

FINAL PLAT LUDLOW RIDGE - PHASE TWO

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

16.577 ACRES

(12.207 ACRES IN LOTS & 1.199 ACRES IN OPEN SPACE LOTS & 3.171 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. _____ RECORDED IN CITY'S RECORD BOOK ON THIS DAY OF _____, 20__.

Dad Oleson 11-25-25
MAYOR OF BELLEFONTAINE DATE

[Signature] 11-25-25
PRESIDENT, BELLEFONTAINE CITY COUNCIL DATE

Bonnie Hoban 11-25-25
CLERK, BELLEFONTAINE CITY COUNCIL DATE

[Signature] 11/26/2025
BELLEFONTAINE CITY ENGINEER DATE

[Signature] 11/18/2025
CHAIRMAN, BELLEFONTAINE PLANNING COMMISSION DATE

LOGAN COUNTY APPROVALS

PLAT PRE-APPROVED

[Signature] 11-17-25
SIGNATURE DATE

PLAT CHECKED

[Signature] 12/11/2025
SIGNATURE DATE

LOGAN COUNTY AUDITOR

TRANSFERRED THIS DAY OF December 1, 2025.

[Signature]
LOGAN COUNTY AUDITOR

LOGAN COUNTY RECORDER

FILED FOR RECORD THIS DAY OF December 1, 2025 AT 10:29 A.M.

RECORDED THIS DAY OF December 1, 2025 AT 10:29 A.M.

PLAT CABINET B, SLIDES 169A, 169B, 170A

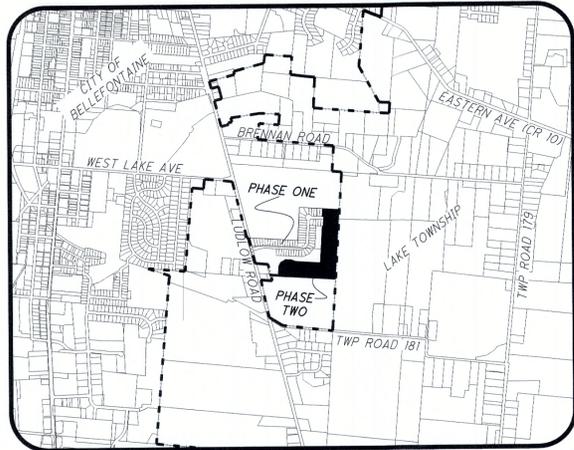
Patricia A. Myers
LOGAN COUNTY RECORDER

20250006629 Cabinet: B Slide: 168A
PLAT
Filed in Logan County, OH Fees: \$259.20
Patricia Myers, Recorder 12/01/2025 10:29 AM

THIS INSTRUMENT WAS PREPARED BY:

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

DATE: 11-06-2025
DRAWN BY: MPL
JOB NUMBER: LOGBEL2404
SHEET NUMBER: 1 OF 3



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. NO STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN THE UTILITY EASEMENT AREAS.

EASEMENTS ARE RESERVED FOR THE PUBLIC'S USE FOREVER. THE SHERWOOD LOOP AND VAUGHN COURT 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

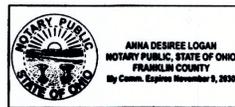
[Signature]
SIGNATURE

STATE OF Ohio
COUNTY OF Union

AUTHORIZED SIGNATORY
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS November 18, 2025 BY Jeffrey Baur OF LUDLOW RIDGE INVESTMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC *Anne Logan*

