

**SYMBOLS**

——— Present Corporation lines  
 - - - Proposed Corporation lines  
 - - - Section lines

Note:  
The area proposed to be annexed is all within the Indian Lake Sanitary Sewer District.

# OAK ACRES

A SUBDIVISION OF PART OF  
SECTION I, TOWN 7 SOUTH, RANGE 8 EAST,  
RUSSELLS POINT, OHIO.

SCALE 1"=100' DECEMBER 1949

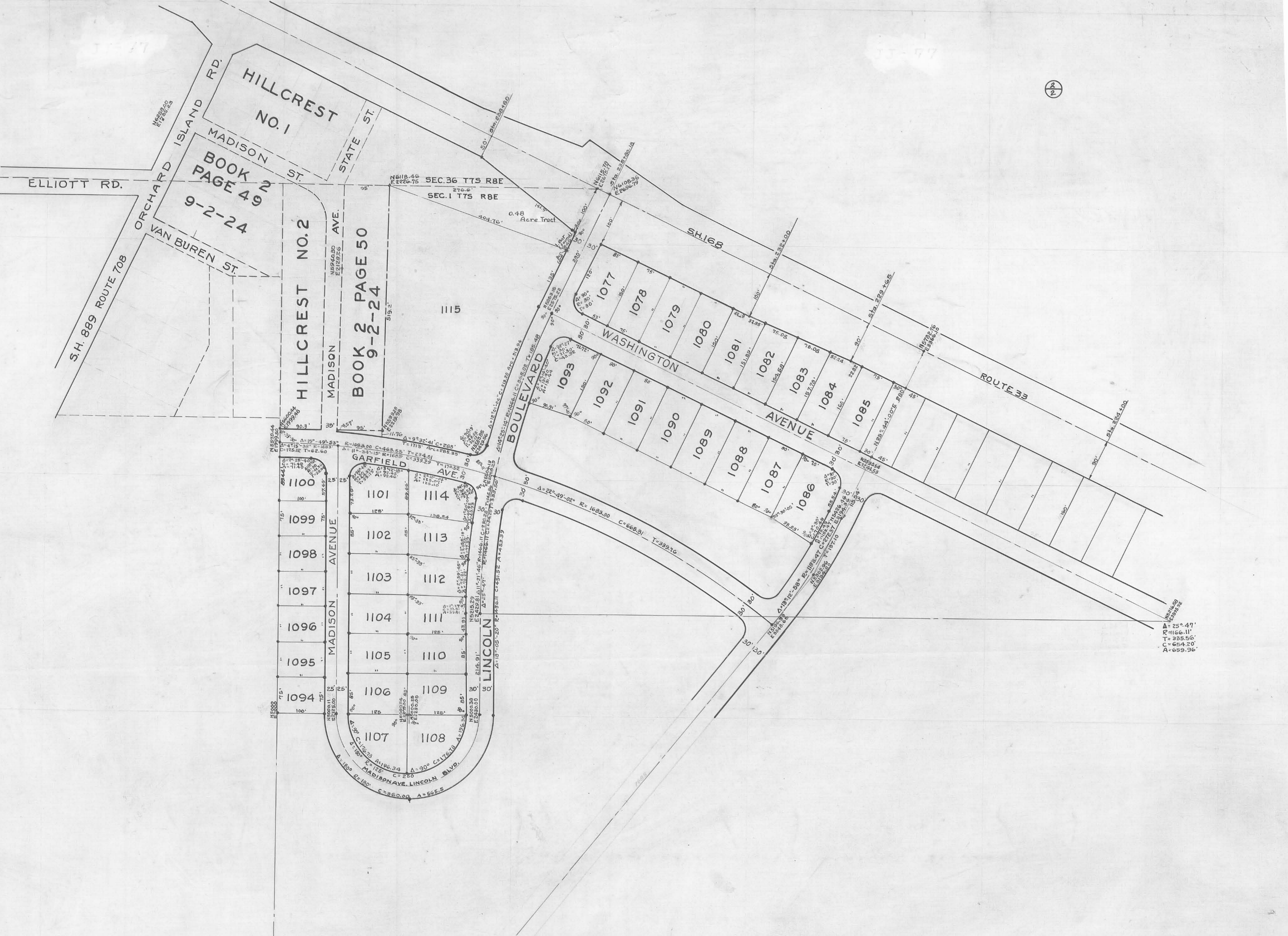
0 100 200 300  
SCALE IN FEET

**CLAIR A. INSKEEP**  
REGISTERED ENGINEER  
NO. 4153

2363

INDEXED ON MAP  
543 JJ-77





**OAK ACRES**  
 A SUBDIVISION OF PART OF  
 SECTION 1, TOWN 7 SOUTH, RANGE 8 EAST,  
 WASHINGTON TOWNSHIP,  
 LOGAN COUNTY, OHIO.  
 for  
 THE BELLEFONTAINE DEVELOPMENT CO.  
 BELLEFONTAINE, OHIO.

