ANNEXATION DESCRIPTION
43.560 Acres

The following described tract of land is situated in the State of Ohio, Logan County, Lake Township, Section 27, Township 4, Range 14, M.R.S., being part of LeVan Investments, LLC's 29.690 acre Tract I, all of the 13.694 acre Tract II and 2.992 acre Tract III all described in Official Record 1419, page 2792 and being more particularly described as follows:

Beginning for reference at a Concrete Monument found marking the intersection of the centerline of Lake Avenue (40') with the centerline of Ludlow Road (C.R. 1)(60'), said monument marking the northeast corner of said Tract III;

Thence **South 40°25'51" West 36.76 feet**, to a point in the Bellefontaine corporation line, said point being the ***True Point of Beginning;***

Thence **South 14°15'33" East 306.01 feet**, following the Bellefontaine corporation line, to a point in the north line of Gerald D. Sink's 0.23 acre Tract II (O.R. 1260, page 809);

Thence **North 84°57'05" West 233.29 feet**, following the south line of said 2.992 acre tract and the north line of said 0.23 acre tract and Gerald D. Sink's 0.28 acre Tract III (O.R. 1260, page 809), to an iron pin set;

Thence **South 14°14'45" East 947.77 feet**, following the east line of said 29.690 acre tract, the west line of said 0.28 acre tract, the west lines of Gerald D. Sink's 0.054 acre Tract IV (O.R. 1260, page 809), of Gregory A. and Reva Blaker's 0.290 acre Tract IV (O.R. 1416, page 3270), of John W. Peek's 0.169 acre Tract II (O.R. 735, page 527) and the west line of William A. Gilroy's 0.229 acre Tract II (O.R. 235, page 483), to an iron pin set;

Thence **South 84°59'14" East 50.00 feet**, following the east line of said 29.690 acre tract and the south line said 0.229 acre tract, to a ¾" iron pin found marking the northwest corner of Joseph and Diana Meddles' 0.74 acre tract (Parcel #1, O.R. 1413, page 1803);

Thence **South 14°26'34" East 301.94 feet**, following the east line of said 29.690 acre tract, the west line of said 0.74 acre tract, the west line of Joseph and Diana Meddles' 0.07 acre tract (Parcel #2, O.R. 1413, page 1803) and the west line of Charles E. and Cinda J. Blair's 0.63 acre tract (O.R. 1417, page 4986), to a ¾" iron pin found;

Thence **South 84°51'26" East 214.40 feet**, following a north line of said 29.690 acre tract and the south line of said 0.63 acre tract, passing at 182.61 feet an iron pin set, to a MAG nail set in the centerline of Ludlow Road;

Thence **South 14°15'33" East 65.24 feet**, following the centerline of Ludlow Road and the east line of said 29.690 acre tract, to a MAG nail set marking the northeast corner of Tara D. LeVan, etals Trustees' 1.253 acre tract (O.R. 1423, page 2698);

Thence **North 84°51'27" West 296.25 feet**, following the south line of said 29.690 acre tract and the north line of said 1.253 acre tract, passing at 31.79 feet an iron pin set, to a ¾" iron pin found marking the northeast corner of Barbara A. and Richard L. Page's 0.95 acre Tract II (O.R. 1408, page 4670);

Thence **North 85°11'15" West 125.07 feet**, following the south line of said 29.690 acre tract and the north line of said 0.95 acre tract, to a ¾" iron pin found marking the northeast corner of Barbara L. and Richard L. Page's 0.378 acre tract (O.R. 1419, page 1086);

Thence **North 83°37'08" West 50.09 feet**, following the south line of said 29.690 acre tract and the north line of said 0.378 acre tract, to a ¾" iron pipe found marking the northeast corner of Barbara L. and Richard L. Page's 0.62 acre Tract I (O.R. 1408, page 4670);

Thence **North 84°33'27" West 179.50 feet**, following the south line of said 29.690 acre tract and the north line of said 0.62 acre tract, to a ¾" iron pin found;

Thence **South 05°17'26" West 330.10 feet**, following the east line of said 29.690 acre tract, the west line of said 0.62 acre tract and the west line of Barbara L. and Richard L. Page's 0.74 acre Tract III (O.R. 1408, page 4670), to a ¾" iron pin found in the north line of said 13.694 acre tract;

Thence **South 84°53'29" East 180.71 feet**, following a north line of said 13.694 acre tract and the south line of said 0.74 acre tract, to a ¾" iron pin found marking the southwest corner of said 0.378 acre tract;

