

# SHADOWBROOKE SUBDIVISION

## CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

### V.M.S. 4399 AND 5245 PHASE I

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	02°46'39"	5569.58'	270.01'	135.03'	269.98'	S 60°37'54"E
C 2	06°58'20"	736.21'	89.59'	44.85'	89.53'	S 44°57'14"E
C 3	6°58'20"	766.21'	93.24'	46.68'	93.18'	S 44°57'14"E
C 6	6°42'54"	1388.62'	162.74'	81.47'	162.65'	N 44°49'39"W
C 7	38°06'46"	352.88'	234.73'	121.90'	230.43'	N 67°14'29"W
C 8	40°19'00"	150.00'	105.55'	55.06'	103.38'	S 24°38'46"W
C 20	6°42'54"	1418.62'	166.26'	83.23'	166.17'	N 44°49'39"W
C 21	13°21'35"	382.88'	89.28'	44.84'	89.07'	N 54°51'53"W
C 22	14°15'10"	382.88'	95.25'	47.87'	95.00'	N 68°40'16"W
C 23	10°30'01"	382.88'	70.17'	35.18'	70.07'	N 81°02'51"W
C 24	15°41'27"	322.88'	88.42'	44.49'	88.15'	S 78°27'09"E
C 25	22°25'19"	322.88'	126.36'	64.00'	125.55'	S 59°23'46"E
C 26	0°11'46"	1358.62'	4.65'	2.32'	4.65'	S 48°05'13"E
C 27	92°42'42"	25.00'	40.45'	26.21'	36.18'	S 01°38'17"E
C 28	14°37'54"	190.00'	48.52'	24.39'	48.39'	S 37°24'09"W
C 29	19°42'18"	190.00'	65.34'	33.00'	65.02'	S 20°14'09"W
C 30	5°53'37"	190.00'	19.54'	9.78'	19.54'	S 07°26'04"W
C 31	25°50'31"	50.00'	22.55'	11.47'	22.36'	S 17°24'31"W
C 32	44°07'05"	50.00'	38.50'	20.26'	37.56'	S 08°16'14"W
C 33	49°36'00"	50.00'	43.28'	23.10'	41.95'	S 38°35'19"E
C 34	49°45'34"	50.00'	43.42'	23.19'	42.07'	S 88°16'06"E
C 35	68°06'42"	50.00'	59.44'	33.80'	56.00'	N 32°47'46"E
C 36	20°05'40"	50.00'	17.54'	8.86'	17.45'	N 11°18'25"W
C 37	25°50'31"	50.00'	22.55'	11.47'	22.36'	N 08°26'00"W
C 38	40°05'51"	110.00'	76.98'	40.14'	75.42'	N 24°32'11"E
C 39	93°00'48"	25.00'	40.58'	26.35'	36.27'	S 88°54'30"E
C 40	0°55'54"	1358.62'	22.09'	11.05'	22.09'	S 41°56'09"E
C 41	6°58'20"	796.21'	96.89'	48.50'	96.83'	S 44°57'14"E
C 94	0°15'26"	5569.58'	25.00'	12.50'	25.00'	S 61°53'31"E
C 95	1°20'15"	5569.58'	130.00'	65.00'	130.00'	S 61°05'40"E
C 96	1°10'59"	5569.58'	115.00'	57.50'	115.00'	S 59°50'04"E
C 99	3°43'31"	1388.62'	90.29'	45.16'	90.27'	N 43°19'57"W
C 100	2°59'23"	1388.62'	72.46'	36.24'	72.45'	N 46°41'24"W

### DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEYS 4399 AND 5245. CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE M.Y. DEVELOPMENT, LTD. 52.953 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 270, PAGE 659 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF BLUE JACKET ESTATES PHASE II AND THE NORTHEAST CORNER OF BELLEFONTAINE CITY LOT 4790.

