

NORTHPOINTE SUBDIVISION & EASEMENT DEDICATION PLAT

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

VIRGINIA MILITARY SURVEY 2873

JANUARY 2019

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, VIRGINIA MILITARY SURVEY 2873, BEING ALL OF THAT 2.242 ACRE TRACT (TRACT I) AND THAT 9.429 ACRE TRACT (TRACT II) AS DESCRIBED IN A DEED TO MARY RUTAN HOSPITAL, OF RECORD IN OFFICIAL RECORD 1186, PAGE 910. (SEE ENTIRE DESCRIPTION PAGE 2)

DEDICATION AND ACKNOWLEDGEMENT

The undersigned, Mary Rutan Hospital, an Ohio nonprofit corporation (the "Declarant"), owner of the property platted herein, hereby certifies that this plat correctly represents the property which comprises "Northpointe" (the "Subdivision") and declarant does hereby authorize and accept this plat and dedicate to private use the private streets designated on the plat as Maryview Drive and Rutan Way (the "Private Streets") and not heretofore dedicated. The property and each lot created by this plat or by any subsequent subdivision, and all private streets, shall be subject to the terms, provisions, covenants, conditions and restrictions set forth in the Declaration of Covenants, Easements, Conditions and Restrictions for Northpointe (the "Declaration"), recorded with the Logan County Recorder on or about the date of the recording of this plat. The Declaration is hereby incorporated herein by reference. Any capitalized terms set forth in this Dedication that are not defined herein shall have the same meanings in this Dedication as set forth in the Declaration.

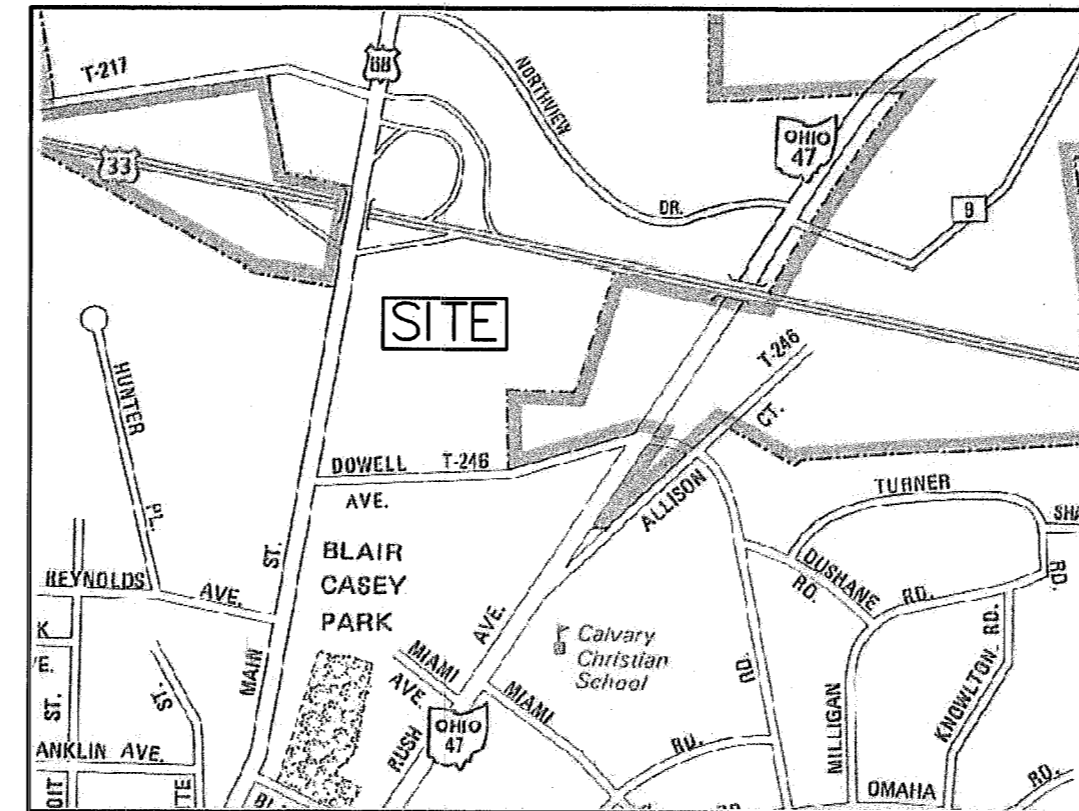
The Private Streets are dedicated for the private and exclusive use and access of the Declarant, owners, occupants, business invitees, police, firemen, emergency personal and others as specified in the Declaration. No public agency, state, county or city, is responsible for maintenance, repair, reconstruction, etc. of the Private Streets and responsibility rests with the Northpointe Owners Association, Inc., an Ohio nonprofit corporation (the "Owners Association"), as specified in the Declaration.

