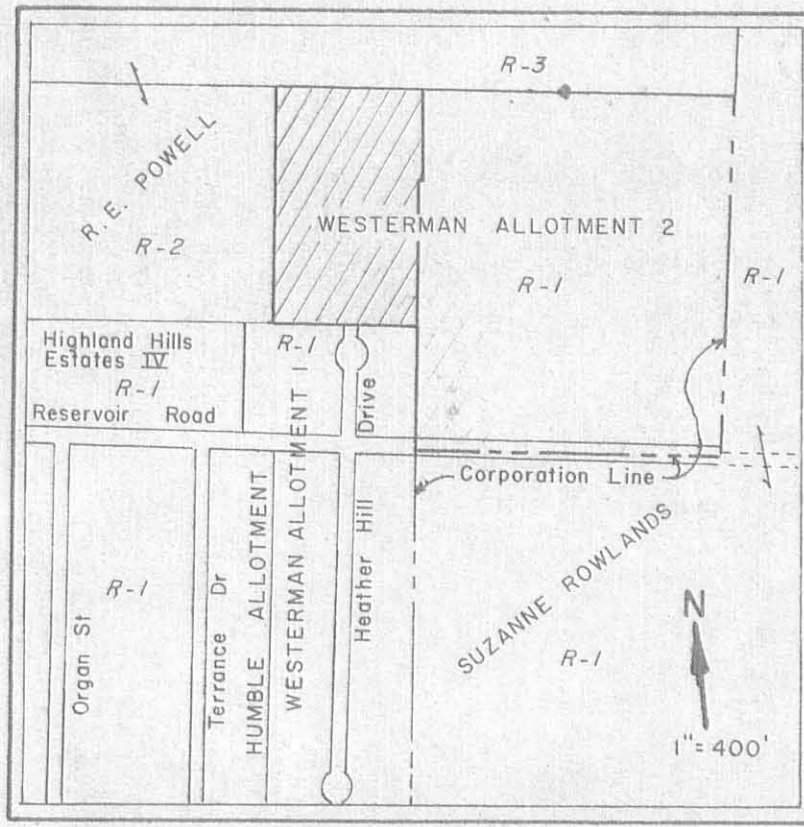


VICINITY MAP



GENERAL NOTES

- Property Owners: Richard E. Westerman et ux, 821 S. Detroit Street, Bellefontaine, Ohio 43311
- Developer: Westerman Builders Inc., 821 S. Detroit Street, Bellefontaine, Ohio 43311
- Utilities Easements: A five foot easement along all side lot lines plus a 10 foot easement along the backs of all lots and other easements as shown on the plat. Also, a 20 foot storm drainage easement upon the lands of Robert Powell, as recorded in Volume 385, Page 247. No structures, plantings, etc. will be permitted in an easement area.
- (# 1203) indicates Street Address Number.
- It is intended that there shall not be any restrictions or covenants attached to this plat.

LEGEND

- Monumentation
- Concrete monument
  - Iron rod
  - Iron spike

DESCRIPTION

Lying in V.M.S. 4478, Lake Township, Logan County, Ohio and being a part of that 13.58 acres out of the Robert Powell lands (Vol. 328, Pg. 39). This 13.58 acres is deeded and recorded in Volume 376, Page 703 of the Logan County Records of Deeds.

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in V.M.S. 4478, City of Bellefontaine, Lake Township, Logan County, Ohio. The tract has an area of 0.495 acres in streets and 2.711 acres in lots, making a total of 3.206 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are arc distances.

I hereby certify that the accompanying plat is a correct representation of WESTERMAN ALLOTMENT 2 as surveyed by me, and all existing monuments are correct as shown as to material and location.

October 9, 1979  
 Jeffrey I. Lee  
 Registered Surveyor 6359

INDEXED ON MAP  
 10/9/79



CURVE # 1 - Property Line - CURVES # 2 & 3  
 P.I. = 110°  
 R = 70.00'  
 D = 81°-51'-04"  
 T = 99.97'  
 L = 134.39'  
 Ch = 114.68'  
 Ch. Bearing = N 51°-09'-31.5" E

