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3

LONGVIEW COVE AT INDIAN LAKE

VIRGINIA MILITARY SURVEYS 13393 AND 12278-12311
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO
MAY 2011

APPROVALS

PLAT PRE-APPROVED

Suzanne M. Dewey 5-12-11

PLAT CHECKED

Suzanne M. Dewey 5-13-11

REVIEWED THIS 13 DAY OF May, 2011.

David L. Duff
CHAIRMAN RICHLAND TOWNSHIP TRUSTEES

APPROVED THIS 12th DAY OF May, 2011.

Scott Claman
LOGAN COUNTY ENGINEER

APPROVED THIS 27th DAY OF May, 2011.

Conita D. Kaufman
LOGAN COUNTY HEALTH DEPARTMENT

APPROVED THIS 12 DAY OF May, 2011.

Jerry R. Sharp
REGIONAL PLANNING COMMISSION
Director

APPROVED THIS 12th DAY OF May, 2011.

Anthony J. Cole

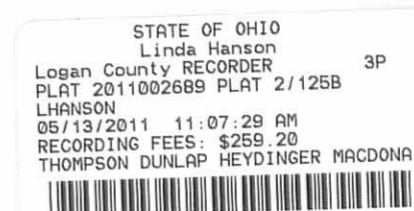
John B. ...
LOGAN COUNTY COMMISSIONERS

TRANSFERRED THIS 13 DAY OF May, 2011.

Paul ...
AUDITOR, LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 13th DAY OF May, 2011, AT 12:27 PM

RECORDED THIS 13th DAY OF May, 2011, IN PLAT CABINET B, SLIDES 125B, 126A, 126B



Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

DECLARATION AND ACKNOWLEDGEMENT:

The undersigned, Longview Cove Group LLC, an Ohio limited liability company (the "Declarant"), owner of the Property platted herein, hereby certifies that this Plat correctly represents the Property which comprises Longview Cove at Indian Lake (the "Subdivision"), and Declarant does hereby authorize and accept this Plat and dedicate to private use the Private Street and Common Areas shown herein and not heretofore dedicated. The Property and each Lot transferred therefrom, and all Private Streets and Common Areas, shall be subject to the terms, provisions, covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions, Restrictions, Easements, Assessments and Assessment Liens applicable to the Subdivision (the "Declaration"). The Declaration is hereby incorporated herein by reference. The capitalized terms set forth in this Declaration and as used on this Plat are defined terms in the Declaration and shall have the same meanings in this Declaration as set forth in the Declaration.

The Private Streets and Common Areas are dedicated for the private and exclusive use and access of the Declarant, Owners, Occupants, police, firemen, emergency personnel and others as specified in the Declaration. No public agency, state, county or township, is responsible for maintenance, repair, reconstruction, etc. of the Private Streets and Common Areas and the responsibility rests with the Longview Cove Homeowners Association Inc., an Ohio nonprofit corporation, as specified in the Declaration. The Lots and Private Streets are shown on this Plat in feet and decimal parts thereof.

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 Logan County, Ohio and/or Richland Township, 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 Richland Township zoning regulations.

The following easements are reserved and dedicated with respect to the Property and the Subdivision:

- (a) all easements shown on this Plat;
- (b) a ten (10) foot easement running along the front (i.e., road frontage) Lot line of each Lot located adjacent to a Private Street; and
- (c) a five (5) foot easement running along each side Lot line of each Lot located adjacent to a Private Street.

The foregoing easements are reserved and dedicated for the following purposes:

- (i) public and private utility uses above and beneath the surface of the ground;
- (ii) the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services;
- (iii) the removal of any and all trees, vegetation or other obstructions to the use of said utilities; and
- (iv) the construction, operation, maintenance, repair, replacement, or removal of Improvements above and beneath the surface of the ground which are part of the drainage system used for the detention and transport of surface and storm waters for the Subdivision, or which are necessary to support and operate such drainage system, including without limitation, subsurface tile and curtain drain outlets.

It shall be lawful for any such utility, public or private, or its employees, agents or contractors, to enter upon the Private Streets and said easements at any time for the purpose of carrying out the objectives for which said easements are reserved and dedicated. Except for items necessary for the purpose of carrying out the objectives for which said easements are reserved and dedicated, no permanent structures or plantings of any nature are permitted within any utility easement area.

In addition to the foregoing easements, an exclusive two (2) feet diameter easement is reserved and dedicated at all Property corners and points of curvature for monumentation. No surface or buried utilities of any kind may be placed within these easement areas.

Ownership of any Improvements and Common Areas and Common Facilities, including the Private Streets, is set forth in the Declaration. This Plat consists of three (3) pages and all pages must be used for complete representation of the Subdivision.

