

FINAL PLAT LUDLOW RIDGE - PHASE ONE

BEING PART OF A 70.475 ACRE TRACT, LOCATED IN VMS 5045 AND VMS 9572, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

22.626 ACRES

(10.807 ACRES IN LOTS & 8.642 ACRES IN OPEN SPACE LOTS & 3.177 ACRES IN STREET RIGHT OF WAY)

CITY OF BELLEFONTAINE APPROVALS

THE WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 24-79 RECORDED IN CITY'S RECORD BOOK ON THIS DAY OF October 22, 2024.

Dan Curran 10-22-24
MAYOR OF BELLEFONTAINE DATE

[Signature] 10-22-24
PRESIDENT, BELLEFONTAINE CITY COUNCIL DATE

Bonnie Dossin 10-22-24
CLERK, BELLEFONTAINE CITY COUNCIL DATE

[Signature] 10-22-24
BELLEFONTAINE CITY ENGINEER DATE

[Signature] 10-7-2024
CHAIRMAN, BELLEFONTAINE PLANNING COMMISSION DATE

LOGAN COUNTY APPROVALS

PLAT PRE-APPROVED

[Signature] 10-7-2024
SIGNATURE DATE

PLAT CHECKED

[Signature] 10-25-2024
SIGNATURE DATE

LOGAN COUNTY AUDITOR

TRANSFERRED THIS DAY OF 10-28, 2024.

[Signature]
LOGAN COUNTY AUDITOR

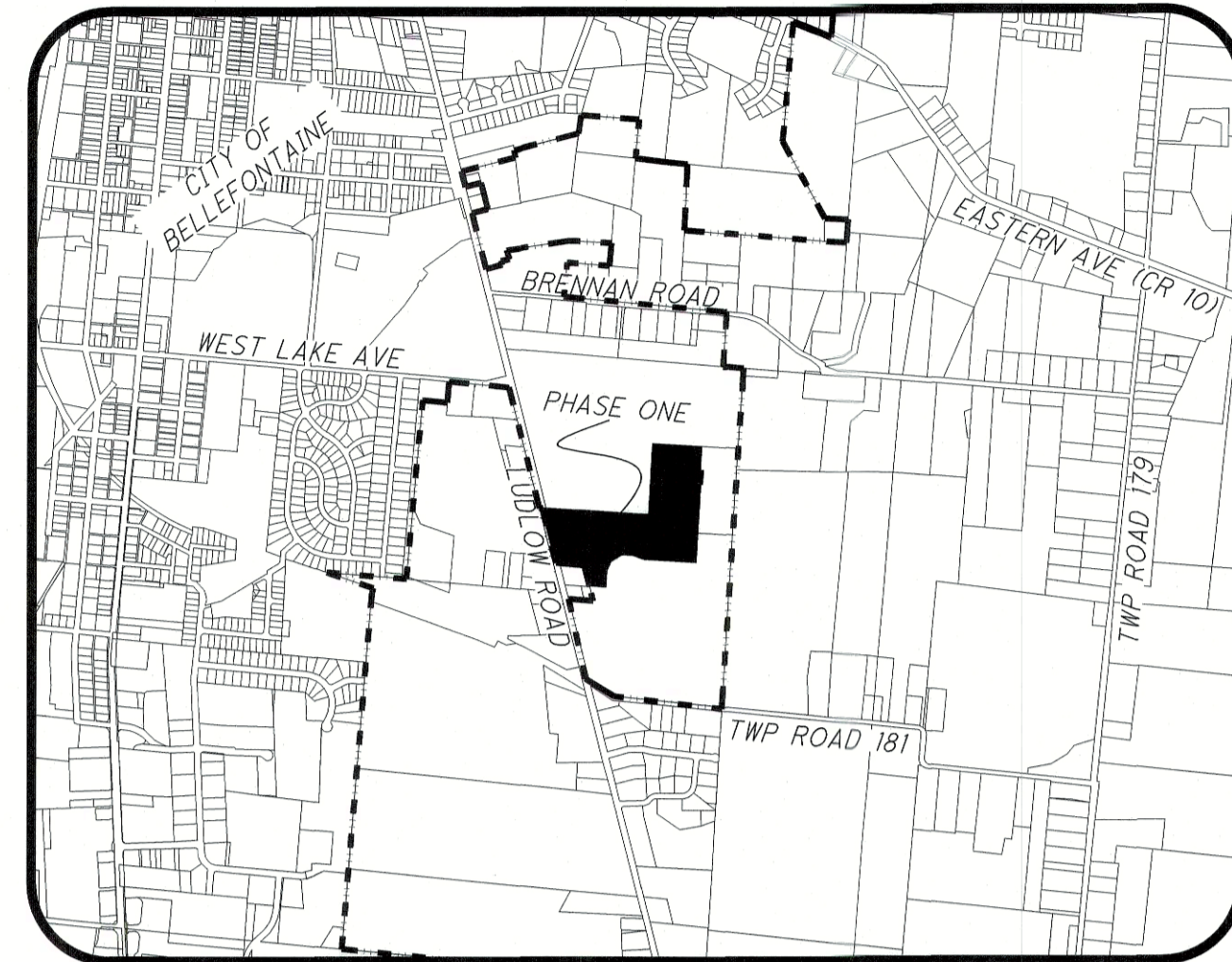
LOGAN COUNTY RECORDER

FILED FOR RECORD THIS DAY OF October 28, 2024 AT 2:18 p.m.