THENCE, WITH THE SOUTH LINE OF THE CITY OF BELLEFONTAINE 4.25 ACRE TRACT (VOL. 347, PG. 315), S 89°-15'-28" E, A DISTANCE OF 110.27 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF U.S. ROUTE 33 WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°-46'-39", A RADIUS OF 5569.58 FEET AN ARC DISTANCE OF 270.01 FEET, A CHORD BEARING S 60°-37'-54" E, A DISTANCE OF 269.98 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 33°-37'-05" W, A DISTANCE OF 175.63 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6°-42'-54", A RADIUS OF 1418.62 FEET, AN ARC DISTANCE OF 166.26 FEET, A CHORD BEARING N 44°-49'-39" W, A DISTANCE OF 166.17 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 41°-28'-04" E, A DISTANCE OF 196.79 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 6°-58'-20", A RADIUS OF 736.21 FEET, AN ARC DISTANCE OF 89.59 FEET, A CHORD BEARING S 44°-57'-14" E, A DISTANCE OF 89.53 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 41°-33'-37" W, A DISTANCE OF 306.77 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 53°-42'-26" W, A DISTANCE OF 192.00 FEET TO A 5/8 INCH IRON ROD SET.

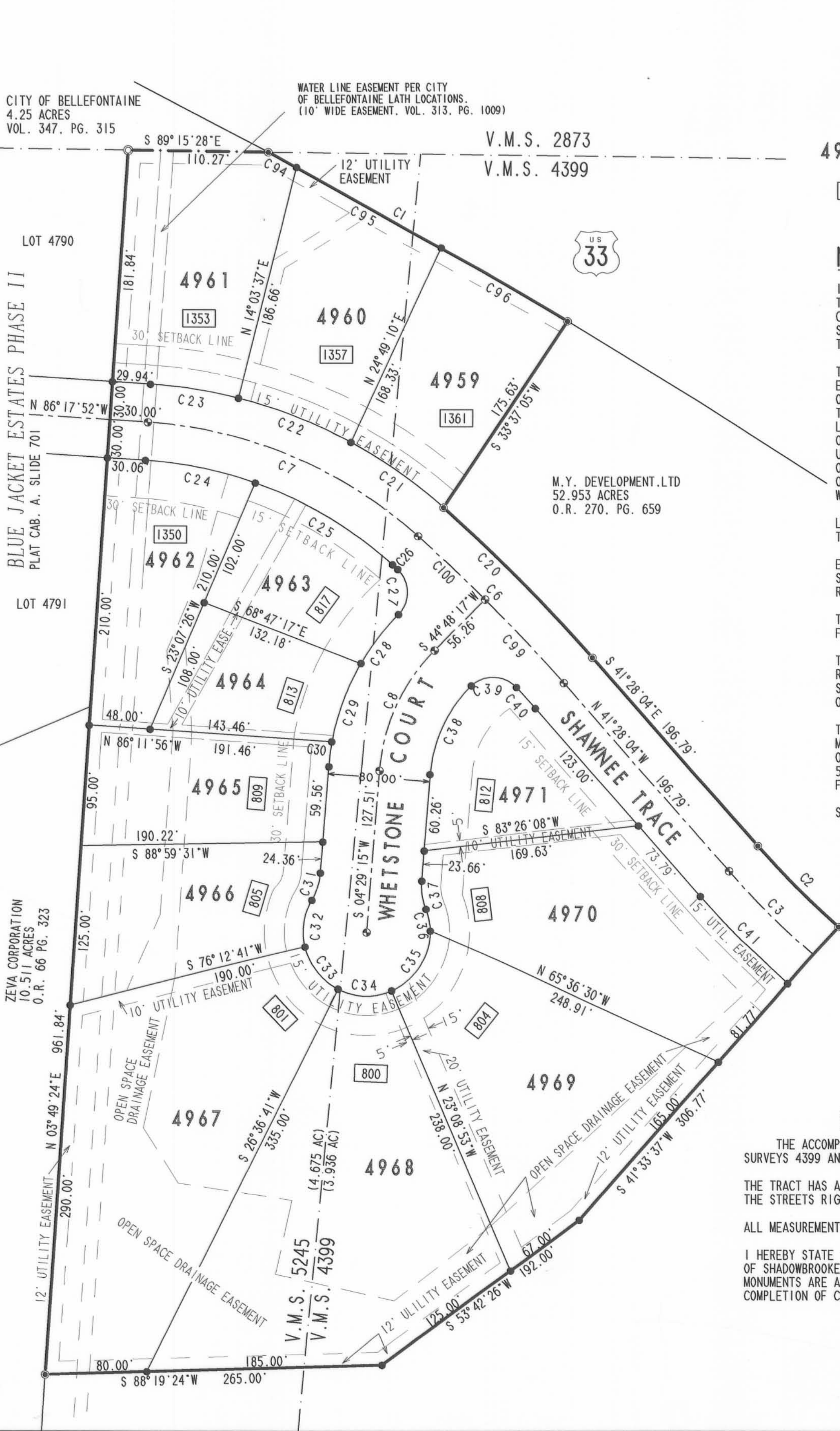
THENCE, S 88°-19'-24" W, A DISTANCE OF 265.00 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE EAST LINE OF THE ZEVA CORPORATION 10.511 ACRE TRACT (O.R. 66, PG. 323), AND THE EAST LINE OF THE FOREMENTIONED BLUE JACKET ESTATES PHASE II, N 3°-49'-24" E, A DISTANCE OF 961.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.611 ACRES OF WHICH 4.675 ACRES ARE IN VIRGINIA MILITARY SURVEY 5245 AND 3.936 ACRES ARE IN VIRGINIA MILITARY SURVEY 4399.