Any use of the lots and improvements shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the City of Bellefontaine, the Township of Lake and/or the County of Logan, for the benefit of the Declarant and all future owners, and their respective heirs, successors and assigns, taking title through the Declarant. Except as may be shown to be more restrictive on this plat, building setback distances shall conform to City of Bellefontaine zoning regulations.

Subject to the terms and conditions of the Declaration, the following easements shown on this Plat are reserved and dedicated with respect to the Property and the Subdivision as set forth below:

- The areas depicted on the plat as "Water Line Easement" are hereby dedicated, on a non-exclusive basis, to the City of Bellefontaine for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground water lines and all related pipes, fixtures, equipment and appurtenances thereto. With respect to the 12 foot Water Line Easement running near the south boundary line of Lot 5118 (the "Lot 5118 Water Easement"), the water line and related improvements located within the Lot 5118 Water Easement shall not be removed or water service discontinued without the prior written consent of the property owner to the west, currently Peak of Ohio Land and Development Company LLC, its successors and assigns (in any case, the "Neighboring Owner"). Notwithstanding the foregoing, the Lot 5118 Water Easement location and related infrastructure may be changed without the prior written consent of the Neighboring Owner if the relocation will result in no lessening in the volume or effectiveness of the water line to the Neighboring Owner.
- The area depicted on the plat as "City Storm Sewer Easement" is hereby dedicated, on a non-exclusive basis, to the City of Bellefontaine for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground storm sewer lines and all related pipes, mains, fixtures, equipment and appurtenances thereto.
- The areas depicted on the plat as "Private Storm Sewer Easement" are hereby dedicated, on a non-exclusive basis, to the Owners Association, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground storm sewer lines and all related pipes, mains, fixtures, equipment and appurtenances thereto.
- The areas depicted on the plat as "Sanitary Sewer Easement" are hereby dedicated, on a non-exclusive basis, to the City of Bellefontaine for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground sanitary sewer lines and all related pipes, fixtures, equipment and appurtenances thereto.
- The areas depicted on the plat as "Sign Easement" are hereby dedicated, on a non-exclusive basis, to the Owners Association, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing signs for wayfinding and business identification purposes, and all fixtures, equipment, utilities and appurtenances thereto.
- The areas depicted on the plat as "Electric Easement" are hereby dedicated, on a non-exclusive basis, to The Dayton Power and Light Company, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground electric distribution lines and all related fixtures, equipment and appurtenances thereto.
- The area depicted on the plat as "Utility Pole Easement" is hereby dedicated, on a non-exclusive basis, to The Dayton Power and Light Company, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing a utility pole and guy wires.
- The areas depicted on the plat as "Vectren Easement" are hereby dedicated, on a non-exclusive basis, to Vectren Energy Delivery of Ohio, Inc., an Ohio corporation, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground gas distribution pipelines and all related fixtures, equipment and appurtenances thereto.
- The areas depicted on the plat as "Fiber Optic Easement" are hereby dedicated, on a non-exclusive basis, to the Owners Association, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground fiber optic lines and all related fixtures, equipment and appurtenances thereto.

With respect to the foregoing easements, it shall be lawful for any grantee thereunder, or its employees, agents or contractors, to enter upon the Private Streets and the grantee's respective easement(s) at any time for the purpose of carrying out the objectives for which said easement(s) is/are reserved and dedicated. Construction, repair or replacement of any pipes, fixtures, equipment or other appurtenances in an easement area (the "Easement Infrastructure") shall be done in a workmanlike and expeditious manner at a grantee's sole cost and expense and in such a manner so as to reasonably minimize the impact on the burdened property, including minimization of the disruption and inconvenience of the business operations conducted on the burdened property. After construction, repair or replacement of Easement Infrastructure, a grantee shall restore all the burdened property, including drive aisles, landscaping, pavement, parking lots and curbing, to its original condition and grade. Except for items necessary for the purpose of carrying out objectives for which said easements are reserved and dedicated, no permanent structures (except for pavement, curbing and/or sidewalks) or plantings of any nature are permitted within any easement area if said structures and/or plantings would unreasonably interfere with the intended objectives of said easements.



