

LEGEND:

O 5/8 INCH IRON REBAR FOUND

5/8 INCH BY 30 INCH IRON REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO INC."

⊕ 3/4 INCH IRON PIPE FOUND

MAGNETIC NAIL SET

R/W = RIGHT OF WAY

C/L = CENTER-LINE

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

FLOOD PLAIN NOTE:

THE AREA SHOWN HEREON IS IN FLOOD ZONE "C" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BELLEFONTAINE, PANEL NUMBER 390340-0003 (NOT PRINTED), EFFECTIVE DATE: JULY 16, 1984.

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.

LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 4199A, 4199B, 4199C, 8014, 8943

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS: BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE EASTERLY RIGHT-OF-WAY OF KRISTINA DRIVE, HAVING A BEARING OF N 00"29"59" E.

COPYRIGHT 2022 BY: (937) 593-7335 · www.diz.com Project #2121-2184.00 HIGHPOINT HOLDINGS LLC 10.881 ACRES O.R. 892, PG. 804

DESCRIPTION

SITUATE IN THE STATE OF OHIO, LOGAN COUNTY, LAKE TOWNSHIP, CITY OF BELLEFONTAINE AND LYING SECTION 27, TOWN 4, RANGE 14, AND BEING OUT OF THE 13.629 ACRES AS CONVEYED TO JUH REALTY LLC AND STONE KEP CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 1394, PAGE 4626 (ALL RECORDS REFERENCED HEREIN REFER TO THE LOGAN COUNTY RECORDS OF DEEDS) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON REBAR FOUND IN THE NORTHERLY LINE OF SAID 13.629 ACRE TRACT AT THE SOUTHWEST CORNER OF LOT 4682 OF JADO VILLE AS RECORDED IN PLAT CABINET A, SLIDES 713A, 713B AND 715A, AS CONVEYED TO BRIAN K. BOWSHIER BY DEED OF RECORD IN OFFICIAL RECORD 1176, PAGE 769, AND BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF KELLY COURT (60 FEET WIDE):

THENCE, WITH LINES COMMON TO KELLY COURT EXTENDED, THE FOLLOWING FIVE (5) COURSES: WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 59"-22"-37", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 31.09 FEET, A CHORD BEARING SOUTH 00"-47'-26"EAST, A DISTANCE OF 29.72 FEET TO A 5/8 INCH IRON REBAR SET (I.D. CAP STAMPED 'DLZ OHIO INC.");

WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 212"-02"-58", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 185.04 FEET, A CHORD BEARING SOUTH 75"-53"-20" WEST, A DISTANCE OF 96.11 FEET TO A 3/4 INCH IRON PIPE FOUND (I.D. CAP STAMPED "BDM #2) AT A CORNER COMMON TO SAID 13.629 ACRE TRACT AND THAT 10.881 ACRE TRACT AS CONVEYED TO HIGHPOINT HOLDINGS LLC BY DEED OF RECORD IN OFFICIAL RECORD 892, PAGE 804;

WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 27"-49"-04", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 24.27 FEET, A CHORD BEARING NORTH 15"-48"-57" EAST, A DISTANCE OF 24.04 FEET TO A 3/4 INCH IRON PIPE FOUND AT A CORNER COMMON TO SAID 13.629 ACRE AND 10.881 ACRE TRACTS;

THENCE, NORTH 29"-44"-02" EAST, A DISTANCE OF 68.85 FEET, WITH A LINE COMMON TO SAID 13.629 ACRE AND 10.881 ACRE TRACTS AND THAT 1.004 ACRE TRACT AS CONVEYED TO THE CITY OF BELLEFONTAINE, OHIO BY DEED OF RECORD IN OFFICIAL RECORD 730, PAGE 967, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID KELLY COURT; THENCE, SOUTH 60°-15'-58"EAST, A DISTANCE OF 60.00 FEET, WITH THE TERMINUS OF KELLY COURT, PASSING A 5/8 INCH IRON REBAR FOUND (I.D. CAP STAMPED 'PS7437') AT A DISTANCE OF 0.48 FEET AND A MAGNAETIC NAIL SET AT A DISTANCE OF 30.00 FEET. TO THE POINT OF BEGINNING.