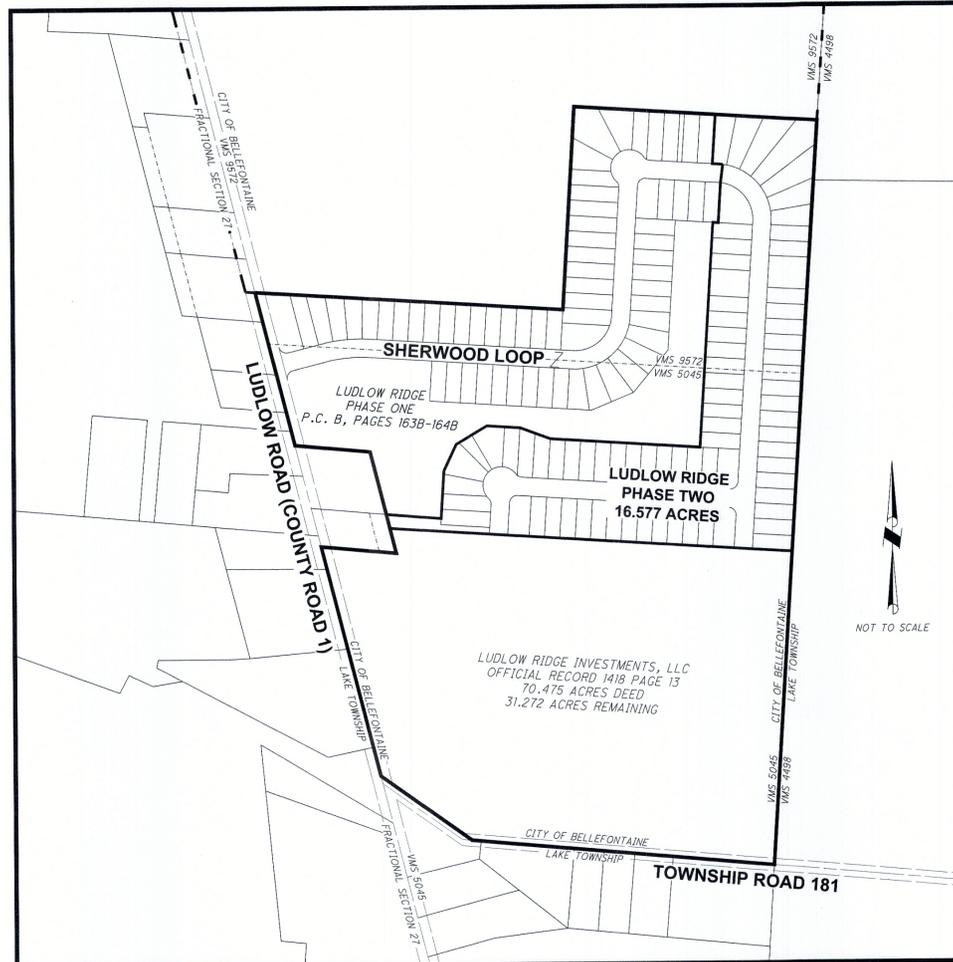


DESCRIPTION

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 5/8" IRON PIN FOUND MARKING THE NORTHEAST CORNER OF LOT 5268 OF THE LUDLOW RIDGE - PHASE ONE AS RECORDED IN PLAT CABINET B, PAGES 163B-164B, BEING THE PRINCIPAL POINT OF BEGINNING;
THENCE SOUTH 86°22'28" EAST 332.92 FEET, ALONG THE SOUTH LINE OF A 64.782 ACRE TRACT OF LAND OWNED BY THE BOARD OF EDUCATION OF THE BELLEFONTAINE CITY SCHOOL DISTRICT AS CONVEYED IN OFFICIAL RECORD 966, PAGE 572, TRACT III TO A STONE FOUND ON THE WEST LINE OF A 17.205 ACRE TRACT OF LAND OWNED BY TIMOTHY M. SMITH SR. ETUX AS CONVEYED IN OFFICIAL RECORD 435, PAGE 667;
THENCE SOUTH 03°43'44" WEST 662.80 FEET, ALONG THE WEST LINE OF SAID SMITH TRACT AND ALONG THE WEST LINE OF A 49.563 ACRE TRACT OF LAND OWNED BY CLINTON M. BARGER, TRUSTEE AS CONVEYED IN OFFICIAL RECORD 1153, PAGE 945, TO A 5/8" IRON PIN FOUND;
THENCE SOUTH 03°39'37" WEST 1315.50 FEET, ALONG THE WEST LINE OF SAID BARGER TRACT, TO AN IRON PIN SET;
THENCE NORTH 86°19'49" WEST 1315.50 FEET, ALONG THE NEW SUBDIVISION LINE, TO AN IRON PIN SET ON THE EAST LINE OF A 0.157 ACRE TRACT OF LAND OWNED BY KATY LYN WRIGHT AS CONVEYED IN OFFICIAL RECORD 1408, PAGE 5234, TRACT II;
THENCE NORTH 14°16'01" WEST 46.45 FEET, ALONG THE EAST LINE OF SAID WRIGHT TRACT, TO A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF OPEN SPACE LOT 5296 OF SAID LUDLOW RIDGE - PHASE ONE;
THE NEXT SEVEN (7) CALLS ARE ALONG THE SOUTH LINE OF SAID OPEN SPACE LOT 5296;
THENCE SOUTH 85°26'40" EAST 179.71 FEET, TO A 5/8" IRON PIN FOUND;
THENCE NORTH 03°40'11" EAST 154.80 FEET, TO A 5/8" IRON PIN FOUND;
THENCE NORTH 25°15'04" EAST 94.68 FEET, TO A 5/8" IRON PIN FOUND;
THENCE NORTH 59°27'37" EAST 116.94 FEET, TO A 5/8" IRON PIN FOUND;
THENCE SOUTH 86°19'49" EAST 108.47 FEET, TO A 5/8" IRON PIN FOUND;
THENCE SOUTH 69°37'52" EAST 104.40 FEET, TO A 5/8" IRON PIN FOUND;
THENCE SOUTH 86°19'49" EAST 490.00 FEET, TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID OPEN SPACE LOT 5296;
THENCE NORTH 03°40'11" EAST 731.57 FEET, ALONG THE EAST LINE OF SAID OPEN SPACE LOT 5296, TO A 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID OPEN SPACE LOT 5296 AND BEING ON THE SOUTH LINE OF LOT 5268 OF THE SAID LUDLOW RIDGE - PHASE ONE;
THENCE SOUTH 86°19'49" EAST 17.73 FEET, ALONG THE SOUTH LINE OF SAID LOT 5269 TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5269;
THENCE NORTH 03°40'11" EAST 129.75 FEET, ALONG THE EAST LINE OF SAID LOT 5269 TO A 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 5269 AND THE SOUTH RIGHT-OF-WAY LINE OF SHERWOOD LOOP;
THENCE NORTH 07°21'55" EAST 60.00 FEET, ALONG THE EAST LINE OF SAID LUDLOW RIDGE - PHASE ONE TO A 5/8" IRON PIN FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SHERWOOD LOOP;
THENCE, NORTHWESTERLY, ALONG A CURVE TO THE LEFT 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 NORTH 84°28'57" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SHERWOOD LOOP TO A 5/8" IRON PIN FOUND;
THENCE NORTH 86°19'48" WEST 22.23 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF SHERWOOD LOOP TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 5268 OF SAID LUDLOW RIDGE - PHASE ONE;
THENCE NORTH 03°40'11" EAST 160.35 FEET, ALONG THE EAST LINE OF SAID LOT 5268, TO THE POINT OF BEGINNING, CONTAINING 16.577 ACRES, HAVING 6.028 ACRES IN VMS 9572 AND 10.549 ACRES IN VMS 5045.

