 43040  
 (937) 599-2535 (740) 666-8902

# MARIS PARK PHASE 2

CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP,  
 LOGAN COUNTY, OHIO  
 VMS 4478

NOVEMBER 2023  
 5.833 ACRES

**SITE INFORMATION:**

LOCATION: TOWNSHIP ROAD #179 AND RAYMOND AVENUE  
 SITE AREA: PHASE 2 - 5.833 ACRES  
 LOTS - 3.891 ACRES  
 RESERVES - 0.547 ACRES  
 STREETS - 1.395 ACRES  
 ZONING: R-1 RESIDENTIAL

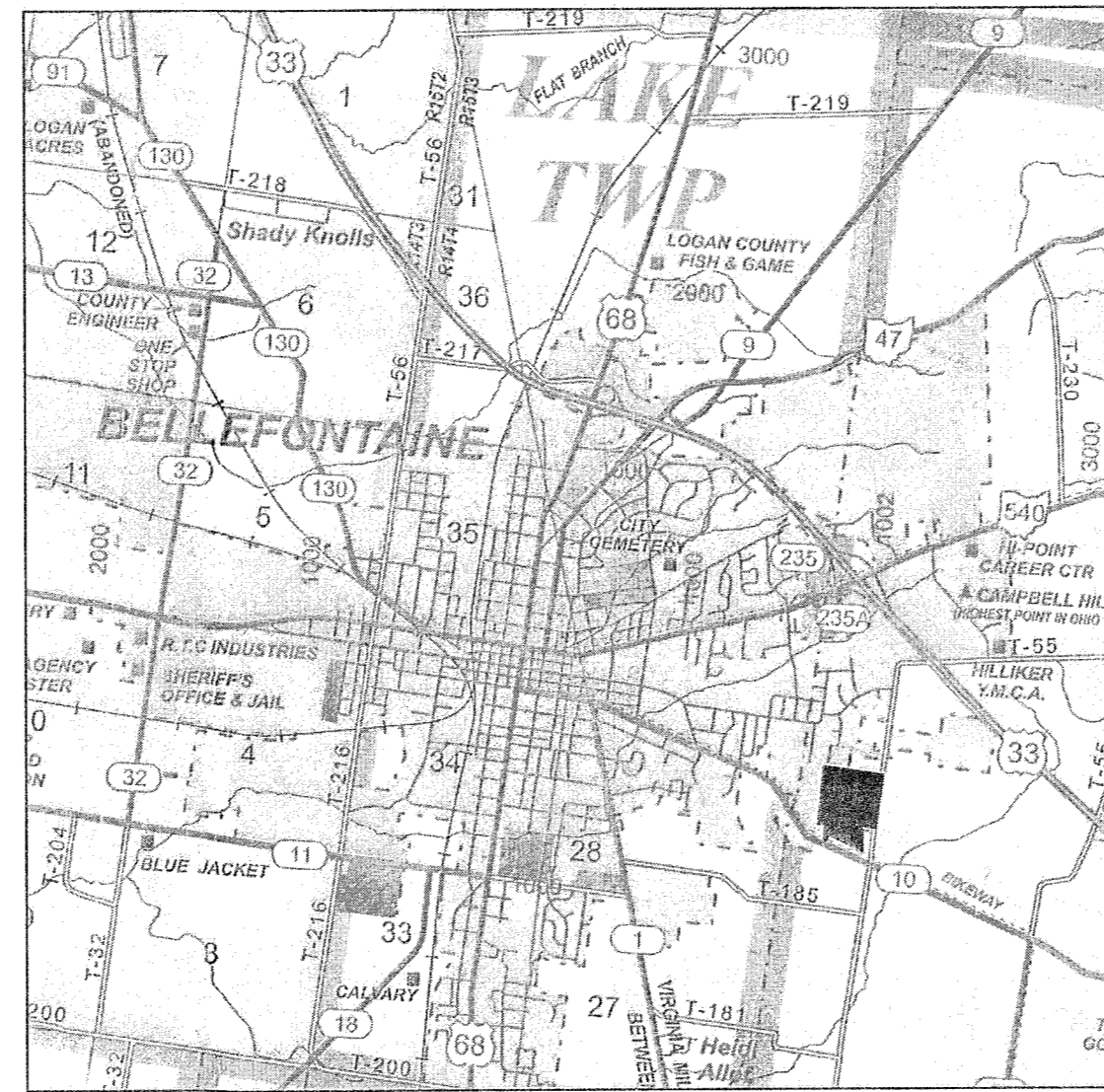
**SURVEYOR'S CERTIFICATION**

The accompanying plat represents a subdivision of land in V.M.S. 4478, Jefferson Township, City of Bellefontaine, Logan County, Ohio. The tract has an area of 1.395 acres in streets, 3.891 acres in lots, and 0.547 acres in reserves making a total of 5.833 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments will be placed after construction activity or have been found as indicated.

"I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and belief."

