

RECORD PLAT of

WILDERNESS SHORES SUBDIVISION PHASE ONE

RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 13393

LEGAL DESCRIPTION

Being estate in the State of Ohio, County of Logan, Township of Richland, and being a part of Virginia Military Survey 13393 and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at grade in concrete on the South line of Barnes Drive (50' right-of-way) at the Northeast corner of lot 193 of Indian Lake Shores Allotment Number 1 as recorded in Plat Cabinet A, Slide 399 of the Logan County Plat Records, said iron bar found also being at the Northwest corner of a 0.095 acre tract conveyed to Douglas C. Kuhn by Deed recorded in Official Record 476, Page 319 of the Logan County Records.

thence with the South line of said Barnes Drive and the North line of said Kuhn's tract, N-63°55'30"-E, 35.03' (feet) to a 5/8" diameter iron bar found 0.15' below grade at the Northeast corner of said Kuhn's tract, also being at the intersection of the South line of said Barnes Drive and the East line of Peach Lane (50' right-of-way), said iron bar found also being the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence with the East line of Peach Lane N-5°53'11"-W, 110.00' (feet) to an iron bar set;

thence with a curve to the left having a Radius of 25.00' (feet) and a Delta Angle of 90°00'00", an Arc Distance of 39.27' (feet) to an iron bar set, the Chord of which bears S-50°53'11"-E, 35.36' (feet);

thence with another curve to the left having a Radius of 50.00' (feet) and a Delta Angle of 36°52'12", an Arc Distance of 32.18' (feet) to an iron bar set, the Chord of which bears N-65°40'43"-E, 31.62' (feet);

thence with a curve to the right having a Radius of 50.00' (feet) and a Delta Angle of 74°15'32", an Arc Distance of 64.80' (feet) to an iron bar set, the Chord of which bears N-84°22'23"-E, 60.36' (feet);

thence N-64°29'46"-E, 144.38' (feet) to a point in a channel of Indian Lake, also being an East line of a 26.65 acre tract conveyed to Smelcer Development, LTD., as recorded in Official Record 475, Page 533, Tract 2, of the Logan County Records, of which the herein described parcel is a part of, passing for reference an iron bar set at 133.79' (feet);

thence with the West line of said Channel and the East line of said Smelcer's tract, S-7°02'00"-W, 235.00' (feet) to a point in said channel from which a 5/8" diameter iron bar with Edwards cap found at grade bears N-47°06'00"-W, 15.41' (feet);

thence with the North line of a Channel and the South line of said Smelcer's tract S-63°41'00"-W, 172.00' (feet) to a point in said channel at the Southeast corner of aforementioned Kuhn's 0.095 acre tract;

thence with the east line of said Kuhn's 0.095 acre tract N-20°21'04"-W, 150.67' (feet) to the place of beginning, passing for reference a 5/8" diameter iron bar with Edwards cap found at grade at 10.55' (feet).

Containing a total of 1.082 acres but being subject to the rights of all legal highways and all easements of record.

Being a part of a 26.65 acre tract conveyed to Smelcer Development, LTD., by Deed recorded in Official Record 475, Page 533, Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, August 3, 2001. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract in the East line of Indian Lake Shores Allotment Number 1 per Official Record 476, Page 319 of the Logan County Records (N-26°04'30"-W).

SCALE: 1" = 20'
DATE: AUGUST 3, 2001

CURVE DATA				
Curve	Delta Angle	Radius	Arc	Chord Bearing
1	90°00'00"	25.00	39.27	S-50°53'11"-E, 35.36'
2	36°52'12"	50.00	32.18	N-65°40'43"-E, 31.62'
3	74°15'32"	50.00	64.80	N-84°22'23"-E, 60.36'
4	57°17'45"	50.00	50.00	N-29°50'58"-W, 47.94'
5	52°21'47"	50.00	45.70	N-24°58'48"-E, 44.12'
6	45°50'12"	50.00	40.00	N-74°04'47"-E, 38.94'
7	23°59'07"	50.00	20.93	S-71°00'33"-E, 20.78'
8	38°52'12"	50.00	32.18	S-77°27'05"-E, 31.62'
9	90°00'00"	25.00	39.27	N-39°06'49"-E, 35.36'

NOTE:

- BEARINGS ARE BASED ON THE EAST LINE OF INDIAN LAKE SHORES ALLOTMENT No. 1, ALSO BEING THE EAST LINE OF LOT 193, P. A PRIOR SURVEY OF A 0.095 AC. TRACT RECORDED IN O. R. 476, P. 319, (N-26°04'30"-W)
- THE 30' BUILDING SET-BACK LINE IS SHOWN PER LOCAL ZONING REGULATIONS.
- THE FLOOD ZONE LINE SHOWN HEREON IS SCALED FROM THE NATIONAL FLOOD INSURANCE RATE MAP, (PANEL 390772 0025 C)
- PER "LOMA" DATED SEPTEMBER 2, 1986, THE BASE FLOOD ELEVATION IS 998 NGVD. PARCELS OF LAND ABOVE AN ELEVATION OF 998 ARE NOT LOCATED IN THE FLOOD HAZARD AREA AND ARE DESIGNATED AS BEING IN FLOOD ZONE "C".

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID STEVEN SMELCER FOR SMELCER DEVELOPMENT, LTD. PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF, AND DO HEREBY DEDICATE THE STREETS, UTILITIES, EASEMENTS, ETC., TO THE PUBLIC USE FOREVER.

D. STEVEN SMELCER, MEMBER DATE: 8/3/2001 WITNESS: [Signature]

[Signature] DATE: 8/3/2001 WITNESS: [Signature]

STATE OF OHIO
COUNTY OF LOGAN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID STEVEN SMELCER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 3rd DAY of August, 2001.

BY: Colleen M. Torres NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-7-2005

COLLEEN M. TORRES
Notary Public, State of Ohio
My Commission Expires Nov. 7, 2005

SURVEYORS CERTIFICATE

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF WILDERNESS SHORES, PHASE ONE AS SURVEYED AUGUST 3, 2001 AND IS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY 13393, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO. ALL MONUMENTS AND IRON PINS AS SHOWN HEREON HAVE BEEN OR WILL BE SET. THE TRACT HAS AN AREA OF 0.241 ACRES IN STREETS AND 0.841 ACRES IN LOTS MAKING A TOTAL OF 1.082 ACRES. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE SHOWN IN THE "CURVE DATA" TABLE GIVING BOTH ARC AND CHORD DISTANCES.



William D. Edwards
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574

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OWNER / DEVELOPER
SMELCER DEVELOPMENT, L.T.D.
1069 WEST MARKET STREET
LIMA, OHIO 45805
(419)221-1860

EASEMENTS
EASEMENTS ARE SHOWN AS DASHED LINES AND ARE FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SANITARY SEWERS, STORM SEWER SYSTEMS, WATER LINES, GAS LINES, TELEPHONE LINES, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES UNLESS A SPECIFIC USE IS THEREIN DESIGNATED. THERE SHALL BE NO STRUCTURES OR PLANTINGS PERMITTED IN THE UTILITY EASEMENT AREAS.

TOTAL AREA OF PHASE ONE = 1.082 AC.
TOTAL NUMBER OF LOTS = 4
TOTAL AREA OF LOTS = 0.841 AC.
TOTAL AREA OF NEW STREETS = 0.241 AC.

LEGEND
○ = IRON BAR... FOUND
■ = MAG NAIL... SET at grade
● = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574"... SET at grade

