

AMENDED PLAT NORTHPOINTE SUBDIVISION & EASEMENT DEDICATION PLAT STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE VIRGINIA MILITARY SURVEY 2873

APRIL 2021

DESCRIPTION

Situated in the State of Ohio, County of Logan, City of Bellefontaine, Township of Lake, Virginia Military Survey 2873, being the remainder of that 2.242 acre tract (Tract I) and the remainder of that 9.429 acre tract (Tract II) as described in a deed to Mary Rutan Hospital, of record in Official Record 1186, Page 910, all of that 0.543 acre tract as described in a deed to Mary Rutan Hospital, of record in Official Record 1394, Page 1092 and Lot 5117 and Reserve "A" as described in a deed to Northpointe Owners Association, Inc. of record in Official Record 1330, Page 643. (SEE ENTIRE DESCRIPTION PAGE 2)

DEDICATION AND ACKNOWLEDGEMENT

The undersigned, Mary Rutan Hospital, an Ohio nonprofit corporation and Northpointe Owners Association, Inc. (the "Declarant"), owners of the property plotted herein, hereby certifies that this plat correctly represents the property which comprises "Northpointe" (the "Subdivision") and Declarant does hereby authorize and accept this plat and dedicate to private use the private streets designated on the plat as Maryview Drive and Rutan Way (the "Private Streets") and not heretofore dedicated. The property and each lot created by this plat or by any subsequent subdivision, and all private streets, shall be subject to the terms, provisions, covenants, conditions and restrictions set forth in the Declaration of Covenants, Easements, Conditions and Restrictions for Northpointe recorded with the Logan County Recorder in Volume 1330, Page 309, as such declaration may be heretofore or hereafter amended from time to time (the "Declaration"). The Declaration is hereby incorporated herein by reference. Any capitalized terms set forth in this Declaration that are not defined herein shall have the same meanings in this Declaration as set forth in the Declaration.

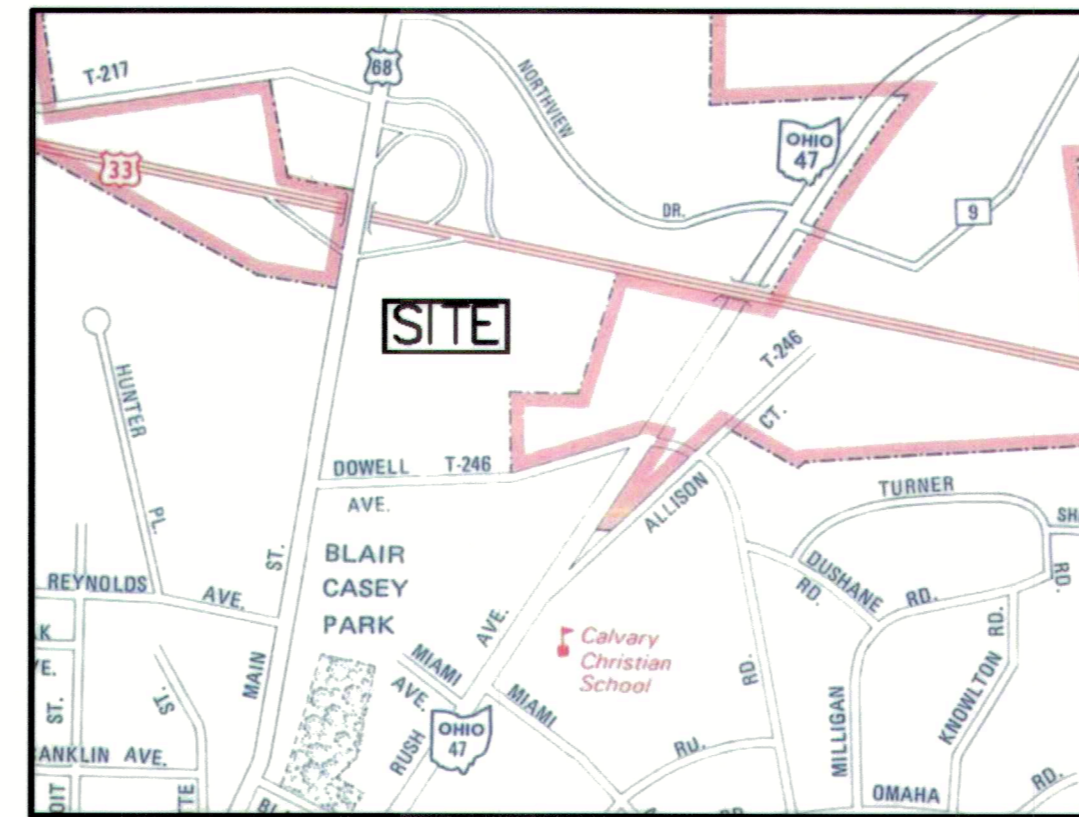
The Private Streets are dedicated for the private and exclusive use and access of the Declarant, owners, occupants, business invitees, police, firemen, emergency personal and others as specified in the Declaration. No public agency, state, county or city, is responsible for maintenance, repair, reconstruction, etc. of the Private Streets and responsibility rests with the Northpointe Owners Association, Inc., an Ohio nonprofit corporation (the "Owners Association"), as specified in the Declaration.