Thence **South 83°14'44" East 48.90 feet**, following the north line of said 13.694 acre tract and the south line of said 0.378 acre tract, to a ¾" iron pin found marking the southwest corner of said 0.95 acre tract;

Thence **South 84°35'03" East 126.56 feet**, following the north line of said 13.694 acre tract and the south line of said 0.95 acre tract, to a ¾" iron pipe found marking the southwest corner of William E. Raney's 1.437 acre tract (O.R. 1107, page 116);

Thence **South 84°57'36" East 70.39 feet**, following the north line of said 13.694 acre tract to an iron pin set marking the northwest corner of Michael E. Devine II's 0.84 acre tract (O.R. 1159, page 945);

Thence **South 14°13'01" East 444.60 feet**, following the east line of said 13.694 acre tract, the west line of said 0.84 acre tract, the west line of Christopher D. Baker-Stratton and Kaitlyn Baker's 2.16 acre tract (O.R. 1395, page 3170), and a west line of Steven W.G. and Jane E. Arbogast's 3.13 acre tract (O.R. 156, page 417) to an iron pin set;

Thence **North 89°38'37" West 294.50 feet**, following the south line of said 13.694 acre tract and the north line of said 3.13 acre tract, to an iron pin set;

Thence **South 05°09'04" West 25.50 feet**, following the south line of said 13.694 acre tract and the west line of said 3.13 acre tract, to an iron pin set;

Thence **South 62°15'53" East 100.00 feet**, following the east line of said 13.694 acre tract and the south line of said 3.13 acre tract, to an iron pin set in the north line of Larry L. Park Trustee's 57.26 acre tract (Parcel 2, O.R. 1164, page 465);

Thence following the south line of said 13.694 acre tract and the north line of said 57.26 acre tract the following courses:

South 78°42'07" West 102.10 feet, to a ¾" iron pin found;
North 64°38'53" West 84.96 feet, to a ¾" iron pin found;
South 26°56'07" West 50.00 feet, to an iron pin set;
North 66°28'34" West 145.00 feet, to an iron pin set;
North 68°18'34" West 198.00 feet, to an iron pin set;
North 70°10'34" West 198.00 feet, to an iron pin set;
North 71°07'34" West 264.00 feet, to an iron pin set;
North 71°13'59" West 443.62 feet, to a ¾" iron pin found in the east line of Lebaron Investments LLC's 14.437 acre tract (O.R. 1421, page 5818);

Thence **North 04°10'20" East 51.85 feet**, following the west line of said 13.694 acre tract and the east line of said 14.437 acre tract, to a ¾" iron pin found;

Thence **North 14°23'00" East 65.87 feet**, following the west line of said 13.694 acre tract and the east line of said 14.437 acre tract, to a ¾" iron pin found in the south line of Shannon L. Stratton's 0.684 acre tract (O.R. 1419, page 1083);

Thence **South 71°32'45" East 45.71 feet**, following the west line of said 13.694 acre and the south line of said 0.684 acre tract, to a ¾" iron pin found;

Thence **North 05°11'49" East 121.82 feet**, following the west line of said 13.694 acre tract and the east line of said 0.684 acre tract, to a ¾" iron pin found in the south line of Lake Heights Allotment No. 3 (P.C. A, Slide 419);

Thence **South 85°27'28" East 250.34 feet**, following the north line of said 13.694 acre tract, the south line of said Allotment and the south line of Kara N. Morrison's 0.177 acre Tract II (O.R. 1315, page 965), passing at 210.34 feet an ¾" iron pin found, entering said 29.690 acre tract, following the Bellefontaine corporation line to a point;

Thence **North 05°09'51" East 27.73 feet**, following the Bellefontaine corporation line, to a point in the south line of The City of Bellefontaine Ohio's 5.737 acre tract (O.R. 182, page 273);

Thence **South 69°38'46" East 426.92 feet**, following the south line of said 5.737 acre tract, to an iron pin set;

Thence **North 05°09'50" East 530.88 feet**, following the east line of said 5.737 acre tract, to an iron pin set;

Thence **North 70°45'27" West 332.51 feet**, following the north line of said 5.737 acre tract, to an iron pin set;

Thence **North 25°26'00" West 175.74 feet**, following the north line of said 5.737 acre tract, to the Bellefontaine corporation line;

Thence **North 05°08'16" East 998.35 feet**, following the Bellefontaine corporation line, to a point;

Thence **South 84°57'08" East 240.68 feet**, following the Bellefontaine corporation line, to a point in the west line of Matthew S. Penhorwood's 1.791 acre tract (O.R. 1202, page 593);

Thence **South 05°04'19" West 118.66 feet**, following the west line of said 1.791 acre tract, to a ¾" iron pin found;

Thence **South 86°52'21" East 235.75 feet**, following the south line of said 1.791 acre tract, to a ¾" iron pin found marking the southwest corner of said 2.992 acre tract;

Thence **North 05°26'44" East 295.77 feet**, following the west line of said 2.992 acre tract and the east line of said 1.791 acre tract, to the Bellefontaine corporation line;

Thence **South 84°52'44" East 328.60 feet**, following the Bellefontaine corporation line, to the ***point of beginning***, containing **43.560 acres**, more or less. Subject to all valid easements and restrictions of record.