THE BASIS FOR BEARINGS IS THE CENTER-LINE OF ALLISON ROAD BEING N 3°-24'-20" W. AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. IN NOVEMBER OF 1995.

THIS DESCRIPTION WAS PREPARED BY JEFFREY I. LEE, PROFESSIONAL SURVEYOR 6359, ON MARCH 25, 1996.



**LEGEND**

- 5/8" IRON ROD SET
- ⊙ RAILROAD SPIKE SET
- ⊙ CONCRETE MONUMENT SET
- ⊙ CONCRETE MONUMENT FOUND

**SCALE**  
60  
FEET TO AN INCH

4959 LOT NUMBERS  
[1353] STREET ADDRESS

**NOTES:**

IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE TWO FEET DIAMETER EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE FOR MONUMENTATION. NO SURFACE OR BURIED UTILITIES OF ANY KIND MAY BE PLACED WITHIN THESE EASEMENT AREAS.

THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN THE SHADOWBROOKE RESIDENTIAL COMMUNITY AREA. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY UTILITY EASEMENT.

LOTS 4963, 4971, AND 4970 SHALL NOT HAVE A DIRECT DRIVEWAY ACCESS TO SHAWNEE TRACE.

EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN R-1 ZONE.

THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS, AND RESERVATION OF EASEMENTS FOR SHADOWBROOKE RESIDENTIAL COMMUNITY AS FILED IN THE LOGAN COUNTY, OHIO OFFICIAL RECORD 303, PAGE 711-141.

THE CERTIFICATE AND ARTICLES OF ORGANIZATION PERTAINING TO M.Y. DEVELOPMENT, LTD ARE FILED IN THE LOGAN COUNTY, OHIO OFFICIAL RECORD 303, PAGE 451, AND RECORDED ON ROLL 5240 AT FRAME 0722 OF THE RECORDS OF INCORPORATION AND MISCELLANEOUS FILINGS OF THE OFFICE OF THE SECRETARY OF STATE.

SEE PAGE 2 OF 2 FOR LOCATIONS OF EASEMENTS.