RECORDED THIS DAY OF October 28, 2024 AT 2:18 p.m.

PLAT CABINET B, SLIDES 163B-164B

[Signature]
LOGAN COUNTY RECORDER



VICINITY MAP
NOT TO SCALE

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND HEREIN SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS FINAL PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF WATER LINE, STORM SEWERS, SANITARY SEWERS, DRAINAGE SWALES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

EASEMENTS ARE RESERVED FOR THE PUBLIC'S USE FOREVER. THE SHERWOOD LOOP RIGHT-OF-WAY IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LUDLOW RIDGE INVESTMENTS, LLC

Jeffrey Baur
PRINTED NAME

LUDLOW RIDGE INVESTMENTS, LLC

[Signature]
SIGNATURE

Authorized Signatory
TITLE

STATE OF Ohio
COUNTY OF Franklin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th of Oct., 2024 BY Jeffrey Baur OF LUDLOW RIDGE INVESTMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC [Signature]

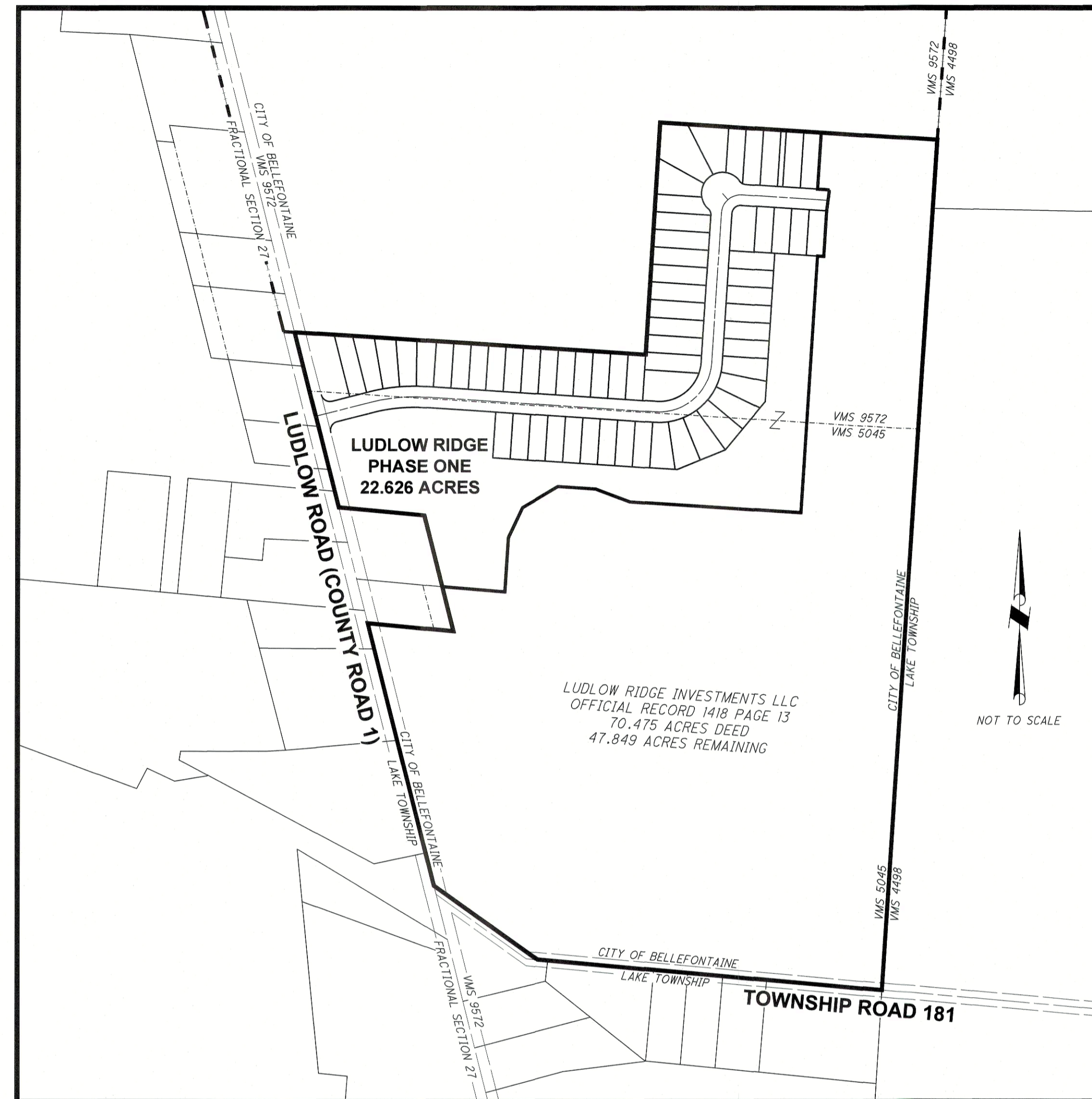


DESCRIPTION

BEING A TRACT OF LAND SITUATE IN THE STATE OF OHIO, LOGAN COUNTY, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, VMS 5045 AND VMS 9572, BEING PART OF LUDLOW RIDGE INVESTMENTS LLC, 70.475 ACRES AS DESCRIBED IN OFFICIAL RECORD 1418, PAGE 13 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE SURVEY MONUMENT FOUND MARKING THE INTERSECTION OF THE CENTERLINE OF LAKE AVENUE WITH THE CENTERLINE OF LUDLOW ROAD (COUNTY ROAD 1), AND BEING THE NORTHEAST CORNER OF SECTION 27, TOWN 4, RANGE 14;
THENCE SOUTH 14°16'01" EAST 116.05 FEET, ALONG THE CENTERLINE OF LUDLOW ROAD AND THE WEST LINE OF VMS 9572, TO A RAILROAD SPIKE FOUND MARKING THE NORTHWEST CORNER OF SAID 70.475 ACRE TRACT AND THE SOUTHWEST CORNER OF THE BOARD OF EDUCATION OF THE BELLEFONTAINE CITY SCHOOL DISTRICT, 64.782 ACRES AS DESCRIBED IN OFFICIAL RECORD 966, PAGE 572, TRACT III, BEING THE PRINCIPAL POINT OF BEGINNING;
THENCE SOUTH 86°22'46" EAST 1005.95 FEET, ALONG THE SOUTH LINE OF SAID SCHOOL DISTRICT TRACT, TO A 5/8" IRON PIN FOUND, PASSING A 5/8" IRON PIN FOUND AT 31.52 FEET;
THENCE NORTH 03°31'45" EAST 860.49 FEET, ALONG THE EAST LINE OF SAID SCHOOL DISTRICT TRACT, TO A STONE FOUND;
THENCE SOUTH 86°22'28" EAST 461.65 FEET, ALONG THE SOUTH LINE OF SAID SCHOOL DISTRICT TRACT, TO AN IRON PIN SET;