CONTAINING 0.220 ACRE, MORE OR LESS.

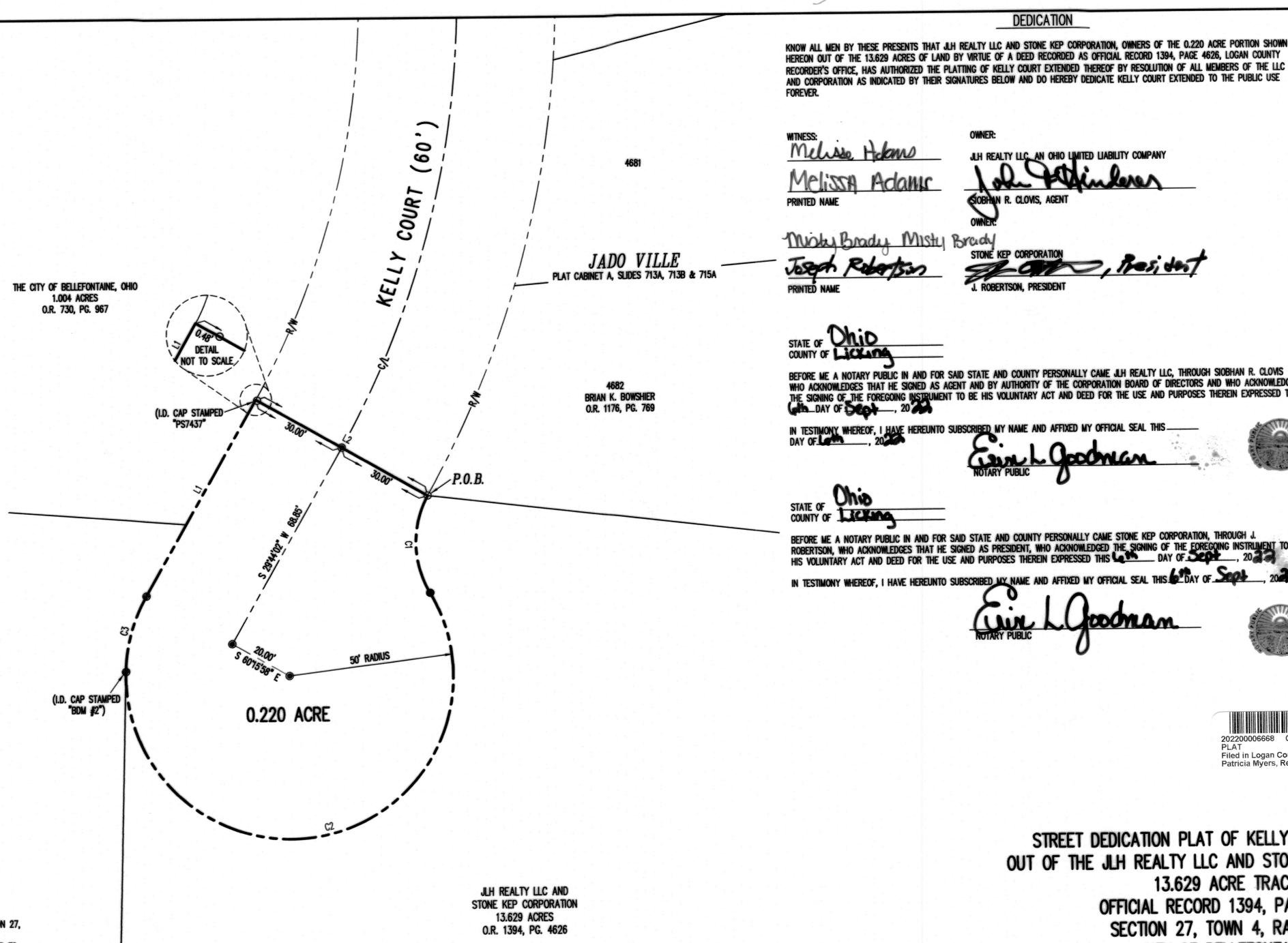
THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE GRID BEARING OF NORTH 00"-29"-59"EAST, FOR THE EASTERLY RIGHT-OF-WAY OF KRISTINA DRIVE AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JANUARY, 2022 AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