SCALE 1"=100' DECEMBER 1949



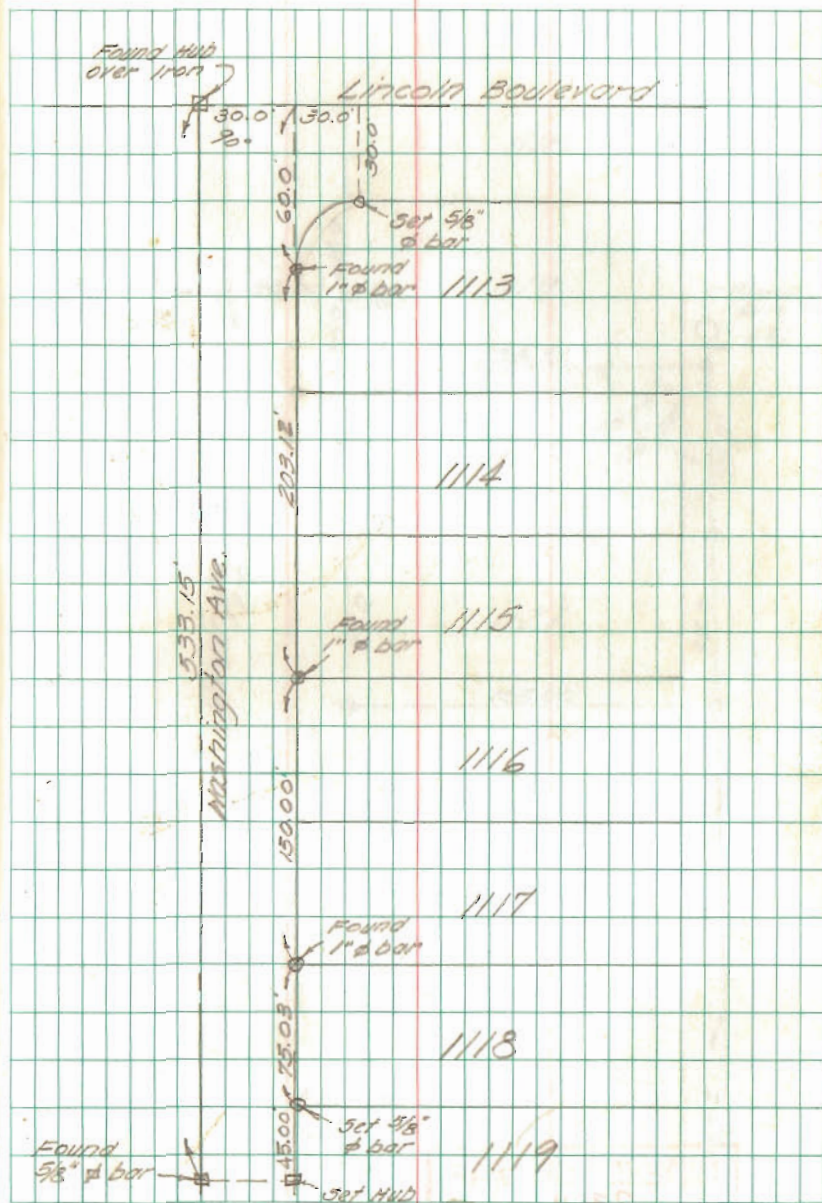
CLAIR A. INSKEEP CIVIL ENGINEER



OAK ACRES  
 WASHINGTON P.  
 RUSSELLS POINT

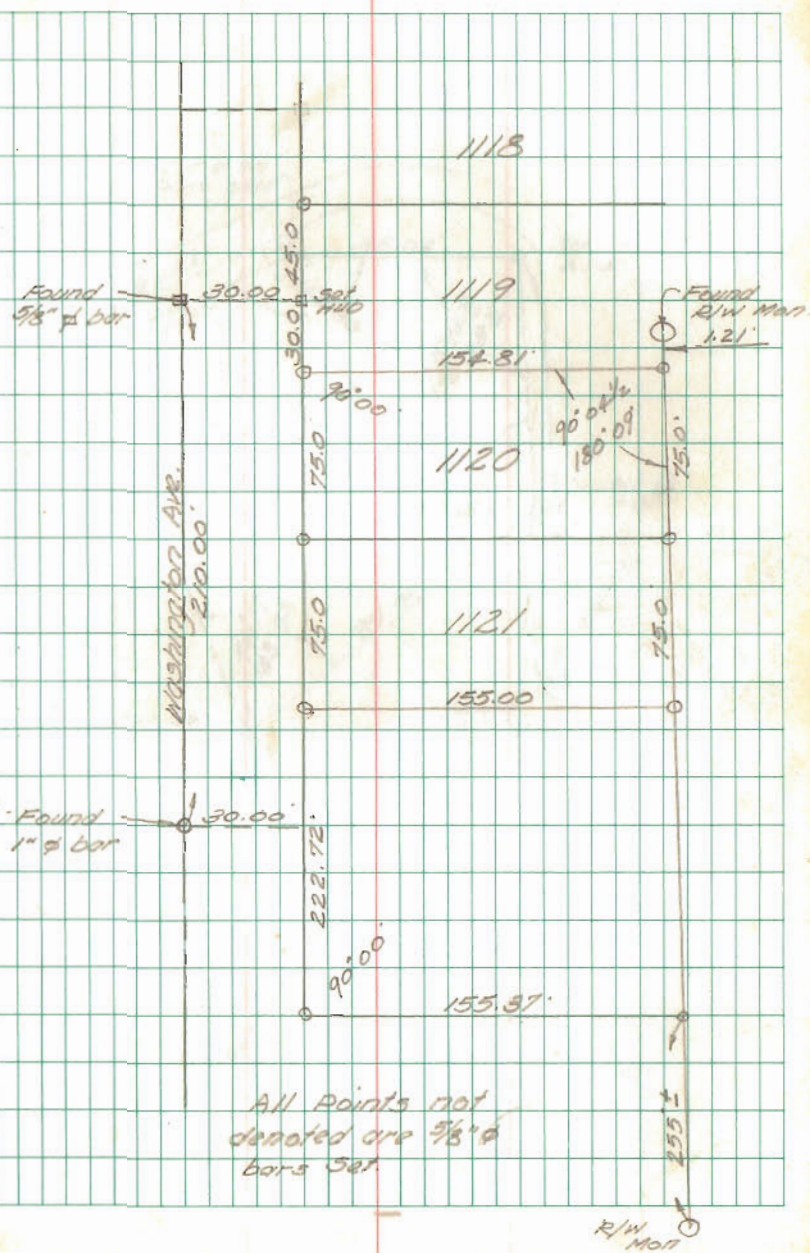
J. Whitlow  
 D. Artis

10/25/69  
 70°



INDEXED ON MAP

2363



INDEXED ON MAP  
2363



OAK ACRES  
Russell's Point

- A = 4" Hub over iron Found
- B = 3/4"  $\phi$  Bar Found 12" deep
- C = 3/4"  $\phi$  Bar Set
- D = " " " Found
- E = " " " "
- F = 5/8"  $\phi$  Bar Found Ring on Top
- G = 3/4"  $\phi$  Bar Found
- H = " " "
- I = " " "
- J = " " "
- K = 3/4" Rebar Found

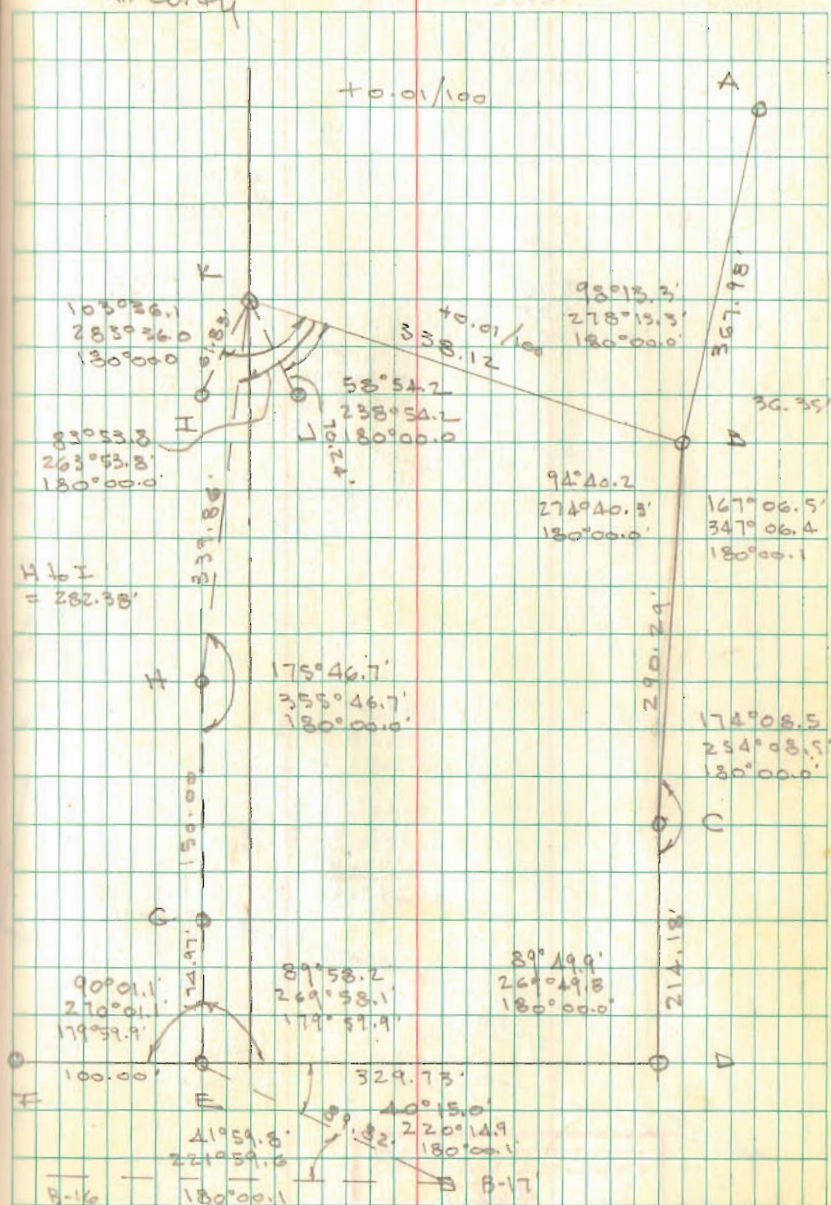
83.00

INDEXED ON MAP  
2363

Dodson  
Arts  
McCurry

6/9/73

10





23617018  
79  
23.51  
53  
60  
338

5180  
5217

Job 89

5189  
520

22.82

15.24  
15.20  
2.52

Staking for Bellefontaine Div Co  
Washington Trng Logans Co  
SIT 7 RE

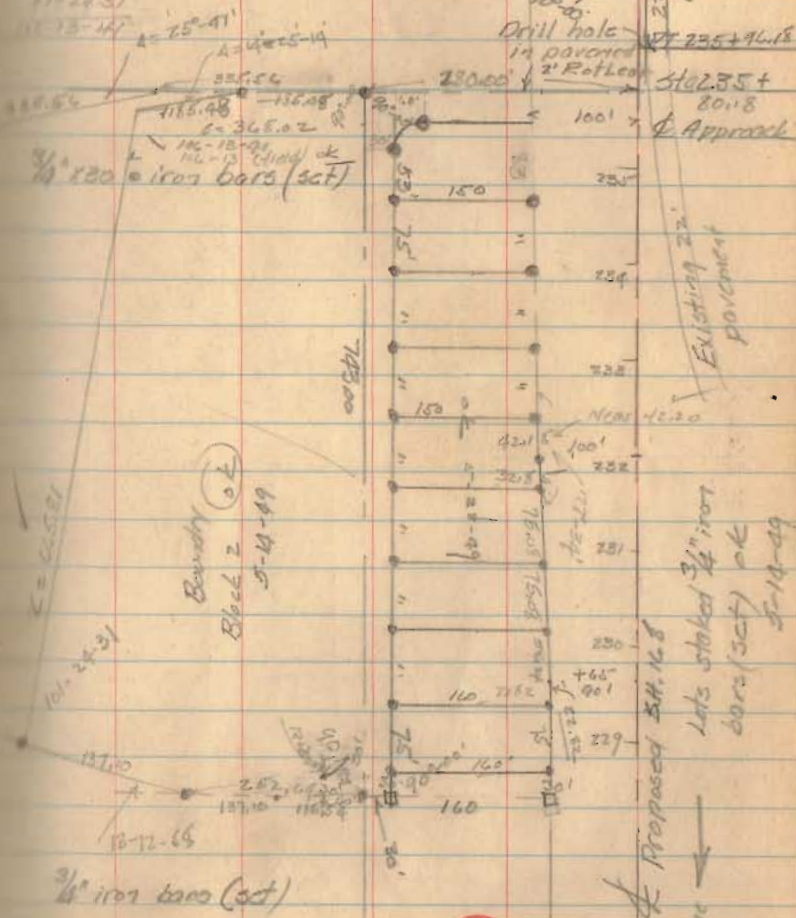
2362018  
230  
23.18  
52  
52.18  
75  
22.72

19.82

C. Albrecht  
F.M. Miller  
C.A. Miller 5-14-49

14-29-10  
11-24-31  
11-23-14

Block 1



2363

INDEXED ON MAP

10  
Bellefontaine



46

Bellefontaine Development Co  
Washington Twp Lagar Co  
S1, T7S, R8E

9-24-49

CA Inokasp

JA Riley

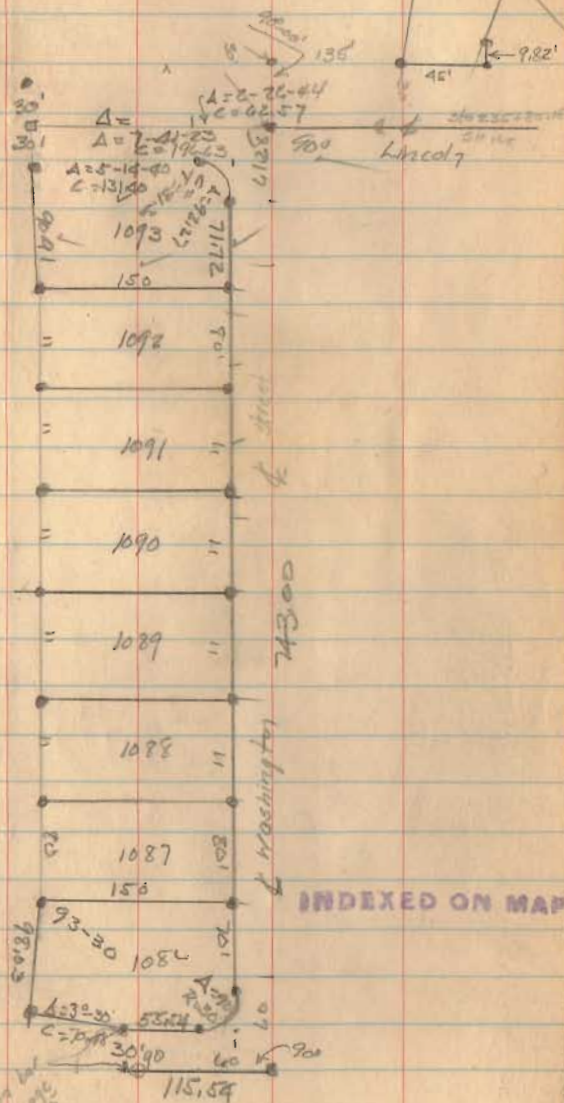
CA Miller

H. Hooley

Block 2

116

1/2" x 1/2" iron bars set  
stakes 1" x 2" x 16" with lot  
number on each side  
cut of each iron bar