LOCATION MAP
NO SCALE

OWNER AND DECLARANT:
Mary Rutan Hospital

By: Chad A. Ross

Print name: Chad A. Ross

Title: Vice President of Operations

STATE OF OHIO, COUNTY OF LOGAN ss:

Before me, a Notary Public in and for said County, on this 19th day of January, 2019, personally came Chad A. Ross who acknowledge 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 day of January 18, 2019.

Joshua M. Stolly
Notary Public
JOSHUA M. STOLLY, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

BEARING REFERENCE

BEARING HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) FROM GPS OBSERVATIONS, ESTABLISHING A BEARING OF NORTH 17°14'59" EAST FOR THE CENTERLINE OF MAIN STREET.

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in Virginia Military Survey No. 2873, City of Bellefontaine, Logan County, Ohio. The tract has an area of 1.239 acres in Private Streets and 10.432 acres in lots, making a total of acres 11.671.

All measurements are in feet and decimals of a foot. All measurements on curves are (chord or arc) distances.

I hereby certify that the accompanying plat is a correct representation of "Northpointe Subdivision & Easement Dedication" as surveyed October 2016 and that all monuments and iron pins as shown hereon have been set.

IBI GROUP

By: David L. Chiesa 01/04/18

David L. Chiesa P.S.
Registered Surveyor No. 7740



The within public easements are hereby approved and accepted for public maintenance by Ordinance No. 18-94 recorded in City Council's record book _____ on this day of December 11, 2018.

APPROVED THIS 22 DAY OF January, 2019

Ben Stahl
Mayor

APPROVED THIS 22 DAY OF January, 2019

[Signature]
President, Bellefontaine City Council

APPROVED THIS 22 DAY OF January, 2019

Bonnie Campbell
Clerk, Bellefontaine City Council

APPROVED THIS 22 DAY OF January, 2019

Foley L. Rowe
City of Bellefontaine City Engineer

APPROVED THIS 22 DAY OF JANUARY, 2019

Mark Baber
Chairman, City Planning Commission

Plat Pre-approved Suzanne M. Cochran 1-7-19

Plat Checked Suzanne M. Cochran 2-13-19

Transferred this day of 2-13, 2019,

Josh Rosen
Logan County Auditor

Filed for record this day of 13th February, 2019, at 4:12 p.m.
Recorded this day of 13th February, 2019 in Plat Cabinet B, Slide 138B, 139 A & 139 B

Patricia A. Myers
Logan County Recorder

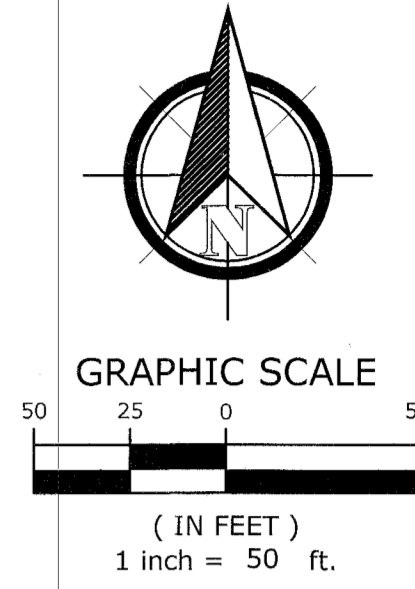
Volume B Page 138B
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PATRICIA MYERS, COUNTY RECORDER
02-13-2019 At 04:12 pm Fee: 259.20
201900000768 PLAT



DEVELOPER
MARY RUTAN HOSPITAL
205 PALMER AVENUE
BELLEFONTAINE OHIO 43311

IBI GROUP
635 Brookside Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

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 VIRGINIA MILITARY SURVEY 2873