ALL IRON PINS SET ARE 30" IN LENGTH, 5/8" DIAMETER WITH A PLASTIC CAP STAMPED "CHOICE ONE ENGINEERING".



SUPERIMPOSED AREA MAP

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

COVENANTS AND RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ASSIGNMENTS OR BY-LAWS OF THE LUDLOW RIDGE HOMEOWNERS ASSOCIATION, AS RECORDED IN OFFICIAL RECORD 1423 PAGE 2785 OF THE LOGAN COUNTY RECORDER'S OFFICE.

LUDLOW RIDGE INVESTMENTS, LLC OFFICIAL RECORD 1418 PAGE 13

ORIGINAL BY SURVEY 70.475 ACRES (DEED)

LUDLOW RIDGE - PHASE ONE	22.626 ACRES
LUDLOW RIDGE - PHASE TWO	16.577 ACRES
REMAINING NOT PLATTED	31.272 ACRES
TOTAL	70.475 ACRES

LOT	V.M.S. 9572	V.M.S. 5045	TOTAL
5311	0.071	0.078	0.149
5330	0.109	0.040	0.149
R/W	0.983	2.188	3.171

LUDLOW RIDGE PHASE TWO SUMMARY

72 RESIDENTIAL LOTS	12.207 ACRES
6 OPEN AREA LOTS	1.199 ACRES
DEDICATED STREET R/W	3.171 ACRES
TOTAL	16.577 ACRES

OWNER/DEVELOPER

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS LUDLOW RIDGE-PHASE TWO, BEING 6.028 ACRES OUT OF V.M.S. 9572 AND 10.549 ACRES OUT OF V.M.S. 5045 TOTALING 16.577 ACRES. ALSO REPRESENTS THE DEDICATION OF SHERWOOD LOOP AND VAUGHN COURT IN VIRGINIA MILITARY SURVEY 5045 AND 9572, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE STREETS HAVE A TOTAL AREA OF 3.171 ACRES OF WHICH 1.779 ACRES ARE IN SHERWOOD LOOP AND 1.392 ACRES ARE IN VAUGHN COURT. 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 TWO 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 11-6-2025
ALLEN J. BERTKE, P.S. #8629 DATE