THENCE SOUTH 03°40'11" WEST 160.35 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE SOUTH 86°19'48" EAST 22.23 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE, SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 11.61 FEET, A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 03°41'44" AND A CHORD OF 11.61 FEET BEARING SOUTH 84°28'57" EAST, TO AN IRON PIN SET;
THENCE SOUTH 07°21'55" WEST 60.00 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE SOUTH 03°40'11" WEST 129.75 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE NORTH 86°19'49" WEST 17.73 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE SOUTH 03°40'11" WEST 731.57 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE NORTH 86°19'49" WEST 490.00 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE NORTH 69°37'52" WEST 104.40 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE NORTH 86°19'48" WEST 108.47 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE SOUTH 59°27'37" WEST 116.94 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE SOUTH 25°15'04" WEST 94.68 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE SOUTH 03°40'11" WEST 154.80 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET;
THENCE NORTH 85°26'40" WEST 179.71 FEET, ALONG THE NEW SUBDIVISION LINE, TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF TAMARA A. ALLISON TRUSTEE TRACT, 1.116 ACRES AS DESCRIBED IN OFFICIAL RECORD 1153, PAGE 951;
THENCE NORTH 14°16'01" WEST 210.05 FEET, ALONG THE EAST LINE OF SAID ALLISON ACRE TRACT, AND THE BELLEFONTAINE CORPORATION LINE TO A 5/8" IRON PIN FOUND;
THENCE NORTH 84°45'16" WEST 245.58 FEET, ALONG THE NORTH LINE OF SAID ALLISON TRACT, AND THE BELLEFONTAINE CORPORATION LINE TO A MAG NAIL SET IN THE CENTERLINE OF LUDLOW ROAD (COUNTY ROAD 1) AND THE WEST LINE OF VMS 5045, PASSING A 5/8" IRON PIN FOUND AT 213.75 FEET;
THENCE NORTH 14°15'33" WEST 514.41 FEET, ALONG THE CENTERLINE OF LUDLOW ROAD (COUNTY ROAD 1) AND THE WEST LINE OF VMS 5045 AND VMS 9572, TO THE POINT OF BEGINNING, CONTAINING 22.626 ACRES, HAVING 12.678 ACRES IN VMS 9572 AND 9.948 ACRES IN VMS 5045.

ALL IRON PINS SET ARE 30" IN LENGTH, 5/8" DIAMETER WITH A PLASTIC CAP STAMPED "C.O.E.C./AJB 8629".



SUPERIMPOSED AREA MAP

ALL THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON

LUDLOW RIDGE INVESTMENTS LLC OFFICIAL RECORD 1418 PAGE 13

ORIGINAL BY SURVEY 70.475 ACRES (DEED)