*Timothy L. Guiber* 1-9-24  
 Timothy L. Guiber, PS Date  
 Registered Surveyor S-7752



VICINITY MAP  
 (NO SCALE)

EXHIBIT A  
 Maris Park Phase 2  
 Deed Restrictions (Revised from Phase 1)

- \* All of the lots in Maris Park shall be used for single-family residential purposes only. All garages shall be attached to the residence building. Outbuildings and or sheds shall be approved by the developer or HOA.
- \* No buildings shall be erected altered placed or permitted to remain on any lot that could exceed two and one-half stories in height and in no event shall any building be erected to a height exceeding 35 feet from the finish grade of the building
- \* Trade or commercial activity shall not be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners of any said lot
- \* No chain link fencing shall be permitted in the subdivision
- \* No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers
- \* No clothesline shall be installed in the front yard of any developed lot
- \* No automobile or motor-driven vehicle shall be left upon any lot for a period longer than 30 days, within a 90-day period, in a condition wherein it is not able to be operated upon the public highway. After such period the motor vehicle shall be considered a nuisance and shall be removed at the owner's expense
- \* No dwelling may be constructed on any lot unless an enclosed attached garage for at least two automobiles is also constructed thereon
- \* Television and radio antennas shall not be permitted on any lot and or dwelling
- \* The lot may not be further subdivided
- \* One second structure or outbuilding other than the primary residence structure may be built on the premises. The second structure shall contain not less than 100 square feet and not more than 1000 square feet. The exterior color and materials of the second structure must be compatible with the exterior colors and materials of the primary residence structure.
- \* The roof pitch of the primary residence structure shall be a minimum of 6-12 on all homes. The roof pitch on all second structures or outbuildings shall be a minimum of 4-12
- \* Any residence structure constructed on the premises shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeways, and garage areas.
 

Ranch-style home	1400 sf first floor
Multi-level or split-level	1500 sf
One and one-half story home	1500 sf
Two-story home	1500 sf
- \* The exterior surface of any structure or any addition thereto shall be of wood, shingle, brick, stone, stucco or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any structure except reclaimed brick or other new or modern materials that may be utilized when architecturally compatible with the design of the structure. Modular homes are permitted provided they comply with the requirements of these conditions and restrictions, sit on a basement and or crawlspace and are assembled with onsite construction, and have no metal framing.
- \* The front of each house and/or garage shall have a minimum of 30% exterior finish consisting of upgraded materials such as brick, stone, and/or pre-cast/cultured stone. Vinyl board and batten and shake siding is considered upgraded material. Homes with a covered front porch across the entire front of the house shall be excluded from the brick, stone, and/or pre-cast/cultured stone requirement.
- \* All homes must have a covered front entryway with cast-in-place concrete floor or landing. No wooded decks or wooded porches are allowed on the front of the homes.
- \* No billboard sign, or advertising devise of any kind other than a "For Sale" or "For Rent" sign shall be permitted.
- \* All trash containers shall be maintained either inside the garage or housed to the rear of the residence and shall be returned to their place of keeping within twelve (12) hours of any scheduled trash pick-up.
- \* Driveways must be concrete. Asphalt will not be allowed.
- \* Within six months after completion of construction of the primary residence structure all concrete driveways, concrete sidewalks, and all landscaping and lawns must be installed and completed.
- \* All homes shall be connected to public utilities which include city sanitary sewer, water, and stormwater system.
- \* No propane tanks shall be installed on the property. All homes shall be connected to the natural gas provider for the community.
- \* Lots shall be final grade so that stormwater does not flood your neighbor's property and or residence

**DEDICATION**

Know by all men by these present that LEVAN INVESTMENTS, LLC, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate Township Road 179, Kendall Street, and Raymond Avenue to the public use forever.

Owners of Land: LeVan Investments, LLC

By: *Jeremy R LeVan*  
 Jeremy R LeVan (Owner)

STATE OF OHIO  
 COUNTY OF LOGAN Before me a Notary Public in and for said County personally came:

Jeremy R. LeVan, authorized member of LeVan Investments, LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal this 9 day of JANUARY, 2024.



By: *Jeffrey Burr*  
 Notary Public

The within streets are hereby approved and accepted for public maintenance by

Ordinance No. 24-01 recorded in City Council's

record book 2024 on this 9<sup>th</sup> day of JANUARY, 2024.

*Debra M. Cameron* *Bonnie Campbell*  
 City of Bellefontaine Mayor Clerk of City Council

APPROVED this 9<sup>th</sup> day of JANUARY, 2024 *[Signature]*  
 President of City Council

APPROVED this 9<sup>th</sup> day of JANUARY, 2024 *[Signature]*  
 Bellefontaine City Engineer

APPROVED this 9<sup>th</sup> day of JANUARY, 2024 *[Signature]*  
 Chairman, City Planning Commission

PREAPPROVAL *[Signature]* 1-10-2024

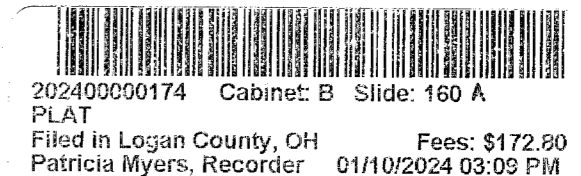
PLAT CHECKED *[Signature]* 1-10-2024

TRANSFERRED this 10 day of JAN., 2024 *[Signature]*  
 Auditor, Logan County, Ohio

Filed for record this 10<sup>th</sup> day of JANUARY, 2024 at 3:09 o'clock P.M

Recorded this 10<sup>th</sup> day of JANUARY, 2024 at 3:09 o'clock P.M in Plat CABINET B, SLIDE 160 A & B

*Patricia W. Myers*  
 Logan County Recorder



PREPARED BY: Guider Winkle Partners Inc.