OWNER AND DECLARANT:
Longview Cove Group LLC, an Ohio limited liability company

By: *J. David Duff*
J. David Duff, Member

By: *Michael L. Simms*
Michael L. Simms, Member

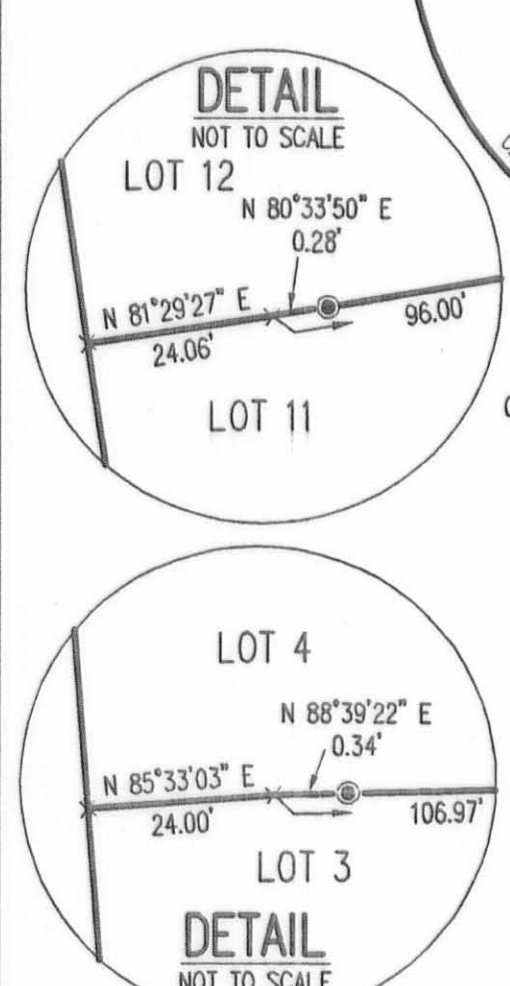
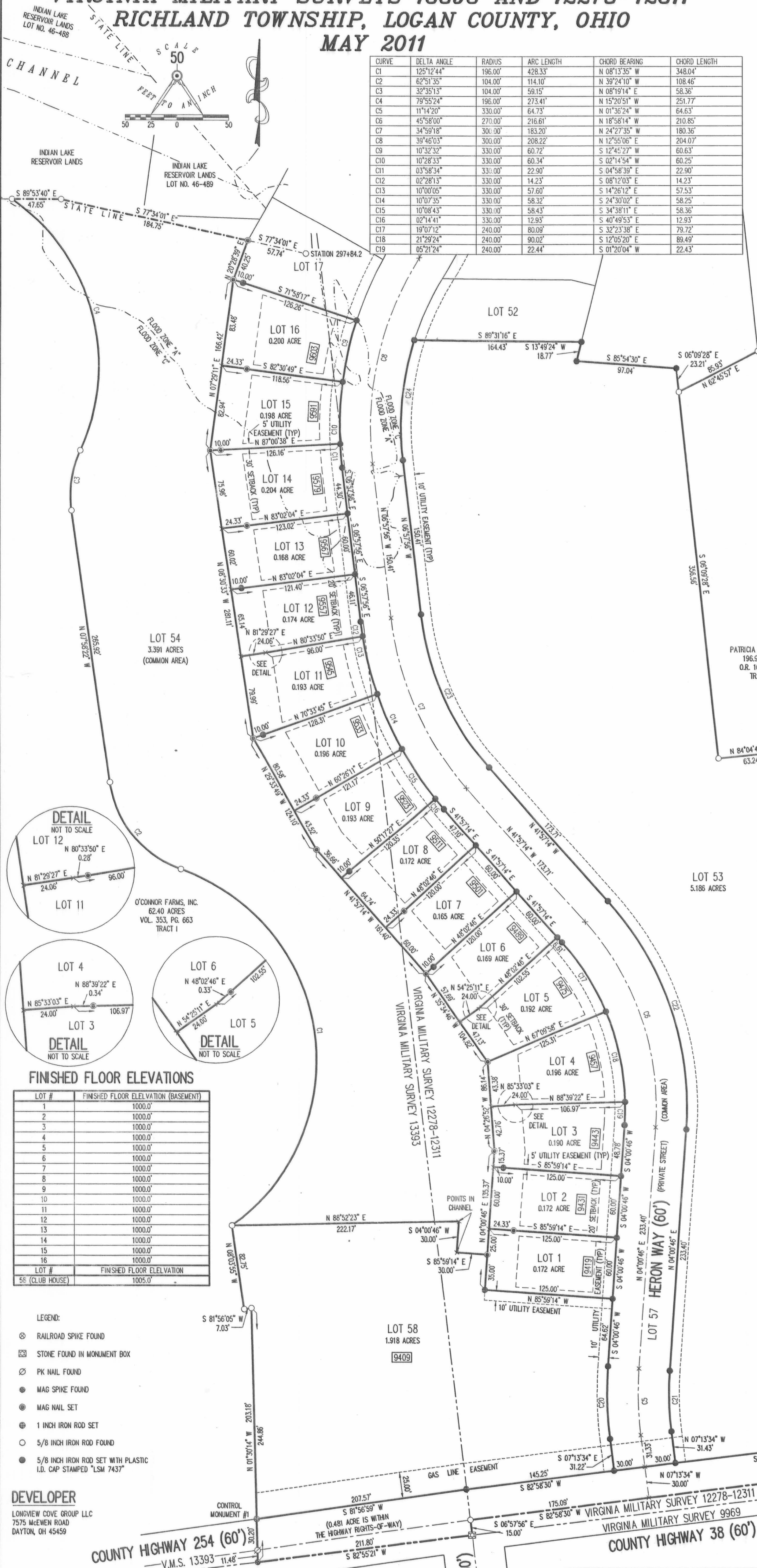
By: *William A. Simms, Jr.*
William A. Simms, Jr., Member

STATE OF OHIO, COUNTY OF LOGAN, SS:

This instrument was acknowledged before me on this 13th day of May, 2011, by J. David Duff, Michael L. Simms and William A. Simms, Jr., as Members of Longview Cove Group LLC, an Ohio limited liability company, on behalf of said company.

Chad ...
Notary Public
Attorney at Law
My Commission has no expiration.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125°12'44"	196.00'	428.33'	N 08°13'35" W	348.04'
C2	62°51'35"	104.00'	114.10'	N 39°24'10" W	108.46'
C3	32°35'13"	104.00'	59.15'	N 08°19'14" E	58.36'
C4	79°55'24"	196.00'	273.41'	N 15°20'51" W	251.77'
C5	11°14'20"	330.00'	64.73'	N 01°36'24" W	64.63'
C6	45°58'00"	270.00'	216.61'	N 18°58'14" W	210.85'
C7	34°59'18"	300.00'	183.20'	N 24°27'35" W	180.36'
C8	39°46'03"	300.00'	208.22'	N 12°55'06" E	204.07'
C9	10°32'32"	330.00'	60.72'	S 12°45'27" W	60.63'
C10	10°28'33"	330.00'	60.34'	S 02°14'54" W	60.25'
C11	03°58'34"	330.00'	22.90'	S 04°58'39" E	22.90'
C12	02°28'13"	330.00'	14.23'	S 08°12'03" E	14.23'
C13	10°00'05"	330.00'	57.60'	S 14°26'12" E	57.53'
C14	10°07'35"	330.00'	58.32'	S 24°30'02" E	58.25'
C15	10°08'43"	330.00'	58.43'	S 34°38'11" E	58.36'
C16	02°14'41"	330.00'	12.93'	S 40°49'53" E	12.93'
C17	19°07'12"	240.00'	80.08'	S 32°23'38" E	79.72'
C18	21°29'24"	240.00'	90.02'	S 12°05'20" E	89.49'
C19	05°21'24"	240.00'	22.44'	S 01°20'04" W	22.43'



FINISHED FLOOR ELEVATIONS

LOT #	FINISHED FLOOR ELEVATION (BASEMENT)
1	1000.0'
2	1000.0'
3	1000.0'
4	1000.0'
5	1000.0'
6	1000.0'
7	1000.0'
8	1000.0'
9	1000.0'
10	1000.0'
11	1000.0'
12	1000.0'
13	1000.0'
14	1000.0'
15	1000.0'
16	1000.0'
17	1000.0'
58 (CLUB HOUSE)	1005.0'