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 the City of Bellefontaine, the Township of Lake and/or the County of Logan, 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 City of Bellefontaine zoning regulations.

Subject to the terms and conditions of the Declaration, the following easements shown on this Plat are reserved and dedicated with respect to the Property and the Subdivision as set forth below:

1. The areas depicted on the plat as "Water Line Easement" are hereby dedicated, on a non-exclusive basis, to the City of Bellefontaine for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground water lines and all related pipes, fixtures, equipment and appurtenances thereto.
2. The area depicted on the plat as "City Storm Sewer Easement" is hereby dedicated, on a non-exclusive basis, to the City of Bellefontaine for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground storm sewer lines and all related pipes, mains, fixtures, equipment and appurtenances thereto.
3. The areas depicted on the plat as "Private Storm Sewer Easement" are hereby dedicated, on a non-exclusive basis, to the Owners Association, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground storm sewer lines and all related pipes, mains, fixtures, equipment and appurtenances thereto.
4. The areas depicted on the plat as "Sanitary Sewer Easement" are hereby dedicated, on a non-exclusive basis, to the City of Bellefontaine for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground sanitary sewer lines and all related pipes, fixtures, equipment and appurtenances thereto.
5. The areas depicted on the plat as "Sign Easement" are hereby dedicated, on a non-exclusive basis, to the Owners Association, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing signs for wayfinding and business identification purposes, and all fixtures, equipment, utilities and appurtenances thereto.
6. The areas depicted on the plat as "Electric Easement" are hereby dedicated, on a non-exclusive basis, to The Dayton Power and Light Company, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground electric distribution lines and all related fixtures, equipment and appurtenances thereto.
7. The area depicted on the plat as "Utility Pole Easement" is hereby dedicated, on a non-exclusive basis, to The Dayton Power and Light Company, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing a utility pole and guy wires.
8. The areas depicted on the plat as "Vectren Easement" are hereby dedicated, on a non-exclusive basis, to Vectren Energy Delivery of Ohio, Inc., an Ohio corporation, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground gas distribution pipelines and all related fixtures, equipment and appurtenances thereto.
9. The areas depicted on the plat as "Fiber Optic Easement" are hereby dedicated, on a non-exclusive basis, to the Owners Association, its successors and assigns, for the purpose of constructing, installing, maintaining, operating, repairing and/or replacing underground fiber optic lines and all related fixtures, equipment and appurtenances thereto.