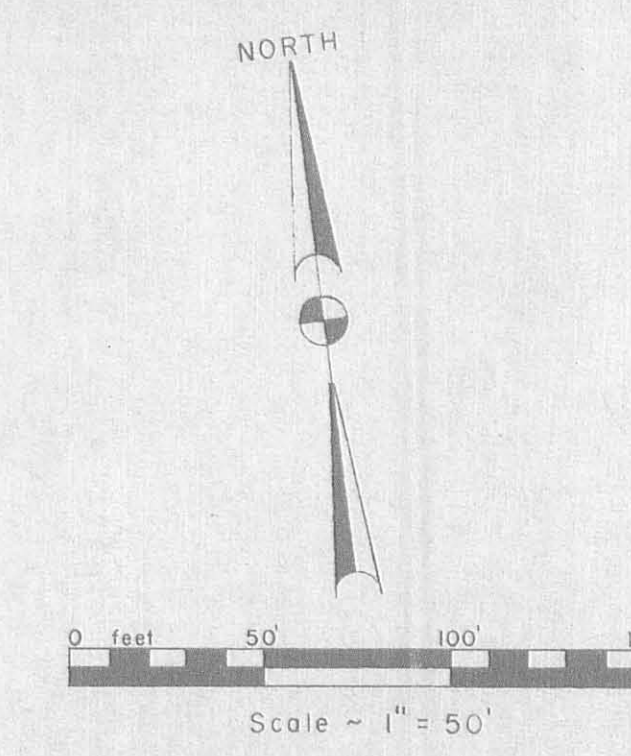
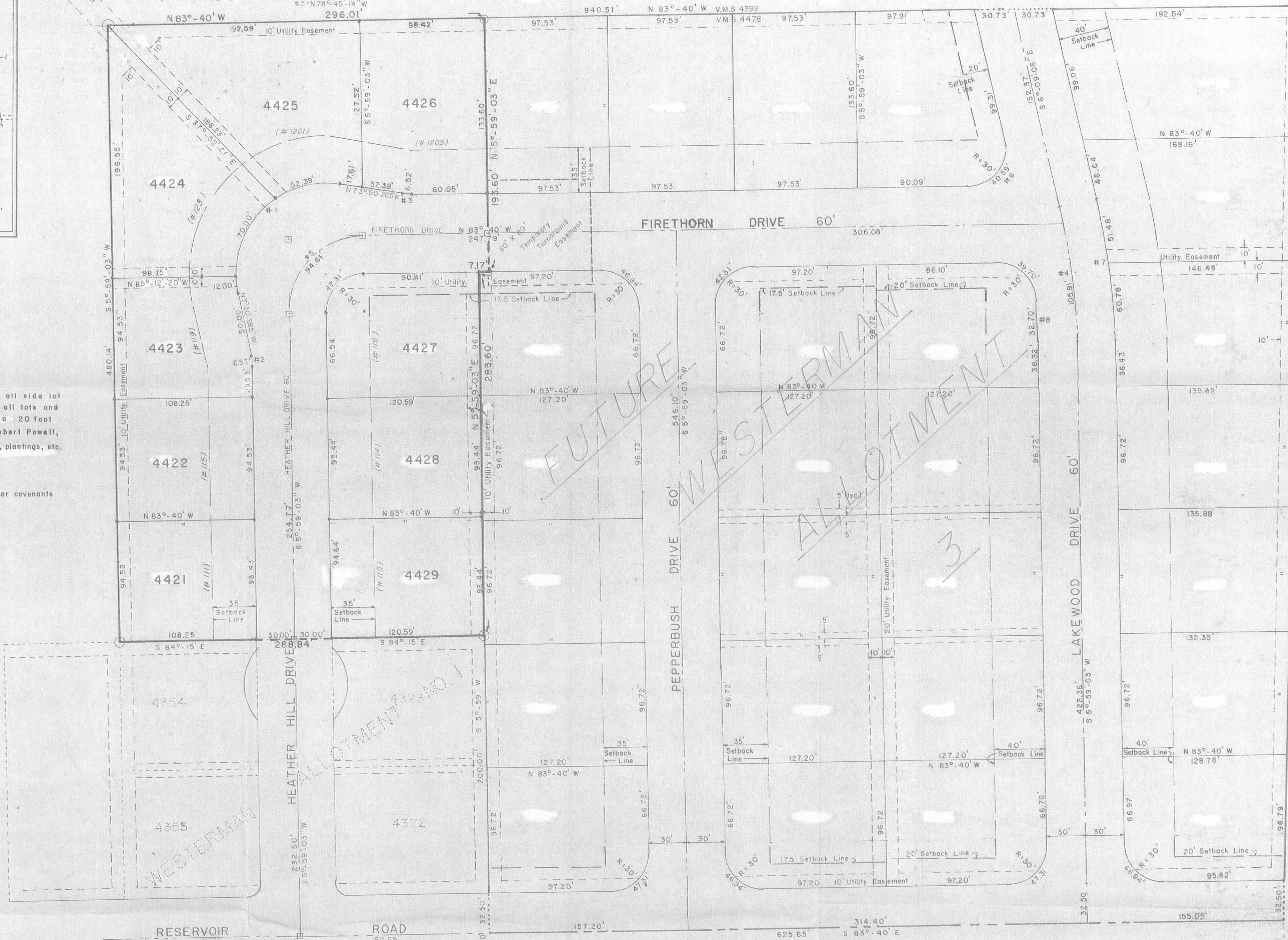
CURVE # 5  
 P.I. = 90°-20'-57"  
 R = 60.00'  
 D = 95°-29'-35"  
 T = 60.37'  
 L = 94.61'  
 Ch = 85.11'  
 Ch. Bearing = N 51°-09'-31.5" E