- LEGEND:**
- ⊙ RAILROAD SPIKE FOUND
 - ⊠ STONE FOUND IN MONUMENT BOX
 - ⊙ PK NAIL FOUND
 - MAG SPIKE FOUND
 - ⊙ MAG NAIL SET
 - 1 INCH IRON ROD SET
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

DEVELOPER
LONGVIEW COVE GROUP LLC
7575 McEVEN ROAD
DAYTON, OH 45459

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

THIS PLAT CONSISTS OF THREE (3) PAGES. ALL PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	11°14'20"	360.00'	70.62'	S 01°36'24" E	70.50'
C21	11°14'20"	300.00'	58.85'	N 01°36'24" W	58.75'
C22	45°58'00"	300.00'	240.68'	N 18°58'14" W	234.28'
C23	34°59'18"	270.00'	164.88'	N 24°27'35" W	162.33'
C24	24°51'38"	270.00'	117.15'	N 05°27'54" E	116.23'

COPYRIGHT 2011 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Medlar Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
surveys@lsmc.us
KSS LONGVIEW COVE 115310SUB1 L-1153-1

LONGVIEW COVE AT INDIAN LAKE

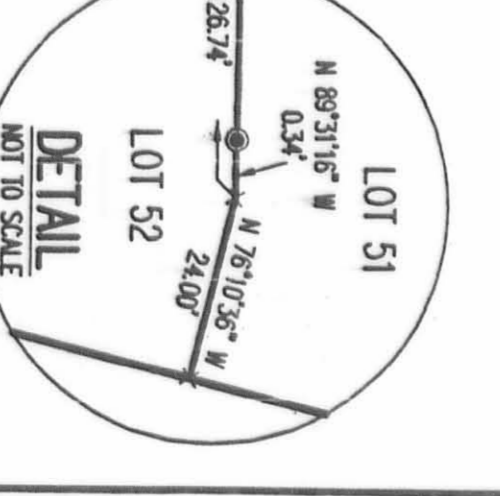