With respect to the foregoing easements, it shall be lawful for any grantee thereunder, or its employees, agents or contractors, to enter upon the Private Streets and the grantee's respective easement(s) at any time for the purpose of carrying out the objectives for which said easement(s) is/are reserved and dedicated. Construction, repair or replacement of any pipes, fixtures, equipment or other appurtenances in an easement area (the "Easement Infrastructure") shall be done in a workmanlike and expeditious manner at a grantee's sole cost and expense and in such a manner so as to reasonably minimize the impact on the burdened property, including minimization of the disruption and inconvenience of the business operations conducted on the burdened property. After construction, repair or replacement of Easement Infrastructure, a grantee shall restore all the burdened property, including drive aisles, landscaping, pavement, parking lots and curbing, to its original condition and grade. Except for items necessary for the purpose of carrying out objectives for which said easements are reserved and dedicated, no permanent structures (except for pavement, curbing and/or sidewalks) or plantings of any nature are permitted within any easement area if said structures and/or plantings would unreasonably interfere with the intended objectives of said easements.



LOCATION MAP
NO SCALE

OWNER AND DECLARANT:

Mary Rutan Hospital

By: Chad A. Ross

Print name: Chad A. Ross

Title: Chief Operating Officer

STATE OF OHIO, COUNTY OF LOGAN ss:

Before me, a Notary Public in and for said County, on this 3rd day of May, 2021, personally came Chad A. Ross, who acknowledge 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 day of May 3, 2021.

Joshua M. Stolly
Notary Public
JOSHUA M. STOLLY, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

BEARING REFERENCE

BEARING HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) FROM GPS OBSERVATIONS, ESTABLISHING A BEARING OF NORTH 171°59' EAST FOR THE CENTERLINE OF MAIN STREET.

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in Virginia Military Survey No. 2873, City of Bellefontaine, Logan County, Ohio. The tract has an area of 1.239 acres in Private Streets and 10.975 acres in lots, making a total of acres 12.214.

All measurements are in feet and decimals of a foot. All measurements on curves are (chord or arc) distances.

I hereby certify that the accompanying plat is a correct representation of "Northpointe Subdivision & Easement Dedication" as surveyed October 2016 and that all monuments and iron pins as shown hereon have been set.

IBI GROUP

BY David L. Chiesa 04/22/21
David L. Chiesa P.S.
Registered Surveyor No. 7740



OWNER AND DECLARANT:

Northpointe Owners Association, Inc.

By: Chad A. Ross

Print name: Chad A. Ross

Title: Resident

STATE OF OHIO, COUNTY OF LOGAN ss:

Before me, a Notary Public in and for said County, on this 3rd day of May, 2021, personally came Chad A. Ross, who acknowledge 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 day of May 3, 2021.

Joshua M. Stolly
Notary Public
JOSHUA M. STOLLY, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

Plat Pre-approved Suzanne M. Cochran 5-6-2021

Plat Checked Suzanne M. Cochran 5-6-2021

Transferred this day of 6th of May, 2021,

Logan County Auditor
Logan County Auditor

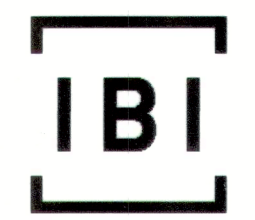
Filed for record this day of 6th May, 2021, at 11:54 am.
Recorded this day of 6th May, 2021 in Plat Cabinet B, Slide 150 A.

Patricia A. Myers
Logan County Recorder
202100003188
PLAT
Filed in Logan County, OH Fees: \$259.20
Patricia Myers, Recorder 05/06/2021 11:54 AM

NOTE:

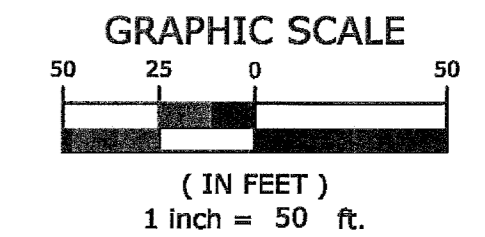
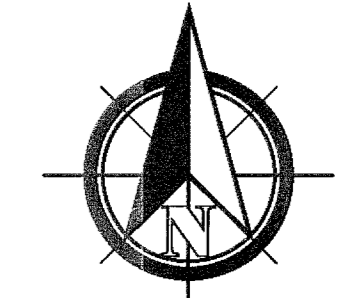
THE PURPOSE OF THIS AMENDED PLAT IS TO ADD THE 0.543 ACRE TRACT SHOWN HEREON AS LOT 5158. THE DEDICATED EASEMENTS SHOWN ON PAGES 2 AND 3 OF THIS AMENDED PLAT WERE PREVIOUSLY DEDICATED BY THE PLAT FOR "NORTHPOINTE SUBDIVISION & EASEMENT DEDICATION PLAT" OF RECORD IN PLAT CABINET "B", SLIDES 138 B, 139 A AND 139 B. THE STATUS OF THE EASEMENTS SHOWN THEREON DOES NOT CHANGE. NO ADDITIONAL EASEMENTS HAVE BEEN ADDED BY THIS PLAT.

DEVELOPER
MARY RUTAN HOSPITAL
205 PALMER AVENUE
BELLEFONTAINE OHIO 43311



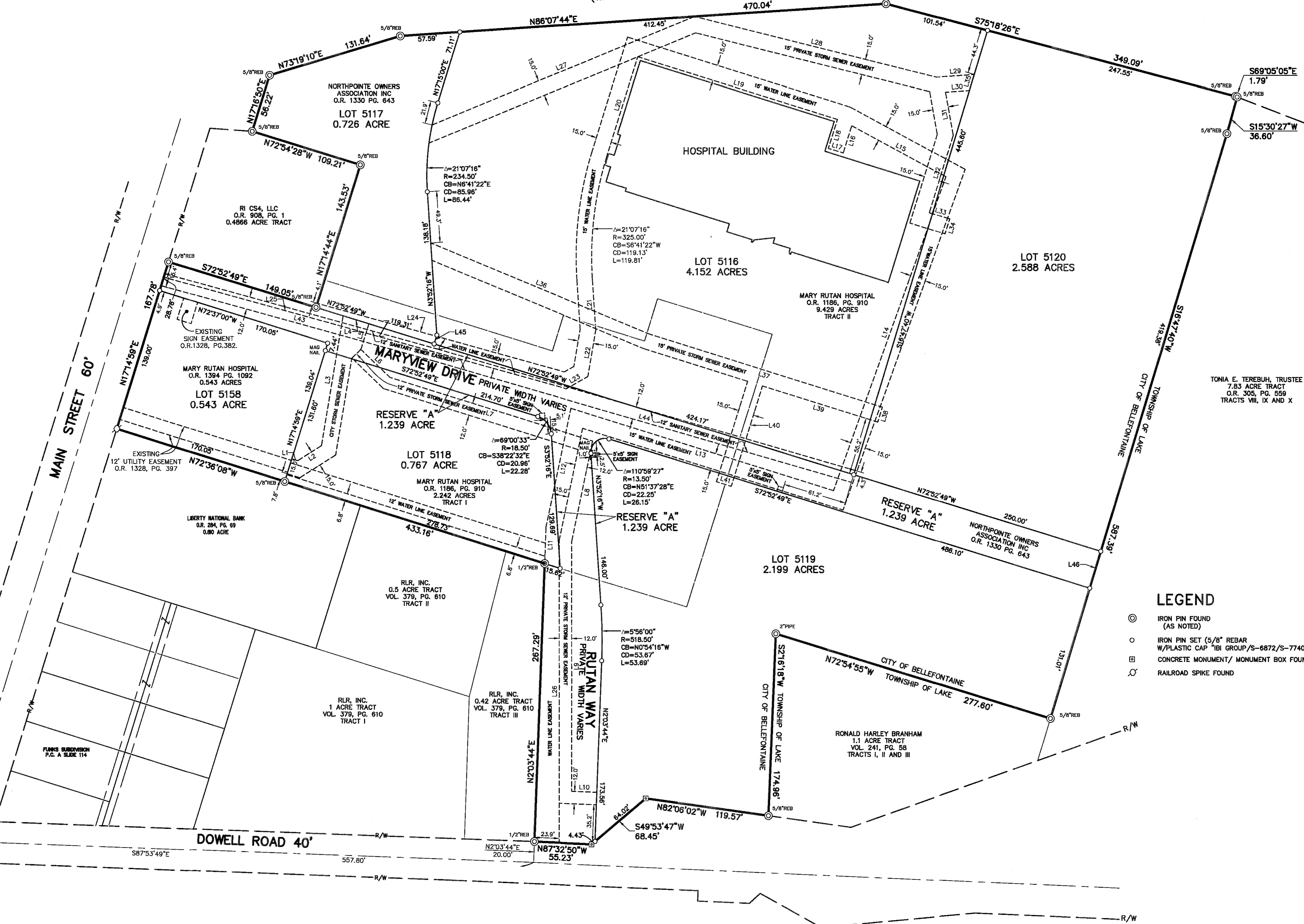
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