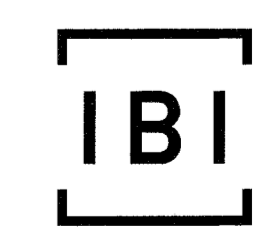


Line #	Length	Direction
L40	101.14'	N17°15'00"E
L46	99.53'	S75°18'26"E
L47	414.68'	N86°07'44"E
L52	169.94'	S2°03'44"W
L53	146.10'	S3°52'16"E
L54	99.86'	N74°30'54"E
L55	398.58'	S72°45'00"E
L56	13.97'	S80°54'29"E
L57	274.12'	S72°45'00"E
L58	331.35'	S17°15'00"W
L59	43.22'	S72°45'00"E
L60	10.00'	S17°15'00"W
L61	31.22'	S72°45'00"E
L62	87.06'	S17°15'00"W
L63	5.22'	S72°45'00"E
L64	10.00'	N17°15'00"E
L65	5.22'	S72°45'00"E
L66	186.40'	S17°15'00"W
L67	163.53'	S72°52'49"E
L70	10.44'	S87°32'50"E
L71	25.57'	S10°01'16"W
L72	10.00'	S79°58'44"E
L73	25.90'	S10°01'16"W
L74	25.89'	S68°43'13"E

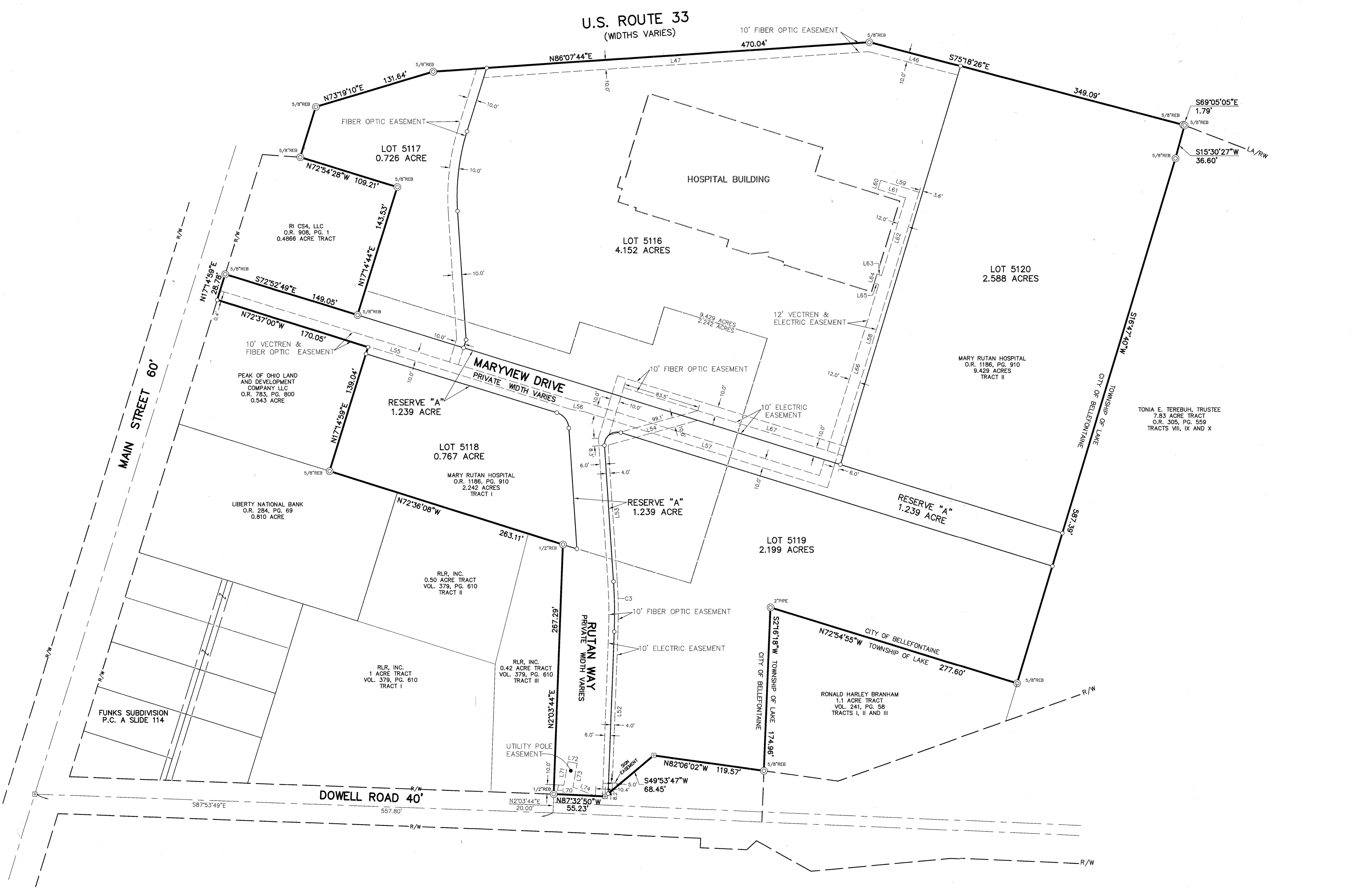
LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR W/PLASTIC CAP "BI" GROUP/S-6872/S-7740")
- ⊞ CONCRETE MONUMENT/ MONUMENT BOX FOUND

