

SHADOWBROOKE SUBDIVISION

Plat Cab. B Slide 96A

1
2

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO
V.M.S. 4399 AND 5245 PHASE III

NOTES:

- IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE TWO FEET DIAMETER EASEMENT IS RESERVED 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.
- THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN THE SHADOWBROOKE RESIDENTIAL COMMUNITY AREA. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY UTILITY EASEMENT.
- EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN R-1 ZONE.
- THE MEMBERS' RESOLUTION REGARDING THE MANAGING MEMBER IS FILED IN THE LOGAN COUNTY RECORDER'S OFFICE AT OFFICIAL RECORD 471, PAGE 171.
- THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS, AND RESERVATION OF EASEMENTS FOR SHADOWBROOKE RESIDENTIAL COMMUNITY AS FILED IN THE LOGAN COUNTY, OHIO OFFICIAL RECORD 303, PAGE 711-741.
- THE CERTIFICATE AND ARTICLES OF ORGANIZATION PERTAINING TO M.Y. DEVELOPMENT, LTD. ARE FILED IN THE LOGAN COUNTY, OHIO OFFICIAL RECORD 303, PAGE 451, AND RECORDED ON ROLL 5240 AT FRAME 0722 OF THE RECORDS OF INCORPORATION AND MISCELLANEOUS FILINGS OF THE OFFICE OF THE SECRETARY OF STATE.
- THE NOTICE OF ANNEXATION SUBJECTING PHASE III TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS AND RESERVATION OF EASEMENTS FOR SHADOWBROOKE RESIDENTIAL COMMUNITY AS DATED _____ IS RECORDED IN OFFICIAL RECORD _____, PAGE _____.

DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEYS 4399 AND 5245, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE M. Y. DEVELOPMENT, LTD., ORIGINAL 52,953 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 270, PAGE 659 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SHADOWBROOKE SUBDIVISION PHASE II (PLAT CABINET B, SLIDE 61) ON THE EAST LINE OF THE WILLIAM L. FRAM, TRUSTEE 9.798 ACRE TRACT (O.R. 704, PG. 433, PARCEL 2, TRACT 11).

THENCE, WITH THE LINES OF SHADOWBROOKE SUBDIVISION PHASE II, THE FOLLOWING FIVE COURSES:

S 87°-11'-30"E, A DISTANCE OF 370.49 FEET TO A CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF LOST CREEK DRIVE (60 FEET WIDE).

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°-41'-51", A RADIUS OF 205.59 FEET, AN ARC LENGTH OF 56.33 FEET, A CHORD BEARING S 9°-19'-41"E, A CHORD DISTANCE OF 56.15 FEET TO A CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF LOST CREEK DRIVE.

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 83°-46'-33", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.55 FEET, A CHORD BEARING S 24°-42'-40"W, A CHORD DISTANCE OF 33.38 FEET TO A CONCRETE MONUMENT FOUND.

S 23°-24'-03"E, A DISTANCE OF 80.00 FEET TO A CONCRETE MONUMENT FOUND.

N 66°-35'-57"E, A DISTANCE OF 83.64 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY OF LOST CREEK DRIVE, PASSING A RAILROAD SPIKE FOUND AT 53.64 FEET.

THENCE, WITH THE EAST RIGHT-OF-WAY OF LOST CREEK DRIVE EXTENDED, THE FOLLOWING TWO COURSES:

S 23°-24'-03"E, A DISTANCE OF 5.98 FEET TO A CONCRETE MONUMENT SET.

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°-05'-40", A RADIUS OF 154.35 FEET, AN ARC LENGTH OF 43.36 FEET, A CHORD BEARING S 31°-26'-53"E, A CHORD DISTANCE OF 43.21 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 50°-30'-17"W, A DISTANCE OF 60.00 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 20°-19'-11"W, A DISTANCE OF 446.13 FEET TO A CONCRETE MONUMENT SET.