ALL REBAR SET ARE 5/8 INCH IN DIAMETER AND 30 INCHES IN LENGTH, WITH A YELLOW CAP STAMPED DLZ OHIO

I CERTIFY THAT THIS DESCRIPTION IS BASED UPON A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY, 2022 AND THAT IT AND THE INFORMATION CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DLZ OHIO, INC.

SAMUEL L. STILTNER PROFESSIONAL SURVEYOR NO. 8364



SURVEYOR'S STATEMENT AND CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A STREET DEDICATION FOR AN EXTENSION OF KELLY COURT, LOCATED IN SECTION 27, TOWN 4, RANGE 14, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY,

THE STREET HAS AN AREA OF 0.220 ACRE OUT OF THE JLH REALTY LLC AND STONE KEP CORPORATION, 13.629 ACRE TRACT.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF THE EXTENSION OF KELLY COURT AS SURVEYED IN JANUARY

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD HAVE BEEN REVEALED IN A TITLE EXAMINATION.

OF 2022 AND THAT ALL MONUMENTS AS HEREON HAVE BEEN SET. SAMUEL L. STILTNER

PROFESSIONAL SURVEYOR NO. 8364

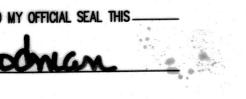
MARCH, 2022

Melisse Holans Melissa Adams

DEDICATION

Musty Brady Misty Brad

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME JLH REALTY LLC, THROUGH SIOBHAN R. CLOVIS WHO ACKNOWLEDGES THAT HE SIGNED AS AGENT AND BY AUTHORITY OF THE CORPORATION BOARD OF DIRECTORS AND WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED THIS DAY OF THE USE AND PURPOSES THEREIN EXPRESSED THIS





SCALE: 1" = 20"DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET



Filed in Logan County, OH Fees: \$86.40 Patricia Myers, Recorder 10/14/2022 03:49 PM

STREET DEDICATION PLAT OF KELLY COURT EXTENDED OUT OF THE JLH REALTY LLC AND STONE KEP CORPORATION 13.629 ACRE TRACT OFFICIAL RECORD 1394, PAGE 4626 SECTION 27, TOWN 4, RANGE 14 CITY OF BELLEFONTAINE LAKE TOWNSHIP

LOGAN COUNTY, OHIO

A	PPROVALS
THE WITHIN STREET IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 22-42 RECORDED IN CITY COUNCIL'S RECORD BOOK 22 ON THIS 24 DAY OF 42 2022.	
Ben Stahler	PRESIDENT, BELLEFONTAINE CITY COUNCIL
MAYOR, CITY OF BELLEFONTAINE	PRESIDENT, BELLETONTAINE GITT DOUNGE
APPROVED THIS 24 DAY OF My 2022.	BELLEFONTAINE CITY ENGINEER
	- July
APPROVED THIS 24 DAY OF 20_22.	CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION
APPROVED THIS 24 DAY OF May 2022.	CLERK, BELLEFONTAINE CITY COUNCIL
PRE-APPROVAL Sygue M. Colman 4-28-2022	
PLAT CHECK Surjus 11. Cochram 9-28-2022	
TRANSFERED THIS 24 DAY OF SERT 20.22. AUDITOR, LOGAN COUNTY, OHIO	

RECORDED IN PLAT CABINET B SLIDE 156 A. RECORDED FOR RECORD AT 3: 49 O'CLOCK P. M

Patrícia a myen

RECORDER, LOGAN COUNTY, OHIO/

THIS LYDAY OF October 20 22

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