FINAL PLAT LUDLOW RIDGE - PHASE TWO

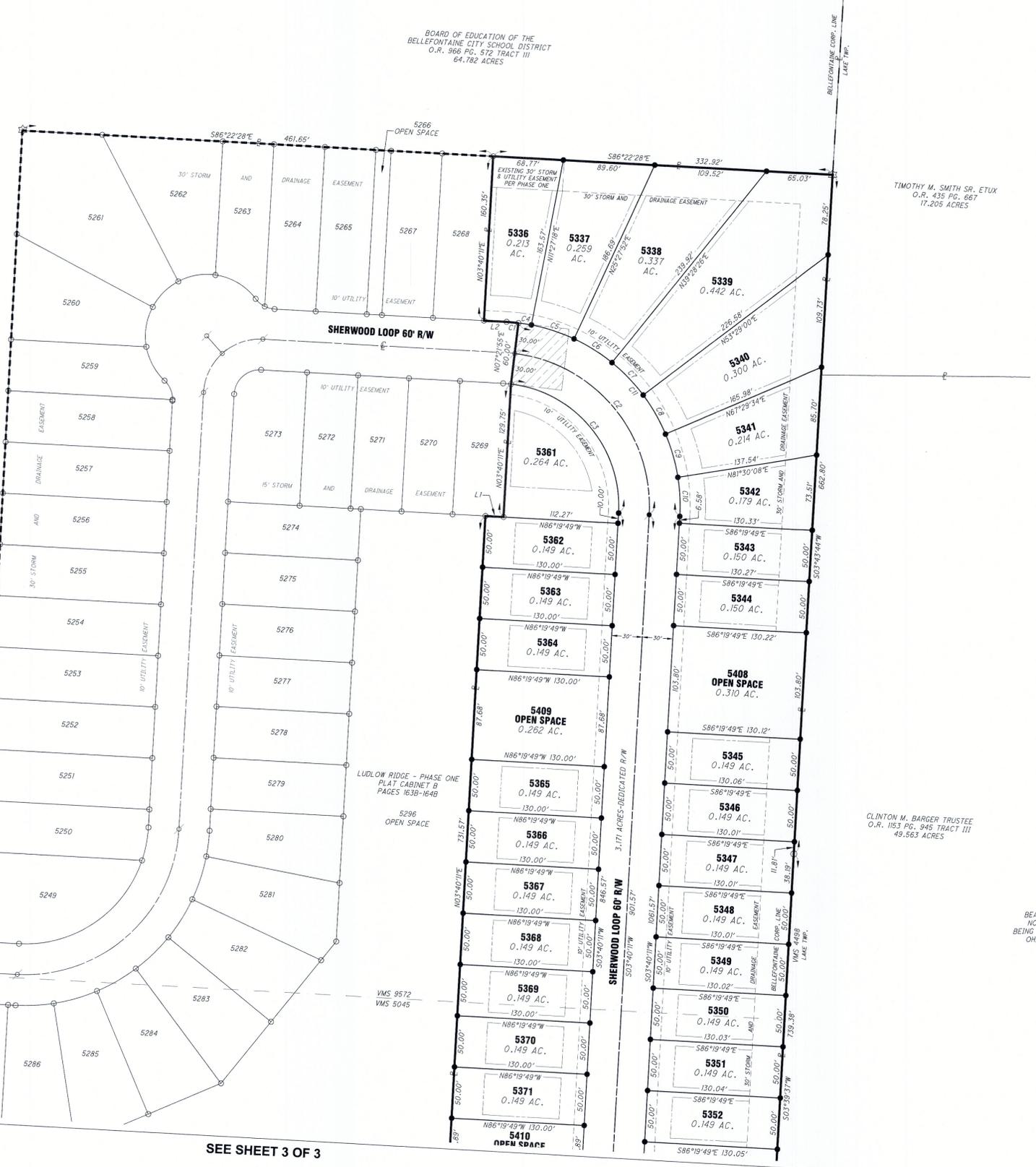
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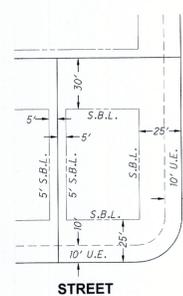
(12.207 ACRES IN LOTS & 1.199 ACRES IN OPEN SPACE LOTS & 3.171 ACRES IN STREET RIGHT-OF-WAY)