THIS PLAT - LUDLOW RIDGE - PHASE ONE 22.626 ACRES
REMAINING NOT PLATTED 47.849 ACRES
70.475 ACRES

LUDLOW RIDGE PHASE ONE SUMMARY

63 RESIDENTIAL LOTS 10.807 ACRES
3 OPEN AREA LOTS 8.642 ACRES
DEDICATED STREET R/W 3.177 ACRES
TOTAL 22.626 ACRES

OWNER/DEVELOPER

LUDLOW RIDGE INVESTMENTS LLC
4198 US HIGHWAY 68 S
WEST LIBERTY, OHIO 43357

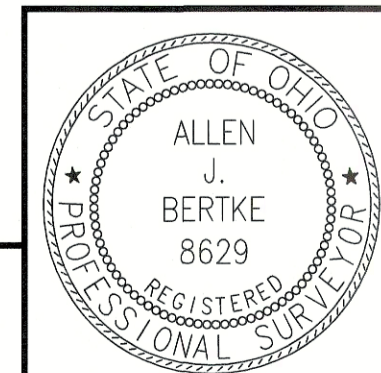
LOT	ACREAGE BREAKDOWN		TOTAL
	V.M.S. 9572	V.M.S. 5045	
1	0.197	0.003	0.200
50	0.163	0.021	0.184
51	0.053	0.131	0.184
52	0.006	0.178	0.184
64	1.354	6.889	8.243
65	0.307	0.037	0.344
R/W	2.146	0.987	3.133

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS LUDLOW RIDGE-PHASE ONE, BEING 12.634 ACRES OUT OF V.M.S. 9572 AND 9.948 ACRES OUT OF V.M.S. 5045 TOTALING 22.582 ACRES. ALSO REPRESENTS THE DEDICATION OF SHERWOOD LOOP IN VIRGINIA MILITARY SURVEY 4045 AND 9572, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.
THE STREETS HAVE A TOTAL AREA OF 3.177 ACRES OF WHICH 2.822 ACRES ARE IN SHERWOOD LOOP AND 0.355 ACRES ARE IN LUDLOW ROAD.
ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS OF CURVES ARE ALONG THE ARC.
I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF LUDLOW RIDGE PHASE ONE AS SURVEYED IN FEBRUARY OF 2024, AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AND FINAL GRADING.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

10-7-24
DATE



PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937-497-0200
LOVELAND, OHIO 513.239.8534
www.CHOICEONEENGINEERING.com

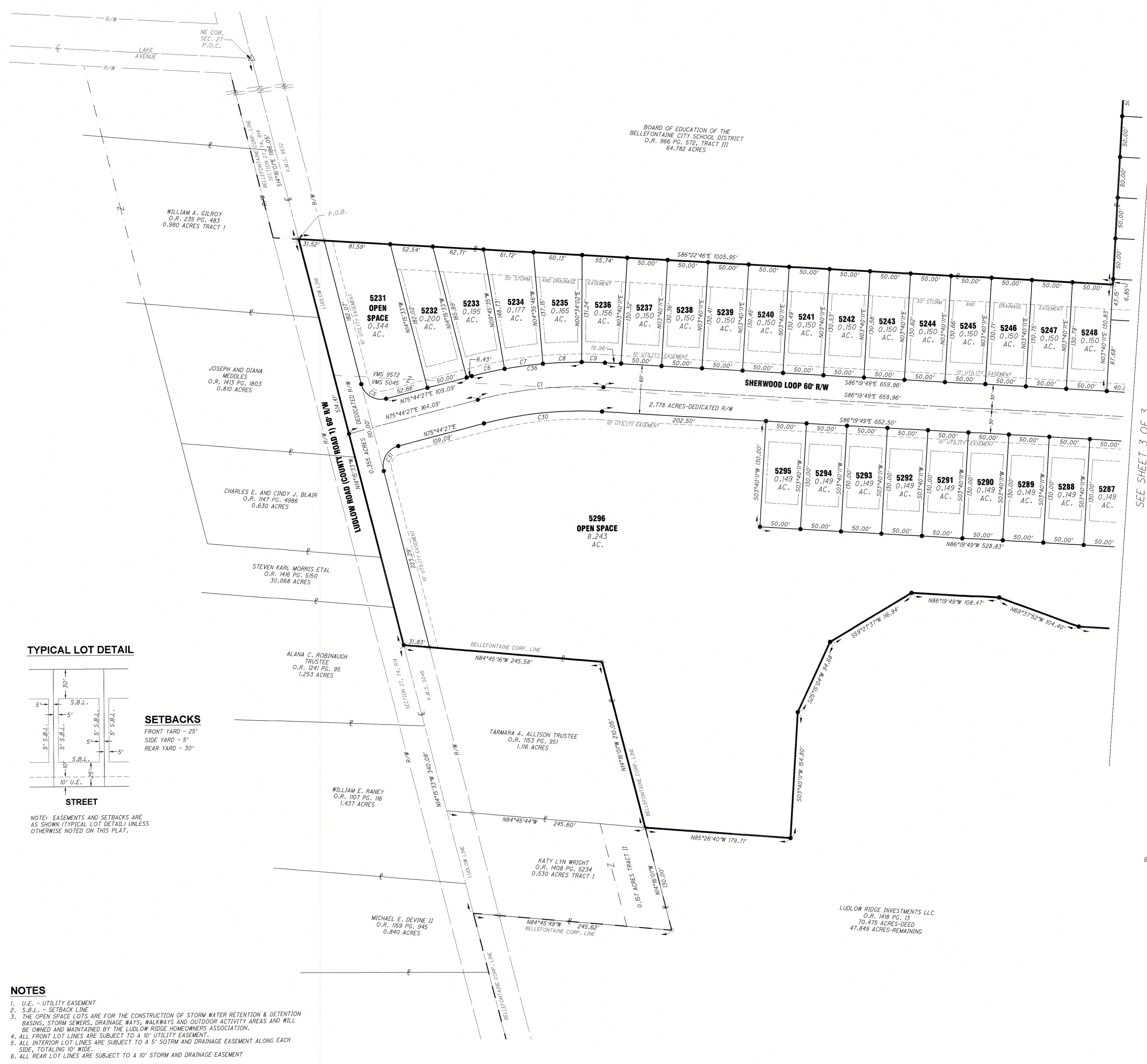
DATE: 10-07-2024
DRAWN BY: RAP
JOB NUMBER: LOGBEL2305
SHEET NUMBER: 1 OF 3