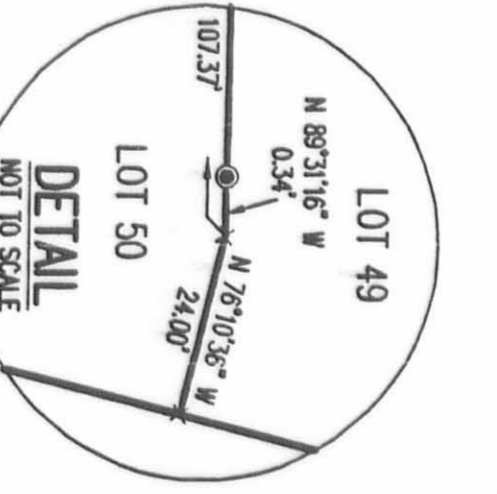
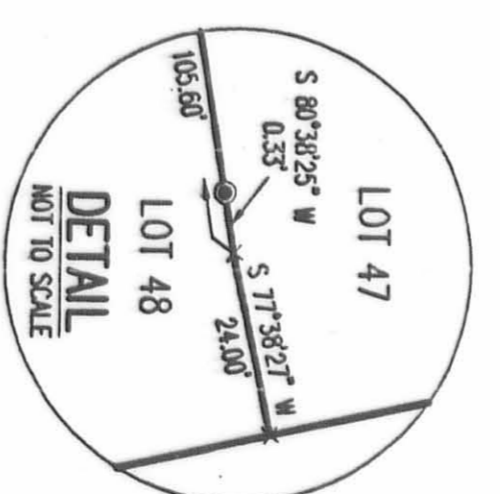
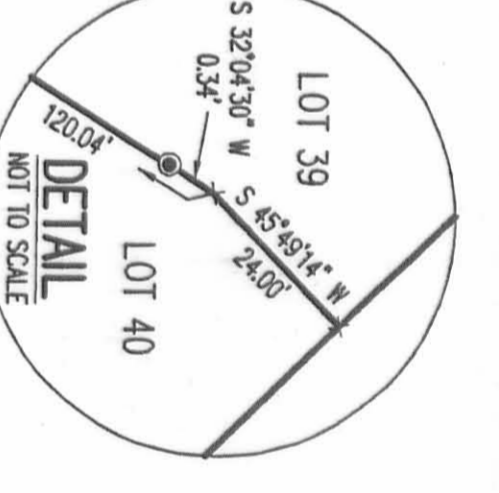
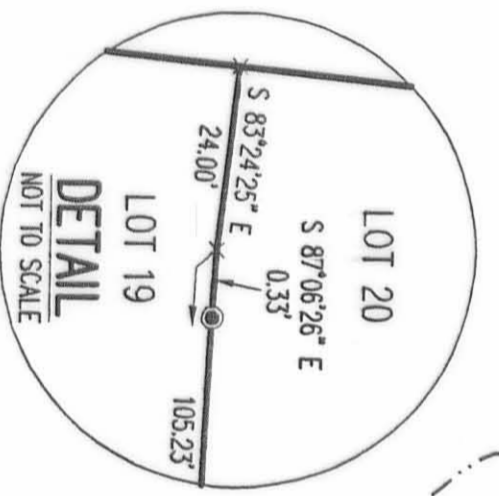
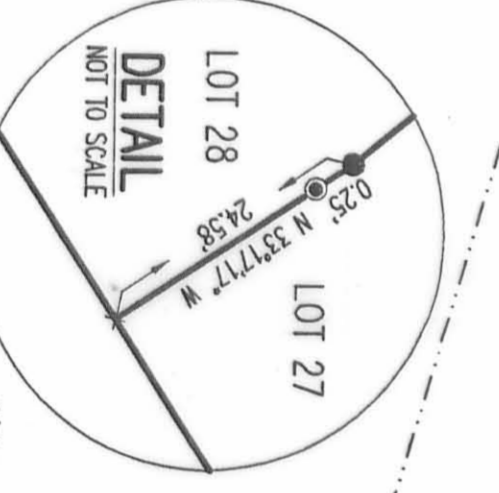
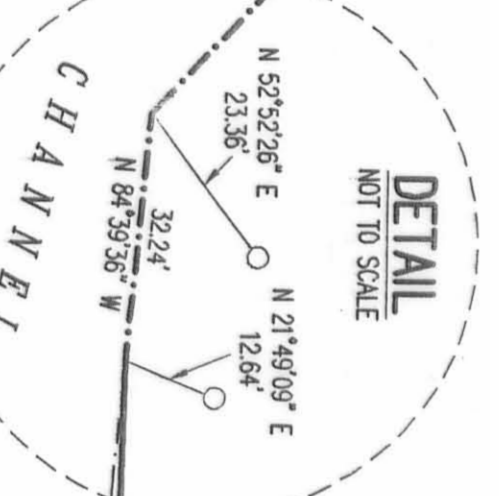
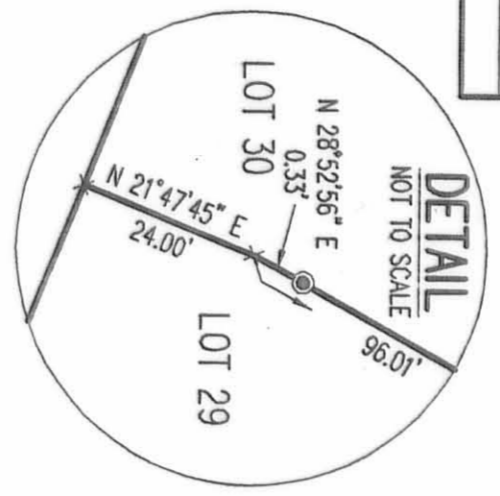
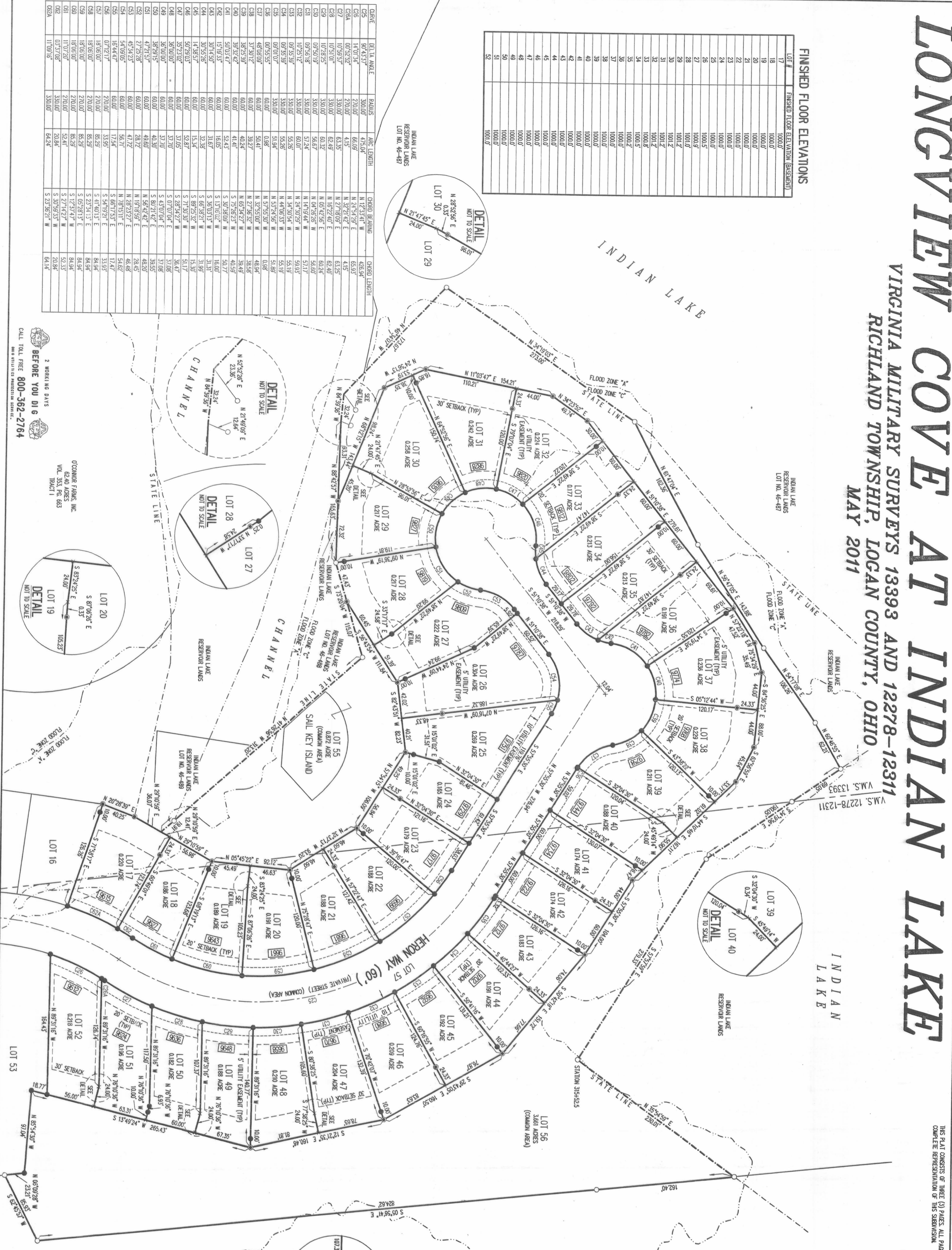
VIRGINIA MILITARY SURVEYS 13393 AND 12278-12311
 RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO
 MAY 2011

PLAT CABINET @ SLIDE 126A

FINISHED FLOOR ELEVATIONS

LOT #	FINISHED FLOOR ELEVATION (BASED)
17	1000.0
18	1000.0
19	1000.0
20	1000.0
21	1000.0
22	1000.0
23	1000.0
24	1000.0
25	1000.0
26	1000.0
27	1000.0
28	1000.0
29	1000.0
30	1000.0
31	1000.0
32	1000.0
33	1000.0
34	1000.0
35	1000.0
36	1000.0
37	1000.0
38	1000.0
39	1000.0
40	1000.0
41	1000.0
42	1000.0
43	1000.0
44	1000.0
45	1000.0
46	1000.0
47	1000.0
48	1000.0
49	1000.0
50	1000.0
51	1000.0
52	1000.0