48  
150.44

10-1-49  
C.A. Miller  
J. Miller  
H. Hodley  
C.A. Miller

30x2  
10-8-49



7.85  
67.06

STAY	111
80	74.29
35	19.82
199	
40	

3/4 way back (cut)

57.44  
18.11  
19.18

0-114  
2-14  
3-43  
4-33

450  
57.44  
50.00  
50.714  
54.65



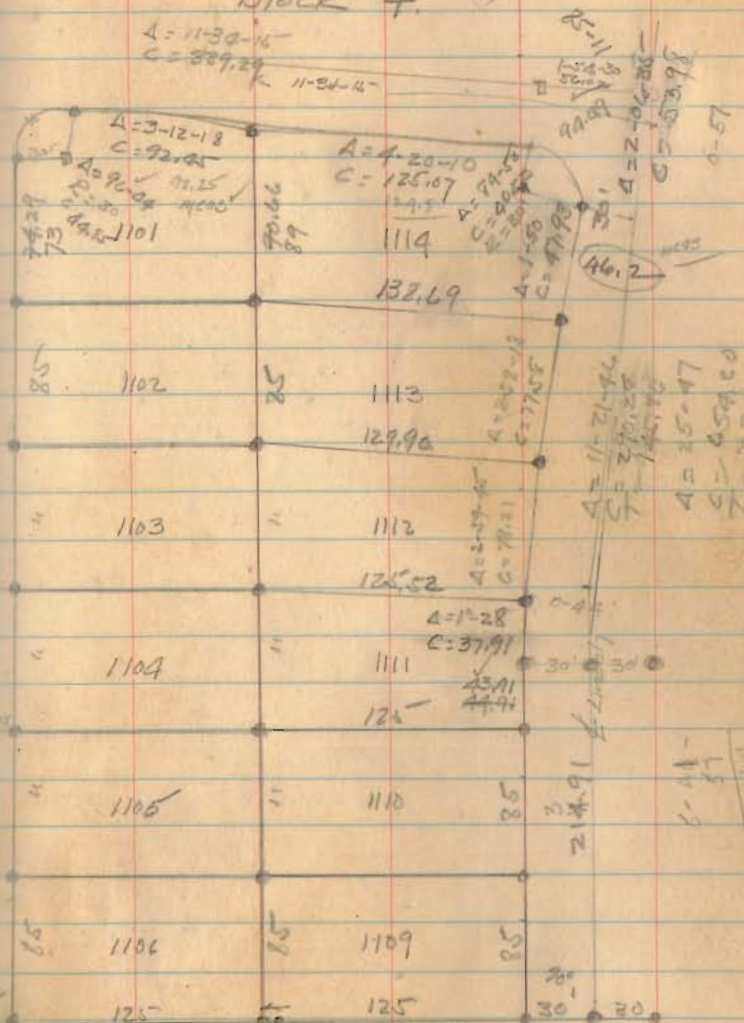
75	1099	75
"	1098	75
"	1097	75
"	1096	75
"	1095	75
"	1094	75
"	100	75

Lot 4 4.5' (cut)  
Δ=15-49  
C=263.55

Block 4.

Oak Acres  
subdivision

3882  
83700



INDEXED ON MAP



5-31-2023



### Legal Description

Being Washington Avenue between Lots #1113-#1129, in Oak Acres (Cab. A, Page 285), located in the NE 1/4 of Section 1, T7S, R8E, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

BEGINNING at set #5 Rebar at the Southeast corner of Lot #1121; thence the following courses:

- 1) S 26°- 32'- 11" W on the East line of Washington Avenue and the West line of the REBO, Inc. 0.50 acres tract (Per Deed D.V. 353, Pg. 209) and the West line of the John and Mary Rudolph Family, LLC 16.722 acres Tract (Per Deed O.R. 1190, Pg. 720, Parcel III), 90.00 to a #5 Rebar set at the PC of a curve to the left in the South line of Washington Avenue;
- 2) Thence with said curve to the left in the South line of Washington Avenue and the North Line of Lot #1122, (Chord Bearing = N 18°- 27'- 49" W, Chord Distance = 42.43', and Radius = 30.00') an Arc Length of 47.12' to a #5 Rebar at the PT of said curve;
- 3) N 63°- 27'- 49" W on the South line of Washington Avenue and the North lines of Lots #1122-#1129, 620.57' to a #5 Rebar set at the PC of a curve to the left in the South line of Washington Avenue;
- 4) Thence with said curve to the left in the South line of Washington Avenue and the North line of Lot #1129, (Chord Bearing = S 70°- 18'- 49" W, Chord Distance = 43.32', and Radius = 30.00') an Arc Length of 48.40' to a #5 Rebar at the PT of said curve;
- 5) N 25°- 55'- 07" E on the West line of Washington Avenue and the East Line of Lincoln Boulevard, 121.29' to a #5 Rebar set at a PC of a curve to the left in the North line of Washington Avenue;
- 6) Thence with said curve to the left in the North line of Washington Avenue and the South line of Lot #1113, (Chord Bearing = S 18°- 27'- 49" E, Chord Distance = 42.43', and Radius = 30.00') an Arc Length of 47.12' to a #5 Rebar at the PT of said curve;
- 7) S 63°- 27'- 49" E on the North line of Washington Avenue and the South lines of Lots #1113-#1121, 651.85' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.952 acres, more or less, subject to all legal highways and easements of record.

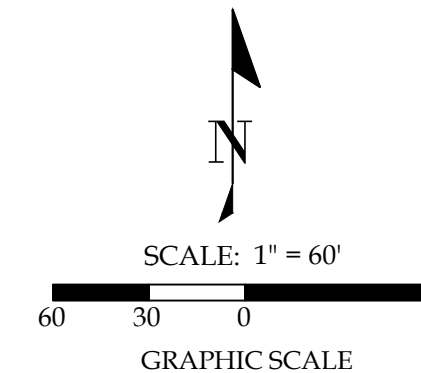
The system of bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, #8004 on March 28, 2023. All markers called for above are in place.





# WASHINGTON AVENUE VACATION PLAT

Plat to Vacate Washington Avenue between Lots #1113 - # 1129 of Oak Acres (Cab. A, Page 285), Located in the NE ¼ of Section 1, T7S, R8E, Village of Russells Point, Washington Township, Logan County, Ohio.



### Legal Description

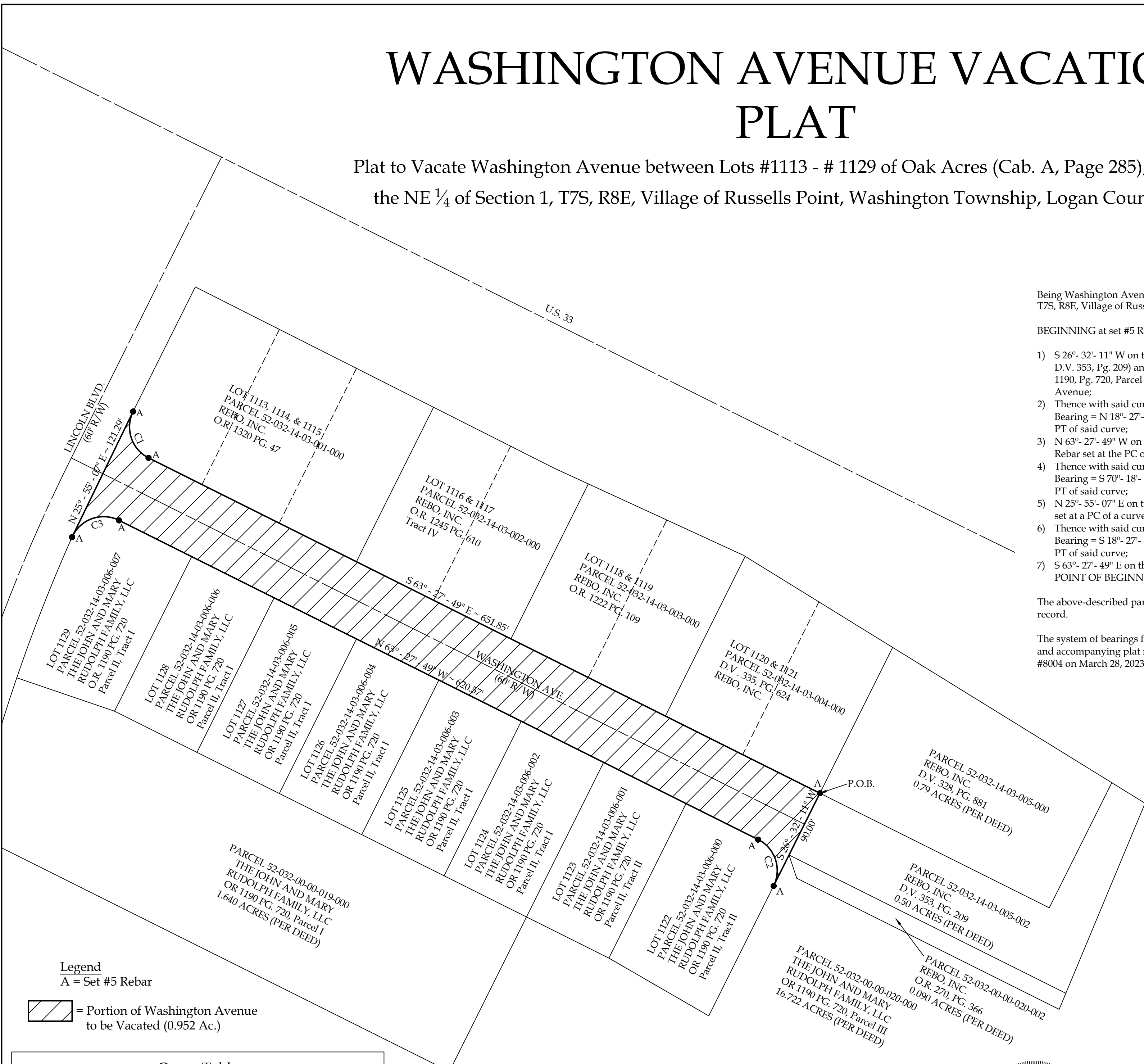
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### Legend