19541 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040  
 PH. (740) 666-8902 www.guidewinkle.com

DRAWING NAME: CE - FINAL PLAT PHASE 2.LDWG DRAWN BY: J.L.L.  
 LAYOUT: FINAL PLAT TITLE

PROFESSIONAL STAMP:  
 STATE OF OHIO  
 JEFFERSON TOWNSHIP  
 TIMOTHY L. GUIBER  
 S-7752  
 PROFESSIONAL

NO.	DATE	DESCRIPTION

SHEET NAME: MARIS PARK PHASE 2 TITLE SHEET  
 MARIAS PARK, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP  
 PREPARED FOR: LEVAN INVESTMENTS, LLC  
 4198 US 68, WEST LIBERTY, OHIO 43357

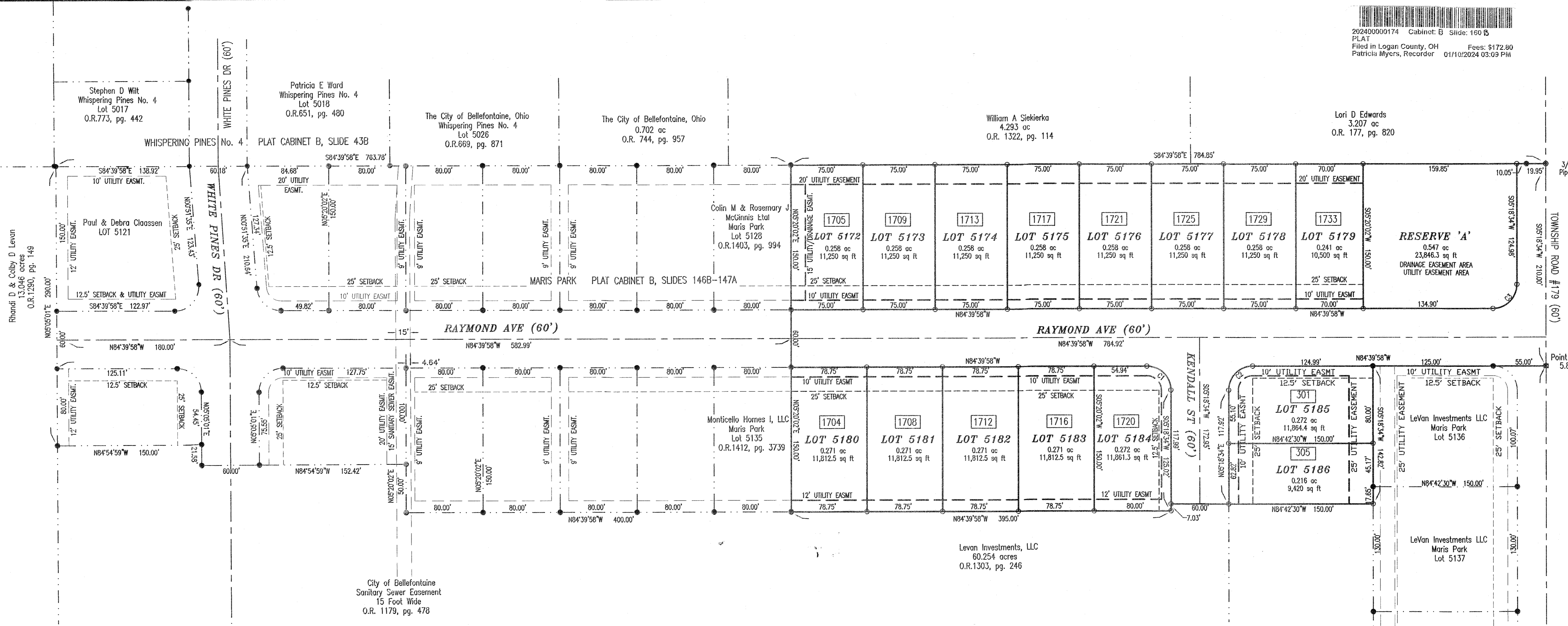
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DATE: 11-15-2023

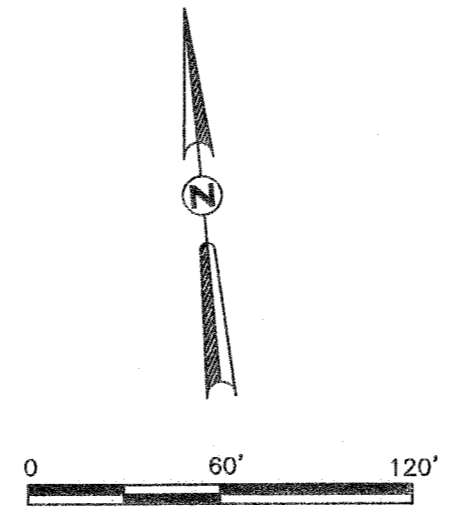
SHEET: **1/2**

JOB # 23100

202400000174 Cabinet: B Slide: 160  
 PLAT: Filed in Logan County, OH Fees: \$172.80  
 Patricia Myers, Recorder 01/10/2024 03:03 PM



**GW GUIDER WINKLE PARTNERS**  
 SURVEYING & ENGINEERING  
 Legal Description  
 5.833 acres



The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of LeVan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

Thence North 05°18'34" East 2036.31 feet, following the centerline of T.R. #179, to a MAG nail set marking a northeast corner of Maris Park (Cabinet B, Slide 146B-147A) and the point of beginning;

Thence North 84°39'58" West 180.00 feet, following the north line of said Maris Park, to a 5/8" iron pin found marking the northwest corner of Lot 5136 of said Maris Park passing at 55.00 feet a 5/8" iron pin found;

Thence South 05°18'34" West 142.82 feet, following the west line of Lot 5136 of said Maris Park, passing at 125.17 feet a 5/8" iron pin found to an iron pin set;

Thence entering said 60.254 acre tract the following courses:

North 84°42'30" West 210.00 feet, to an iron pin set;  
 South 05°18'34" West 7.03 feet, to an iron pin set;

North 84°39'58" West 395.00 feet, to a 5/8" iron pin found marking the southeast corner of Lot 5135 of Maris Park;