AMENDED PLAT NORTHPOINTE SUBDIVISION & EASEMENT DEDICATION PLAT STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE VIRGINIA MILITARY SURVEY 2873



Line #	Length	Direction
L1	5.90'	N72°34'09"W
L2	27.24'	S57°38'14"W
L3	126.26'	N9°24'52"E
L4	26.08'	S72°52'49"E
L5	25.80'	S17°25'56"W
L6	38.82'	S46°13'32"E
L7	205.08'	S72°45'45"E
L8	98.42'	S11°46'46"W
L9	240.19'	S0°03'33"E
L10	24.42'	S87°56'16"E
L11	35.29'	S2°03'44"W
L12	116.53'	S11°46'46"W
L13	285.67'	N72°45'00"W
L14	320.34'	S19°45'29"W
L15	103.61'	S61°40'33"E
L16	27.47'	N17°15'00"E
L17	15.00'	S72°45'00"E
L18	29.08'	S17°15'00"W
L19	201.97'	S72°45'00"E
L20	99.84'	S17°15'00"W
L21	49.13'	N3°52'16"W
L22	45.01'	N9°34'35"E
L23	24.21'	N60°23'33"E
L24	247.21'	S74°36'27"E
L25	403.04'	S74°36'27"E
L26	290.93'	S0°03'33"E
L27	273.86'	N67°35'10"E
L28	241.54'	S76°05'43"E
L29	35.98'	N86°07'44"E
L30	23.12'	N86°07'44"E
L31	42.13'	S10°11'16"E
L32	77.58'	S17°15'00"W
L33	20.73'	S72°41'27"E
L34	15.00'	S17°15'33"W
L35	16.03'	S16°47'40"W
L36	227.96'	S67°34'04"E
L37	236.26'	N72°45'00"W
L38	15.00'	S17°15'00"W
L39	118.59'	N72°45'00"W
L40	101.14'	N17°15'00"E
L41	15.00'	S72°45'00"E
L43	274.92'	S74°36'27"E
L44	417.91'	S73°56'16"E
L45	8.90'	S17°15'00"W
L46	37.00'	S16°47'40"W

U.S. ROUTE 33
(WIDTHS VARIES)