A = Set #5 Rebar

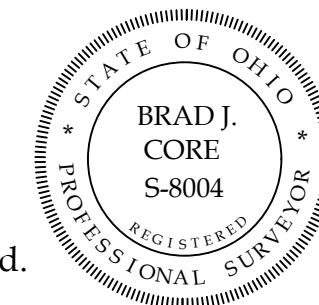
= Portion of Washington Avenue to be Vacated (0.952 Ac.)

### Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	47.12'	30.00'	90°-00'-00"	S 18°-27'-49" E	42.43'
C2	47.12'	30.00'	90°-00'-00"	N 18°-27'-49" W	42.43'
C3	48.40'	30.00'	92°-26'-44"	S 70°-18'-49" W	43.32'

Basis of Bearings:  
The Ohio State Plane North Coordinate System.

Note:  
All distances shown are measured unless otherwise noted.



This plat represents an actual boundary survey completed under my direct supervision on March 28, 2023.

Brad J. Core, P.S. #8004

201 N. Broadway St.  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

A Division of Materials Testing, Inc.

CLIENT: **Jim Rudolph**

SURVEYED BY: <b>L.T.K.</b>	DATE: <b>3-28-2023</b>	DRAWN BY: <b>J.R.S.</b>	CHECKED BY: <b>B.J.C.</b>
SCALE: <b>1" = 60'</b>		PAGE OF PAGES: <b>1 1</b>	

INDEXED ON MAP  
2363



7/27/2023  
TRANSFER NOT NECESSARY  
LOGAN COUNTY AUDITOR  
DA



202300003429 OR 1414 / p3382 - p3384  
DEED  
Filed in Logan County, OH Fees: \$62.00  
Patricia Myers, Recorder 07/27/2023 03:52 PM

ORDINANCE NO. 23-1208

AN ORDINANCE VACATING WASHINGTON AVENUE IN THE VILLAGE  
OF RUSSELLS POINT, WASHINGTON TOWNSHIP, LOGAN COUNTY,  
OHIO, AND DECLARING AN EMERGENCY

WHEREAS, the Rudolph and Reed Planned Unit Development has been proposed, reviewed by Planning Commission, recommended to the Village Council, and approved by Village Council, for purposes of a Cobblestone Hotel near the intersection of Lincoln Boulevard and Washington Avenue in the Village of Russells Point; and

WHEREAS, the proposed site of the Cobblestone Hotel overlays a portion of Washington Avenue in said Village; and

WHEREAS, all adjoining property owners to said Washington Avenue have consented to the vacation of Washington Avenue; and

WHEREAS, Section 723.05 of the Ohio Revised Code authorizes the legislative authority of a municipal corporation to, without petition, therefore, vacate a street so long as it will not be detrimental to the general interest; and

WHEREAS, this Council is satisfied that there is good cause for such vacation; that such vacation will not be detrimental to the general interest of the Village; and, therefore, ought to be made.

NOW, **THEREFORE, BE IT ORDAINED** BY THE COUNCIL OF THE VILLAGE OF RUSSELLS POINT, LOGAN COUNTY, OHIO THAT:

SECTION 1: That Washington Avenue from the westerly property line of Lot No. 1113 and Lot No. 1129 in said Village as extended to each other in a southeasterly direction to the easterly boundaries of Lot No. 1121 and Lot No. 1122 in said Village as extended to each other be, and the same hereby is, vacated.

SECTION 2: That the plat accompanying this Ordinance be referred to the Clerk of this Council for filing with the Logan County Auditor and Recorder as provided by Ohio Revised Code Section 711.39 with any accompanying fee.


SECTION 3: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety, and welfare of said Village and to allow for said street vacation and the economic development of the surrounding area at the earliest possible time; and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

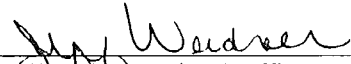
SECTION 4: This Ordinance shall take effect and be in force upon its passage.

Passed in Council this 5th day of June 2023.

INDEXED ON MAP  
2303

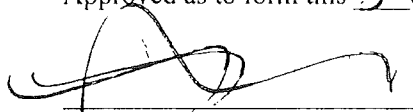


  
Robin Reames, Mayor

ATTEST:   
Jeff Weidner, Fiscal Officer

APPROVED:

Approved as to form this 5<sup>th</sup> day of June, 2023.

  
Lynnette Dinkler, Esq.  
Village Solicitor

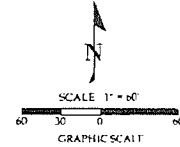
- Parcel # 52-032-14-03-001-000 (LOTS 1113-1115)
- 52-032-14-03-002-000 (LOT 1116 & 1117)
- 52-032-14-03-003-000 (LOT 1118 & 1119)
- 52-032-14-03-004-000 (PART LOTS 1120 & 1121)
- 52-032-14-03-006-000 (LOT 1122)
- 52-032-14-03-006-001 (LOT 1123)
- 52-032-14-03-006-002 (LOT 1124)
- 52-032-14-03-006-003 (LOT 1125)
- 52-032-14-03-006-004 (LOT 1126)
- 52-032-14-03-006-005 (LOT 1127)
- 52-032-14-03-006-006 (LOT 1128)
- 52-032-14-03-006-007 (LOT 1129)

DESCRIPTION CHECKED  
LOGAN CO. ENGINEER  
BY SMG 7-27-2023



# WASHINGTON AVENUE VACATION PLAT

Plat to Vacate Washington Avenue between Lots #1113 - #1129 of Oak Acres (Cab. A, Page 285), Located in the NE ¼ of Section 1, T7S, R8E, Village of Russells Point, Washington Township, Logan County, Ohio.



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202300003429

**JEFF WEIDNER**  
P.O. BOX 30  
RUSSELLS POINT, OH 43348

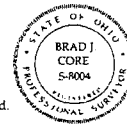
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A = Set #5 Rebar

= Portion of Washington Avenue to be Vacated (0.952 Ac.)

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C3	48.40'	30.00'	92°-26'-44"	S 70°-18'-49" W	43.32'

Basis of Bearings:  
The Ohio State Plane North Coordinate System.

Note:  
All distances shown are measured unless otherwise noted.



This plat represents an actual boundary survey completed under my direct supervision on March 28, 2023.

*Brad J. Core*  
Brad J. Core, P.S. #8004

**CORE CONSULTING**

201 N. Broadway St.  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

Jim Rudolph			
DATE	BY	CHECKED	APPROVED
L.T.K.	3-28-2023	J.K.S.	B.J.C.
1" = 60'		1" = 60'	



IN THE COMMON PLEAS COURT OF  
LOGAN COUNTY, OHIO  
GENERAL DIVISION

LOGAN COUNTY  
COMMON PLEAS COURT  
FILED

2023 AUG 15 AM 9:42

BARB McDONALD  
CLERK

IN RE: VACATION OF A PORTION OF OAK ACRES SUBDIVISION  
IN THE VILLAGE OF RUSSELLS POINT, OHIO

CASE NO. IR-23-07-0033

**JUDGMENT ENTRY**

This matter came on for consideration before the Court upon the Petition filed in the above referenced case pursuant to Section 711.17, et seq of the Ohio Revised Code requesting a vacation of a portion of Oak Acres Subdivision in the Village of Russells Point, Ohio.

It is the finding of the Court that petitioners have filed a copy of the legal ad as required by the Ohio Revised Code giving notice of the petition to vacate a portion of Oak Acres Subdivision and that the thirty day time period subsequent to the publication has expired and that there have been no parties appearing before the Court or filing any objection to the Petition. It is the further finding of the Court that more than two-thirds of the persons owning lots or parts thereof in the Village of Russells Point have made application to have a portion of Oak Acres Subdivision in said Village be vacated as requested in the petition.


Now, therefore, it is ORDERED, ADJUDGED and DECREED as follows:

1. That all of the Oak Acres Subdivision in the Village of Russells Point, Ohio, east of the east boundary of Lincoln Boulevard in said Village, be and the same hereby is, vacated and that the entire Lincoln Boulevard and the remaining portion of Oak Acres Subdivision west of Lincoln Boulevard remain unchanged; the parcels of said Subdivision vacated being as shown on the attached Exhibit "A" incorporated herein by reference.