FINAL PLAT LUDLOW RIDGE - PHASE ONE

BEING PART OF A 70.475 ACRE TRACT, LOCATED IN VMS 5045 AND VMS 9572,
CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

22.626 ACRES

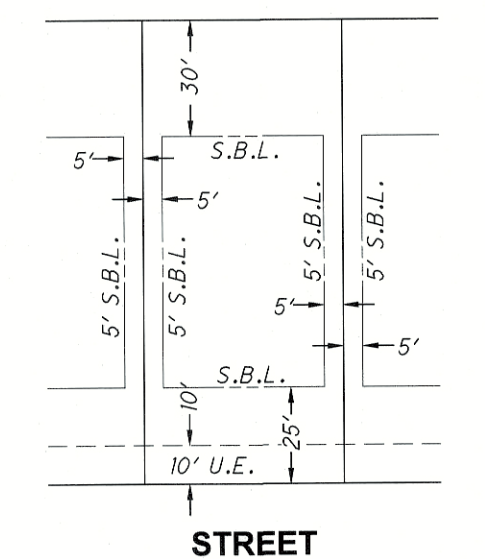
(10.807 ACRES IN LOTS & 8.642 ACRES IN OPEN SPACE LOTS &
3.177 ACRES IN STREET RIGHT OF WAY)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	500.00'	156.46'	17°55'44"	155.82'	N84°42'19"E
C2	150.00'	235.62'	90°00'00"	212.13'	N48°40'11"E
C3	55.00'	43.20'	45°00'00"	42.10'	N26°10'11"E
C4	55.00'	43.20'	45°00'00"	42.10'	N71°10'11"E
C5	25.00'	39.27'	90°00'00"	35.36'	S59°15'33"E
C6	530.00'	41.62'	0°42'29"58"	41.61'	N77°52'26"E
C7	530.00'	47.76'	05°09'49"	47.75'	N82°49'19"E
C8	530.00'	47.76'	05°09'49"	47.75'	N87°59'08"E
C9	530.00'	28.70'	03°08'08"	28.69'	S87°52'54"E
C10	120.00'	155.78'	74°22'41"	145.07'	N56°28'50"E
C11	120.00'	32.72'	15°37'19"	32.62'	N11°28'50"E
C13	25.00'	20.59'	47°11'23"	20.01'	N22°33'05"W
C12	25.00'	1.15'	02°37'34"	1.15'	S02°21'24"W
C14	60.00'	38.25'	36°31'35"	37.61'	N27°53'00"W
C15	60.00'	40.00'	38°11'40"	39.26'	N09°28'39"E
C16	60.00'	35.95'	34°19'56"	35.42'	N45°44'25"E
C17	60.00'	37.41'	35°43'28"	36.81'	N80°46'07"E
C18	60.00'	46.97'	44°51'18"	45.78'	S58°56'30"E
C19	25.00'	11.72'	26°51'48"	11.61'	S49°56'45"E
C20	25.00'	10.02'	22°57'09"	9.95'	S74°51'14"E
C21	120.00'	7.74'	03°41'44"	7.74'	S84°28'57"E
C21A	150.00'	9.67'	03°41'44"	9.67'	S84°28'57"E
C21B	180.00'	11.61'	03°41'44"	11.61'	S84°28'57"E
C22	25.00'	39.27'	90°00'00"	35.36'	N48°40'11"E
C23	180.00'	25.23'	08°10'48"	25.21'	N07°41'05"E
C24	180.00'	44.01'	14°00'34"	43.90'	N18°42'16"E
C25	180.00'	44.01'	14°00'34"	43.90'	N32°42'50"E
C26	180.00'	44.01'	14°00'34"	43.90'	N46°43'24"E
C27	180.00'	44.01'	14°00'34"	43.90'	N60°43'58"E
C28	180.00'	44.01'	14°00'34"	43.90'	N74°44'32"E
C29	180.00'	37.46'	11°55'21"	37.39'	N87°42'30"E
C30	470.00'	147.07'	17°55'44"	146.47'	N84°42'19"E
C31	25.00'	39.27'	90°00'00"	35.36'	N30°44'27"E
C32	55.00'	90.58'	94°21'56"	80.69'	S48°40'11"W
C33	180.00'	282.74'	90°00'00"	254.56'	S48°40'11"W
C34	120.00'	188.50'	90°00'00"	169.71'	N48°40'11"E
C35	60.00'	198.58'	189°37'56"	119.58'	N48°40'11"E
C36	530.00'	187.69'	20°17'23"	186.71'	N85°53'09"E
C37	25.00'	21.74'	49°48'58"	21.06'	S61°25'20"E
C38	25.00'	21.74'	49°48'58"	21.06'	N21°14'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.23'	S86°19'48"E
L2	17.73'	N86°19'49"W
L3	23.00'	N41°19'49"W