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	180.00'	11.61'	03°41'44"	11.61'	N84°28'57"W
C2	150.00'	225.94'	86°18'15"	205.18'	S39°28'57"E
C3	120.00'	180.76'	86°18'15"	164.15'	S39°28'57"E
C4	180.00'	12.85'	04°05'23"	12.85'	S80°35'23"E
C5	180.00'	44.01'	14°00'34"	43.90'	S71°32'25"E
C6	180.00'	44.01'	14°00'34"	43.90'	S57°31'51"E
C7	180.00'	44.01'	14°00'34"	43.90'	S43°31'17"E
C8	180.00'	44.01'	14°00'34"	43.90'	S29°30'43"E
C9	180.00'	44.01'	14°00'34"	43.90'	S15°30'09"E
C10	180.00'	38.23'	12°10'03"	38.15'	S02°24'51"E
C11	180.00'	271.13'	86°18'15"	246.22'	S39°28'57"E
C12	25.00'	39.27'	90°00'00"	35.36'	S48°40'11"W
C13	25.00'	39.27'	90°00'00"	35.36'	N41°19'49"W
C14	25.00'	39.27'	90°00'00"	35.36'	S48°40'11"W
C15	25.00'	15.85'	36°18'12"	15.58'	N68°10'13"W
C16	25.00'	5.83'	13°21'35"	5.82'	N43°19'50"W
C17	25.00'	21.68'	49°40'47"	21.00'	N61°29'26"W
C18	60.00'	52.02'	49°40'47"	50.41'	N61°29'26"W
C19	60.00'	35.56'	33°57'40"	35.05'	S76°41'21"W
C20	60.00'	15.00'	14°19'26"	14.98'	S52°32'48"W
C21	60.00'	35.56'	33°57'40"	35.05'	S28°24'15"W
C22	60.00'	49.93'	47°40'39"	48.50'	S12°24'55"E
C23	60.00'	10.22'	09°45'22"	10.20'	S41°07'56"E
C24	60.00'	198.29'	189°21'34"	119.60'	S48°40'11"W
C25	25.00'	21.68'	49°40'47"	21.00'	S21°10'13"E

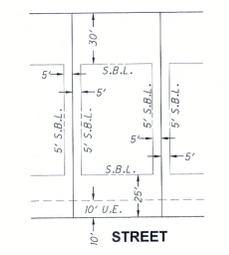
LINE	LENGTH	BEARING
L1	17.73'	S86°19'49"E
L2	22.23'	N86°19'48"W
L3	19.92'	N03°40'11"E



TYPICAL CORNER LOT DETAIL



TYPICAL LOT DETAIL



SETBACKS

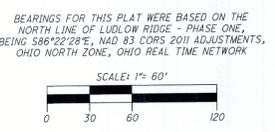
FRONT YARD - 25'
SIDE YARD - 5' VARIANCE GRANTED ON MAY 9, 2023
REAR YARD - 30' VARIANCE GRANTED ON MAY 9, 2023
*CHAPTER 155 EXCEPTION GRANTED ON SEPTEMBER 2, 2025

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 LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT.
5. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' STORM AND DRAINAGE EASEMENT ALONG EACH SIDE, TOTALING 10' WIDE, BEING OWNED AND MAINTAINED BY THE LUDLOW RIDGE HOMEOWNERS ASSOCIATION.
6. ALL REAR LOT LINES ARE SUBJECT TO A 10' STORM AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED, BEING OWNED AND MAINTAINED BY THE LUDLOW RIDGE HOMEOWNERS ASSOCIATION.

LEGEND

- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- 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
- (C) CURVE NUMBER
- (L) LINE NUMBER
- NEW UTILITY EASEMENT
- NEW SETBACK LINE
- EXISTING CORPORATION LINE
- EXISTING EASEMENT (AS SHOWN)
- EXISTING SUBDIVISION BOUNDARY
- EXISTING TURN-A-ROUND AND UTILITY EASEMENT PER PHASE ONE TO BE EXTINGUISHED



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

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

TIMOTHY M. SMITH SR., ETUX
O.R. 435 PG. 667
17.205 ACRES

CLINTON M. BARGER TRUSTEE
O.R. 1153 PG. 945 TRACT III
49.563 ACRES

SEE SHEET 3 OF 3

202500006629 Cabinet: B Slide: 169B
Filed in Logan County, OH Fees: \$259.20
Patricia Myers, Recorder 12/01/2025 10:29 AM

THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne Engineering
ALLEN J. BERTKE
REGISTERED PROFESSIONAL SURVEYOR

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