INDEXED ON MAP  
2303

8-15-23  
TRANSFER NOT NECESSARY  
LOGAN COUNTY AUDITOR

mk

  
202300003787 OR 1414 / p5419 - p5421  
JRNAL ETRY  
Filed in Logan County, OH Fees: \$42.00  
Patricia Myers, Recorder 08/15/2023 11:59 AM




2. That a certified copy of the within Judgment Entry shall be filed with the Logan County Recorder to evidence the vacation of the part of the Subdivision herein Ordered vacated.

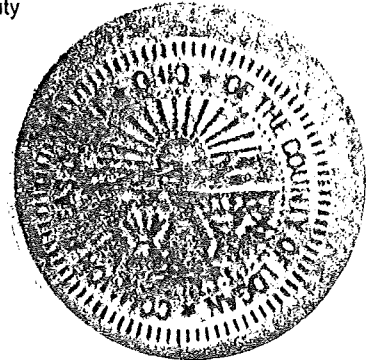
All until further Order of the Court. Costs to petitioners. No record.

s/Kevin P. Braig

Judge

  
Howard A. Traul II  
Attorney for Petitioners

STATE OF OHIO, LOGAN COUNTY  
I CERTIFY THAT THIS IS A TRUE COPY  
OF THE ORIGINAL *Entry*  
ON FILE IN MY OFFICE THIS DATE  
*August 15, 2023*  
BARB McDONALD, Clerk Common Pleas Ct.  
BY *Kim Bell* *Mdt*  
Deputy



INDEXED ON MAP  
*2363*

Exhibit "A"

Vacation of Oak Acres Lots east of Lincoln Blvd:

- Parcel # 52-032-14-03-001-000 (Lots 1113,1114,1115)
- Parcel # 52-032-14-03-002-000 (Lots 1116,1117)
- Parcel # 52-032-14-03-003-000 (Lots 1118,1119)
- Parcel # 52-032-14-03-004-000 (Lots 1120 part and 1121 part)
- Parcel # 52-032-14-03-004-001 (Lots 1120 part and 1121 part)
- Parcel # 52-032-14-03-006-000 (Lot 1122)
- Parcel # 52-032-14-03-006-001 (Lot 1123)
- Parcel # 52-032-14-03-006-002 (Lot 1124)
- Parcel # 52-032-14-03-006-003 (Lot 1125)
- Parcel # 52-032-14-03-006-004 (Lot 1126)
- Parcel # 52-032-14-03-006-005 (Lot 1127)
- Parcel # 52-032-14-03-006-006 (Lot 1128)
- Parcel # 52-032-14-03-006-007 (Lot 1129)

DESCRIPTION CHECKED  
LOGAN CO. ENGINEER  
BY SMC 8-15-2023

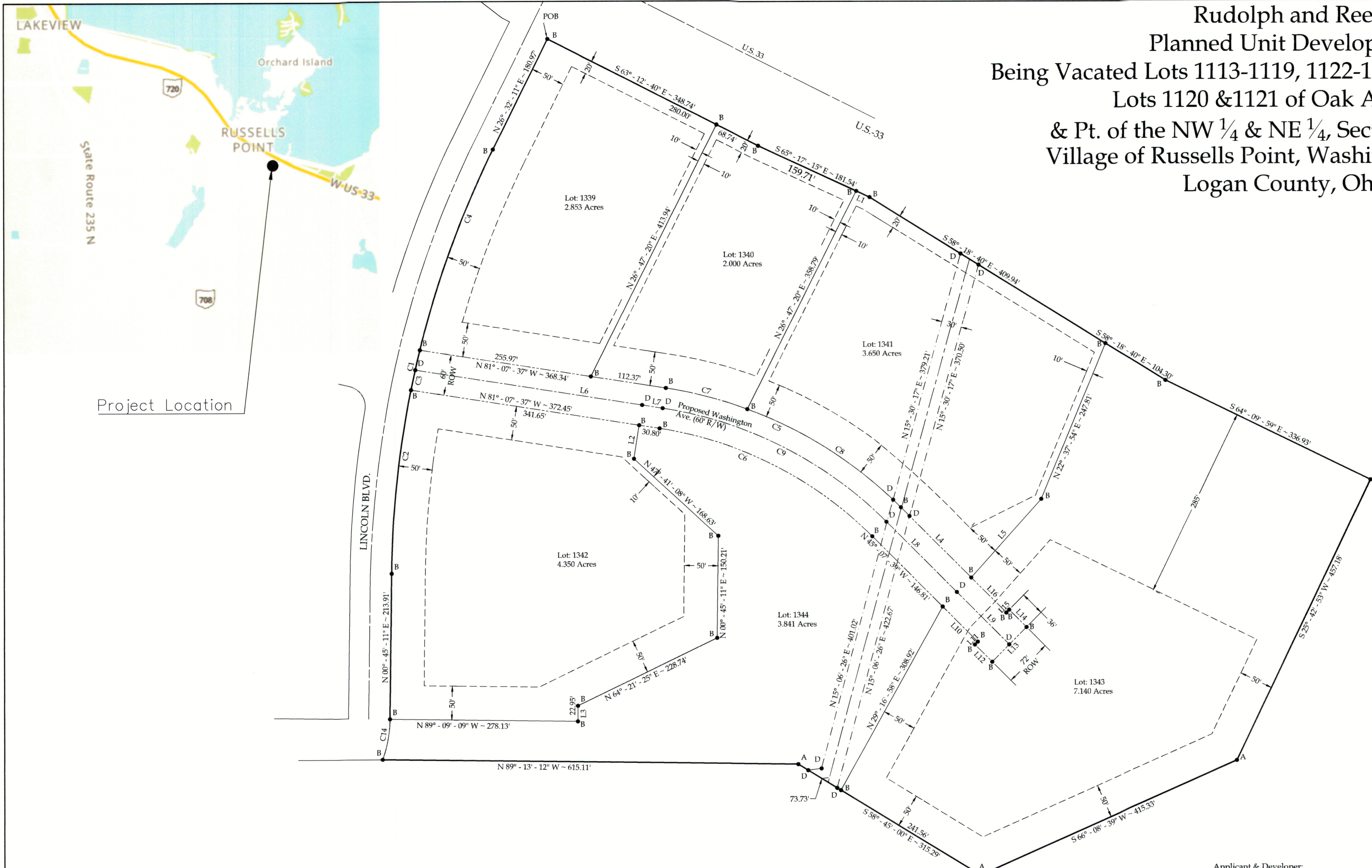
INDEXED ON MAP  
2363

202300003787

THOMPSON DUNLAP HEYDINGER LTD  
PICKUP



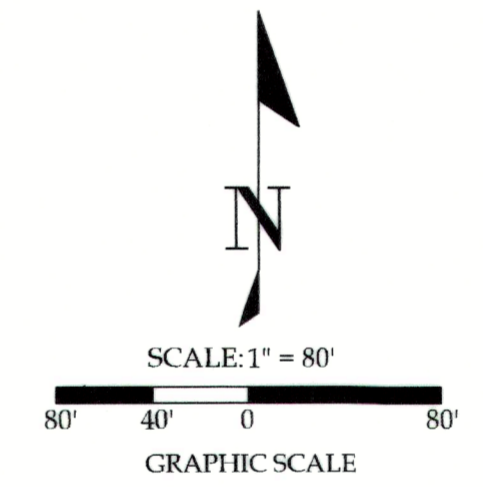
Rudolph and Reed  
Planned Unit Development  
Being Vacated Lots 1113-1119, 1122-1129 and Vacated Part  
Lots 1120 & 1121 of Oak Acres Sub.  
& Pt. of the NW 1/4 & NE 1/4, Section 1, T7S, R8E,  
Village of Russells Point, Washington Township  
Logan County, Ohio.



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	646.26'	1436.11'	25°-47'-00"	N 13°-38'-41" E	640.82'
C2	271.73'	1436.11'	10°-50'-28"	N 6°-10'-25" E	271.33'
C3	60.15'	1436.11'	2°-23'-58"	N 12°-47'-39" E	60.14'
C4	314.38'	1436.11'	12°-32'-34"	N 20°-15'-55" E	313.75'
C5	395.83'	630.00'	35°-59'-58"	N 63°-07'-38" W	389.36'
C6	358.14'	570.00'	35°-59'-58"	N 63°-07'-38" W	352.27'
C7	124.45'	630.00'	11°-19'-05"	S 75°-28'-04" E	124.25'
C8	271.38'	630.00'	24°-40'-53"	S 75°-28'-05" E	269.29'
C9	376.99'	600.00'	35°-59'-58"	N 63°-07'-38" W	370.81'
C14	60.73'	180.00'	19°-19'-49"	N 10°-25'-06" E	60.44'

Note:  
C1 is a combination of C2, C3, and C4  
C5 is a combination of C7 and C8

Parcel Line Table		
Line #	Length	Direction
L1	21.83'	S 65°-17'-15" E
L2	50.00'	N 08°-52'-23" E
L3	22.95'	N 00°-37'-23" E
L4	146.81'	N 45°-07'-39" W
L5	155.36'	N 41°-59'-06" E
L6	341.65'	N 81°-07'-37" W
L7	30.80'	N 81°-07'-37" W
L8	146.81'	N 45°-07'-39" W
L9	109.19'	N 45°-07'-39" W
L10	73.19'	N 45°-07'-39" W
L11	6.00'	N 44°-52'-21" E
L12	36.00'	N 45°-07'-39" W
L13	72.00'	N 44°-52'-21" E
L14	36.00'	N 45°-07'-39" W
L15	6.00'	N 44°-52'-21" E
L16	73.19'	N 45°-07'-39" W



Easements:  
All easements within this subdivision and shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, detention, sanitary sewer, gas, electric, telephone, cable television or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. The grade in all easements is critical to the proper function of storm sewers, storm water detention, and surface drainage, therefore, there must not be any changes made to the grade in any easement, within the subdivision, shown on this plat.