LOT	SQ. FEET	ACREAGE
4959	17325	0.398
4960	19521	0.448
4961	21808	0.501
4962	17443	0.400
4963	13117	0.301
4964	11486	0.264
4965	16538	0.380
4966	19118	0.439
4967	45648	1.048
4968	47802	1.097
4969	33249	0.763
4970	29837	0.685
4971	13752	0.316

**SURVEYOR'S CERTIFICATION**

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEYS 4399 AND 5245. CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 8.611 ACRES OF WHICH 1.571 ACRES ARE IN THE STREETS RIGHTS-OF-WAY, LEAVING A NET AREA OF 7.040 ACRES IN BUILDING LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SHADOWBROOKE SUBDIVISION AS SURVEYED IN NOVEMBER OF 1995, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.

JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MARCH 28, 1996

ORIGINAL STAMP IN GREEN

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DAVID A. YOUNGMAN AND JAMES G. MURRAY, ALL OF THE MEMBERS OF M.Y. DEVELOPMENT, LTD. AND OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAVE AUTHORIZED THE PLATTING THEREON AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER. WE WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES: JEFFREY I. LEE (Signature), DAVID A. YOUNGMAN (Signature)  
MEMBERS: DAVID A. YOUNGMAN (Signature), JAMES G. MURRAY (Signature)

STATE OF OHIO  
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME DAVID A. YOUNGMAN WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS 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 4<sup>th</sup> DAY OF October, 1996

MARY ANN CONKLE  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Oct. 10, 1999

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME JAMES G. MURRAY WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS 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 4<sup>th</sup> DAY OF October, 1996

MARY ANN CONKLE  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Oct. 10, 1999

**APPROVALS**

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 96-43 RECORDED IN CITY COUNCIL'S RECORD BOOK \_\_\_\_\_ ON THIS 23<sup>rd</sup> DAY OF July, 1996

DAVID A. YOUNGMAN (Signature) WILLIAM R. PATTERSON (Signature)  
MAYOR PRESIDENT, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 9<sup>th</sup> DAY OF October, 1996 KATHY L. NORRIS (Signature)  
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 7<sup>th</sup> DAY OF Oct., 1996 LORIS DAVIS (Signature)  
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

APPROVED THIS 9<sup>th</sup> DAY OF Oct, 1996 WICKI YOUNGMAN (Signature)  
CLERK, BELLEFONTAINE CITY COUNCIL

PREAPPROVAL Jon C. Hines 10-2-96  
PLAT CHECKED Jon C. Hines 10-11-96

TRANSFERRED THIS 11<sup>th</sup> DAY OF October, 1996 MICHAEL E. GEDEN (Signature)  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 16-A RECEIVED FOR RECORD AT 2:48:00 CLOCK P.M. THIS 11<sup>TH</sup> DAY OF OCTOBER, 1996.  
CAROLYN COLLINS (Signature)  
RECORDER, LOGAN COUNTY, OHIO

**DEVELOPER**  
M.Y. DEVELOPMENT, LTD.  
1025 TOWNSHIP ROAD 47  
WEST LIBERTY, OHIO 43357

STATE OF OHIO  
JEFFREY I. LEE  
REGISTERED  
PROFESSIONAL SURVEYOR

ORIGINAL STAMP IN GREEN

DEVELOPER

COPYRIGHT 1996 BY:  
LEE SURVEYING & MAPPING CO., INC.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(613) 593-7335