PROPOSED ANNEXATION TO THE CITY OF BELLEFONTAINE
43.560 ACRES
SEC. 27, T-4, R-14, B.M.R.S.
LAKE TOWNSHIP, LOGAN COUNTY, OHIO

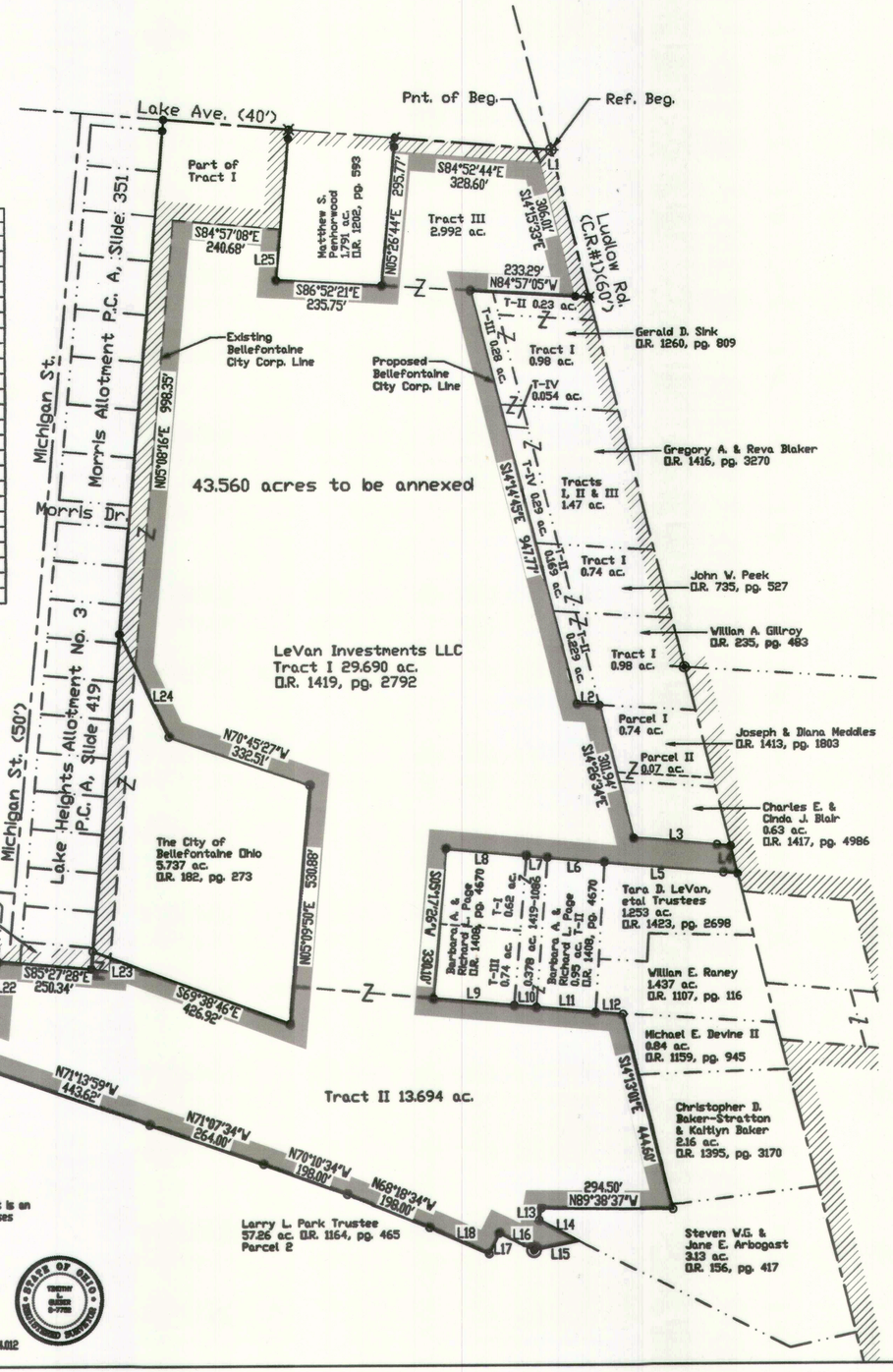
SCALE : 1" = 160'