TYPICAL LOT DETAIL



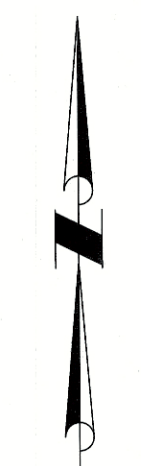
SETBACKS
FRONT YARD - 25'
SIDE YARD - 5'
REAR YARD - 30'

NOTE: EASEMENTS AND SETBACKS ARE AS SHOWN (TYPICAL LOT DETAIL) UNLESS OTHERWISE NOTED ON THIS PLAT.

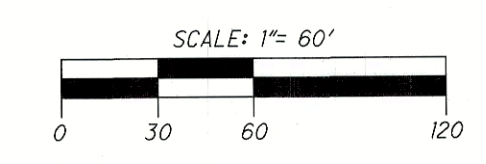
NOTES

1. U.E. - UTILITY EASEMENT
2. S.B.L. - SETBACK LINE
3. THE OPEN SPACE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS, DRAINAGE WAYS, WALKWAYS AND OUTDOOR ACTIVITY AREAS AND WILL BE OWNED AND MAINTAINED BY THE LUDLOW RIDGE HOMEOWNERS ASSOCIATION.
4. ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT.
5. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' SOTRM AND DRAINAGE EASEMENT ALONG EACH SIDE, TOTALING 10' WIDE.
6. ALL REAR LOT LINES ARE SUBJECT TO A 10' STORM AND DRAINAGE EASEMENT

SEE SHEET 3 OF 3



BEARINGS FOR THIS SURVEY WERE BASED ON CENTERLINE OF LUDLOW ROAD (COUNTY ROAD 1), BEING N4°15'33"W, NAD 83 CORRS 2011 ADJUSTMENTS, OHIO NORTH ZONE, CDDT VRS CORRS NETWORK



LEGEND

- 5/8" X 30" REBAR W/CAP SET (C.O.E.C./A/B LS-8629)
- IRON PIN FOUND (5/8" DIA.)
- △ CONCRETE MONUMENT FOUND
- ✦ MAG NAIL SET
- ✧ MAG NAIL FOUND
- ⊠ STONE FOUND
- ⊙ IRON PIPE FOUND 1"
- ⊞ MONUMENT BOX W/IP FOUND
- ⊚ RAILROAD SPIKE FOUND
- C111 CURVE NUMBER
- L111 LINE NUMBER
- UTILITY EASEMENT
- SETBACK LINE
- CORPORATION LINE

202400005310 Cairnet B Slide 164A
PLAT
Filed in Logan County, OH Fees: \$259.20
Patricia Myers, Recorder 10/28/2024 02:18 PM

ALLEN J. BERTKE
8629

PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
10-07-2024

DRAWN BY:
RAP

JOB NUMBER:
LOGBEL2305

SHEET NUMBER:
2 OF 3

FINAL PLAT LUDLOW RIDGE - PHASE ONE

BEING PART OF A 70.475 ACRE TRACT, LOCATED IN VMS 5045 AND VMS 9572,
CITY OF BELLEFONTAINE LAKE TOWNSHIP, LOGAN COUNTY, OHIO

22.626 ACRES

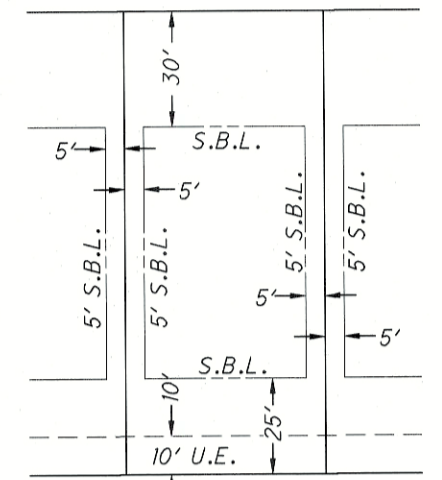
(10.807 ACRES IN LOTS & 8.642 ACRES IN OPEN SPACE LOTS &
3.177 ACRES IN STREET RIGHT OF WAY)

TIMOTHY M. SMITH SR. ETUX
O.R. 435 PG. 867
17.205 ACRES

NOTES

1. U.E. - UTILITY EASEMENT
2. S.B.L. - SETBACK LINE
3. THE OPEN SPACE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS, DRAINAGE WAYS, WALKWAYS AND OUTDOOR ACTIVITY AREAS AND WILL BE OWNED AND MAINTAINED BY THE LUDLOW RIDGE HOMEOWNERS ASSOCIATION.
4. ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT.
5. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' SOTRM AND DRAINAGE EASEMENT ALONG EACH SIDE, TOTALING 10' WIDE.
6. ALL REAR LOT LINES ARE SUBJECT TO A 10' STORM AND DRAINAGE EASEMENT