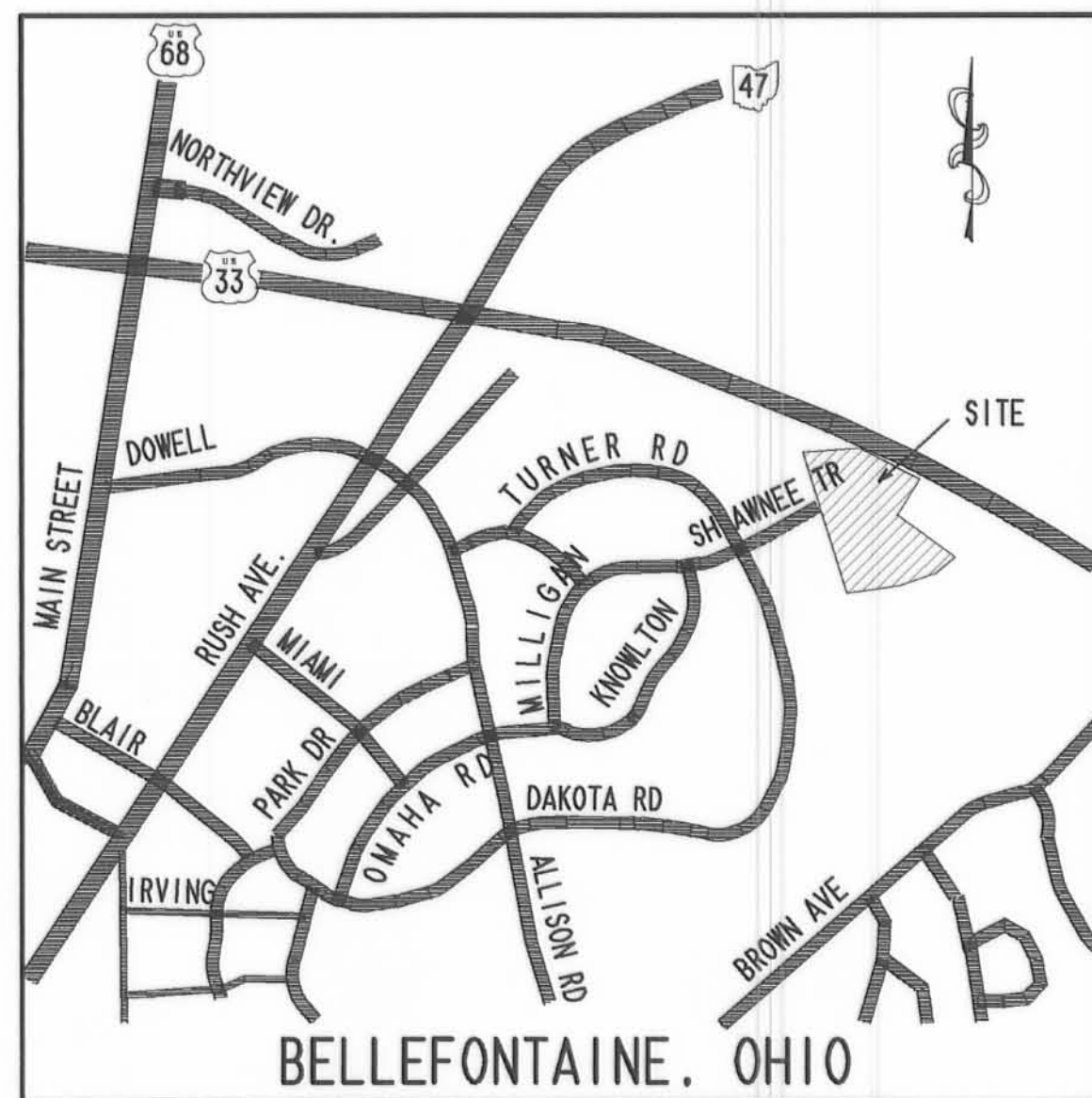
D 276 SHADPLAT L-374-1

# SHADOWBROOKE SUBDIVISION

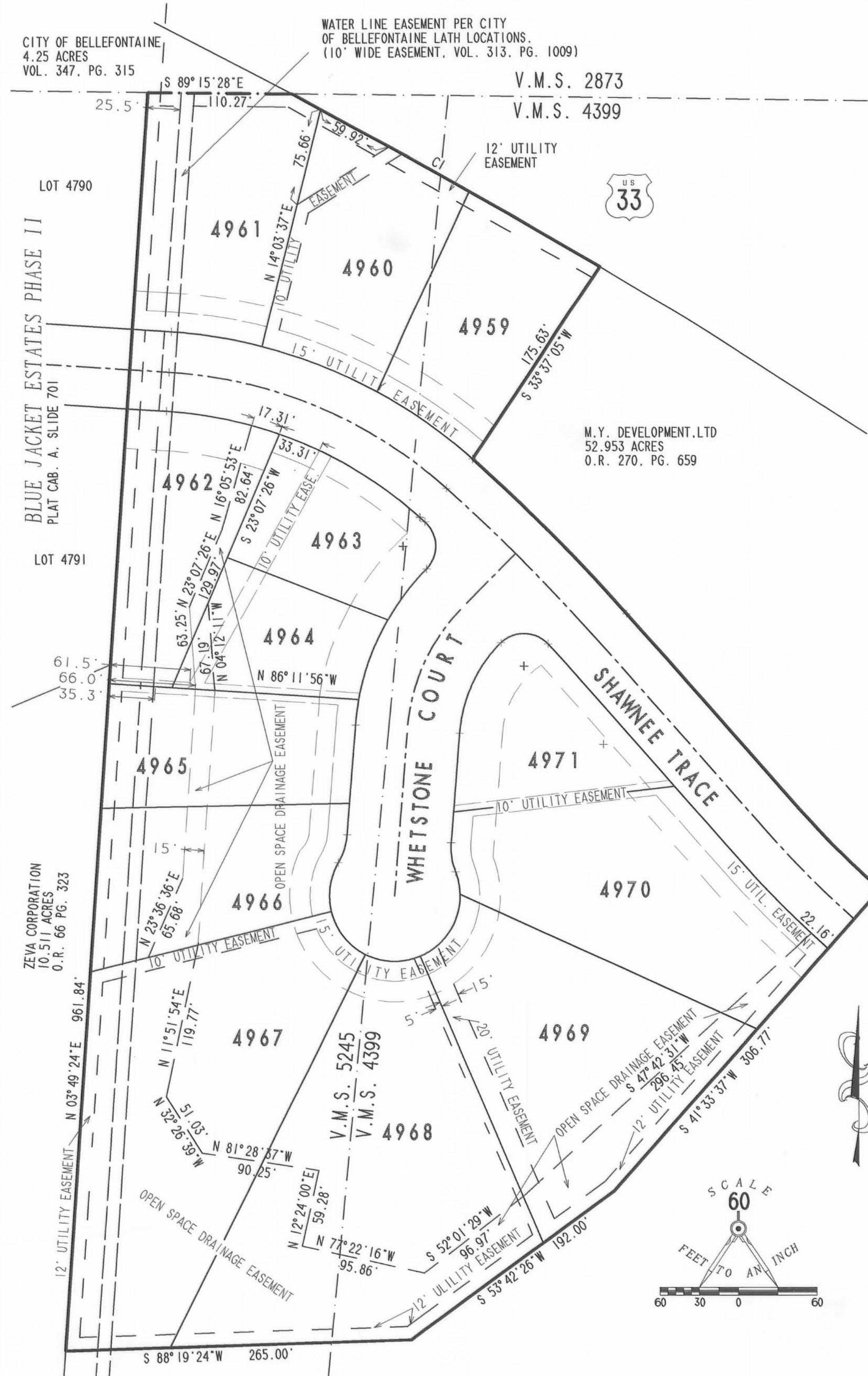
2  
2

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