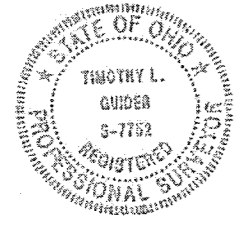
Thence North 05°20'02" East 360.00 feet, following the east line of said Lot 5135, the east line of Raymond Avenue (60') and the east line of Lot 5120 of said Maris Park passing at 150.00 feet and 210.00 feet 5/8" iron pins found, to a 5/8" iron pin found in the south line of William A. Siekierka's 4.293 acre tract (O.R. 1322, page 114);

Thence South 84°39'58" East 784.85 feet, following the north line of said 60.254 acre tract, the south line of said 4.293 acre tract and the south line of Lori D. Edwards' 3.207 acre tract (O.R. 177, page 820), passing at 764.90 feet a 5/8" iron pin found, to a 3/4" iron pipe found in the centerline of T.R. #179;

Thence South 05°18'34" West 210.00 feet, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the point of beginning, containing 5.833 acres, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2023 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider  
 Timothy L. Guider R.S. #7752  
 Guider Winkle Partners, Inc.  
 19541 Delaware County Line Rd.  
 Marysville, Ohio 43040  
 (740)666-8902

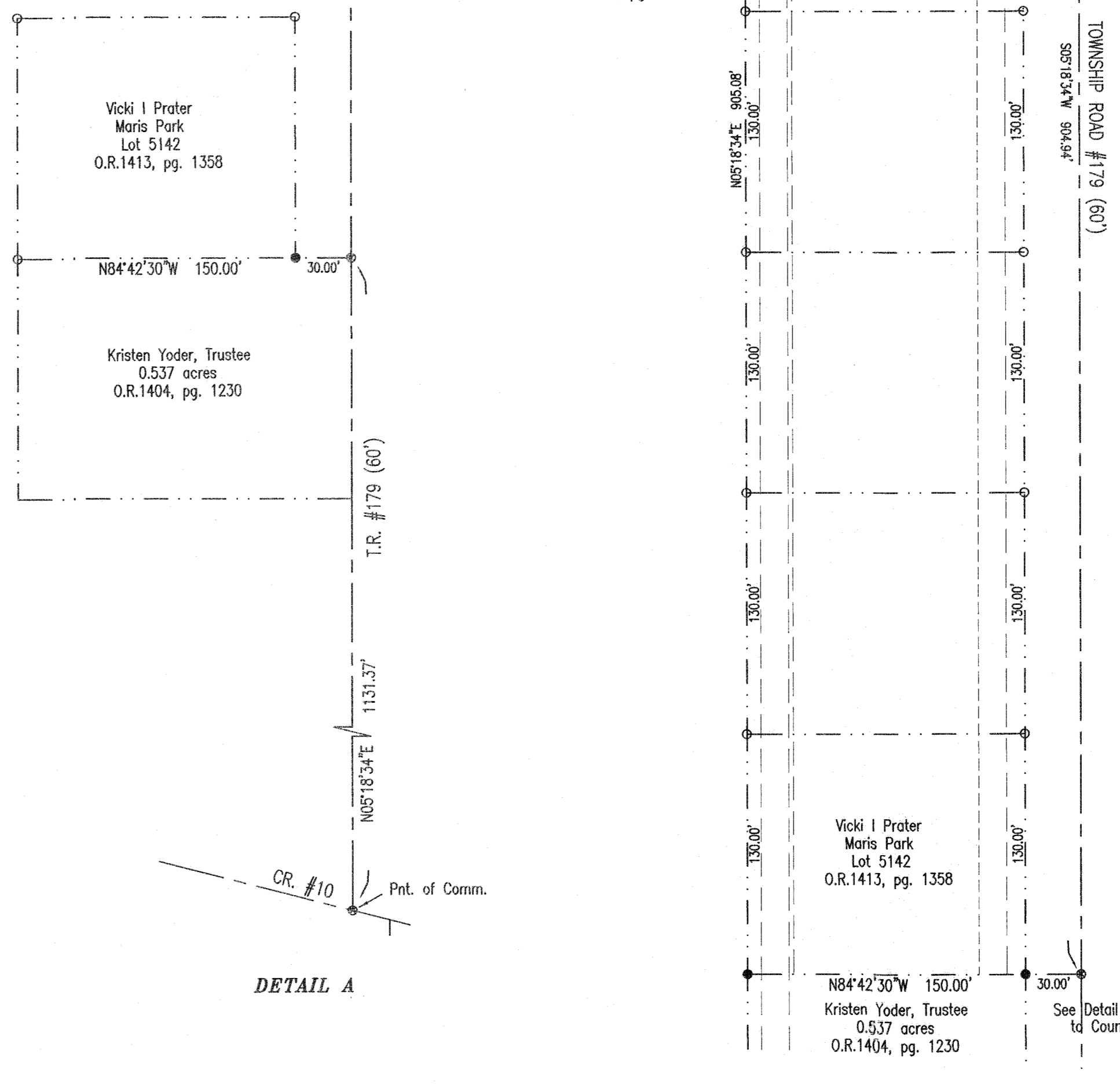


Date: 11/15/23  
 Job#: 23214-5,833

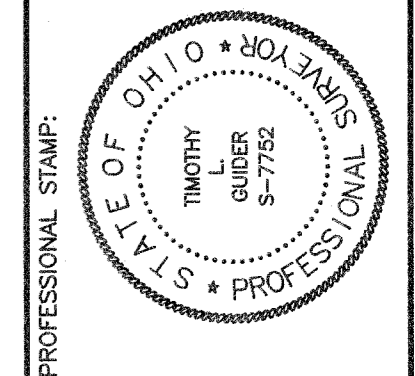
- NOTES:**
- 5/8" DIAMETER IRON PIN SET
  - 5/8" DIAMETER IRON PIN FOUND
  - ⊙ 3/4" DIAMETER IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - ⊠ MAG NAIL SET
  - 1601 STREET ADDRESS