DESCRIPTION

Situated in the State of Ohio, County of Logan, City of Bellefontaine, Township of Lake, Virginia Military Survey 2873, being the remainder of that 2.242 acre tract (Tract I) and the remainder of that 9.429 acre tract (Tract II) as described in a deed to Mary Rutan Hospital, of record in Official Record 1186, Page 910, all of that 0.543 acre tract as described in a deed to Mary Rutan Hospital, of record in Official Record 1394, Page 1092 and all of Lot 5117 and Reserve "A" as described in a deed to Northpointe Owners Association, Inc, of record in Official Record 1330, Page 643, all references herein being to the records of the Recorder's Office, Logan County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a monument box found at the centerline intersection of Main Street (60 feet in width) and Dowell Road (width varies); thence South 87°53'49" East, along the centerline of Dowell Road, a distance of 557.80 feet to a point; thence North 02°03'44" East, a distance of 20.00 feet to an 1/8" rebar found at the southeasterly corner of that 0.42 acre tract described as Tract III in a deed to RLR, Inc., of record in Volume 379, Page 610 and the TRUE PLACE OF BEGINNING;

Thence North 02°03'44" East, along the easterly line of said 0.42 acre tract, a distance of 267.29 feet to a 1/2" rebar found at the northeasterly corner of said 0.42 acre tract;

Thence North 72°36'08" West, along the northerly line of said 0.42 acre tract, the northerly line of that 0.50 acre tract described as Tract II in a deed to RLR, Inc., of record in Volume 379, Page 610, and the northerly line of that 0.810 acre tract as described in a deed to Liberty National Bank, of record in Official Record 284, Page 69, passing a 5/8" rebar found at a distance of 263.11 feet, a total distance of 433.16 feet to a railroad spike found in the easterly right-of-way line of Main Street (60.00 feet in width) at the northwesterly corner of said 0.810 acre tract;

Thence North 17°14'59" East, along said easterly right-of-way line, a distance of 167.78 feet to a 5/8" rebar found at the southwesterly corner of that 0.4866 acre tract, as described in a deed to RI CS4, LLC, of record in Official Record 908, Page 1;

Thence South 72°52'49" East, along the southerly line of said 0.4866 acre tract, a distance of 149.05 feet to a 5/8" rebar found at the southeasterly corner of said tract;

Thence North 17°14'44" East, along the easterly line of said 0.4866 acre tract, a distance of 143.53 feet to a 5/8" rebar found at the northeasterly corner of said tract;

Thence North 72°54'28" West, along the northerly line of said 0.4866 acre tract, a distance of 109.21 feet to a 5/8" rebar found at an angle point in the northerly line of said tract and in the easterly right-of-way line of Main Street (width varies);

Thence North 17°16'50" East, along said easterly right-of-way line, a distance of 56.22 feet to a 5/8" rebar found at the intersection of said easterly right-of-way line and the southerly right-of-way line of U.S. Route 33 (width varies);

Thence along said southerly right-of-way line the following courses:
 1. North 73°19'10" East, a distance of 131.64 feet to a 5/8" rebar found;
 2. North 86°07'44" East, passing an iron pin set at a distance of 57.59, a total distance of 470.04 feet to a 5/8" rebar found;
 3. South 75°18'26" East, a distance of 349.09 feet to a 5/8" rebar found;
 4. South 69°05'05" East, a distance of 1.79 feet to a 5/8" rebar found at the northwesterly corner of that 7.83 acre tract described as Tracts VII, IX and X in a deed to Tonia E. Terebuh, Trustee, of record in Official Record 305, Page 559;

Thence South 15°30'27" West, along the westerly perimeter of said 7.83 acre tract, a distance of 36.60 feet to a 5/8" rebar found;

Thence South 16°47'40" West, continuing along said westerly perimeter, passing iron pins set at distances of 419.38 feet and 456.38 feet, a total distance of 587.39 feet to a 5/8" rebar found at the northeasterly corner of that 1.1 acre tract described as Tracts I, II, and III in a deed to Ronald Harley Branham, of record in Volume 241, Page 58;

Thence North 72°54'55" West, along the northerly line of said 1.1 acre tract, a distance of 277.60 feet to a 2" O.D. pipe found at the northwesterly corner of said tract;