Legend
- 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"
- Concrete Monument found
- Railroad spike found
- 5/8" Iron pin found
- 3/4" Iron pipe found
- MAG nail found
- Stone found
- MAG nail set

Basis of Bearing
State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet
0 80 160 320

LINE	BEARING	DISTANCE
L1	S40°25'51"W	36.76'
L2	S84°59'14"E	50.00'
L3	S84°51'26"E	214.40'
L4	S14°15'33"E	65.24'
L5	N84°51'27"W	296.25'
L6	N85°11'15"W	125.07'
L7	N83°37'08"W	50.09'
L8	N84°33'27"W	179.50'
L9	S84°53'29"E	180.71'
L10	S83°14'44"E	48.90'
L11	S84°35'03"E	126.56'
L12	S84°57'36"E	70.39'
L13	S05°09'04"W	25.50'
L14	S62°15'53"E	100.00'
L15	S78°42'07"W	102.10'
L16	N64°38'53"W	84.96'
L17	S26°56'07"W	50.00'
L18	N66°28'34"W	145.00'
L19	N04°10'20"E	51.85'
L20	N14°23'00"E	65.87'
L21	S71°32'45"E	45.71'
L22	N05°11'49"E	121.82'
L23	N05°09'51"E	27.73'
L24	N25°26'00"W	175.74'
L25	S05°04'19"W	118.66'



Note:
Ex. Bellefontaine Corp. Line:
Prop. Bellefontaine Corp. Line:

Surveyor's Certification
I hereby certify that this description and plat is an accurate representation for annexation purposes from a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider P.S. 8775Z Date
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

STATE OF OHIO TIMOTHY L. GUIDER 8775Z REGISTERED SURVEYOR

Job#24236-44.012

APPROVAL BY LOGAN COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS _____ DAY OF _____, _____, BY RESOLUTION No. _____.

LOGAN COUNTY COMMISSIONER
LOGAN COUNTY COMMISSIONER
LOGAN COUNTY COMMISSIONER

APPROVAL BY LOGAN COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED THIS 22nd DAY OF January, 2026.

LOGAN COUNTY ENGINEER

APPROVAL BY LOGAN COUNTY MAPROOM

PLAT PRE-APPROVED

LOGAN COUNTY MAPROOM — DATE 2-17-26

PLAT CHECKED

LOGAN COUNTY MAPROOM — DATE 1/23/2026

APPROVAL BY LAKE TOWNSHIP

THIS PLAT WAS REVIEWED AND APPROVED THIS 10 DAY OF February, 2026.

LAKE TOWNSHIP TRUSTEES CHAIRMAN

APPROVAL BY THE CITY OF BELLEFONTAINE

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF BELLEFONTAINE HELD

THIS 12 DAY OF August, 2025 THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE CITY OF BELLEFONTAINE WAS APPROVED AND ACCEPTED BY ORDINANCE No. 25-47

MAYOR
COUNCIL PRESIDENT
CLERK

LOGAN COUNTY AUDITOR

APPROVED AND TRANSFERRED FEB. 23, 20 26.

LOGAN COUNTY AUDITOR

202600000922 Cabinet: B Slide: 171B
PLAT
Filed in Logan County, OH Fees: $86.40
Patricia Myers, Recorder 02/23/2026 10:37 AM

LOGAN COUNTY RECORDER

RECEIVED FOR RECORD AT 10:37 O'CLOCK, A M

THIS 23rd DAY OF February, 20 26

RECORDED IN PLAT CABINET B, SLIDE 171

LOGAN COUNTY RECORDER

PREPARED BY: Guider Winkle Partners, Inc.
19451 Delaware County Line Rd Marysville OH 43040
PH. (740) 666-8902

DRAWN BY: D.G.
FILE/CABINET:
DRAWING NAME: ANNEXATION.DWG
LAYOUT: ANNEXATION

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME: CITY OF BELLEFONTAINE, SEC. 27, T-4, R-14, B.M.R.S., LAKE TOWNSHIP
PREPARED FOR: LEVAN INVESTMENTS LLC 4198 US 68, WEST LIBERTY, OHIO 43357

ANNEXATION MAP

SCALE:
DATE: 01/15/25
SHEET: 1.0
JOB # 24236-44.012

J-343

J-343