Legend  
A = Existing 3/4" Iron Pipe  
B = Set #5 Rebar  
D = Unmonumented Point of Interest

- = Exterior Boundary For Proposed Subdivision Development
- - - = Proposed Utility Easement & Building Setback Line
- - - = Existing 24" Sanitary Sewer
- - - = Proposed Road ROW
- - - = Existing 30" Sanitary Sewer Easement (D.V. 403, Page 613 & O.R. 13, Page 951)

20230003986 Cabinet: B Slide: 158 A+B  
PLAT  
Filed in Logan County, OH  
Patricia Myers, Recorder 08/21/2023 03:00 PM  
Fees: \$172.80  
Phone/Fax: 419-647-6163

Know all men by these presents that REBO Inc. and The John and Mary Rudolph Family, LLC owners of the land indicated on the accompanying plat, have authorized thereof and do hereby dedicate the street to the public use forever.

The undersigned further agrees that any use of improvements made on this land shall be made in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of subsequent owners or assigns taking title from, under, or through the undersigned.

Owner: *Rebo Inc. & John & Mary Rudolph Family, LLC*  
Date: *8/10/23*  
Owner: *John & Mary Rudolph Family, LLC*  
Owner: *James E. Rudolph, Patricia*  
Date: *8/15/2023*

By \_\_\_\_\_  
STATE OF OHIO  
COUNTY OF LOGAN  
Before me a Notary Public in and for said County personally came James W. Reed and *John E. Rudolph* who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.  
In witness whereof I have hereunto set my hand and affixed my official seal this *18th* day of *2023*.

AMY OLSON  
Notary Public - State of Ohio  
Logan County  
My Commission Expires  
March 27, 2024

By *Amy Olson*  
Notary Public

The accompanying plat represents a subdivision of land of vacated Lots 1113-1119, 1122-1129 and vacated Part Lots 1120 & 1121 of Oak Acres Sub. & Part of the NW 1/4 & NE 1/4, Section 1, T7S, R8E, Village of Russells Point, Washington Township Logan County, Ohio. The tract has an area of 1.390 acres in streets and 23.835 acres in lots making a total of 25.225 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are Arc distances.  
I hereby certify that the accompanying plat is a correct representation of the Rudolph and Reed Planned Unit Development as surveyed on 05/08/2023.

Brad J. Core, P.E., P.S.  
Professional Surveyor #8004  
Date \_\_\_\_\_

PRE-APPROVAL *Jacqueline Cochran 8/17/2023*  
PLAT CHECKED *Jan 2023*  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LOGAN COUNTY SANITARY SEWER DISTRICT  
APPROVED THIS *10th* DAY OF *August*, 2023.

CHAIRMAN, RUSSELLS POINT PLANNING COMMISSION  
TRANSFERRED THIS *21st* DAY OF *August*, 2023.

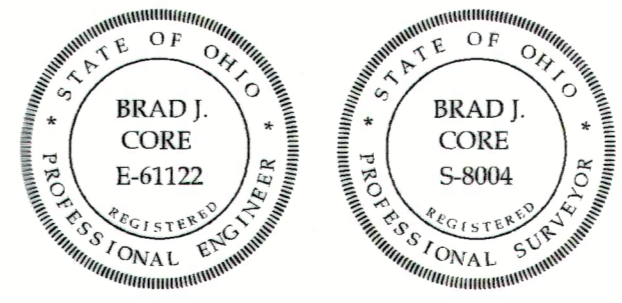
AUDITOR, LOGAN COUNTY, OHIO  
RECORDED IN PLAT CABINET *B*, SLIDE *158 A+B*  
RECEIVED FOR RECORD AT *3:00* O'CLOCK *P.M.* THIS *21st* DAY OF *August*, 2023.  
*Patricia A. Myler*  
RECORDER, LOGAN COUNTY, OHIO

Applicant & Developer:  
REBO INC.  
6275 Lanier Islands PKWY.  
Buford, GA 30618

John and Mary Rudolph Family, LLC  
6575 Bellefontaine Rd.  
Lima, OH 45804

Engineer & Surveyor:  
Core Consulting  
Brad J. Core, P.E., P.S.  
201 N. Broadway St.  
Spencerville, OH 45887  
419-647-6163

Basis of Bearings:  
The Ohio State Plane North Coordinate System.



*Brad J. Core*  
Brad J. Core, P.E., P.S. 5/8/2023

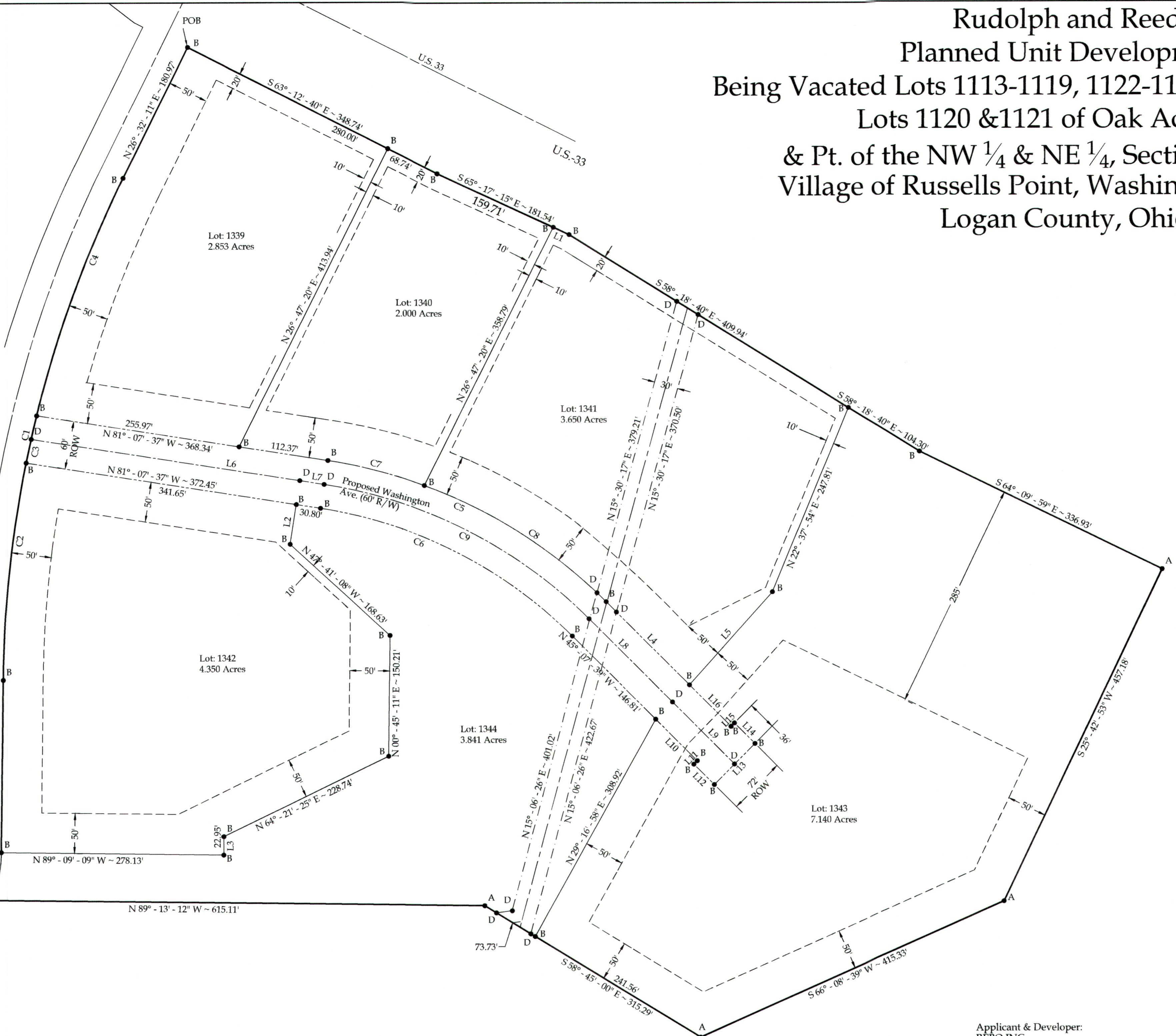
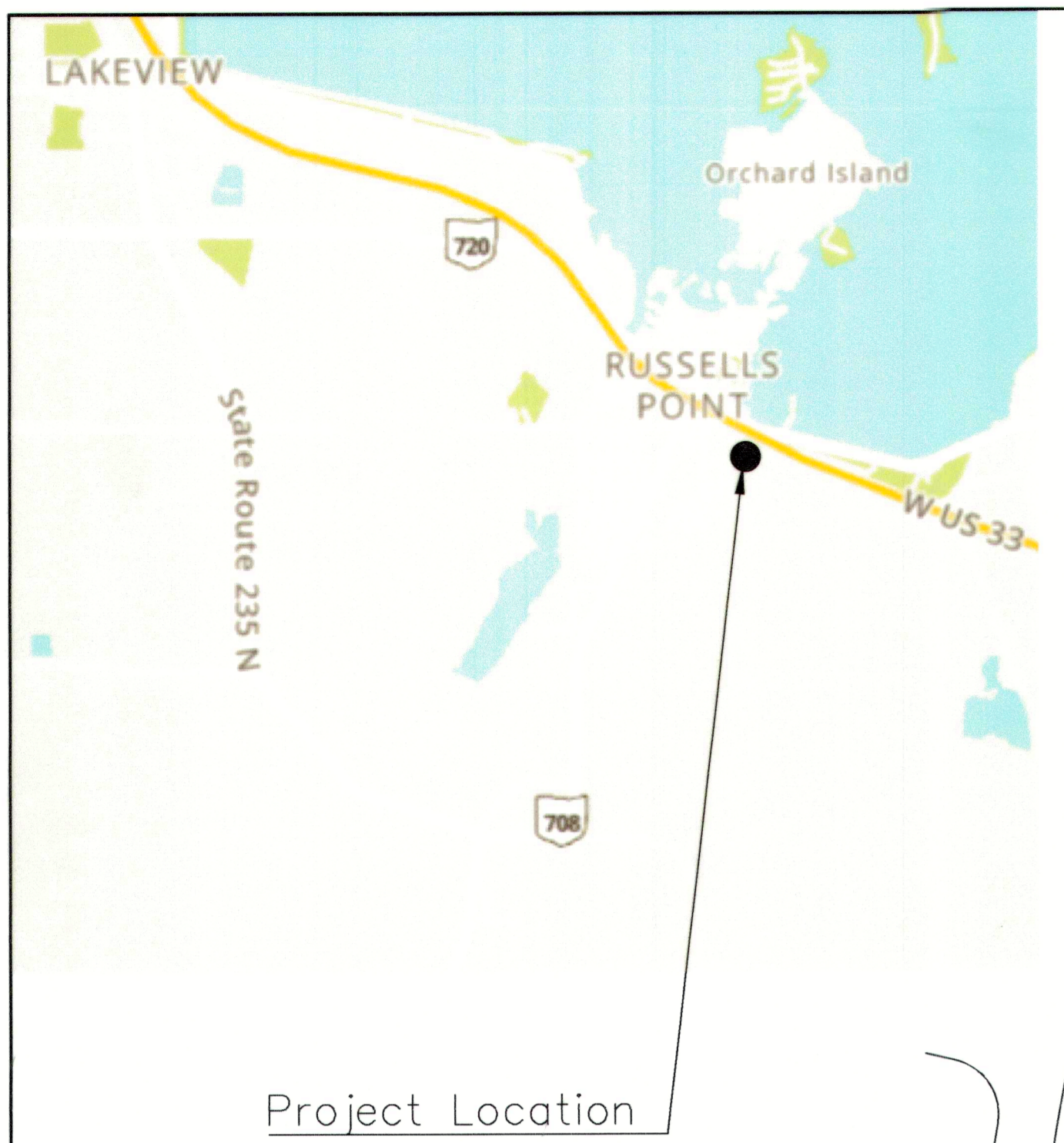
**CORE CONSULTING**  
201 N. Broadway Street  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