Thence South 02°16'18" West, along the westerly line of said 1.1 acre tract, a distance of 174.96 feet to a 5/8" rebar found in the northerly right-of-way line of Dowell Road at the southwesterly corner of said tract;

Thence along said northerly right-of-way line the following courses:
 1. North 82°06'02" West, a distance of 119.57 feet to a concrete monument found;
 2. South 49°53'47" West, passing an iron pin set at a distance of 64.02 feet, a total distance of 68.45 feet to a concrete monument found;
 3. North 87°32'50" West, a distance of 55.23 feet to the TRUE PLACE OF BEGINNING and containing 12.214 acres of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

Iron pins set consist of a 3/4-inch rebar, 30 inches long with an orange plastic cap "IBI Group/S-6872/S-7740".

This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on an actual field survey of the premises performed in July 2015.

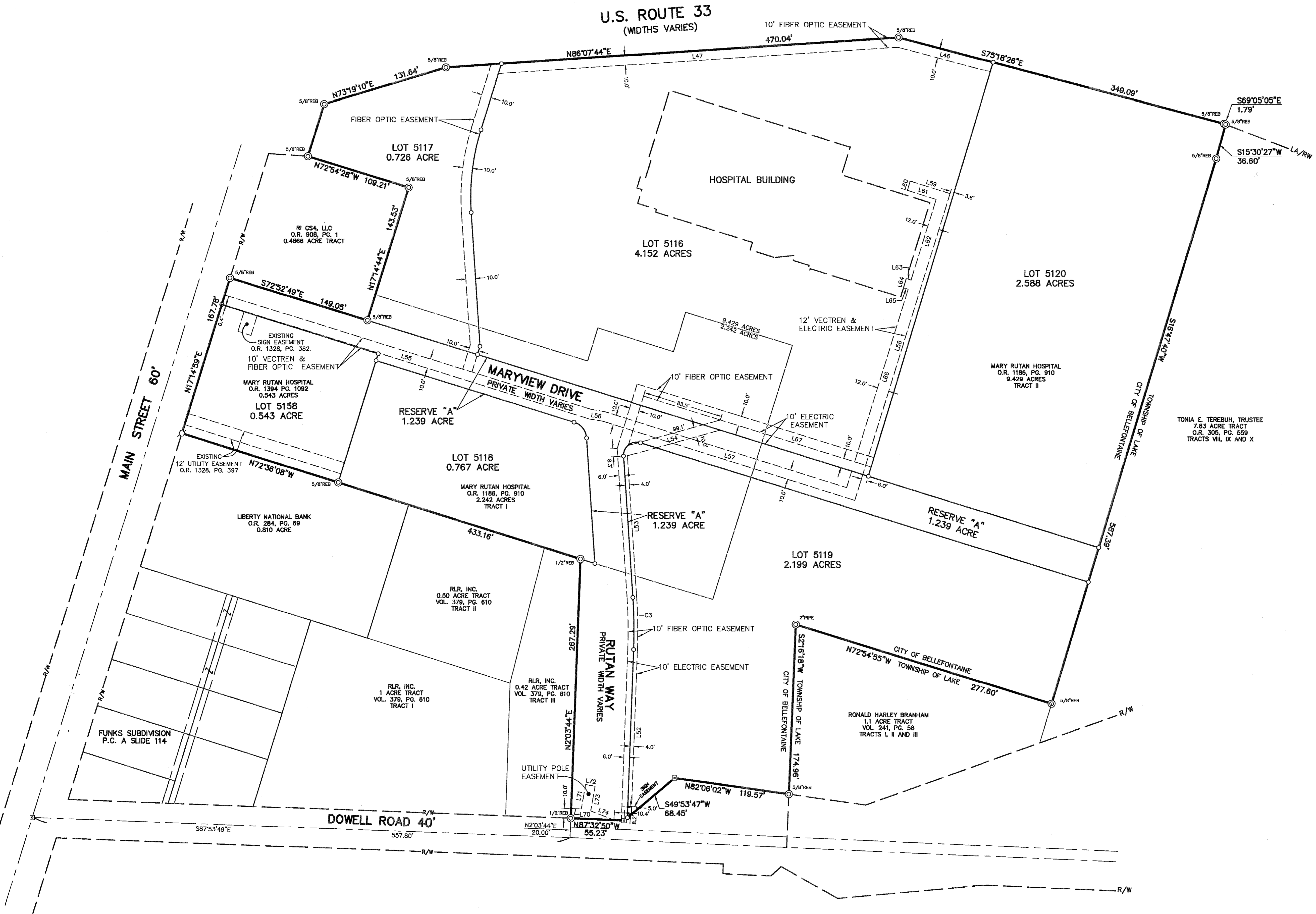
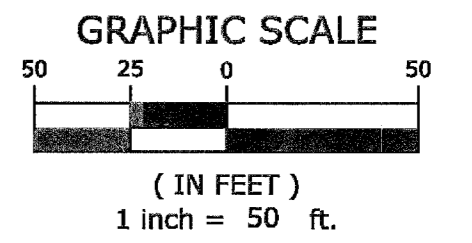
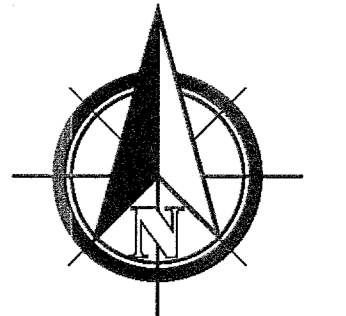
LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
- ⊞ CONCRETE MONUMENT/ MONUMENT BOX FOUND
- ⚡ RAILROAD SPIKE FOUND

