

HIGHVIEW ESTATES NO. 1

BEING A PART OF VMS 4478, LAKE TOWNSHIP, CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO



LOT	PARCEL NUMBER
4602	17-092-14-09-030,004
4603	17-092-14-09-030,005
4604	17-092-14-09-030,006
4605	17-092-14-09-030,007
4606	17-092-14-09-030,008
4607	17-092-14-09-030,009
4608	17-092-14-09-030,010
4609	17-092-14-09-030,011
4610	17-092-14-09-030,012
4611	17-092-14-09-030,013

LOCATION MAP
SCALE: 1"=100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Highview Farms, a general partnership by Adolph Plannery, a partner in the Highview Farms, a general partnership, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and does hereby dedicate the streets to the public use forever. The buffer lot at the south end of Hoedjies Drive is dedicated conditionally until such time as the adjacent land is subdivided and a part thereof is dedicated for the purpose of extending the public right-of-way herein shown.

Adolph Plannery
Proprietors

STATE OF OHIO
LOGAN COUNTY
ss:

James E. Hassell
Witnesses

James E. Hassell
Notary Public

SURVEYOR'S CERTIFICATION

The accompanying plat represents a subdivision of land in V.M.S. 4478, Lake Township, City of Bellefontaine, Logan County, Ohio. The tract has an area of 10.70 acres in streets and 2.703 acres in lots, making a total of 3.773 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 Highview Estates No. 1 as surveyed and that all monuments and iron pins as shown hereon have been set or will be set as a part of work that surely is posted for.

5/8" Iron bars are set at points shown thus: \odot

Concrete monuments will be set at points shown thus: \bullet

Concrete monuments will be set at points shown thus: \bullet

Jeffrey L. Use
JEFFREY L. USE
LEE SURVEYING & MAPPING CO.
855 E. SANBURY AVE.
BELLEFONTAINE, OH 43311



APPROVALS

Approved this 22nd day of November 1988.
Wendell L. Nobile
Bellefontaine City Engineer

The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 88-80 on this 22nd day of November 1988.
Richard A. Blain
Mayor

Approved this 5 day of December 1988.
James E. Hassell
President Bellefontaine City Council

Transferred this 15th day of December 1988.
Logan County Auditor

Filed for record this 15th day of December 1988, at 3:54 PM.
Recorded this 15th day of December 1988, in Plat Book A, Page 679.
Carole Allen
Logan County Recorder

DESCRIPTION CHECKED
LOGAN CO. ENGINEER
BY J.H. 12-15-88

RESTRICTIONS

No structures, plantings, etc., are to be located within the limits of any easement delineated on the plat.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING
C 1	29°59'20"	300.00	157.02	80.35	S 18°54'40" W
C 2	32°45'49"	300.00	171.55	88.19	S 17°35'20" W
C 3	13°52'20"	453.79	109.87	55.20	S 62°57'30" E
C 4	29°59'20"	270.00	141.32	72.32	S 18°54'40" W
C 5	90°00'00"	25.00	39.27	25.00	S 78°58'20" W
C 6	13°52'20"	483.79	117.13	58.85	S 62°57'30" E
C 7	13°46'02"	423.79	101.83	51.16	S 62°54'40" E
C 8	83°18'13"	25.00	36.35	22.24	S 14°23'30" E
C 9	29°46'27"	330.00	148.45	75.50	S 17°24'43" W
C 10	33°07'14"	270.00	156.08	80.29	S 17°24'43" W
C 11	29°42'33"	330.00	171.11	87.53	S 19°07'04" W

METES AND BOUNDS DESCRIPTION

Lying in V.M.S. 4478, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being 5.450 acres out of that 5.381 acres of land in the name of Highview Farms, as divided and described in O.R. 66, Page 598 and O.525 acres out of that 3.11 acres of land in the name of Highview Farms as divided and described in O.R. 70, Page 113 of the Logan County Records or deeds and being more particularly described as follows:

Beginning at a one inch iron monument found at the intersection of the centerline of Eastern Avenue, S. 70°24'50" E, a distance of 68.31 feet to a point on the westerly line of proposed Woodview Drive.

THENCE, with the said westerly line of Woodview Drive, S. 3°58'23" W, a distance of 31.15 feet to a 5/8 inch iron rod set on the south right-of-way of Eastern Avenue at the true point of beginning.

THENCE, with the south right-of-way of Eastern Avenue, S. 70°24'50" E, a distance of 62.40 feet to 5/8 inch iron rod found at the northeast corner of the Sylvia Hills 0.23 acre tract (Vol. 181, Pg. 416).

THENCE, with the said 0.23 acre tract, S. 3°57'22" W, a distance of 175.92 feet to a one inch pipe found.

THENCE, S. 70°01'17" E, a distance of 59.81 feet to a one inch pipe found at the southwest corner of the said 0.23 acres.

THENCE, with the west line of the Parcel 1 0-41 acre tract (Vol. 297, Pg. 563), S. 4°04'47" W, a distance of 26.55 feet to a one inch pipe found.

THENCE, with the north line of the aforementioned 3.11 acre tract, S. 70°48'13" E, a distance of 104.89 feet to a 5/8 inch iron rod set.

THENCE, through the said 3.11 acre and the 5.881 acre tracts the following three bearings and distances:

S. 28°08'43" W, a distance of 208.61 feet to a 5/8 inch iron rod set.

S. 7°04'44" W, a distance of 113.08 feet to a 5/8 inch iron rod set.

N. 83°34'53" W, a distance of 241.61 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the right, an arc distance of 25.88 feet (a radius of 0.70000 feet), the chord of which bears N. 3°44'52" E, a distance of 25.88 feet to a 5/8 inch iron rod set.

THENCE, N. 82°33'42" W, a distance of 126.52 feet to a 5/8 inch iron rod set.

THENCE, with the westerly line of V.M.S. 4478, the easterly lines of the David Devol 3.21 acre tract (Vol. 378 Pg. 209), the Malcolm Titus 0.27 acre tract (Vol. 382 Pg. 247), the easterly end of Cooper Street, and the Ronald D. Titus 0.22 acre tract (Vol. 379, Pg. 4 50 58 E, a distance of 414.32 feet to a 5/8 inch iron rod set.

THENCE, with the south lines of the Elliott 0.021 acre tract (O.R. 70, Pg. 974), the Cook 0.276 acre tract (Vol. 375, Pg. 902), and the Horne 0.012 acre tract (O.R. 70, Pg. 614), S. 72°10'38" E, a distance of 219.46 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the Ronald Horn 0.35 acre tract (Vol. 388, Pg. 443), S. 69°51'10" E, a distance of 21.44 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the said 0.35 acre tract, N. 3°58'23" E, a distance of 175.34 feet to the point of beginning. Containing 3.773 acres.

This description prepared from an actual field survey dated October 21, 1988.

SUBDIVIDERS OF PLAT

Highview Farms, a general partnership
1556 County Road 10
Bellefontaine, Ohio 43311