CURVE	BETA ANGLE	RADIUS	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C25	90.4337°	300.00	475.04	N 12°33'41" W	428.94
C26	14.0134°	210.00	66.09	N 24°14'29" E	65.93
C27	10.9357°	330.00	63.35	N 32°14'27" E	63.25
C28	10.9101°	330.00	62.49	N 27°18'09" E	62.40
C29	10.2825°	330.00	60.32	N 16°22'40" E	60.24
C30	09.5019°	330.00	56.67	N 05°42'56" E	56.60
C31	09.5618°	330.00	57.24	N 14°19'44" W	57.17
C32	09.3519°	330.00	55.86	N 24°30'29" W	55.79
C33	09.3519°	330.00	55.86	N 34°30'54" W	55.79
C34	09.1017°	330.00	51.94	N 44°06'33" W	51.87
C35	09.1017°	330.00	51.94	N 57°54'30" W	51.87
C36	09.1017°	330.00	51.94	N 57°54'30" W	51.87
C37	48.0809°	60.00	50.41	N 27°36'32" W	48.94
C38	38.2542°	60.00	39.27	N 27°36'32" W	38.49
C39	38.2542°	60.00	40.24	N 65°34'27" W	40.59
C40	30.0347°	60.00	41.41	N 75°46'23" W	40.77
C41	30.0347°	60.00	52.43	N 30°38'08" W	50.77
C42	15.1933°	60.00	16.05	S 13°10'02" W	16.00
C43	30.1430°	60.00	31.67	S 36°03'31" W	31.51
C44	30.1430°	60.00	32.38	S 66°33'27" W	31.99
C45	14.3857°	60.00	15.34	S 89°25'32" W	15.30
C46	50.7933°	60.00	52.87	S 71°30'30" W	51.07
C47	35.2102°	60.00	37.05	S 28°34'27" W	36.47
C48	36.0000°	60.00	37.70	S 07°07'04" W	37.08
C49	36.0000°	60.00	37.70	S 43°07'04" E	37.08
C50	36.0000°	60.00	40.30	S 80°21'42" E	39.55
C51	47.7415°	60.00	49.60	N 58°42'42" E	48.20
C52	27.7518°	60.00	28.72	N 19°16'59" E	28.45
C53	45.3423°	60.00	47.72	N 28°23'27" E	46.46
C54	54.0905°	60.00	56.71	N 78°15'11" E	54.62
C55	16.4447°	60.00	17.54	S 66°17'53" E	17.47
C56	07.7127°	270.00	33.55	S 54°19'21" E	33.55
C57	18.0600°	270.00	35.29	S 47°40'13" E	34.94
C58	18.0600°	270.00	35.29	S 05°24'13" E	34.94
C59	18.0600°	270.00	35.29	S 05°24'13" E	34.94
C60	18.0600°	270.00	35.29	S 12°31'47" W	34.94
C61	11.0720°	270.00	20.84	S 27°18'27" W	20.84
C62	03.3708°	330.00	20.84	S 30°50'33" W	20.84
C63A	11°00'16"	330.00	64.24	S 23°38'21" W	64.14



SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 28.240 ACRES OF WHICH 3.829 ACRES ARE IN THE HIGHWAY AND PRIVATE STREET (HERON WAY) BEARINGS OF WAY, LEAVING A NET AREA OF 24.410 ACRES IN THE REMAINING LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS ON CURVES ARE ARC MEASUREMENTS.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF LONGVIEW COVE AT INDIAN LAKE AS SURVEYED IN DECEMBER 13, 2010 AND THAT ALL MONUMENTS HAVE BEEN FOUND, SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE DECREE.

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR #437
 DECEMBER 13, 2010

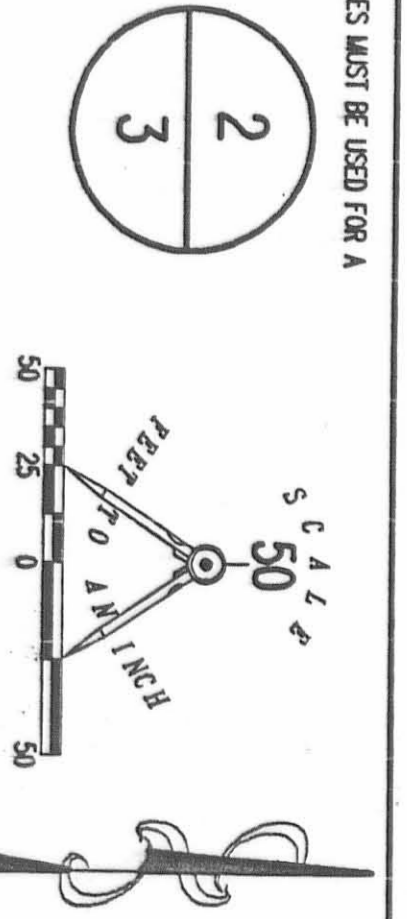
LEE SURVEYING & MAPS INC., INC.
 PROFESSIONAL SURVEYOR #43311
 BELLEVILLE, OHIO 45311
 SURVEYORS@LSMINC.COM
 (937) 593-7335

STATE OF OHIO
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR #437
 DECEMBER 13, 2010

LEGEND:
 ○ PAVED SIDE FLOOD
 ○ STONE FOUND IN MONUMENT BOX
 ○ P.M. WALL FOUND
 ○ W/45 SPOKE FOUND
 ○ W/45 WALL SET
 ○ 1 INCH IRON ROD SET
 ○ 5/8 INCH IRON ROD FOUND
 ○ 5/8 INCH IRON ROD SET WITH PLASTIC L.P. CAP STAMPED "LSM 7/57"