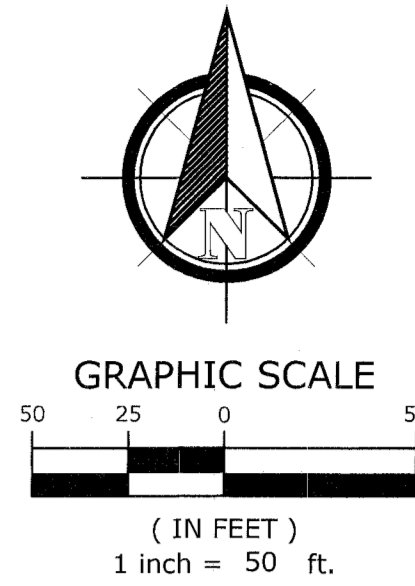
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 20190000765 PLAT



IBI GROUP
 635 Brookside Boulevard
 Westerville OH 43081 USA
 tel 614 818 4800 fax 614 818 4901
 ibigroup.com

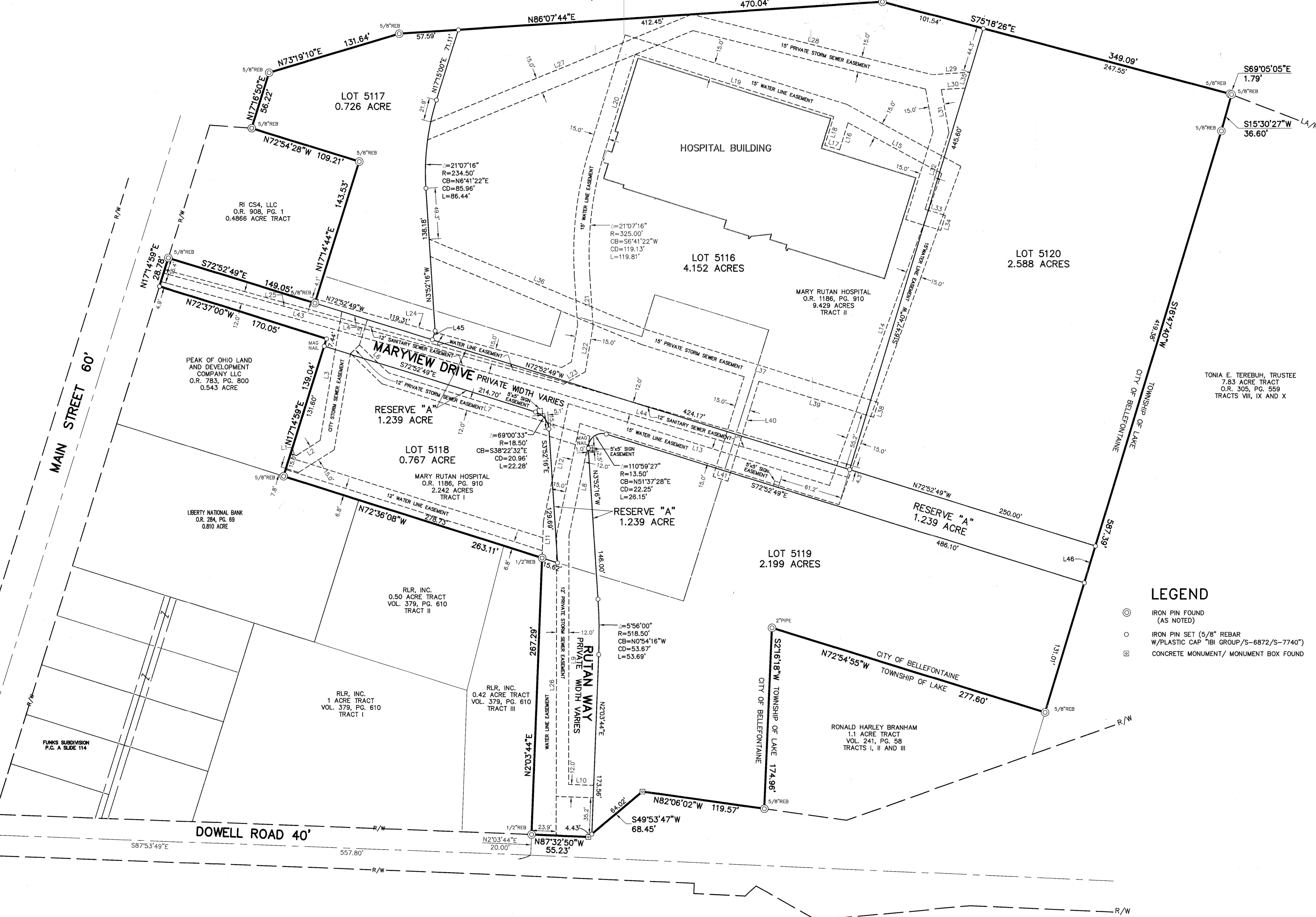


NORTHPOINT SUBDIVISION & EASEMENT DEDICATION PLAT
 STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE
 VIRGINIA MILITARY SURVEY 2873



Line #	Length	Direction
L1	5.90'	N72°34'09"W
L2	27.24'	S57°38'14"W
L3	126.26'	N9°24'52"E
L4	26.08'	S72°52'49"E
L5	25.80'	S17°25'56"W
L6	38.82'	S46°13'32"E
L7	205.08'	S72°45'45"E
L8	98.42'	S11°46'46"W
L9	240.19'	S0°03'33"E
L10	24.42'	S87°56'16"E
L11	35.29'	S2°03'44"W
L12	116.53'	S11°46'46"W
L13	265.67'	N72°45'00"W
L14	320.34'	S19°45'29"W
L15	103.61'	S61°40'33"E
L16	27.47'	N17°15'00"E
L17	15.00'	S72°45'00"E
L18	29.08'	S17°15'00"W
L19	201.97'	S72°45'00"E
L20	99.84'	S17°15'00"W
L21	49.13'	N3°52'16"W
L22	45.01'	N9°34'35"E
L23	24.21'	N6°02'33"E
L24	247.21'	S74°36'27"E
L25	403.04'	S74°36'27"E
L26	290.93'	S0°03'33"E
L27	273.86'	N67°35'10"E
L28	241.54'	S76°05'43"E
L29	35.98'	N86°07'44"E
L30	23.12'	N86°07'44"E
L31	42.13'	S10°11'16"E
L32	77.58'	S17°15'00"W
L33	20.73'	S72°41'27"E
L34	15.00'	S17°18'33"W
L35	16.03'	S16°47'40"W
L36	227.96'	S67°34'04"E
L37	236.26'	N72°45'00"W
L38	15.00'	S17°15'00"W