**CURVE DATA**

C1 - Curve Data	C2 - Curve Data	C3 - Curve Data
Radius - 25'	Radius - 25'	Radius - 25'
Length - 39.26'	Length - 39.28'	Length - 39.28'
Chord - 35.35'	Chord - 35.36'	Chord - 35.36'
Bearing - S39°40'42"E	Bearing - S50°19'18"W	Bearing - S50°19'18"W
Delta - 90°02'32"	Delta - 89°58'32"	Delta - 89°58'32"



PREPARED BY: **Guider Winkle Partners Inc.**  
 19541 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040  
 PH: (740) 666-8902 www.guidewinkle.com  
 DRAWN BY: J.L.  
 FILE/CABINET:



NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK PHASE 2 PLAT**  
 CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP  
 PREPARED FOR: **LEVAN INVESTMENTS, LLC**  
 4198 US 66, WEST LIBERTY, OHIO 43357  
 SCALE: 1" = 60'  
 DATE: 11-15-23  
 SHEET: **2/2**  
 JOB # 23100

12-20-2023



**APPROVED**



Legal Description  
**5.833 acres**

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

Thence North 05°18'34" East 2036.31 feet, following the centerline of T.R. #179, to a MAG nail set marking a northeast corner of Maris Park (Cabinet B, Slide 146B-147A) and the **point of beginning**;

Thence **North 84°39'58" West 180.00 feet**, following the north line of said Maris Park, to a 5/8" iron pin found marking the northwest corner of Lot 5136 of said Maris Park passing at 55.00 feet a 5/8" iron pin found;

Thence **South 05°18'34" West 142.82 feet**, following the west line of Lot 5136 of said Maris Park, passing at 125.17 feet a 5/8" iron pin found to an iron pin set;

Thence entering said 60.254 acre tract the following courses:

**North 84°42'30" West 210.00 feet**, to an iron pin set;

**South 05°18'34" West 7.03 feet**, to an iron pin set;

**North 84°39'58" West 395.00 feet**, to a 5/8" iron pin found marking the southeast corner of Lot 5135 of Maris Park;

Thence **North 05°20'02" East 360.00 feet**, following the east line of said Lot 5135, the east line of Raymond Avenue (60') and the east line of Lot 5128 of said Maris Park passing at 150.00 feet and 210.00 feet 5/8" iron pins found, to a 5/8" iron pin found in the south line of William A. Siekierka's 4.293 acre tract (O.R. 1322, page 114);

Thence **South 84°39'58" East 784.85 feet**, following the north line of said 60.254 acre tract, the south line of said 4.293 acre tract and the south line of Lori D. Edwards' 3.207 acre tract (O.R. 177, page 820), passing at 764.90 feet a 5/8" iron pin found, to a 3/4" iron pipe found in the centerline of T.R. #179;

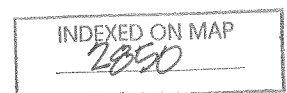
Thence **South 05°18'34" West 210.00 feet**, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the **point of beginning**, containing **5.833 acres**, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2023 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 11/15/23  
Job#: 23214-5.833





**APPROVED**

Legal Description  
5.822 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of LeVan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and all of Paul and Debra Claassen's 0.494 acre tract and 0.503 acre tracts described in Official Record 1374 page 673, Tracts I and II and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the north line of said 60.254 acre tract and marking the southwest corner of Lot 5018 Whispering Pines No. 4 (Plat Cabinet B, slide 43B);

Thence **South 84°39'58" East 564.68 feet**, following the north line of said 60.254 acre tract, the south line of Whispering Pines No. 4, the south line of The City of Bellefontaine, Ohio's 0.702 acre tract (O.R. 744, page 957) and the south line of William A. Siekierka's 4.293 acre tract (O.R. 1322, page 114), to an iron pin set;

Thence entering said 60.254 acre tract the following courses:

**South 05°20'02" West 360.00 feet**, to an iron pin set;

**North 84°39'58" West 400.00 feet**, to an iron pin set;

**North 05°20'02" East 50.00 feet**, to an iron pin set;

**North 84°54'59" West 212.42 feet**, to an iron pin set;

**North 05°05'01" East 21.58 feet**, to an iron pin set;

**North 84°54'59" West 150.00 feet**, to an iron pin set in the west line of said 60.254 acre tract and in the east line of Rhandi D. and Colby D. LeVan's 13.046 acre tract (O.R. 1290, page 149);

Thence **North 05°05'01" East 290.00 feet**, following the west line of said 60.254 acre tract, the west line of said 0.503 acre and 0.494 acre tracts and the east line of said 13.046 acre tract, to a 5/8" iron pin found in the south line of Lot Number 5017 of said Whispering Pines No. 4;

Thence **South 84°39'58" East 199.10 feet**, following the north line of said 0.494 acre and 0.503 acre tracts and the south line of Whispering Pines No. 4 to the *point of beginning*, containing **5.822 acres**, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2020 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

*Timothy L. Guider*

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 11/18/20  
Job#: 20100-5.822

INDEXED ON MAP  
2050





Legal Description  
3.740 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

Thence North 05°18'34" East 1131.37 feet, following the centerline of T.R. #179, to a MAG nail found marking the northeast corner of Richard W. and Shelley A. Nease's 0.537 acre tract (O.R. 1380, page 809) and marking the *point of beginning*;

Thence **North 84°42'30" West 180.00 feet**, following the north line of said 0.537 acre tract, passing at 30.00 feet a 5/8" iron pin found, to a 5/8" iron pin found marking the northwest corner of said 0.537 acre tract;