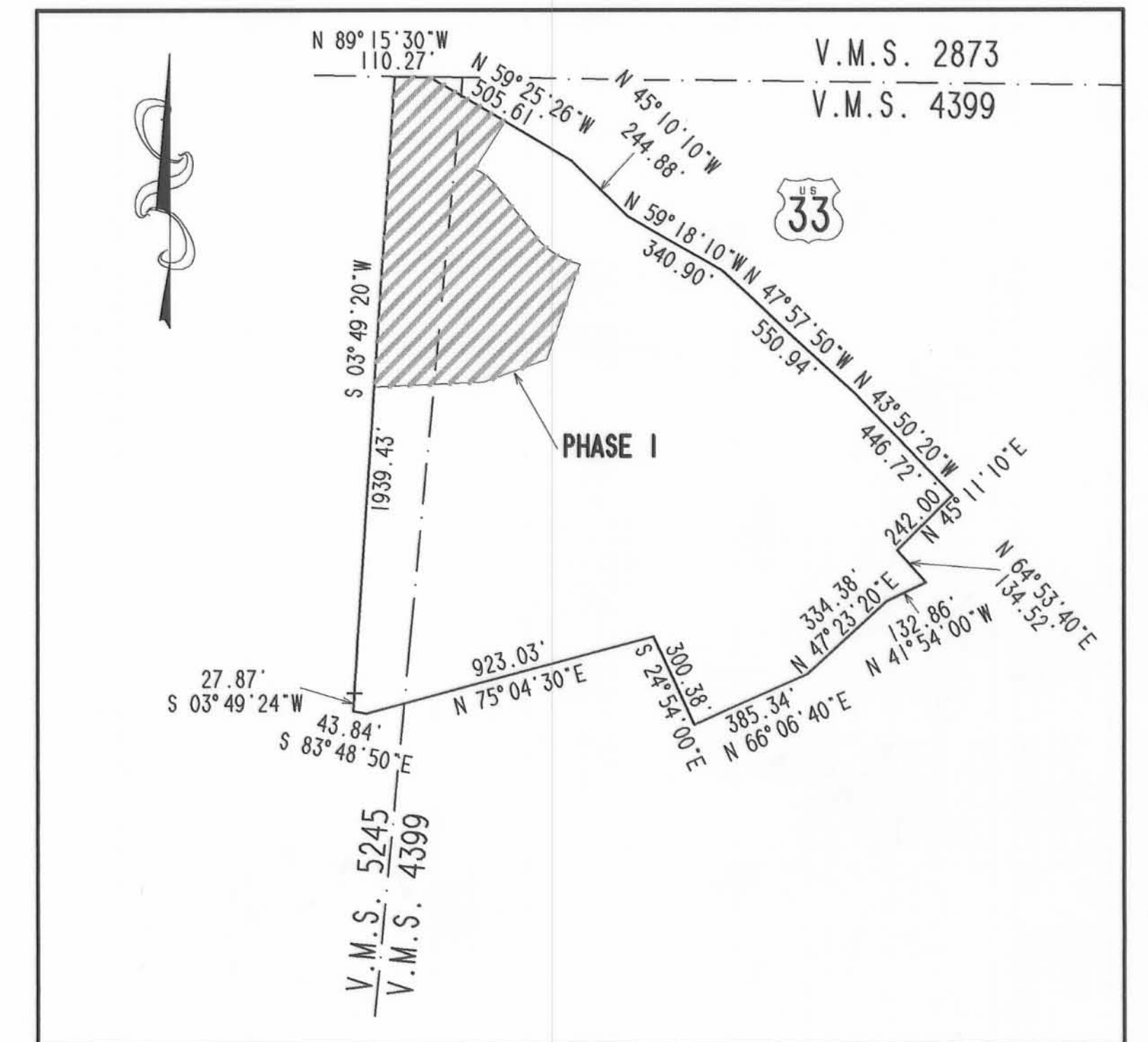
V.M.S. 4399 AND 5245 PHASE I



VICINITY MAP  
NO SCALE



EASEMENT MAP



OVERLAY MAP  
NO SCALE

COPYRIGHT 1996 BY:  
LEE SURVEYING & MAPPING CO., INC.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(613) 693-7335

D 276 SHADPLT2  
REVISION SEPTEMBER 24, 1996  
L-374-1