CLIENT:	Rudolph and Reed Planned Unit Development		
DATE:	5/8/2023	DRAWN BY:	L.T.K.
FILED BY:	J.R.S.	CHECKED BY:	B.J.C.
SCALE:	1" = 80'	PAGE:	1

J-335



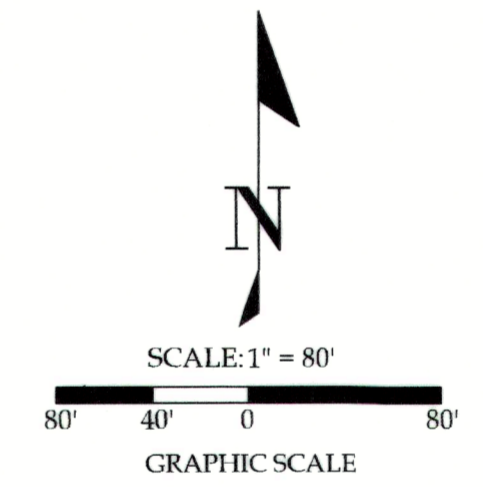
# Rudolph and Reed Planned Unit Development Being Vacated Lots 1113-1119, 1122-1129 and Vacated Part Lots 1120 & 1121 of Oak Acres Sub. & Pt. of the NW 1/4 & NE 1/4, Section 1, T7S, R8E, Village of Russells Point, Washington Township Logan County, Ohio.



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
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Note:  
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**Legend**  
A = Existing 3/4" Iron Pipe  
B = Set #5 Rebar  
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Know all men by these presents that REBO Inc. and The John and Mary Rudolph Family, LLC owners of the land indicated on the accompanying plat, have authorized thereof and do hereby dedicate the street to the public use forever.

The undersigned further agrees that any use of improvements made on this land shall be made in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of subsequent owners or assigns taking title from, under, or through the undersigned.

Owner: *Rebo Inc. & John & Mary Rudolph Family, LLC*  
Date: *8/10/23*  
Owner: *John & Mary Rudolph Family, LLC*  
Owner: *James E. Rudolph, President*  
Date: *8/15/2023*

By \_\_\_\_\_  
STATE OF OHIO  
COUNTY OF LOGAN  
Before me a Notary Public in and for said County personally came James W. Reed and *John E. Rudolph* who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.  
In witness whereof I have hereunto set my hand and affixed my official seal this *18th* day of *2023*.

**AMY OLSON**  
Notary Public - State of Ohio  
Logan County  
My Commission Expires  
March 27, 2024

The accompanying plat represents a subdivision of land of vacated Lots 1113-1119, 1122-1129 and vacated Part Lots 1120 & 1121 of Oak Acres Sub. & Part of the NW 1/4 & NE 1/4, Section 1, T7S, R8E, Village of Russells Point, Washington Township Logan County, Ohio. The tract has an area of 1.390 acres in streets and 23.835 acres in lots making a total of 25.225 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are Arc distances.  
I hereby certify that the accompanying plat is a correct representation of the Rudolph and Reed Planned Unit Development as surveyed on 05/08/2023.

Brad J. Core, P.E., P.S.  
Professional Surveyor #8004  
Date \_\_\_\_\_

PRE-APPROVAL *Jacqueline Cochran 8/17/2023*  
PLAT CHECKED *Jan 2023*  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LOGAN COUNTY SANITARY SEWER DISTRICT  
APPROVED THIS *10th* DAY OF *August*, 2023.

CHAIRMAN, RUSSELLS POINT PLANNING COMMISSION  
TRANSFERRED THIS *21st* DAY OF *August*, 2023.

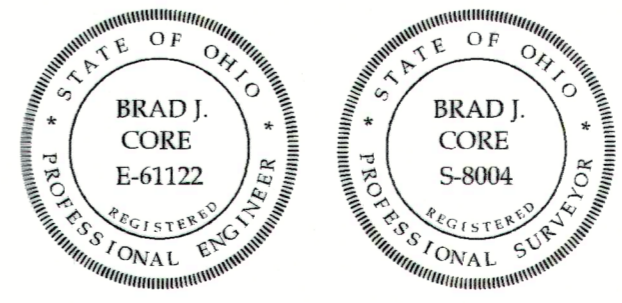
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RECORDER, LOGAN COUNTY, OHIO

Applicant & Developer:  
REBO INC.  
6275 Lanier Islands PKWY.  
Buford, GA 30618

John and Mary Rudolph Family, LLC  
6575 Bellefontaine Rd.  
Lima, OH 45804

Engineer & Surveyor:  
Core Consulting  
Brad J. Core, P.E., P.S.  
201 N. Broadway St.  
Spencerville, OH 45887  
419-647-6163

Basis of Bearings:  
The Ohio State Plane North Coordinate System.



*Brad J. Core*  
Brad J. Core, P.E., P.S. 5/8/2023

20230003986 Cabinet: B Slide: 158 A & B  
PLAT  
Filed in Logan County, OH  
Patricia Myers, Recorder 08/21/2023 03:00 PM  
Fees: \$172.80  
Phone/Fax: 419-647-6163

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201 N. Broadway Street  
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Phone/Fax: 419-647-6163