THENCE, S 26°-40'-52"E, A DISTANCE OF 8.61 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE NORTH LINE OF THE CITY OF BELLEFONTAINE, OHIO, ORIGINAL 9.88 ACRE TRACT (VOL. 347, PG. 315, PARCEL VI), S 75°-02'-01"W, A DISTANCE OF 317.10 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE NORTH LINE OF THE REMAINDER OF THE DAVID A. YOUNGMAN, ETAL ORIGINAL 54.541 ACRE TRACT (VOL. 390, PG. 998), N 83°-48'-50"W, A DISTANCE OF 43.84 FEET TO A CONCRETE MONUMENT SET.

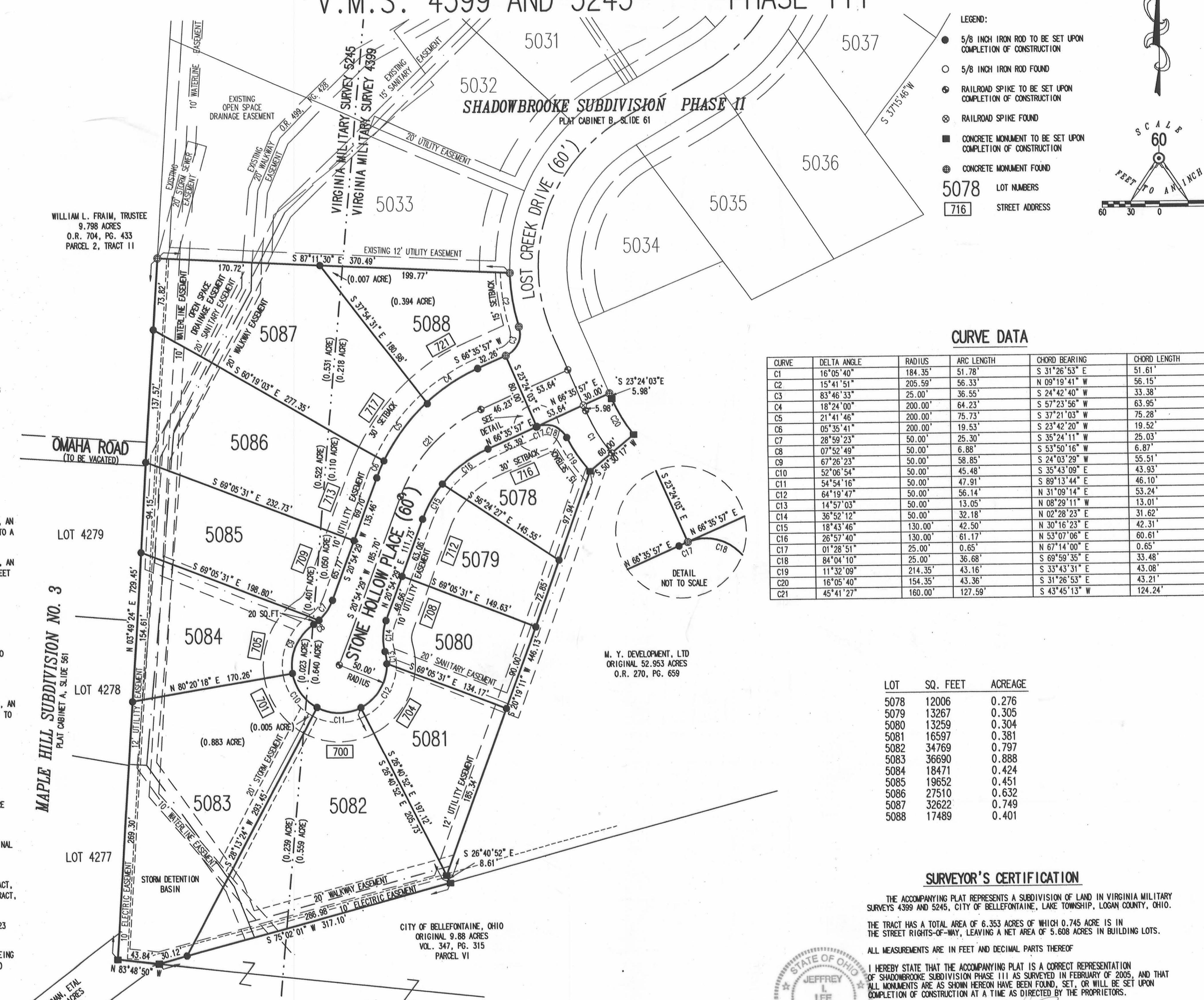
THENCE, WITH THE EAST LINES OF THE SAID REMAINDER OF THE ORIGINAL 54.541 ACRE TRACT, MAPLE HILL SUBDIVISION NO. 3 (PLAT CABINET A, SLIDE 561) AND THE AFORESAID 9.798 ACRE TRACT, N 3°-49'-24"E, A DISTANCE OF 729.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.353 ACRES, 3.030 ACRES ARE IN VIRGINIA MILITARY SURVEY 5245 AND 3.323 ACRES ARE IN VIRGINIA MILITARY SURVEY 4399.