ADDRESS NUMBERS

PARISHA BERENSON
 188.98 ACRES
 024.188 AC. TO TRACT IV



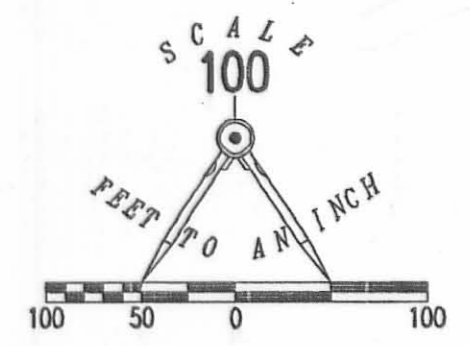
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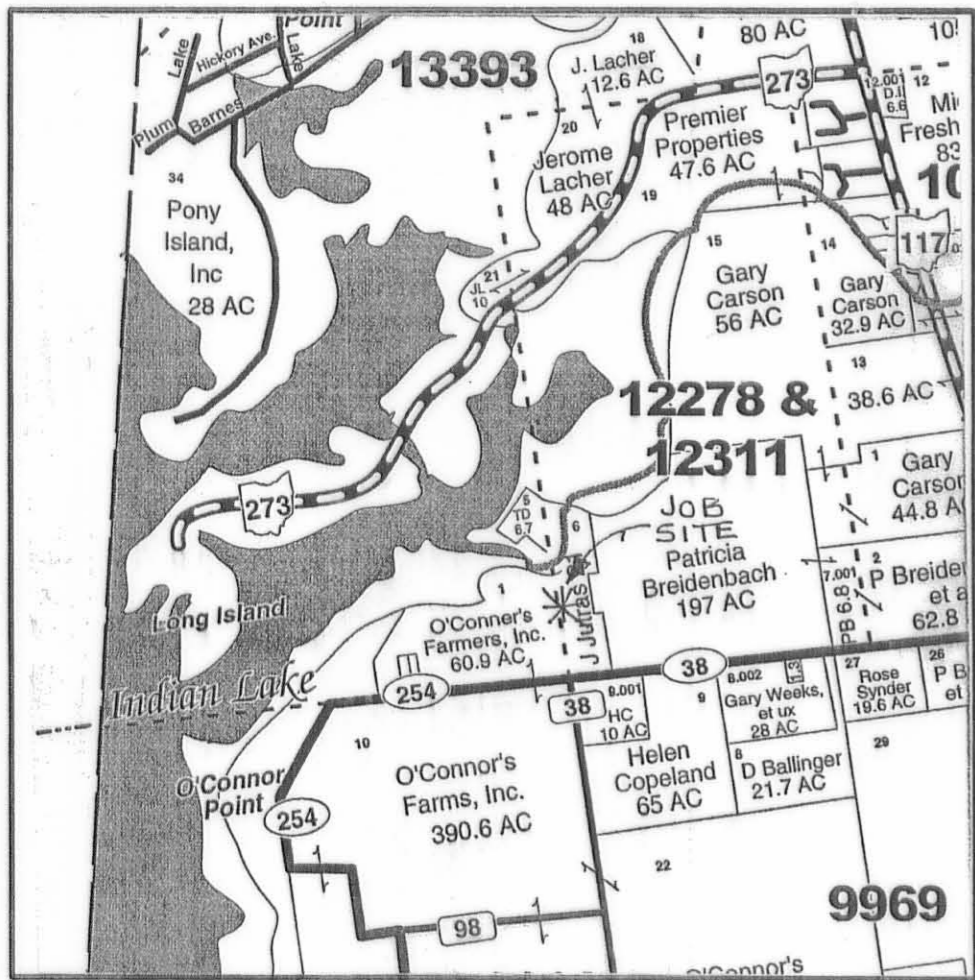
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LONGVIEW COVE AT INDIAN LAKE

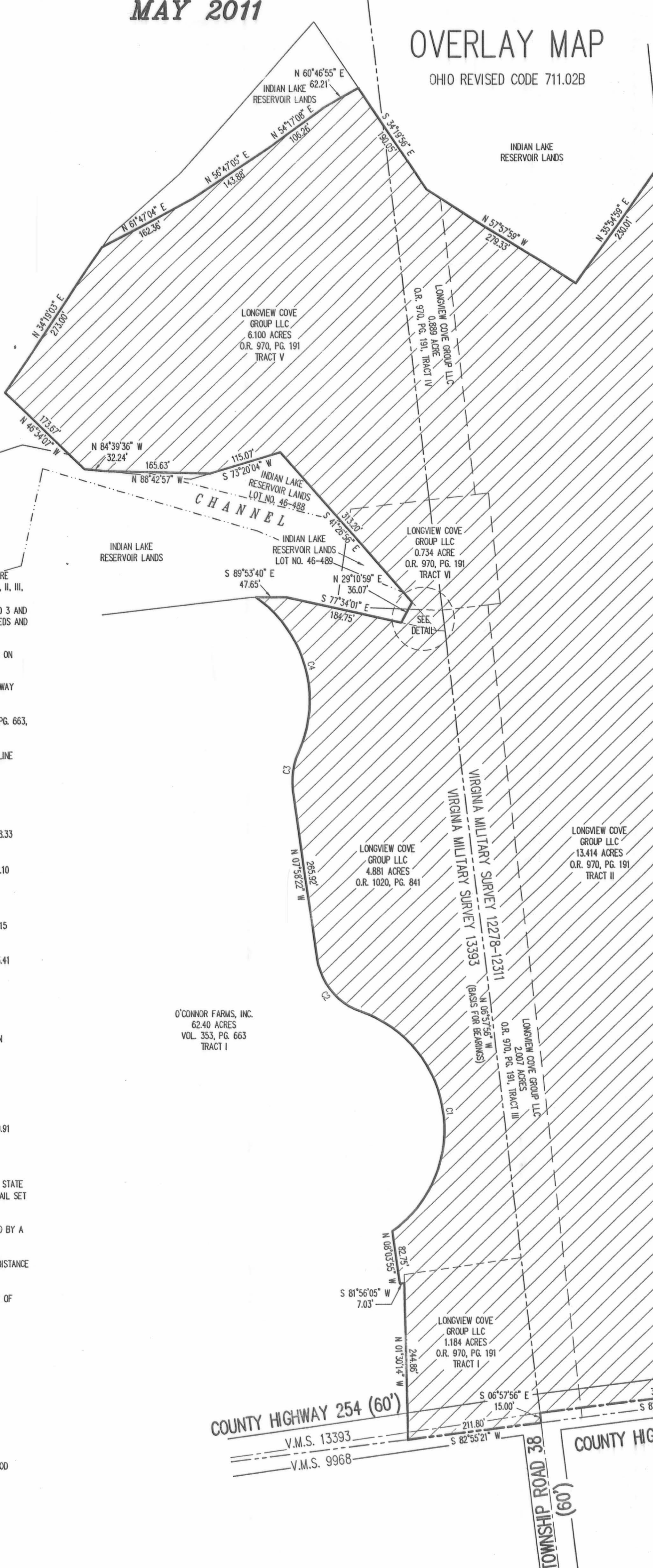
VIRGINIA MILITARY SURVEYS 13393 AND 12278-12311
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO
MAY 2011



