

SITE INFORMATION:

LOCATION: WHITE PINES DRIVE AND KENDALL STREET
SITE AREA: PHASE 5 - 21.180 ACRES
LOTS - 12.137 ACRES
STREETS - 3.550 ACRES
RESERVES - 5.493 ACRES
ZONING: R-1 RESIDENTIAL

MARIS PARK PHASE 5
CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP,
VMS 4478, LOGAN COUNTY, OHIO
December 2025
21.180 ACRES

OWNER/DEVELOPER: LEVAN'S INVESTMENTS LLC.
SURVEYOR: GUIDER WINKLE PARTNERS INC.
19541 DELAWARE COUNTY LINE RD.
MARYSVILLE, OH 43040

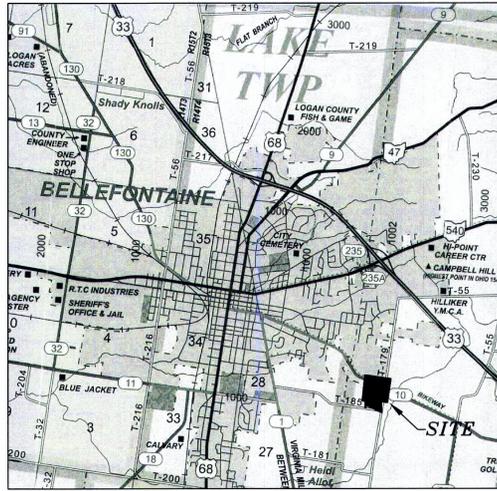
SURVEYOR'S CERTIFICATION

The accompanying plat represents a subdivision of land in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine. The tract has an area of 3.550 acres in streets, 12.137 acres in lots and 5.493 acres in reserves for a total of 21.180 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments will be placed after construction activity or have been found as indicated.

"I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and belief."

Signature of Timothy L. Guider, PS
Registered Surveyor S-7752
Date: 12-9-25



VICINITY MAP (NO SCALE)

EXHIBIT A
Maris Park Phase 5
Deed Restrictions (Revised from Phase 1)

Legal Description
21.180 acres
The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 4478, City of Bellefontaine, being part of LeVan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

- Beginning at a 1/4" iron pin found in the east line of Kendall Street (60') marking the southwest corner of Lot 5322 of Maris Park Phase 4 (Plat Cabinet B, Slides 168A-B);
Thence South 84°42'30" East 150.00 feet, following the south line of Maris Park Phase 4 to a 1/4" iron pin found marking the southeast corner of Lot 5322 of Maris Park Phase 4 and in the west line of Lot 5142 of Maris Park (Plat Cabinet B, Slides 146B-147A);
Thence South 05°18'34" West 331.28 feet, following the west line of Maris Park, the west line of Kristin Yoder Trustee's 0.537 acre tract (O.R. 1404, page 1230), and the west line of John R. and Jill L. Hatcher's 0.537 acre tract (O.R. 1362, page 951) passing 1/4" iron pins found at 71.28 feet and 201.28 feet, to a 1/4" iron pin found;
Thence South 84°42'30" East 180.00 feet, following the south line of said Hatcher 0.537 acre tract to a MAG nail found in the centerline of Township Road #179 (60');
Thence South 05°18'34" West 60.10 feet, following the centerline of Township Road #179 to a MAG nail found marking the northeast corner of Theresa A. Miller and Sylvia L. Williams' 1.000 acre tract (O.R. 1420, page 2049);
Thence North 84°42'28" West 271.62 feet, following the north line of said Miller and Williams' 1.000 acre tract to a 1/4" iron pin found;
Thence South 00°45'09" East 168.24 feet, following the west line of said Miller and Williams' 1.000 acre tract to an iron pin set at the northwest corner of Rosalind Ann Kegg's 1.000 acre tract (O.R. 283, page 549);
Thence South 00°08'03" East 211.96 feet, following the west line of said Kegg 1.000 acre tract to an iron pin set at the northwest corner of Nita M. Woodruff and Richard Woodruff's 1.000 acre tract (O.R. 353, page 342, O.R. 686, page 492);
Thence South 00°22'45" East 163.40 feet, following the west line of said Woodruff 1.000 acre tract to a 1/4" iron pin found at the northeast corner of Daniel R. and Rebecca S. Bigelow's 0.460 acre tract (O.R. 1313, page 532);
Thence North 68°33'22" West 369.73 feet, following the north line of said 0.460 acre tract and the north line of Daniel R. and Rebecca S. Bigelow's 0.820 acre tract Parcel I (O.R. 1313, page 532) to a 1/2" iron pipe found marking the northeast corner of John A. and Patsy L. Davis' 1.350 acre tract (D.B. 393, page 708);
Thence North 68°32'41" West 211.20 feet, following the north line of said 1.350 acre tract to a 1" iron pipe found marking the southeast corner of John A. and Patsy L. Davis' 0.170 acre tract (O.R. 1066, page 470);
Thence North 14°43'10" East 49.24 feet, following the east line of said 0.170 acre tract to a 1/4" iron pin found;
Thence North 68°46'19" West 150.34 feet, following the north line of said 0.170 acre tract to a 1/4" iron pin found at the northeast corner of Karen A. Reynolds' 0.120 acre tract (O.R. 1247, page 718, O.R. 1418, page 1051);
Thence North 81°26'57" West 216.95 feet, following the north line of said 0.120 acre tract to a 1/4" iron pin found marking the northeast corner of Whitefawn Bennett's 0.460 acre tract (O.R. 1224, page 963);
Thence North 68°47'58" West 99.84 feet, following the north line of said 0.460 acre tract to a 1/2" iron pipe found;
Thence South 14°25'08" West 200.59 feet, following the west line of said 0.460 acre tract to a MAG nail set in the centerline of County Road 10 (60');
Thence North 68°34'16" West 49.82 feet, following the centerline of said County Road 10 to a MAG Nail set marking the southeast corner of Billie C. Westfall's 0.64 acre tract (O.R. 1423, page 168, Tract I);
Thence North 05°28'18" East 412.03 feet, following the east line of said 0.64 acre tract and the east line of Billie C. Westfall's 0.70 acre tract (O.R. 1423, page 168, Tract II) to a 1/4" iron pin found;
Thence North 77°22'57" West 241.80 feet, following the north line of said 0.70 acre tract and the north line of Billie C. Westfall's 0.38 acre tract (O.R. 1423, page 168, Tract III) to a 1/4" iron pipe found at the northwest corner of said 0.38 acre tract in the east line of Isaac Newman and Taylor Stevens' 0.447 acre tract 2 (O.R. 1414, page 2235);
Thence North 05°05'01" East 357.27 feet, following the east line of said 0.447 acre tract and the east line of Rhandi D. and Colby D. LeVan's 13.046 acre tract (O.R. 1290, page 149) to a 1/4" iron pin found marking the southwest corner of Lot 5302 of Maris Park Phase 4;
Thence following the south line of Maris Park Phase 4 the following courses:

- South 84°54'59" East 210.17 feet, to a 1/4" iron pin found;
Along a curve to the right having a radius of 120.00 feet, an arc length of 6.33 feet, a delta angle of 03°01'24" and a chord that bears North 03°34'25" East 6.33 feet to a 1/4" iron pin found;
North 05°05'01" East 9.75 feet, to a 1/4" iron pin found;
South 84°39'58" East 297.33 feet, to a 1/4" iron pin found;
South 05°20'02" West 27.00 feet, to a 1/4" iron pin found;
South 84°39'58" East 497.00 feet, to a 1/4" iron pin found;
North 05°20'02" East 30.00 feet, to a 1/4" iron pin found;
South 84°39'58" East 150.14 feet, to a 1/4" iron pin found;
North 05°18'34" East 6.01 feet, to a 1/4" iron pin found;
South 84°42'30" East 60.00 feet, to the point of beginning, containing 21.180 acres, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me or under my supervision during the month of August 2025 and that monuments were set or found as indicated herein. Iron pins set are 1/4" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

DEDICATION

Know by all men by these present that LEVAN INVESTMENTS, LLC, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate White Pines Drive, Kendall Street, Dylan Drive, and Ethan Drive to the public use forever. Reserves C and E are hereby dedicated to the City of Bellefontaine. Reserves B and D will be owned and maintained by the Maris Park Homeowners Association. Utility easements shown on this plat are for the construction, operation, maintenance, repair, replacement and/or removal of water lines, storm sewers, sanitary sewers, drainage swales, gas, electric, telephone, cable television, or other lines or services or 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 or planting, etc. shall be permitted in the easement areas.

Owner of Land: LeVan Investments, LLC

Signature of Jeremy R. LeVan (Owner)

STATE OF OHIO
COUNTY OF LOGAN Before me a Notary Public in and for said County personally came:

Jeremy R. LeVan, authorized member of LeVan Investments, LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal this 9th day of December, 2025.



Signature of Angela M. Blake, Notary Public

The within streets are hereby approved and accepted for public maintenance by

Ordinance No. 25-97 recorded in City Council's

Record Book on this 9 day of Dec, 2025.

Signature of Robert A. ...
City of Bellefontaine Mayor

Signature of Bonnie H. ...
Clerk of City Council

APPROVED this 9 day of December, 2025

Signature of ...
President of City Council

APPROVED this 9th day of December, 2025

Signature of ...
Bellefontaine City Engineer

APPROVED this 9th day of December, 2025

Signature of ...
Chairman, City Planning Commission

PREAPPROVAL 12-9-25

PLAT CHECKED 12-11-2025

TRANSFERRED this 11 day of December 2025

Signature of ...
Auditor, Logan County, Ohio

Filed for record this 11th day of December 2025 at 4:01 o'clock P.M.

Recorded this 11th day of December 2025 at 4:01 o'clock P.M. in Plat CABINET B, SLIDE 171A

Signature of Patricia A. ...
Logan County Recorder



PREPARED BY: Guider Winkle Partners Inc.
19541 DELAWARE COUNTY LINE RD.
MARYSVILLE, OHIO 43040
PH. (740) 816-0886
DRAWN BY: D.C.
FILE/CABINET:
LAYOUT: FINAL PLAT TITLE



Table with columns: NO., DATE, DESCRIPTION, REVISIONS

SHEET NAME: MARIS PARK PHASE 5 TITLE SHEET
MARISS PARK, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP
PREPARED FOR: LEVAN INVESTMENTS, LLC
4198 US 68, WEST LIBERTY, OHIO 43357
SCALE:
DATE: 10-25-2025
SHEET: 1/2
JOB #: 25160

A-246