TYPICAL LOT DETAIL

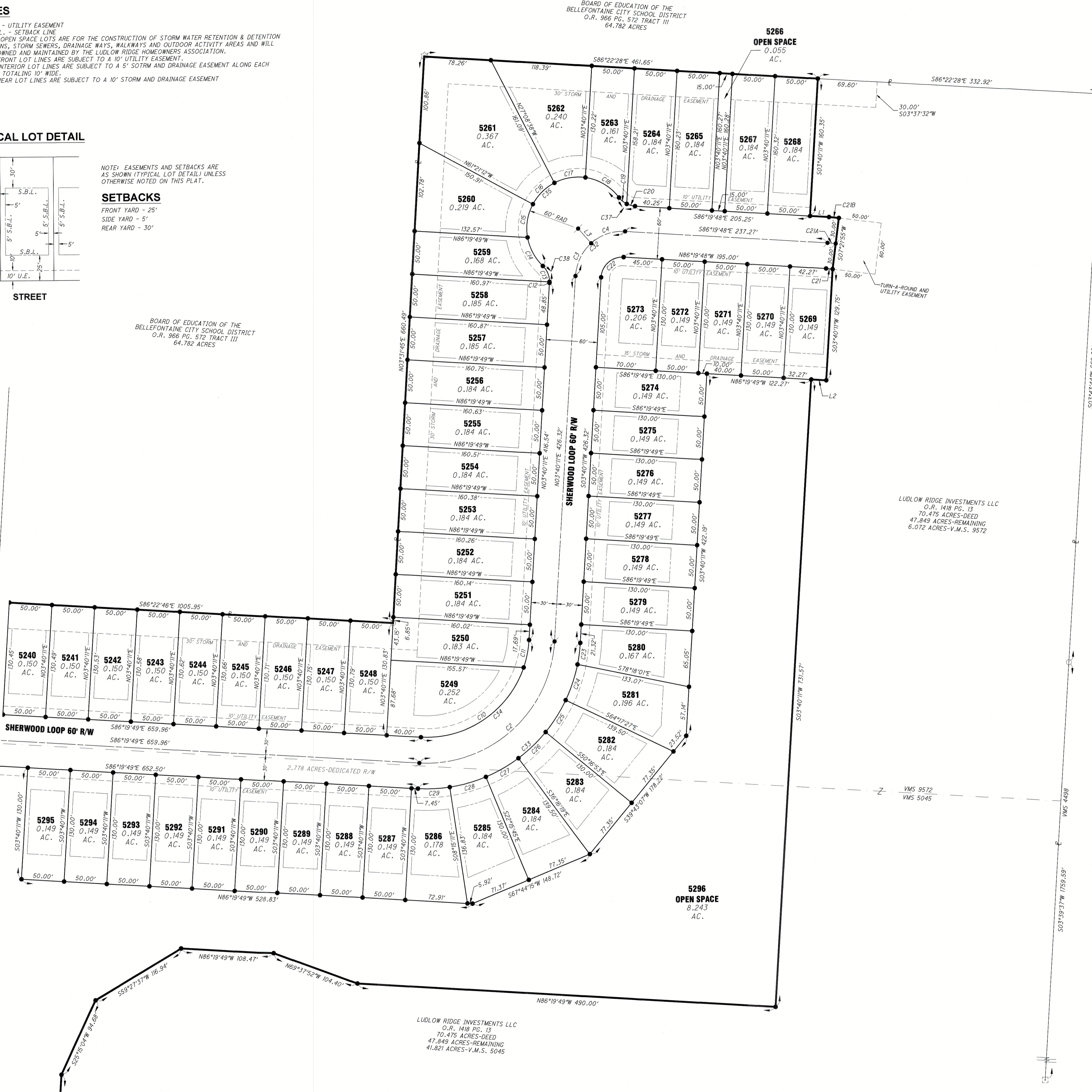


NOTE: EASEMENTS AND SETBACKS ARE AS SHOWN (TYPICAL LOT DETAIL) UNLESS OTHERWISE NOTED ON THIS PLAT.

SETBACKS

FRONT YARD - 25'
SIDE YARD - 5'
REAR YARD - 30'

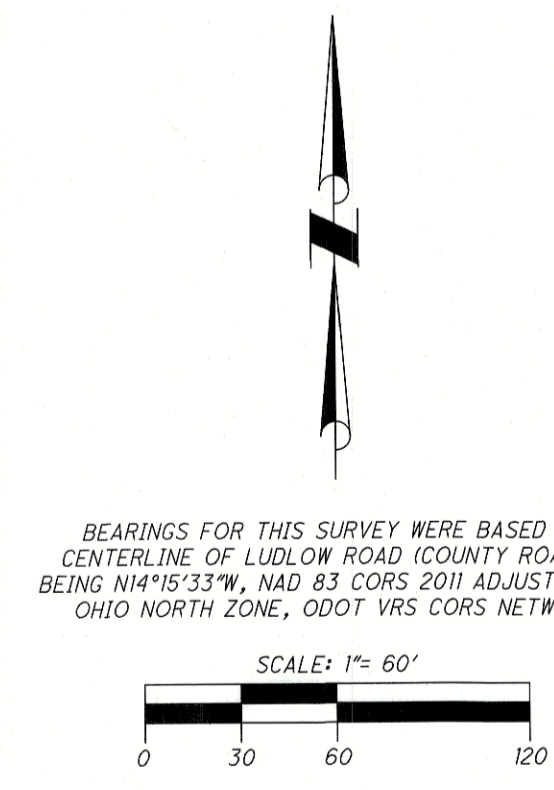
BOARD OF EDUCATION OF THE
BELLEFONTAINE CITY SCHOOL DISTRICT
O.R. 966 PG. 572 TRACT III
64.782 ACRES