Thence **North 05°18'34" East 905.08 feet**, entering said 60.254 acre tract, to an iron pin set;

Thence **South 84°39'58" East 180.00 feet**, passing at 125.00 feet an iron pin set to a MAG nail set in the centerline of T.R. #179 and the east line of said 60.254 acre tract;

Thence **South 05°18'34" West 904.94 feet**, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the *point of beginning*, containing **3.740 acres**, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2020 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 11/18/20  
Job#: 20100-3.740



8-29-2024

 **APPROVED**



Legal Description  
11.794 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the extension of the west line of Kendall Street (60') marking the southeast corner of Lot 5184 of Maris Park Phase 2 (Plat Cabinet B, Slides 160A-B);

Thence **North 05°18'34" East 7.03 feet**, following the east line of Lot 5184 to a 5/8" iron pin found;

Thence **South 84°42'30" East 210.00 feet**, following the south line of Maris Park Phase 2 to a 5/8" iron pin found marking the southeast corner of Lot 5186 of Maris Park Phase 2 and in the west line of Lot 5137 of Maris Park (Plat Cabinet B, Slides 146B-147A);

Thence **South 05°18'34" West 376.92 feet**, following the west line of Maris Park to an iron pin set;

Thence entering said 60.254 acre tract the following courses:

**North 84°42'30" West 150.00 feet**, to an iron pin set;

**North 05°18'34" East 9.85 feet**, to an iron pin set;

**North 84°39'58" West 1005.78 feet**, to an iron pin set;

**North 05°05'01" East 10.93 feet**, to an iron pin set;

**North 84°54'59" West 210.00 feet**, to an iron pin set in the east line of Rhandi D. and Colby LeVan's 13.046 acre tract (O.R. 1290, page 149);

Thence **North 05°05'01" East 420.00 feet**, following the east line of said 13.046 acre tract to a 5/8" iron pin found marking the southwest corner of Lot 5129 of Maris Park;

Thence following the south line of Maris Park the following courses:

**South 84°54'59" East 150.00 feet**, to a 5/8" iron pin found;

**South 05°05'01" West 21.59 feet**, to an iron pin set;

**South 84°54'59" East 212.42 feet**, to a 5/8" iron pin found;

**South 05°20'02" West 50.00 feet**, to a 5/8" iron pin found;

Thence **South 84°39'58" East 795.00 feet**, following the south line of Maris Park and Maris Park Phase 2, to the **point of beginning**, containing **11.794 acres**, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of August 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Rd.  
Marysville, Ohio 43040



Date: 8/26/24  
Job#: 24162-11.794

(740)666-8902

**INDEXED ON MAP**  
2850

OWNER/DEVELOPER: SURVEYOR:

LEVAN'S INVESTMENTS LLC.  
4198 US 68 SOUTH  
WEST LIBERTY, OH 43357

(937) 599-2535

GUIDER WINKLE PARTNERS Inc.  
19541 DELAWARE COUNTY LINE RD  
MARYSVILLE, OH 43040

(740) 666-8902

# MARIS PARK PHASE 3

CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP,  
LOGAN COUNTY, OHIO  
VMS 4478

AUGUST 2024  
11.794 ACRES

### SITE INFORMATION:

LOCATION: WHITE PINES DRIVE AND KENDALL STREET  
SITE AREA: PHASE 3 - 11.794 ACRES  
LOTS - 9.427 ACRES  
STREETS - 2.367 ACRES  
ZONING: R-1 RESIDENTIAL

### SURVEYOR'S CERTIFICATION

The accompanying plat represents a subdivision of land in V.M.S. 4478, Jefferson Township, City of Bellefontaine, Logan County, Ohio. The tract has an area of 2.367 acres in streets and 9.427 acres in lots making a total of 11.794 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments will be placed after construction activity or have been found as indicated.

"I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and belief."