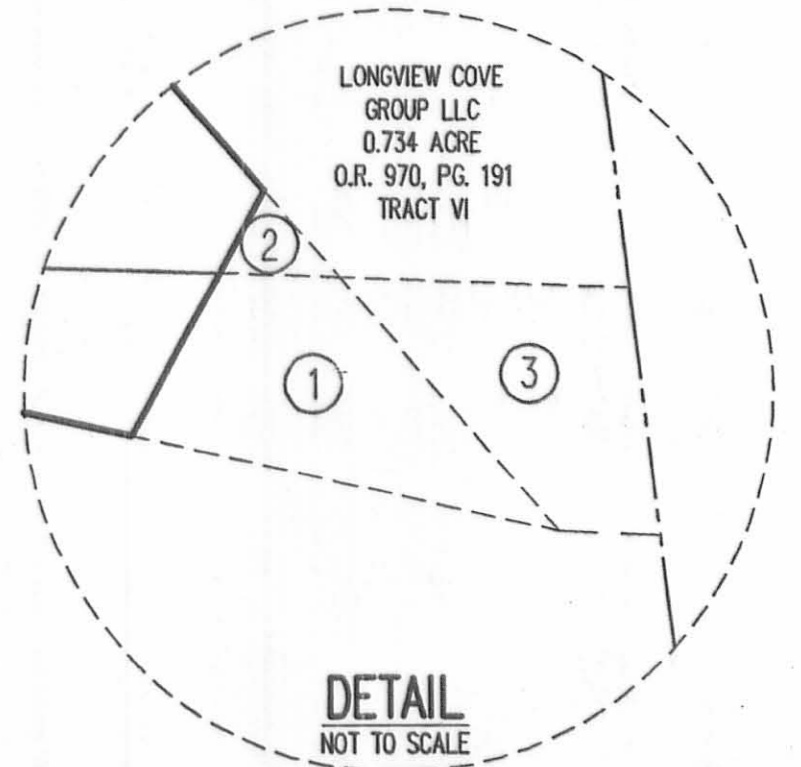
J-326



VICINITY MAP



OVERLAY MAP
OHIO REVISED CODE 711.02B



DETAIL
NOT TO SCALE

- ① LONGVIEW COVE GROUP LLC
0.021 ACRE
O.R. 1020, PG. 834
TRACT I
(REFERENCE O.R. 1020, PG. 838
TRACT II)
- ② LONGVIEW COVE GROUP LLC
0.002 ACRE
O.R. 1020, PG. 834
TRACT 2
- ③ LONGVIEW COVE GROUP LLC
0.019 ACRE
O.R. 1020, PG. 834
TRACT 3
(REFERENCE O.R. 1020, PG. 838
TRACT I)

DESCRIPTION:

LYING IN VIRGINIA MILITARY SURVEYS 13393 AND 12278-12311, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

BEING ALL OF THE LONGVIEW COVE GROUP LLC, 1.184 ACRE TRACT, 13.414 ACRE TRACT, 2.007 ACRE TRACT, 0.889 ACRE TRACT, 6.100 ACRE TRACT AND 0.734 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 970, PAGE 191, TRACTS I, II, III, IV, V AND VI, 0.021 ACRE TRACT (REFERENCE O.R. 1020, PAGE 838, TRACT I), 0.002 ACRE TRACT AND 0.019 ACRE TRACT (REFERENCE O.R. 1020, PG. 838, TRACT I) AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1020, PAGE 834, TRACTS 1, 2 AND 3 AND 4.881 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1020, PAGE 841 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A STONE FOUND IN A MONUMENT BOX ON THE SOUTHEAST CORNER OF VIRGINIA MILITARY SURVEY 13393 ON THE CENTER-LINE OF TOWNSHIP ROAD 38.

THENCE, WITH THE SOUTH LINE OF VIRGINIA MILITARY SURVEY 13393 AND WITHIN THE RIGHT-OF-WAY OF COUNTY HIGHWAY 254 (60 FEET WIDE), S 62°-55'-21"W, A DISTANCE OF 211.80 FEET TO A MAG SPIKE FOUND.

THENCE, WITH THE LINES OF THE REMAINDER OF THE O'CONNOR FARMS, INC., ORIGINAL 62.40 ACRE TRACT (VOL. 353, PG. 663, TRACT I), THE FOLLOWING EIGHT COURSES:

N 01°-30'-14"W, A DISTANCE OF 244.86 FEET TO A 5/8 INCH IRON ROD FOUND, PASSING A PK NAIL FOUND ON THE CENTER-LINE OF COUNTY HIGHWAY 254 AT 11.48 FEET AND A 1 INCH IRON ROD SET AT 41.68 FEET.

S 81°-56'-05"W, A DISTANCE OF 7.03 FEET TO A 5/8 INCH IRON ROD FOUND.

N 08°-03'-55"W, A DISTANCE OF 82.75 FEET TO A 5/8 INCH IRON ROD FOUND.

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 125°-12'-44", A RADIUS OF 196.00 FEET, AN ARC LENGTH OF 428.33 FEET, A CHORD BEARING N 08°-13'-35"W, A DISTANCE OF 348.04 FEET TO A 5/8 INCH IRON ROD FOUND.

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 62°-51'-35", A RADIUS OF 104.00 FEET, AN ARC LENGTH OF 114.10 FEET, A CHORD BEARING N 39°-24'-10"W, A DISTANCE OF 108.46 FEET TO A 5/8 INCH IRON ROD FOUND.

N 07°-58'-22"W, A DISTANCE OF 265.92 FEET TO A 5/8 INCH IRON ROD FOUND.

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°-35'-13", A RADIUS OF 104.00 FEET, AN ARC LENGTH OF 59.15 FEET, A CHORD BEARING N 08°-19'-14"E, A DISTANCE OF 58.36 FEET TO A 5/8 INCH IRON ROD FOUND.

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 79°-55'-24", A RADIUS OF 196.00 FEET, AN ARC LENGTH OF 273.41 FEET, A CHORD BEARING N 15°-20'-51"W, A DISTANCE OF 251.77 FEET TO A 5/8 INCH IRON ROD FOUND ON THE STATE LINE.

THENCE, WITH THE STATE LINE, THE FOLLOWING TWO COURSES:

S 89°-53'-40"E, A DISTANCE OF 47.65 FEET TO A 5/8 INCH IRON ROD FOUND.

S 77°-34'-01"E, A DISTANCE OF 184.75 FEET TO A MAG NAIL SET, REFERENCED BY A 5/8 INCH IRON ROD FOUND AT STATION 297+84.2, BEARING S 77°-34'-01"E, A DISTANCE OF 57.74 FEET.

THENCE, WITH THE INDIAN LAKE RESERVOIR LANDS AND AN EASTERLY LINE OF THE REMAINDER OF THE INDIAN LAKE RESERVOIR LANDS LOT NO. 46-489, N 29°-10'-59"E, A DISTANCE OF 36.07 FEET TO A POINT ON THE STATE LINE.