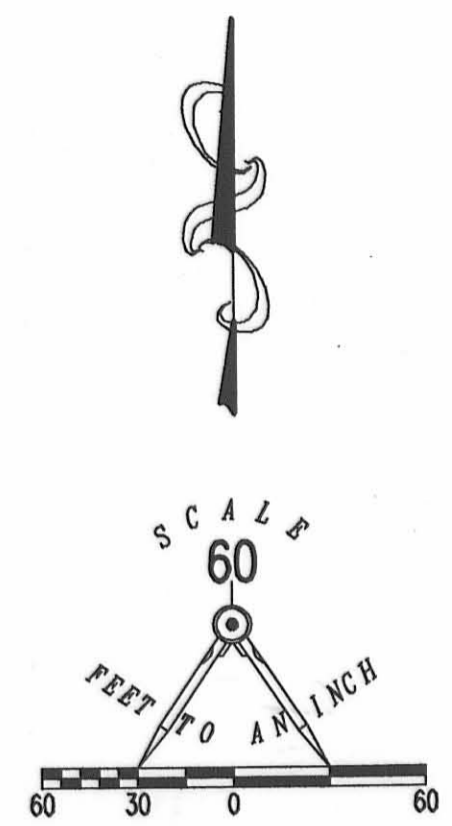
THE BASIS FOR BEARINGS IS THE SOUTH LINE OF SHADOWBROOKE SUBDIVISION PHASE II, BEING S 67°-11'-30"E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON MAY 4, 2005.

DESCRIPTION PREPARED BY: JEFFREY I. LEE, PROFESSIONAL SURVEYOR 6359 ON MAY 4, 2005.

2 WORKING DAYS
BEFORE YOU DIG
OHIO UTILITIES PROTECTION SERVICE
CALL TOLL FREE 800-362-2764



- LEGEND:**
- 5/8 INCH IRON ROD TO BE SET UPON COMPLETION OF CONSTRUCTION
 - 5/8 INCH IRON ROD FOUND
 - RAILROAD SPIKE TO BE SET UPON COMPLETION OF CONSTRUCTION
 - RAILROAD SPIKE FOUND
 - CONCRETE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
 - CONCRETE MONUMENT FOUND
- 5078 LOT NUMBERS
716 STREET ADDRESS



VICINITY MAP
NO SCALE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID A. YOUNGMAN, AS MANAGING MEMBER OF M.Y. DEVELOPMENT, LTD., OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREON AND DOES HEREBY DEDICATE THE STREETS AND WALKING PATHS TO THE PUBLIC USE FOREVER AND THE EASEMENTS ARE DEDICATED FOR THE PURPOSES INTENDED, INCLUDING ALL THE EASEMENTS SHOWN WHICH ARE OUTSIDE THE LIMITS OF THE SUBDIVISION. HE WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES
SIGNATURE *Suzzy Tapp*
PRINTED NAME *Suzzy Tapp*
SIGNATURE *Cindy Cushman*
PRINTED NAME *Cindy Cushman*

MANAGING MEMBER
SIGNATURE *David A. Younman*
PRINTED NAME *DAVID A. YOUNGMAN*

STATE OF OHIO
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME DAVID A. YOUNGMAN WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 12th DAY OF MAY 20 05