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	500.00'	156.46'	17°55'44"	155.82'	N84°42'19"E
C2	150.00'	235.62'	90°00'00"	212.13'	N48°40'11"E
C3	55.00'	43.20'	45°00'00"	42.10'	N26°10'11"E
C4	55.00'	43.20'	45°00'00"	42.10'	N71°10'11"E
C5	25.00'	39.27'	90°00'00"	35.36'	S59°15'33"E
C6	530.00'	41.62'	04°28'58"	41.61'	N77°59'26"E
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C8	530.00'	47.76'	05°09'49"	47.75'	N87°59'08"E
C9	530.00'	28.70'	03°06'08"	28.69'	S87°52'54"E
C10	120.00'	155.78'	74°22'41"	145.07'	N56°28'50"E
C11	120.00'	32.72'	15°37'19"	32.62'	N11°28'50"E
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C15	60.00'	40.00'	38°11'40"	39.26'	N09°28'38"E
C16	60.00'	35.95'	34°19'56"	35.42'	N45°44'25"E
C17	60.00'	37.41'	35°43'28"	36.81'	N80°46'07"E
C18	60.00'	46.97'	44°51'18"	45.78'	S58°56'30"E
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C20	25.00'	10.02'	22°57'09"	9.95'	S74°51'14"E
C21	120.00'	7.74'	03°41'44"	7.74'	S84°28'57"E
C21A	150.00'	9.87'	03°41'44"	9.87'	S84°28'57"E
C21B	180.00'	11.61'	03°41'44"	11.61'	S84°28'57"E
C22	25.00'	39.27'	90°00'01"	35.36'	N48°40'11"E
C23	180.00'	25.23'	08°01'48"	25.21'	N07°41'05"E
C24	180.00'	44.01'	14°00'34"	43.90'	N18°42'16"E
C25	180.00'	44.01'	14°00'34"	43.90'	N32°42'50"E
C26	180.00'	44.01'	14°00'34"	43.90'	N46°43'24"E
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C28	180.00'	44.01'	14°00'34"	43.90'	N74°44'32"E
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C33	180.00'	282.74'	90°00'00"	254.56'	S48°40'11"W
C34	120.00'	188.50'	90°00'00"	169.71'	N48°40'11"E
C35	60.00'	198.58'	189°37'56"	119.58'	N48°40'11"E
C36	530.00'	187.69'	20°17'23"	186.71'	N85°53'09"E
C37	25.00'	21.74'	49°48'58"	21.06'	S61°25'20"E
C38	25.00'	21.74'	49°48'58"	21.06'	N21°14'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.24'	S86°19'48"E
L2	17.73'	N86°19'49"W
L3	23.00'	N41°19'49"W

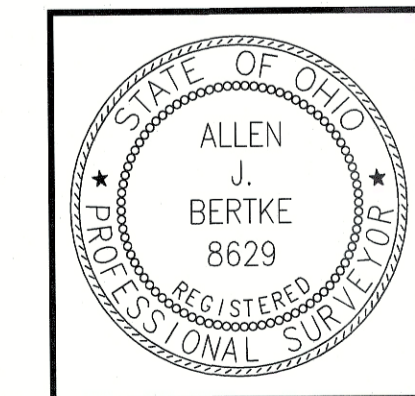
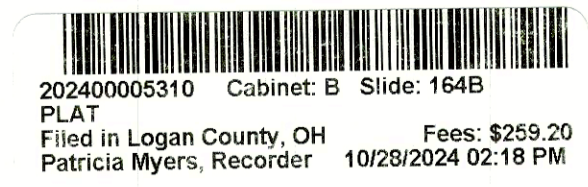
SEE SHEET 2 OF 3



BEARINGS FOR THIS SURVEY WERE BASED ON
CENTERLINE OF LUDLOW ROAD (COUNTY ROAD 1),
BEING N14°15'33"W, HAD 83 CORRS 2011 ADJUSTMENTS,
OHIO NORTH ZONE, ODOT VRS CORRS NETWORK

LEGEND

- 5/8" X 30" REBAR W/CAP SET (C.O.E.C./A/B LS-8629)
- IRON PIN FOUND (5/8" DIA.)
- △ CONCRETE MONUMENT FOUND
- ✦ MAG NAIL SET
- ✧ MAG NAIL FOUND
- ⊕ STONE FOUND
- ⊙ IRON PIPE FOUND 1"
- ⊠ MONUMENT BOX W/1P FOUND
- ⊔ RAILROAD SPIKE FOUND
- C111 CURVE NUMBER
- L111 LINE NUMBER
- UTILITY EASEMENT
- - - SETBACK LINE
- CORPORATION LINE



PREPARED BY:
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www.CHOICEONEENGINEERING.com

DATE:
10-07-2024
DRAWN BY:
RAP
JOB NUMBER:
LOGBEL2305
SHEET NUMBER
3 OF 3