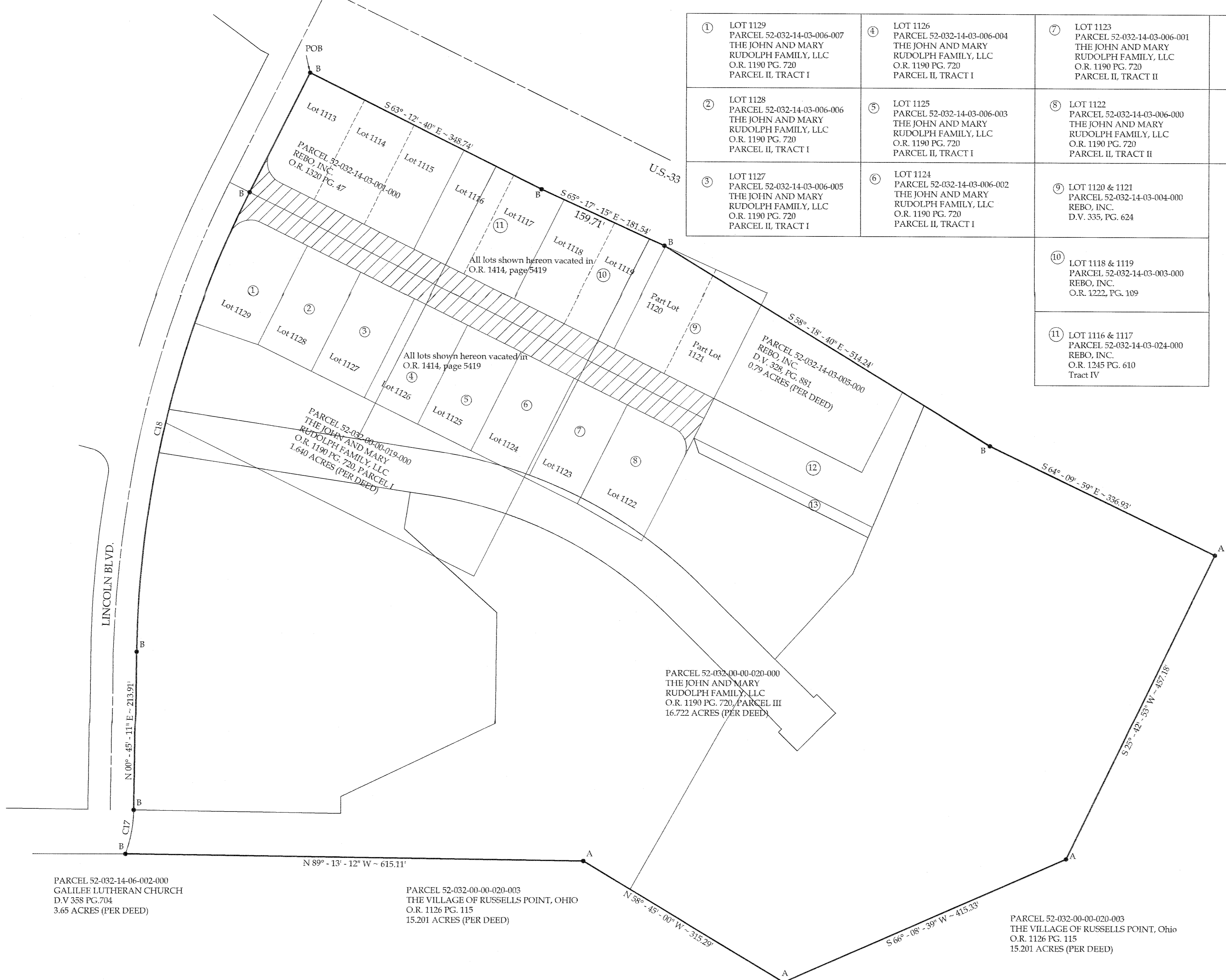
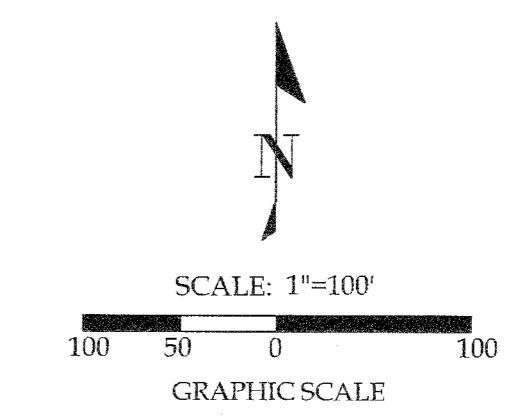
CLIENT: Rudolph and Reed Planned Unit Development	DATE: 5/8/2023	DRAWN BY: L.T.K.	CHECKED BY: B.J.C.
SCALE: 1" = 80'	PAGE: 1	TOTAL PAGES: 2	

*J-335*



# Rudolph and Reed Planned Unit Development Survey of Dedicator's Land

① LOT 1129 PARCEL 52-032-14-03-006-007 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	④ LOT 1126 PARCEL 52-032-14-03-006-004 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑦ LOT 1123 PARCEL 52-032-14-03-006-001 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT II	⑫ PARCEL 52-032-14-03-005-002 REBO, INC. D.V. 353, PG. 209 0.50 ACRES (PER DEED)
② LOT 1128 PARCEL 52-032-14-03-006-006 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑤ LOT 1125 PARCEL 52-032-14-03-006-003 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑧ LOT 1122 PARCEL 52-032-14-03-006-000 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT II	⑬ PARCEL 52-032-00-00-020-002 REBO, INC. O.R. 270, PG. 366 0.090 ACRES (PER DEED)
③ LOT 1127 PARCEL 52-032-14-03-006-005 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑥ LOT 1124 PARCEL 52-032-14-03-006-002 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑨ LOT 1120 & 1121 PARCEL 52-032-14-03-004-000 REBO, INC. D.V. 335, PG. 624	
		⑩ LOT 1118 & 1119 PARCEL 52-032-14-03-003-000 REBO, INC. O.R. 1222, PG. 109	
		⑪ LOT 1116 & 1117 PARCEL 52-032-14-03-024-000 REBO, INC. O.R. 1245 PG. 610 Tract IV	



### Legal Description

LEGAL DESCRIPTION  
Being Lots #1113-#1119, #1122-1129 and part of lots # 1120 and 1121 of Oak Acres (Cab. A, Page 285) vacated in O.R. 1414, page 5419 all of the remainder of the Rebo Inc. 0.79 acre tract (D.V. 328, Page 881), 0.50 acre tract (D.V. 353, Page 209) and all of the 0.090 acre tract (O.R. 270, Page 366), all of the John and Mary Rudolph Family, LLC 1.640 acre tract and 16.722 acre tract (O.R. 1190, Page 720, Parcels I & III) and all of vacated Washington Avenue (O.R. 1414, Page 3382), and part of the NW 1/4 and NE 1/4 of Section 1, T7S, R5E, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

BEGINNING at set #5 Rebar at the intersection of the East line of Lincoln Blvd. and the South line of U.S. 33; then the following courses:

- 1) S 63°-12'-40" E on the South line of U.S. 33 and the North line of vacated Lots #1113-1117, 348.74' to a #5 Rebar set a deflection in the South line of U.S. 33;
- 2) S 65°-17'-15" E on the South line of U.S. 33 and the North line of vacated Lots #1117-1119, 181.54' to a #5 Rebar set a deflection in the South line of U.S. 33;
- 3) S 58°-18'-40" E on the South line of U.S. 33, the North line of vacated Lot #1119 and vacated Part Lot #1120 and #1121 the North line of the remainder of Rebo, Inc. 0.79 acre Tract, the North line of the remainder of Rebo, Inc. 0.50 acre tract, and the North line of the John and Mary Rudolph Family, LLC 16.722 acre Tract, 514.24' to a #5 Rebar set a deflection in the South line of U.S. 33;
- 4) S 64°-09'-59" E on the South line of U.S. 33 and the North line of said John and Mary Rudolph Family, LLC property, 336.93' to an existing 3/4" Iron Pipe at the NE corner of said John and Mary Rudolph Family, LLC property and the NW corner of The Village of Russells Point, Ohio 15.201 acre Tract (Per Deed O.R. 1126, Pg. 115);
- 5) S 25°-42'-53" W on the East line of said John and Mary Rudolph Family, LLC property and the West line of said Village of Russells Point property, 457.18' to an existing 3/4" Iron Pipe;
- 6) S 66°-08'-39" W on the South line of said John and Mary Rudolph Family, LLC property and the North line of said Village of Russells Point property, 415.33' to an existing 3/4" Iron Pipe;
- 7) N 58°-45'-00" W on the South line of said John and Mary Rudolph Family, LLC property and the North line of said Village of Russells Point property, 315.29' to an existing 3/4" Iron Pipe;
- 8) N 89°-13'-12" W on the South line of said John and Mary Rudolph Family, LLC property, the North line of said Village of Russells Point property and the North line of the Galilee Lutheran Church 3.65 acre tract (Per Deed D.V. 358, Pg. 704), 615.11' to a #5 Rebar set on the West line of Lincoln Blvd.;
- 9) Thence on a curve to the left in the East line of Lincoln Blvd. and the West line of said John and Mary Rudolph Family, LLC property, (Chord Bearing = N 10°-25'-06" E, Chord Length = 60.44', & Radius = 180.00') an Arc Length of 60.73' to a #5 Rebar set at the PT of said curve;
- 10) N 00°-45'-11" E, on the East line of Washington Avenue and the West line of said John and Mary Rudolph Family, LLC property, 213.91' to a #5 Rebar set at the PC of a curve to the right;
- 11) Thence on a curve to the right in the East line of Lincoln Blvd., the West line of said John and Mary Rudolph Family, LLC property, the West line of vacated Lot #1129 and the West line of vacated Washington Avenue, (Chord Bearing = N 13°-38'-41" E, Chord Length = 640.82', & Radius = 1436.11') an Arc Length of 646.26' to a #5 Rebar set at the PT of said curve;
- 12) N 26°-32'-11" E on the East line of Lincoln Blvd. and the West line of vacated Lot #1113, 180.97' to the POINT OF BEGINNING.

The above-described parcel of land contains 25.225 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, #8004 on April 7, 2023. All markers called for above are in place.

20230003966 Cabinet B Slide: 158#45  
PLAT  
Filed in Logan County, OH Fees: \$172.80  
Patricia Myers, Recorder 08/21/2023 03:00 PM

- Legend  
A = Existing 3/4" Iron Pipe  
B = Set #5 Rebar  
[Hatched Area] = Portion of Washington Avenue Vacated (0.952 Ac.) (O.R. 1414, Page 3382)  
[Dashed Line] = Exterior Boundary For Proposed Subdivision Development

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C17	60.73'	180.00'	19°-19'-49"	N 10°-25'-06" E	60.44'
C18	646.26'	1436.11'	25°-47'-00"	N 13°-38'-41" E	640.82'

Basis of Bearings:  
The Ohio State Plane North Coordinate System.  
Note:  
All distances shown are measured unless otherwise noted.

STATE OF OHIO  
BRAD J. CORE  
S-8004  
REGISTERED PROFESSIONAL SURVEYOR  
*Brad J. Core*  
Brad J. Core, P.S. #8004

This plat represents an actual boundary survey completed under my direct supervision on May 8, 2023.

**CORE CONSULTING**  
201 N. Broadway Street  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

CLIENT: Rudolph and Reed Planned Unit Development

SURVEYOR: I.R.S. DATE: 5/8/2023  
SCALE: 1" = 80'

REVISIONS: L.T.K. B.J.C.  
PAGE: 2 OF 2

J-335