L39	116.59'	N72°45'00"W
L40	101.14'	N17°15'00"E
L41	15.00'	S72°45'00"E
L43	274.92'	S74°36'27"E
L44	417.91'	S73°58'18"E
L45	8.90'	S17°15'00"W
L46	37.00'	S16°47'40"W

U.S. ROUTE 33
 (WIDTHS VARIES)



DESCRIPTION

Situated in the State of Ohio, County of Logan, City of Bellefontaine, Township of Lake, Virginia Military Survey 2873, being all of that 2.242 acre tract (Tract I) and that 9.429 acre tract (Tract II) as described in a deed to Mary Rutan Hospital, of record in Official Record 1186, Page 910, all references herein being to the records of the Recorder's Office, Logan County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a monument box found at the centerline intersection of Main Street (60 feet in width) and Dowell Road (width varies); thence South 87°53'49" East, along the centerline of Dowell Road, a distance of 557.80 feet to a point; thence North 02°03'44" East, a distance of 20.00 feet to an 1/2" rebar found at the southeasterly corner of that 0.42 acre tract described as Tract III in a deed to RLR, Inc., of record in Volume 379, Page 610 and the TRUE PLACE OF BEGINNING;

Thence North 02°03'44" East, along the easterly line of said 0.42 acre tract, a distance of 267.29 feet to a 1/2" rebar found at the northeasterly corner of said 0.42 acre tract;