Cindy Cushman
NOTARY PUBLIC

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°05'40"	184.35'	51.78'	S 31°26'53" E	51.61'
C2	15°41'51"	205.59'	56.33'	N 09°19'41" W	56.15'
C3	83°46'33"	25.00'	36.55'	S 24°42'40" W	33.38'
C4	18°24'00"	200.00'	64.23'	S 57°23'56" W	63.95'
C5	21°41'46"	200.00'	75.73'	S 37°21'03" W	75.28'
C6	05°35'41"	200.00'	19.53'	S 23°42'20" W	19.52'
C7	28°59'23"	50.00'	25.30'	S 35°24'11" W	25.03'
C8	07°52'49"	50.00'	6.88'	S 53°50'16" W	6.87'
C9	67°26'23"	50.00'	58.85'	S 24°03'29" E	55.51'
C10	52°06'54"	50.00'	45.48'	S 35°43'09" E	43.93'
C11	54°54'16"	50.00'	47.91'	S 89°13'44" E	46.10'
C12	64°19'47"	50.00'	56.14'	N 31°09'14" W	53.24'
C13	14°57'03"	50.00'	13.05'	N 08°29'11" W	13.01'
C14	36°52'12"	50.00'	32.18'	N 02°28'23" E	31.62'
C15	18°43'46"	130.00'	42.50'	N 30°16'23" E	42.31'
C16	26°57'40"	130.00'	61.17'	N 53°07'06" E	60.61'
C17	01°28'51"	25.00'	0.65'	N 67°14'00" E	0.65'
C18	84°04'10"	25.00'	36.68'	S 69°59'35" E	33.48'
C19	11°32'09"	214.35'	43.16'	S 33°43'31" E	43.08'
C20	16°05'40"	154.35'	43.36'	S 31°26'53" E	43.21'
C21	45°41'27"	160.00'	127.59'	S 43°45'13" W	124.24'

LOT SQ. FEET ACREAGE

5078	12006	0.276
5079	13267	0.305
5080	13259	0.304
5081	16597	0.381
5082	34769	0.797
5083	36690	0.888
5084	18471	0.424
5085	19652	0.451
5086	27510	0.632
5087	32622	0.749
5088	17489	0.401

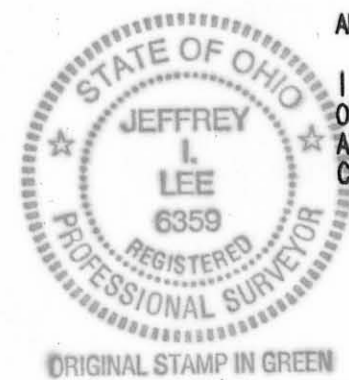
SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEYS 4399 AND 5245, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 6.353 ACRES OF WHICH 0.745 ACRE IS IN THE STREET RIGHTS-OF-WAY, LEAVING A NET AREA OF 5.608 ACRES IN BUILDING LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SHADOWBROOKE SUBDIVISION PHASE III AS SURVEYED IN FEBRUARY OF 2005, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.



JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MAY 4, 2005

NOTE:
THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

DEVELOPER
M.Y. DEVELOPMENT, LTD.
1025 TOWNSHIP ROAD 47
WEST LIBERTY, OHIO 43357

2005-00 3740

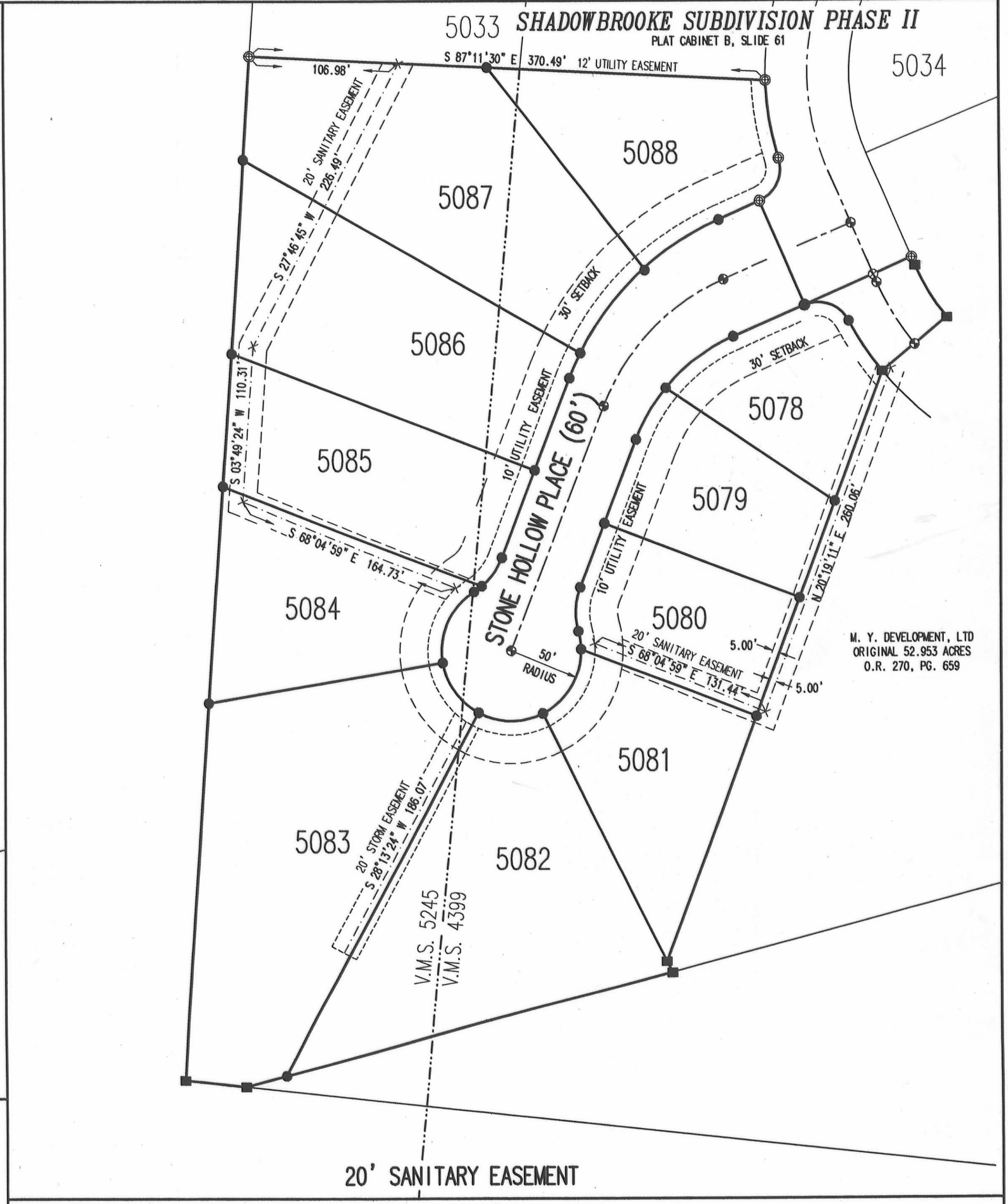
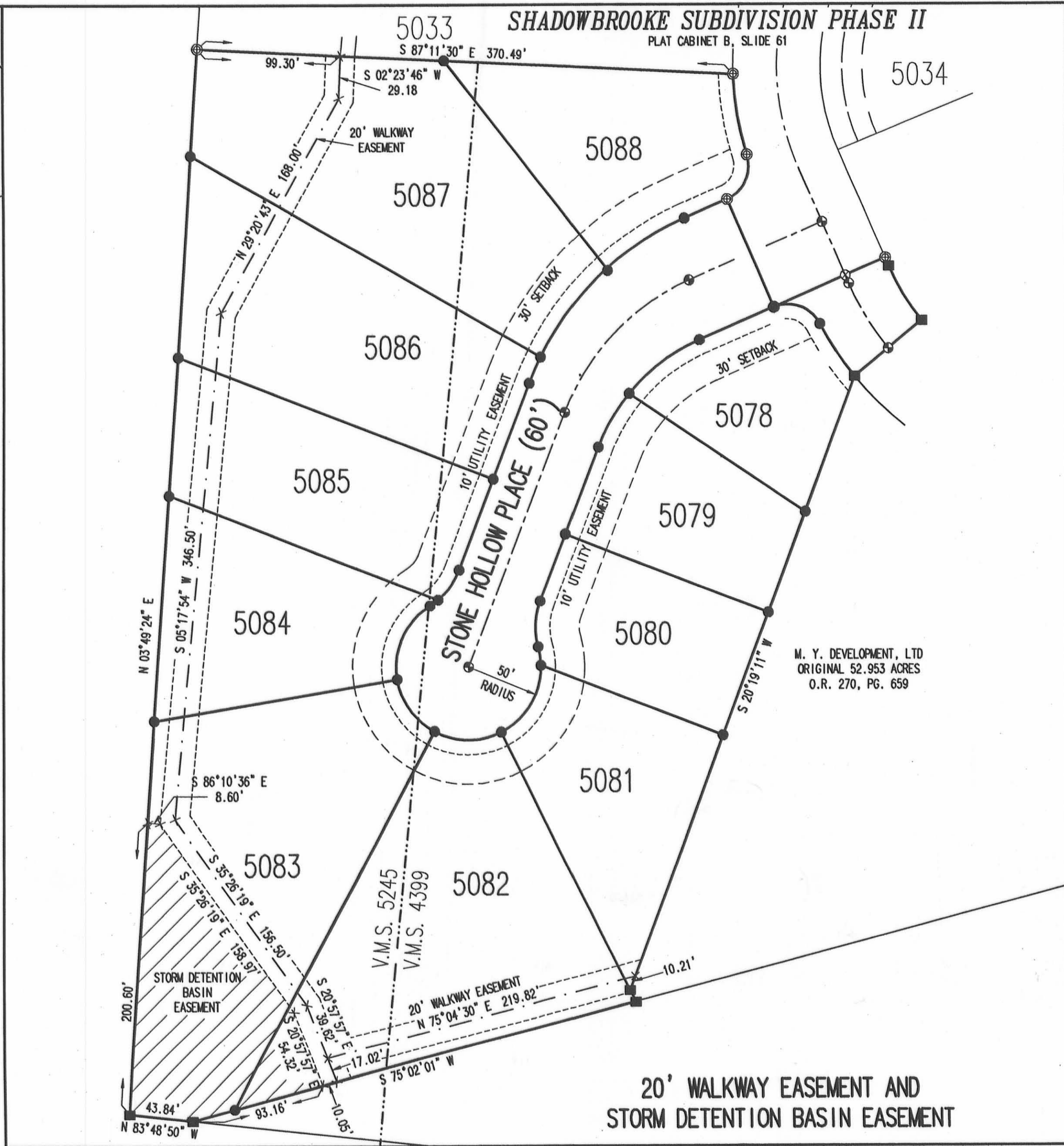
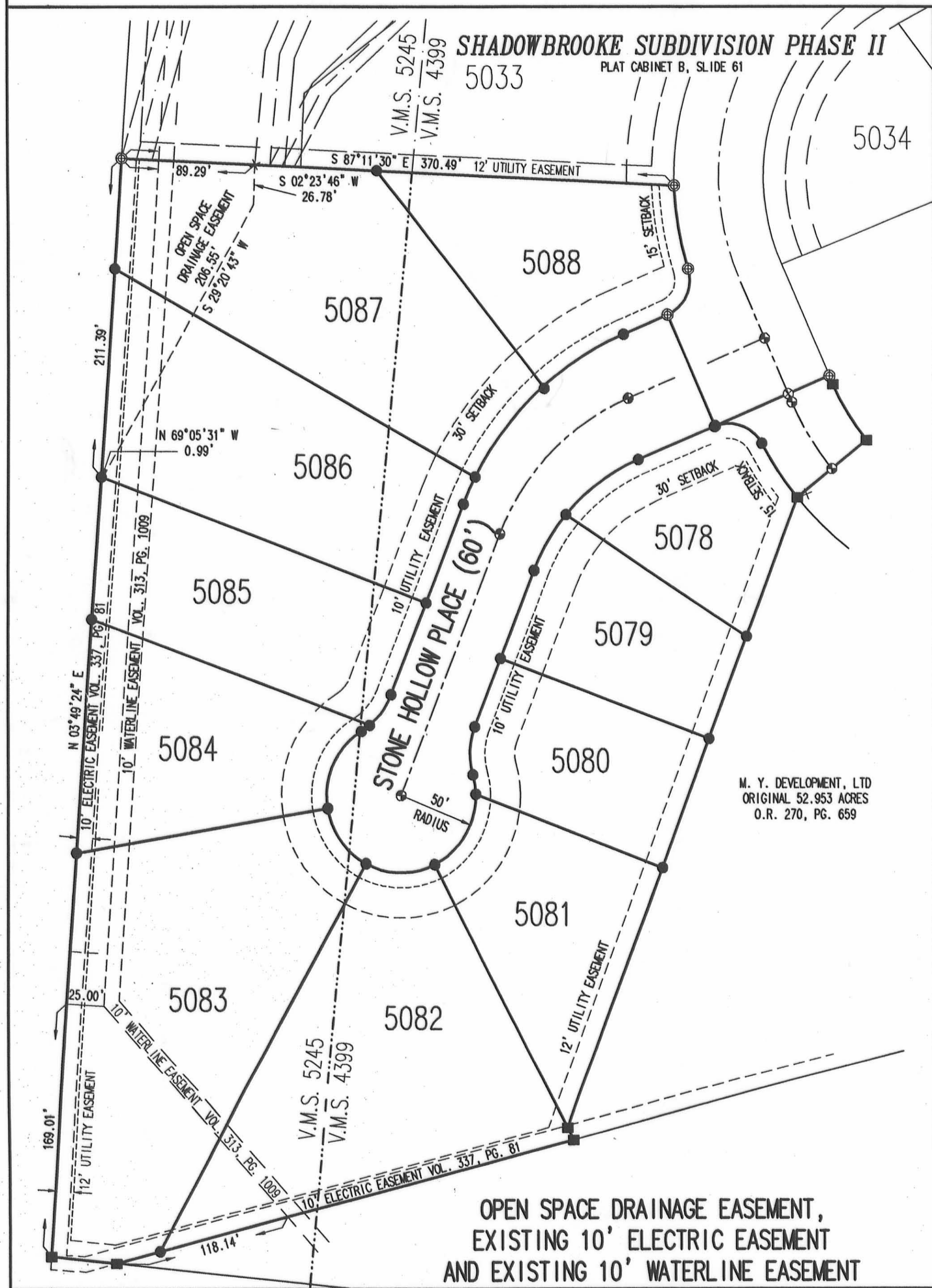
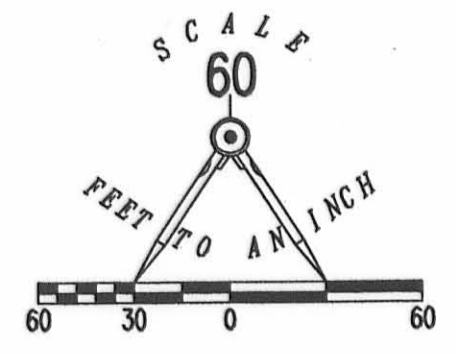
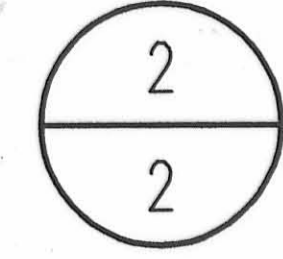
RECORDED IN PLAT CABINET B, SLIDE 96A, RECEIVED FOR RECORD AT 10:54 O'CLOCK AM THIS 17 DAY OF MAY 20 05