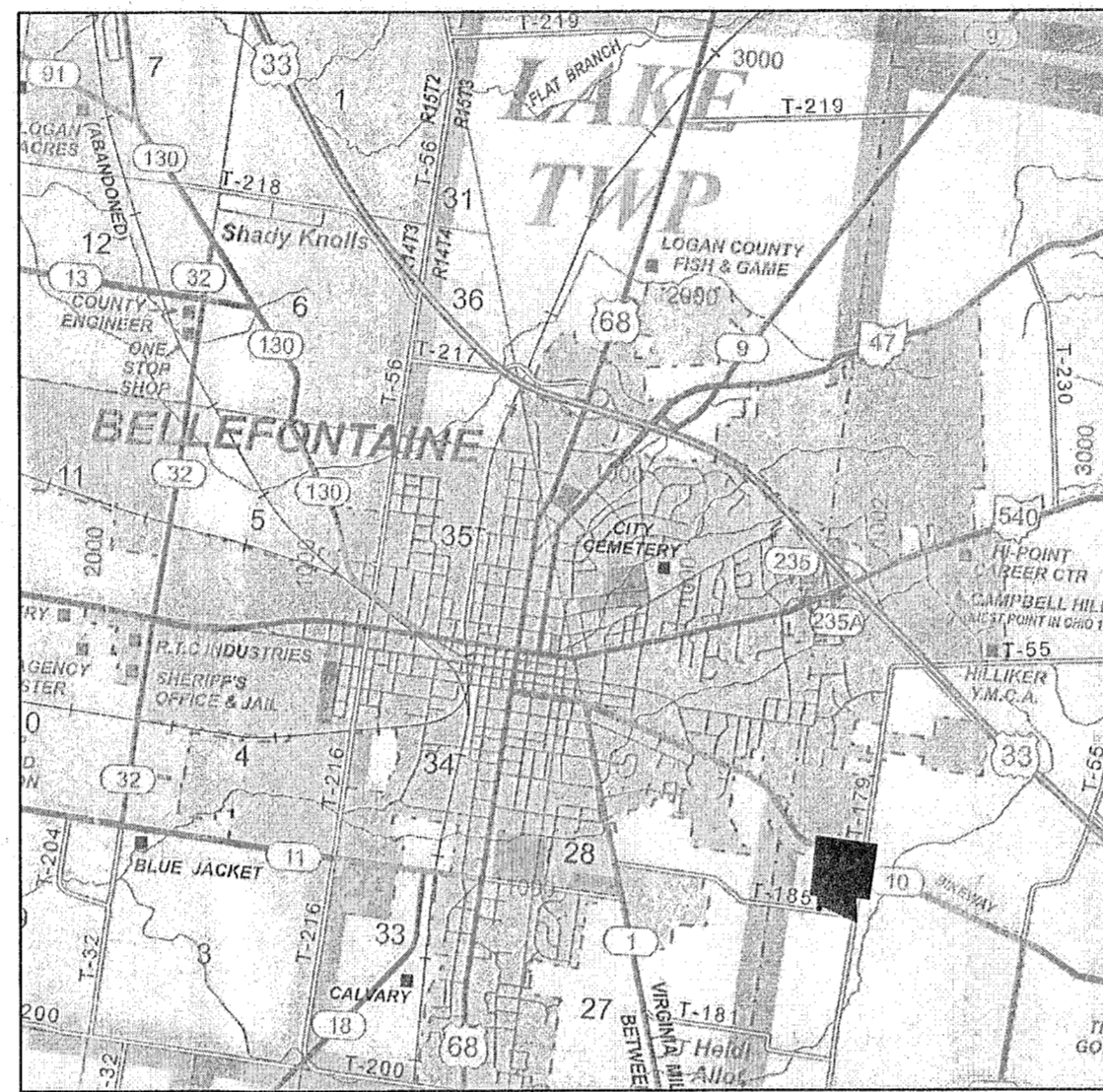
*Timothy L. Guider* 9-10-24  
Timothy L. Guider, P.S.  
Registered Surveyor S-7752



### EXHIBIT A Maris Park Phase 3 Deed Restrictions (Revised from Phase 1)

- \* All of the lots in Maris Park shall be used for single-family residential purposes only. All garages shall be attached to the residence building. Outbuildings and or sheds shall be approved by the developer or HOA.
- \* No buildings shall be erected altered placed or permitted to remain on any lot that could exceed two and one-half stories in height and in no event shall any building be erected to a height exceeding 35 feet from the finish grade of the building
- \* Trade or commercial activity shall not be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners of any said lot
- \* No chain link fencing shall be permitted in the subdivision
- \* No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers
- \* No clothesline shall be installed in the front yard of any developed lot
- \* No automobile or motor-driven vehicle shall be left upon any lot for a period longer than 30 days, within a 90-day period, in a condition wherein it is not able to be operated upon the public highway. After such period the motor vehicle shall be considered a nuisance and shall be removed at the owner's expense
- \* No dwelling may be constructed on any lot unless an enclosed attached garage for at least two automobiles is also constructed thereon
- \* Television and radio antennas shall not be permitted on any lot and or dwelling
- \* The lot may not be further subdivided
- \* One second structure or outbuilding other than the primary residence structure may be built on the premises. The second structure shall contain not less than 100 square feet and not more than 1000 square feet. The exterior color and materials of the second structure must be compatible with the exterior colors and materials of the primary residence structure.
- \* The roof pitch of the primary residence structure shall be a minimum of 6-12 on all homes. The roof pitch on all second structures or outbuildings shall be a minimum of 4-12
- \* Any residence structure constructed on the premises shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeways, and garage areas.
 

Ranch-style home	1400 sf first floor
Multi-level or split-level	1500 sf
One and one-half story home	1500 sf
Two-story home	1500 sf
- \* The exterior surface of any structure or any addition thereto shall be of wood, shingle, brick, stone, stucco or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any structure except reclaimed brick or other new or modern materials that may be utilized when architecturally compatible with the design of the structure. Modular homes are permitted provided they comply with the requirements of these conditions and restrictions, sit on a basement and or crawlspace and are assembled with onsite construction, and have no metal framing.
- \* The front of each house and/or garage shall have a minimum of 30% exterior finish consisting of upgraded materials such as brick, stone, and/or pre-cast/cultured stone. Vinyl board and batten and shake siding is considered upgraded material. Homes with a covered front porch across the entire front of the home shall be excluded from the brick, stone, and/or pre-cast/cultured stone requirement.
- \* All homes must have a covered front entryway with cast-in-place concrete floor or landing. No wooded decks or wooded porches are allowed on the front of the homes.
- \* No billboard sign, or advertising devise of any kind other than a "For Sale" or "For Rent" sign shall be permitted.
- \* All trash containers shall be maintained either inside the garage or housed to the rear of the residence and shall be returned to their place of keeping within twelve (12) hours of any scheduled trash pick-up.
- \* Driveways must be concrete. Asphalt will not be allowed.
- \* Within six months after completion of construction of the primary residence structure all concrete driveways, concrete sidewalks, and all landscaping and lawns must be installed and completed.
- \* All homes shall be connected to public utilities which include city sanitary sewer, water, and stormwater system.
- \* No propane tanks shall be installed on the property. All homes shall be connected to the natural gas provider for the community.
- \* Lots shall be final grade so that stormwater does not flood your neighbor's property and or residence
- \* And everything included in the Declaration of Covenants, Easements, Conditions, Restrictions, and Assessments for Maris Park, Filed in Logan County Records office being OR 1418, PG 2958 - 3019.