Thence North 72°36'08" West, along the northerly line of said 0.42 acre tract, the northerly line of that 0.50 acre tract described as Tract I in a deed to RLR, Inc., of record in Volume 379, Page 610 and the northerly line of that 0.810 acre tract described in a deed to Liberty National Bank, of record in Official Record 284, Page 69, a distance of 263.11 feet to a 5/8" rebar found at the southeasterly corner of that 0.543 acre tract as described in a deed to Peak of Ohio Land and Development Company LLC, of record in Official Record 783, Page 80;

Thence North 17°14'59" East, along the easterly line of said 0.543 acre tract, passing a mag nail set at a distance of 131.60 feet, a total distance of 139.04 feet to an iron pin set at the northeasterly corner of said tract;

Thence North 72°37'00" West, along the northerly line of said 0.543 acre tract, a distance of 170.05 feet to an iron pin set in the easterly right-of-way line of Main Street (60.00 feet in width) at the northwesterly corner of said 0.543 acre tract;

Thence North 17°14'59" East, along said easterly right-of-way line, a distance of 28.78 feet to a 5/8" rebar found at the southeasterly corner of that 0.4866 acre tract, as described in a deed to RI CS4, LLC, of record in Official Record 908, Page 1;

Thence South 72°52'49" East, along the southerly line of said 0.4866 acre tract, a distance of 149.05 feet to a 5/8" rebar found at the southeasterly corner of said tract;

Thence North 17°14'59" East, along the easterly line of said 0.4866 acre tract, a distance of 143.53 feet to a 5/8" rebar found at the northeasterly corner of said tract;

Thence North 72°54'28" West, along the northerly line of said 0.4866 acre tract, a distance of 109.21 feet to a 5/8" rebar found at an angle point in the northerly line of said tract and in the easterly right-of-way line of Main Street (width varies);

Thence North 17°16'50" East, along said easterly right-of-way line, a distance of 56.22 feet to a 5/8" rebar found at the intersection of said easterly right-of-way line and the southerly right-of-way line of U.S. Route 33 (width varies);

Thence along said southerly right-of-way line the following courses:

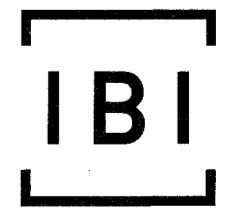
1. North 73°19'10" East, a distance of 131.64 feet to a 5/8" rebar found;
 2. North 86°07'44" East, passing an iron pin set at a distance of 57.59 feet, a total distance of 470.04 feet to a 5/8" rebar found;
 3. South 75°18'26" East, a distance of 349.09 feet to a 5/8" rebar found;
 4. South 69°05'05" East, a distance of 1.79 feet to a 5/8" rebar found at the northwesterly corner of that 7.83 acre tract described as Tracts VII, IX and X in a deed to Tonio E. Terebuh, Trustee, of record in Official Record 305, Page 559;
- Thence South 15°30'27" West, along the westerly perimeter of said 7.83 acre tract, a distance of 36.60 feet to a 5/8" rebar found;
- Thence South 16°47'40" West, continuing along said westerly perimeter, passing iron pins set at distances of 419.38 feet and 456.38 feet, a total distance of 587.39 feet to a 5/8" rebar found at the northwesterly corner of that 1.1 acre tract described as Tracts I, II, and III in a deed to Ronald Harley Branham, of record in Volume 241, Page 58;
- Thence North 72°54'55" West, along the northerly line of said 1.1 acre tract, a distance of 277.60 feet to a 2" O.D. pipe found at the northwesterly corner of said tract;
- Thence South 02°16'18" West, along the westerly line of said 1.1 acre tract, a distance of 174.96 feet to a 5/8" rebar found in the northerly right-of-way line of Dowell Road at the southwesterly corner of said tract;
- Thence along said northerly right-of-way line the following courses:

1. North 82°06'02" West, a distance of 119.57 feet to a concrete monument found;
 2. South 49°53'47" West, passing an iron pin set at a distance of 64.02 feet, a total distance of 68.45 feet to a concrete monument found;
 3. North 87°32'50" West, a distance of 55.23 feet to the TRUE PLACE OF BEGINNING and containing 11.671 acres of land.
- Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).
- Iron pins set consist of a 3/8" rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".
- This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on an actual field survey of the premises performed in July 2015.

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
- CONCRETE MONUMENT/ MONUMENT BOX FOUND

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IBI GROUP
 635 Brookside Boulevard
 Westerville OH 43081 USA
 tel 614 818 4900 fax 614 818 4901
 ibigroup.com