

Being part of the D.A. Younkman, et al, 54,541 acres as deeded and described in Volume 390, Page 998 of the Logan County Records of Deeds, the re-zoning area (35.10 acres) being more particularly described as follows:

Beginning at a right-of-way monument at the inter-section of the south limited access line of U.S. Route 33 and the west limited access line of Brown Avenue. This point being the most northeasterly corner of the said Younkman 54,541 acres.

THENCE, with the said west limited access of Brown Avenue, the following 2 bearings and distances:
S 45°-11'-10" W, 242.00 feet to a concrete right-of-way monument.
S 41°-54' E, 132.86 feet to an iron rod on the center-line of Brown Avenue.

THENCE, with the center-line of Brown Avenue, the following 2 bearings and distances:
S 64°-53'-40" W, 134.52 feet to an iron bolt.
S 47°-23'-30" W, 264.38 feet.

THENCE, into the said 54,541 acres, the following 2 bearings and distances:
N 30°-50'-20" W, 342.59 feet.
N 53°-27'-05" W, 176.89 feet to the center-line of a proposed street.

THENCE, with the center-line of a proposed street, on a curve to the left having a radius of 300 feet, a distance of 93.91 feet (Chord = S 37°-04' W, 93.52 feet).

THENCE, continuing with the said street center-line, S 28°-06' W, 100.00 feet to the center-line of another proposed street.

THENCE, with the said center-line, the following 8 bearings and distances:

1. A curve to the left (Radius = 300.0 feet, Length = 261.80 feet, Chord = N 86°-54' W, 253.57 feet).
2. S 68°-06' W, 170.00 feet.
3. A curve to the right (Radius = 300.0 feet, Length = 664.97 feet, Chord = N 48°-24' W, 536.96 feet).
4. N 15°-06' E, 155.90 feet.
5. A curve to the left (Radius = 550.00 feet, Length = 222.72 feet, Chord = N 3°-30' E, 221.20 feet).
6. N 7°-39'-35" W, 195.00 feet.
7. A curve to the right (Radius = 460.00 feet, Length = 315.87 feet, Chord = N 12°-45' E, 309.70 feet).
8. N 27°-54' E, 148.00 feet to the center-line inter-section of a proposed street.

THENCE, with said center-line, N 63°-15'-25" W, a distance of 18.55 feet. (CHORD)

THENCE, N 25°-35'-15" E, a distance of 150.00 feet to the south limited access line of U.S. Route 33.

- THENCE, with said limited access line, the following 5 bearings and distances:
1. A curve to the right (Radius = 5569.58 feet, Length = 275.85 feet, Chord = S 58°-15'-20" E, 275.82 feet).
 2. S 46°-10'-10" E, 244.88 feet.
 3. S 59°-18'-10" E, 340.90 feet.
 4. A curve to the right (Radius = 5569.58 feet, Length = 551.16 feet, Chord = S 47°-57'-50" E, 550.94 feet).
 5. S 43°-50'-20" E, 446.72 feet to the point of beginning.

Containing 35.10 acres.

RE-ZONING (R-1) OF 21.74 ACRES
Lying in Virginia Military Survey Numbers 2873, 3683, 4399, and 5245, Lake Township, Logan County, Ohio and lying adjacent to and bordering on the present corporation line of the City of Bellefontaine, Ohio and encompassing property in the names of D.A. Younkman (51,857 acres out of property deeded and described in Volume 390, Page 998); John M. Traul, Sr. (0.296 acre out of property deeded and described in Volume 328, Page 702); City of Bellefontaine, Ohio (3,773 acres out of the property deeded and described in Volume 347, Page 315) and more particularly described as follows:

Beginning at an iron rod found at an angle in the east line of Lot No. 4277, Maple Hill Subdivision (Plat Book 6, Page 73). This point lying on the present east corporation line a distance of 12.88 feet northerly from an iron pipe marking an angle to the east of said present corporation line.

THENCE, with the present corporation line and the east line of Maple Hill Subdivision and the east line of Belle-Air Estates, N 3°-49'-20" E, a distance of 1939.43 feet to an iron rod found on the south line of a 0.296 acre tract of an original tract of 42.40 acres (Volume 328, Page 702). This point lying on the north line of V.M.S. 5245 and being a northeast corner of the present city corporation and the northeast corner of the Belle-Air Estates.

THENCE, with the north line of V.M.S. 5245 and the present corporation line, N 89°-15'-30" W, a distance of 116.50 feet to an iron rod found at the southwest corner of said 0.296 acres. This point also being the southeast corner of a 3.80 acre tract (City of Bellefontaine, Ohio).

THENCE, leaving the present corporation line, with the east line of said 3.80 acres, N 0°-53'-10" W, a distance of 111.60 feet to an iron rod found on the south right-of-way line (limited access) of U.S. Route 33.

THENCE, with said right-of-way line, S 62°-10'-40" E, with the chord of a curve having a radius of 5569.58 feet, a distance of 485.37 feet to a point at the northwest corner of the above 35.10 acre R-3 Zone.

THENCE, with the west line of the above 35.10 acre R-3 Zone, S 25°-35'-15" W, a distance of 150.00 feet to the center-line of a proposed street.

THENCE, with the center-lines of proposed streets, the same being the west and south lines of the R-3 Zone, the following 11 bearings and distances:

1. S 63°-15'-20" E, 18.55 feet (Chord)
2. S 27°-54' W, 148.00 feet
3. A curve to the left (Radius = 460.00, Length 315.87 feet, Chord = S 12°-45' W, 309.07 feet).
4. S 7°-39'-35" E, 195.00 feet.
5. A curve to the right (Radius = 550.00 feet, Length = 222.72 feet, Chord = S 3°-30' E, 221.20 feet).
6. S 15°-06' W, 155.90 feet.
7. A curve to the right (Radius = 300.00 feet, Length = 664.97 feet, Chord = S 48°-24' E, 536.96 feet).
8. N 68°-06' E, 170.00 feet
9. A curve to the left (Radius = 300.00 feet, Length = 261.80 feet, Chord = S 86°-54' E, 253.57 feet).
10. N 28°-06' E, 100.00 feet.
11. A curve to the right (Radius = 300.00 feet, Length = 93.91 feet, Chord = N 37°-04' E, 93.52 feet).

THENCE, S 53°-27'-05" E, 176.89 feet.

THENCE, S 30°-50'-20" W, 342.59 feet to a point on the center-line of Brown Avenue (Township Road 183).

THENCE, with the center-line of Brown Avenue, the following 3 bearings and distances:
S 47°-23'-20" W, 70.00 feet.
S 66°-06'-40" W, 388.49 feet.
S 56°-59'-10" W, 93.00 feet.

THENCE, N 83°-48'-50" W, 985.84 feet.

THENCE, N 3°-49'-20" E, 12.88 feet to the point of beginning.

Containing 21.74 acres.



PLAN FOR RE-ZONING OF
35.10 ACRES OF THE
D.A. YOUNKMAN, et al 54,541 Ac.
TRACT, (Vol. 390, Pa. 998)
V.M.S. 3683, 4399 & 5245
CITY OF BELLEFONTAINE
LAKE TWP, LOGAN COUNTY, OHIO
ALSO:
21.74 ACRES (ZONE R-1)
(INCLUDES TRAIL 0.296 AC.
& CITY OF BELLEFONTAINE
3.773 AC.)

REGISTERED SURVEYOR
L-674-1
SEPT. 10, 1987

INDEXED ON MAP
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