THENCE, WITH THE STATE LINE, THE FOLLOWING TWO COURSES:

N 41°-26'-56"W, A DISTANCE OF 313.20 FEET TO A 5/8 INCH IRON ROD FOUND, PASSING A 5/8 INCH IRON ROD FOUND AT 19.91 FEET.

S 73°-20'-04"W, A DISTANCE OF 115.07 FEET TO A 5/8 INCH IRON ROD FOUND, PASSING A MAG NAIL SET AT 67.64 FEET.

THENCE, WITH THE INDIAN LAKE RESERVOIR LANDS, N 88°-42'-57"W, A DISTANCE OF 165.63 FEET TO A POINT ON THE STATE LINE, REFERENCED BY A 5/8 INCH IRON ROD FOUND BEARING N 21°-49'-09"E, A DISTANCE OF 12.64 FEET, PASSING A MAG NAIL SET AT 72.32 FEET.

THENCE, WITH THE STATE LINE, N 84°-39'-36"W, A DISTANCE OF 32.24 FEET TO A POINT IN THE CHANNEL, REFERENCED BY A 5/8 INCH IRON ROD FOUND BEARING N 52°-52'-26"E, A DISTANCE OF 23.36 FEET.

THENCE, WITH THE STATE LINE AND A LINE OF THE INDIAN LAKE RESERVOIR LANDS LOT 46-487, N 46°-34'-07"W, A DISTANCE OF 173.67 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE WITH THE STATE LINE AND THE INDIAN LAKE RESERVOIR LANDS LOT NO. 46-487, N 34°-19'-03"E, A DISTANCE OF 273.00 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE LINES OF THE INDIAN LAKE RESERVOIR LANDS, THE FOLLOWING FOUR COURSES:

N 61°-47'-04"E, A DISTANCE OF 162.36 FEET TO A 5/8 INCH IRON ROD FOUND.

N 56°-47'-05"E, A DISTANCE OF 143.88 FEET TO A 5/8 INCH IRON ROD FOUND.

N 54°-17'-08"E, A DISTANCE OF 106.26 FEET TO A 5/8 INCH IRON ROD FOUND.

N 60°-46'-55"E, A DISTANCE OF 62.21 FEET TO A 5/8 INCH IRON ROD FOUND ON THE STATE LINE.

THENCE, WITH THE STATE LINE AND THE INDIAN LAKE RESERVOIR LANDS, THE FOLLOWING THREE COURSES:

S 34°-19'-56"E, PASSING INTO VIRGINIA MILITARY SURVEY 12278-12311, A DISTANCE OF 190.05 FEET TO A 5/8 INCH IRON ROD FOUND, PASSING A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VIRGINIA MILITARY SURVEY 13393 AT 69.05 FEET.

S 57°-57'-59"E, A DISTANCE OF 279.33 FEET TO A 5/8 INCH IRON ROD FOUND AT STATION 315+52.5.

N 35°-54'-59"E, A DISTANCE OF 230.01 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE WEST LINES OF THE PATRICIA BREIDENBACH 196.98 ACRE TRACT (O.R. 168, PG. 10, TRACT IV), THE FOLLOWING FIVE COURSES:

S 05°-56'-41"E, A DISTANCE OF 824.62 FEET TO A 5/8 INCH IRON ROD FOUND, PASSING A 5/8 INCH IRON ROD FOUND AT 162.40 FEET.

S 62°-45'-57"W, A DISTANCE OF 85.93 FEET TO A 5/8 INCH IRON ROD FOUND.

S 06°-09'-28"E, A DISTANCE OF 356.56 FEET TO A 5/8 INCH IRON ROD FOUND.

N 84°-04'-47"E, A DISTANCE OF 63.24 FEET TO A 5/8 INCH IRON ROD FOUND.

S 07°-20'-30"E, A DISTANCE OF 700.73 FEET TO A RAILROAD SPIKE FOUND ON THE CENTER-LINE OF COUNTY HIGHWAY 38, PASSING A 1 INCH IRON ROD SET AT 67.73 FEET.

THENCE, WITH THE CENTER-LINE OF COUNTY HIGHWAY 38 (60 FEET WIDE), S 82°-58'-30"W, A DISTANCE OF 396.72 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VIRGINIA MILITARY SURVEY 13393.

THENCE, WITH THE EAST LINE OF VIRGINIA MILITARY SURVEY 13393 AND THE CENTER-LINE OF TOWNSHIP ROAD 38 (60 FEET WIDE), S 06°-57'-56"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.249 ACRES, OF WHICH 0.481 ACRE IS WITHIN THE HIGHWAY RIGHTS-OF-WAY, THERE ARE 12.566 ACRES WITHIN VIRGINIA MILITARY SURVEY 13393 AND 16.683 ACRES IN VIRGINIA MILITARY SURVEY 12278-12311.

THE BASIS FOR BEARINGS IS THE EAST LINE OF VIRGINIA MILITARY SURVEY 13393, BEING N 06°-57'-56"W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC., ON DECEMBER 13, 2010.

DESCRIPTION PREPARED BY WILLIAM K. BRUCE, PROFESSIONAL SURVEYOR 7437 ON FEBRUARY 17, 2011.

2 WORKING DAYS
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125°12'44"	196.00'	428.33'	N 08°13'35" W	348.04'
C2	62°51'35"	104.00'	114.10'	N 39°24'10" W	108.46'
C3	32°35'13"	104.00'	59.15'	N 08°19'14" E	58.36'
C4	79°55'24"	196.00'	273.41'	N 15°20'51" W	251.77'

BASIS FOR BEARINGS:

BASIS FOR BEARINGS IS THE EAST LINE OF VIRGINIA MILITARY SURVEY 13393, BEING N 06°-57'-56" W.

FLOOD ZONE NOTE:

BASED ON AN AERIAL TOPOGRAPHY MAP PREPARED BY M.A.N. MAPPING SERVICES, INC. AND LEE SURVEYING & MAPPING CO., INC. ON DECEMBER 26, 2007, PART OF THE AREA SHOWN IS IN FLOOD ZONE "A" (AREAS OF 100-YEAR FLOOD) AND FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING).

AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASE FLOOD ELEVATION IS 998.0 FEET. THE BASE FLOOD ELEVATION IS BASED ON A FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) LETTER DATED SEPTEMBER 2, 1986.

REFERENCE IS MADE TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 390772 0025 C WITH AN EFFECTIVE DATE OF MAY 15, 1985.

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