CURVE # 4  
 P.I. = 12°-08'-09"  
 R = 500.00'  
 D = 11°-27'-35"  
 T = 53.18'  
 L = 105.91'  
 Ch = 2.80'

CURVE # 6 R  
 P.I. = 102°-29'-06"  
 R = 30.00'  
 D = 180°-59'-10"  
 T = 37.37'  
 L = 40.59'  
 Ch = 46.79'

CURVE # 7 R  
 P.I. = 12°-08'-09"  
 R = 530.00'  
 D = 10°-48'-38"  
 T = 56.34'  
 L = 112.26'  
 Ch = 112.05'

CURVE # 8 R  
 P.I. = 3°-44'-24"  
 R = 470.00'  
 D = 12°-11'-26"  
 T = 15.34'  
 L = 30.66'  
 Ch = 30.67'



WESTERMAN ALLOTMENT 2  
 V.M.S. 4478, CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP, LOGAN COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS, That WESTERMAN BUILDERS, INC. proprietor of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate the streets to the public use forever.

*Larry J. Sedlitz*  
*Brent H. Beale*  
 Witnesses

*Richard E. Westerman*  
*Cynthia Westerman*  
 Proprietors

STATE OF OHIO  
 LOGAN COUNTY

Before me, a Notary Public in and for said County, personally came Richard E. Westerman and Cynthia Westerman, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 10<sup>th</sup> day of OCTOBER, 1979

*Brent H. Beale*  
 Notary Public  
 Brent H. Beale  
 Notary Public, State of Ohio  
 My Commission Expires July 27, 1989

The within streets are hereby approved and accepted for public maintenance by Ordinance No. 79-51, recorded in City Council's record book 1979 on this 11<sup>th</sup> day of December, 1979.

*William F. Jany* Mayor  
*Sharon W. Ingram*, pres.  
*Ardythe Padmore*, Clerk  
 Bellefontaine City Council

Approved this 10<sup>th</sup> day of OCTOBER, 1979  
*Harold C. Wilson*  
 Bellefontaine City Engineer

Approved this 16<sup>th</sup> day of OCTOBER, 1979  
*Charles A. Longoff*  
 Chairman, City Planning Commission

Transferred this 16<sup>th</sup> day of Dec. 1979  
*Mary G. Slater*  
 Logan County Auditor

Filed for record this 26<sup>th</sup> day of DECEMBER, 1979, at 10:43 a.m.  
 Recorded this 26<sup>th</sup> day of DECEMBER, 1979, in Plat Book A, Page 609

*Carole Collins*  
 Logan County Recorder

DEDICATION OF TEMPORARY TURN-AROUND EASEMENT

An area is hereby made, dedicated and shown on the foregoing plat to be used for snow removal, maintenance, access etc. by the City and the public. The location of which is described as follows:  
 Beginning at an iron spike set in the center-line of Firethorn Drive at the east terminus of its present location.  
 Thence, N 5°-59'-03" E, a distance of 40.00 feet.  
 Thence, S 83°-40' E, a distance of 80.00 feet.  
 Thence, S 9°-59'-03" W, a distance of 80.00 feet.  
 Thence, N 83°-40' W, a distance of 80.00 feet.  
 Thence, N 5°-59'-03" E, a distance of 40.00 feet to the point of beginning. Containing 6400 square feet (0.147 acre).

This easement is a part of that original 13.58 acre tract (Vol. 376, Pg. 703) in the name of Westerman Builders, Inc.  
 It is hereby understood that this easement will be vacated at the end of its purpose when a new or additional subdivision is added to the east side of the foregoing plat.

*Larry J. Sedlitz*  
*Brent H. Beale*  
 Witnesses

*Richard E. Westerman*  
*Cynthia Westerman*  
 Proprietors

STATE OF OHIO  
 Logan County

Before me, a Notary Public in and for said County, personally came Richard E. Westerman and Cynthia Westerman, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 10<sup>th</sup> day of OCTOBER, 1979.