202100003188
 PLAT
 Filed in Logan County, OH
 Patricia Myers, Recorder

8101 N. High Street
 Columbus, OH 43235
 Contact: DAVE CHIESA
 614-818-4900 ext. 2039
 Fax: 614-818-4902
 www.ibigroup.com

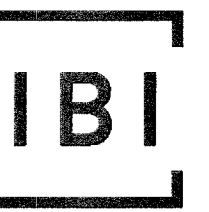
AMENDED PLAT
 NORTHPOINTE SUBDIVISION & EASEMENT DEDICATION PLAT
 STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE
 VIRGINIA MILITARY SURVEY 2873



Line #	Length	Direction
L40	101.14'	N171°00'E
L46	99.53'	S751°26'E
L47	414.68'	N88°07'44"E
L52	169.94'	S203°44"W
L53	146.10'	S352°16"E
L54	99.86'	N74°30'54"E
L55	398.58'	S72°45'00"E
L56	13.97'	S80°54'29"E
L57	274.12'	S72°45'00"E
L58	331.35'	S171°5'00"W
L59	43.22'	S72°45'00"E
L60	10.00'	S171°5'00"W
L61	31.22'	S72°45'00"E
L62	87.06'	S171°5'00"W
L63	5.22'	S72°45'00"E
L64	10.00'	N171°5'00"E
L65	5.22'	S72°45'00"E
L66	186.40'	S171°5'00"W
L67	163.53'	S72°52'49"E
L70	10.44'	S87°32'50"E
L71	25.57'	S10°01'16"W
L72	10.00'	S79°58'44"E
L73	25.90'	S10°01'16"W
L74	25.89'	S68°43'13"E

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR W/PLASTIC CAP "IBI GROUP/S-8872/S-7740")
- ⊞ CONCRETE MONUMENT/ MONUMENT BOX FOUND
- ⊕ RAILROAD SPIKE FOUND



202100003188 Cabinet B Slide 151A
 PLAT Filed in Logan County, OH Patricia Myers, Recorder 05/06/2021 11:54 AM
 Fees: \$259.20

IBI GROUP
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 Westerville OH 43081 USA
 tel 614 818 4900 fax 614 818 4901
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