Jonda Kloman
RECORDER, LOGAN COUNTY, OHIO

COPYRIGHT 2005 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madison Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
KSR 00205 SHADOW.ASC 374025A1 L-374-1

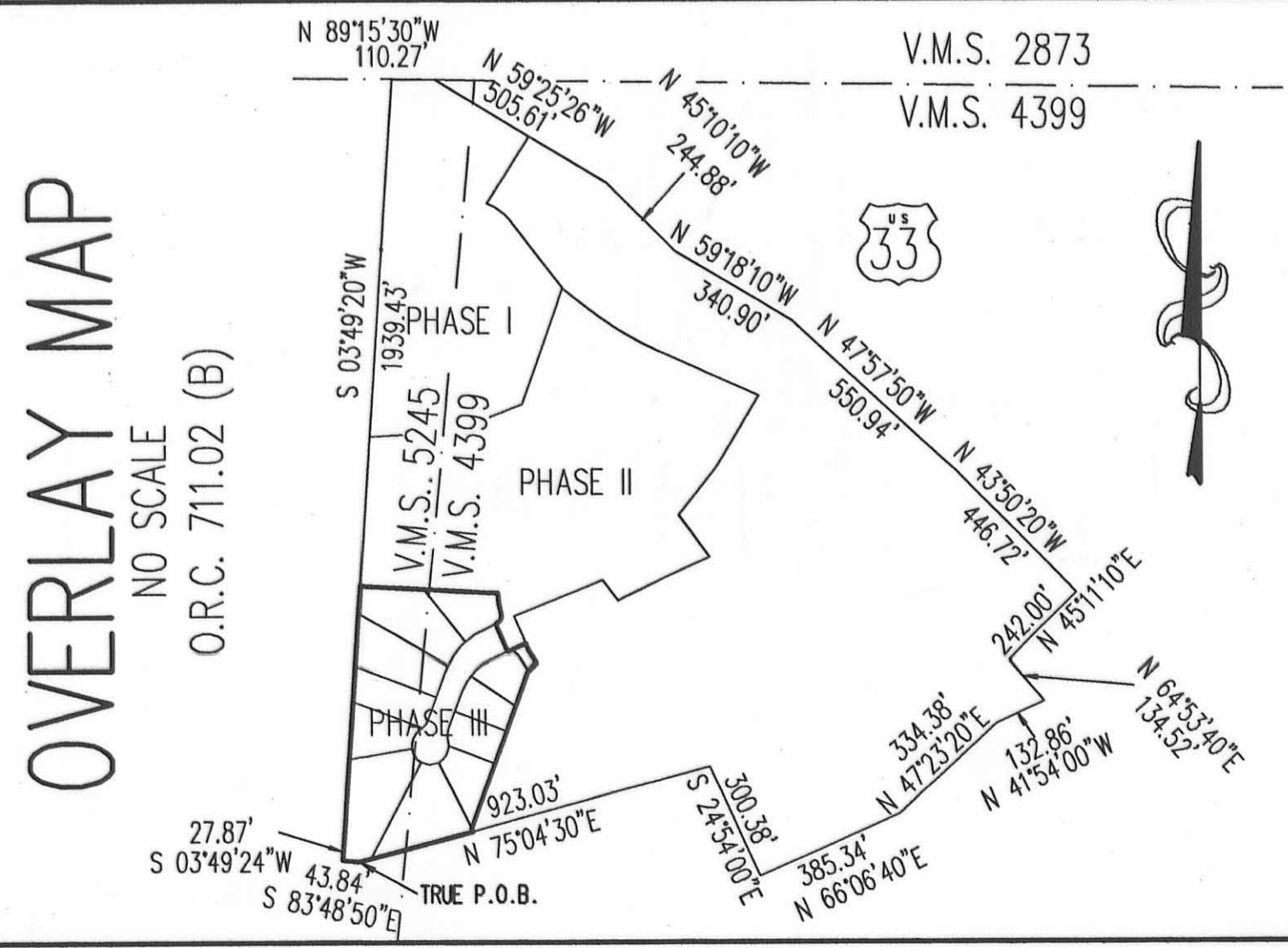
SHADOWBROOKE SUBDIVISION

PHASE III, V.M.S. 4399 AND 5245, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO



NOTE:
THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE.



COPYRIGHT 2005 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(614) 593-7335
KSR D0205 SHADOW.ASC 374025A2 L-374-1