*Brent H. Beale*  
 Notary Public

INDEXED ON MAP  
 7/14

LEE SURVEYING & MAPPING CO.  
 855 E. Sandusky Ave.  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-5780



3-4-2021

APPROVED



**EDWARDS SURVEYING**

110 South Main Street  
Urbana, Ohio 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR RENNE'S 0.135 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Virginia Military Survey 4478, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found in concrete at the Southwest corner of Westerman Allotment 2 as recorded in Plat Cabinet "A", Slide 607, of the Logan County Plat Records, also being the Southwest corner of Lot 4421 of said Allotment and being on a North line of Westerman Allotment 1 as recorded in Plat Cabinet "A", Slide 588, and being at the Northwest corner of Lot 4354 and the Northeast corner of Lot 4353 of Westerman Allotment 1;

thence with the West line of Westerman Allotment 2, N-5°15'56"-E, 94.53'(feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northwest corner of Lot 4421 and at the Southwest corner of Lot 4422;

thence with the South line of Lot 4422 projected, N-84°24'18"-W, 61.44'(feet) to an iron bar set;

thence N-4°22'49"-E, 94.55'(feet) to an iron bar set;

thence with the projection of the North line of Lot 4422, S-84°24'19"-E, 62.90'(feet) to an iron bar set at the Northwest corner of Lot 4422, also being at the Southwest corner of Lot 4423;

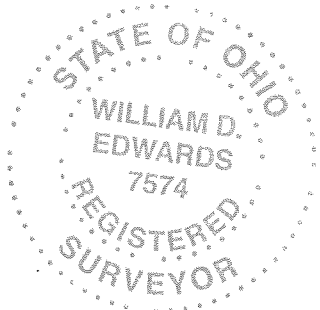
thence with the West line of Lot 4422 and the West line of Westerman Allotment 2, S-5°15'56"-W, 94.53'(feet) to the place of beginning.

Containing 0.135 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 13.018 acre tract conveyed to Michael A. Renne, Trustee, by deed recorded in Official Record 1261, Page 353, of the Logan County Records.

The herein described tract is to be attached to adjoining Lot 4422 and is not to be used as a separate and independent tract.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, February 24, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of West line of Westerman Allotment 2 per an assumed bearing of N-5°15'56"-E.



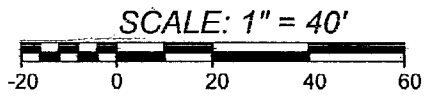
*William D. Edwards*

William D. Edwards, P.S. 7574

INDEXED ON MAP  
6369

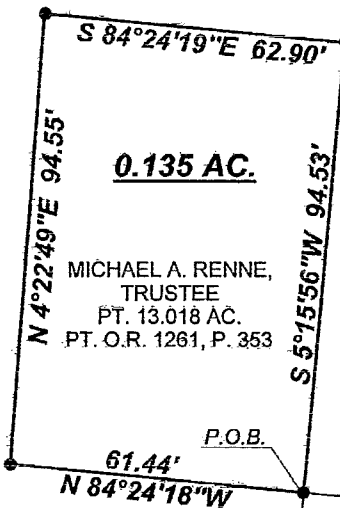
3-4-2021

APPROVED



DATE: FEBRUARY 24, 2021

MICHAEL A. RENNE, TRUSTEE  
13.018 AC.  
O.R. 1261, P. 353



**0.135 AC.**

MICHAEL A. RENNE,  
TRUSTEE  
PT. 13.018 AC.  
PT. O.R. 1261, P. 353

MICHAEL A. RENNE, TRUSTEE  
13.018 AC.  
O.R. 1261, P. 353

LOT 4423  
LOGAN PROPERTIES, LLC  
O.R. 1390, P. 4387

LOT 4422  
JOSEPH & ANDREA MICHELLE  
TORSSELL  
O.R. 1371, P. 207

LOT 4421  
JON P. SHOCKLEY &  
CHARMYN T. BREASTON  
O.R. 1393, P. 218

WESTERMAN ALLOTMENT 2  
PLAT CAB. "A", SLIDE 607

WESTERMAN ALLOTMENT 1  
PLAT CAB. "A", SLIDE 588

HEATHER HILL DRIVE  
60' R/W

# PLAT OF SURVEY

CITY OF BELLEFONTAINE, LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 4478

### LEGEND

- Δ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- ∅ — = 1" DIA. IRON PIPE.....FOUND
- □ — = MAG NAIL .....FOUND
- ■ — = 5/8" DIA. IRON BAR IN CONCRETE.....FOUND
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*  
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508

TITUS 2-11-14

6734.ZAK

- NOTE:
- BEARINGS ARE BASED ON THE WEST LINE OF WESTERMAN ALLOTMENT 2 PER AN ASSUMED BEARING OF N-5°15'56"-E.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, PLAT CABINET "A", SLIDES 588 & 607,
  - THE 0.135 ACRETRACT SHOWN HEREON IS TO BE ATTACHED TO ADJOINING LOT 4422.

INDEXED ON MAP  
*6369*