VICINITY MAP  
(NO SCALE)

## GW GUIDER WINKLE PARTNERS

SURVEYING & ENGINEERING

Legal Description  
11.794 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of LeVan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the extension of the west line of Kendall Street (60') marking the southeast corner of Lot 5184 of Maris Park Phase 2 (Plat Cabinet B, Slides 160A-B).

Thence **North 05°18'34" East 7.03 feet**, following the east line of Lot 5184 to a 5/8" iron pin found;

Thence **South 84°42'30" East 210.00 feet**, following the south line of Maris Park Phase 2 to a 5/8" iron pin found marking the southeast corner of Lot 5186 of Maris Park Phase 2 and in the west line of Lot 5137 of Maris Park (Plat Cabinet B, Slides 146B-147A);

Thence **South 05°18'34" West 376.92 feet**, following the west line of Maris Park to an iron pin set;

Thence entering said 60.254 acre tract the following courses:

**North 84°42'30" West 150.00 feet**, to an iron pin set;

**North 05°18'34" East 9.85 feet**, to an iron pin set;

**North 84°39'58" West 1005.78 feet**, to an iron pin set;

**North 05°05'01" East 10.93 feet**, to an iron pin set;

**North 84°54'59" West 210.00 feet**, to an iron pin set in the east line of Rhandi D. and Colby LeVan's 13.046 acre tract (O.R. 1290, page 149);

Thence **North 05°05'01" East 420.00 feet**, following the east line of said 13.046 acre tract to a 5/8" iron pin found marking the southwest corner of Lot 5129 of Maris Park;

Thence following the south line of Maris Park the following courses:

**South 84°54'59" East 150.00 feet**, to a 5/8" iron pin found;

**South 05°05'01" West 21.59 feet**, to an iron pin set;

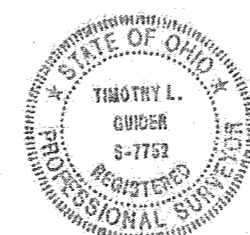
**South 84°54'59" East 212.42 feet**, to a 5/8" iron pin found;

**South 05°20'02" West 50.00 feet**, to a 5/8" iron pin found;

Thence **South 84°39'58" East 795.00 feet**, following the south line of Maris Park and Maris Park Phase 2, to the **point of beginning**, containing 11.794 acres, more or less, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of August 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

*Timothy L. Guider*  
Timothy L. Guider R.S. #7752  
Guder Winkle Partners, Inc.  
19541 Delaware County Line Rd.  
Marysville, Ohio 43040



Date: 8/26/24  
Job#: 24162-11.794  
(740)666-8902

### DEDICATION

Know by all men by these present that LEVAN INVESTMENTS, LLC, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate White Pines Drive, Kendall Street, and Kash Avenue to the public use forever.

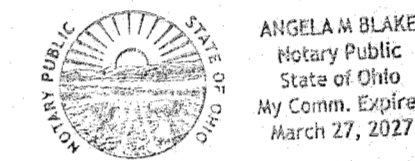
Owners of Land: LeVan Investments, LLC

By: *Jeremy R. LeVan*  
Jeremy R LeVan (Owner)

STATE OF OHIO  
COUNTY OF LOGAN Before me a Notary Public in and for said County personally came:

Jeremy R. LeVan, authorized member of LeVan Investments, LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness

whereof, I have hereunto set my hand and affixed my official seal this 10<sup>th</sup> day of September, 2024.



By: *Angela M. Blake*  
Notary Public

The within streets are hereby approved and accepted for public maintenance by

Ordinance No. 24-72 recorded in City Council's

record book \_\_\_\_\_ on this 24<sup>th</sup> day of September, 2024.

*Paul Mason*  
City of Bellefontaine Mayor

*Bonnie Hosain*  
Clerk of City Council

APPROVED this 24<sup>th</sup> day of September, 2024

*Z. Ugar*  
President of City Council

APPROVED this 10 day of September, 2024

*John R. Hoff*  
Bellefontaine City Engineer

APPROVED this 10 day of September, 2024

*John P. Palmer*  
Chairman, City Planning Commission

PREAPPROVAL *James M. Lehman*  
9-10-2024

PLAT CHECKED *Jonathan Williams*  
9-25-2024

TRANSFERED this 3<sup>rd</sup> day of OCT., 2024

*John P. Palmer*  
Auditor, Logan County, Ohio

Filed for record this 3<sup>rd</sup> day of October, 2024 at 9:02 o'clock A.M.

Recorded this 3<sup>rd</sup> day of October, 2024 at 9:02 o'clock A.M. in Plat CABINET B, SLIDE 162B-163A

*Dorinda W. Myer*  
Logan County Recorder

20240904793 Cabinet: B Slide: 162B163A  
PLAT  
Filed in Logan County, OH Fees: \$172.80  
Patricia Myers, Recorder 10/03/2024 09:02 AM

PREPARED BY: **Guider Winkle Partners Inc.**  
19541 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040  
PH. (740) 666-8902 www.guderwinkle.com  
DRAWING NAME: CE - FINAL PLAT PHASE 3.DWG  
LAYOUT: FINAL PLAT TITLE  
FILE/CABINET: JLL

PROFESSIONAL STAMP:  
STATE OF OHIO  
TIMOTHY L. GUIDER  
S-7752  
REGISTERED SURVEYOR

NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK PHASE 3 TITLE SHEET**  
MARIS PARK, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP  
PREPARED FOR: **LEVAN INVESTMENTS, LLC**  
4198 US 68, WEST LIBERTY, OHIO 43357

SCALE:  
DATE: 8-22-2024  
SHEET:  
**1/2**  
JOB # 24162

