

QUAIL RIDGE SUBDIVISION

SECTION 5, TOWN 3, RANGE 13

MIAMI TOWNSHIP, LOGAN COUNTY, OHIO

Don L. Baughman and Joy A. Pool
Original 101.87 Acre Tract
Volume 367 Page 713

Don L. Baughman
0.616 Acre Tract
O.R. Vol. 409 Page 741

Don L. Baughman
7.296 Acre Tract
O.R. Vol. 359 Page 628

Daniel P. Shough
16.585 Acres
O.R. Vol. 26, Page 984

LEGEND

- = 5/8" Iron Bar Set
- = 5/8" Iron Bar Found
- = Railroad Spike Found
- = 1/2" Iron Bar Found
- = Railroad Spike Set
- △ = Mag Nail Set

DEDICATION

Know all men by these presents that Don L. Baughman, owner of the land indicated on the accompanying plat, has authorized the platting thereof and so hereby dedicate the streets to public use forever.

Anna C. Furrow
Witness

Don L. Baughman
Owner

STATE OF OHIO
COUNTY OF LOGAN

Before me a notary public in and for said County personally came Don L. Baughman, who acknowledged 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 hereunto set my hand and affixed my official seal this 26th day of August, 19 99.

By Anna C. Furrow Notary Public

APPROVAL

Plat pre-approved Jon C. Hino 7-30-99

Plat check Jon C. Hino 2-29-2000

The within streets are hereby approved and accepted for public maintenance by resolution no. _____ recorded in Logan County Commissioners Journal _____ on this the _____ day of _____, 19 _____.

George W. Clayton

Russell Smythe

John Baylis
Logan County Commissioners

Reviewed this 3 day of Mar, 19 2000

Ron Furrow
Chairman, Township Trustees

Approved this 24th day of January, 2000

Janak K. Geeslin
Logan County Engineer

Approved this 24th day of January, 2000

William A. Vukobratovic
Logan County Health Dept.

Transferred this 2nd day of March, 2000

Michael E. Hines
Auditor, Logan County, Ohio

Recorded in Plat Cabinet B, Slide 48B.

Received for record at 9:25 O'Clock A.M. this 3rd day of March, 2000.

Carolyn Collins
Recorder, Logan County, Ohio

Approved this 13th day of JANUARY, 2000

Gregg A. Hanna
Chairman, L.U.C. Planning Commission

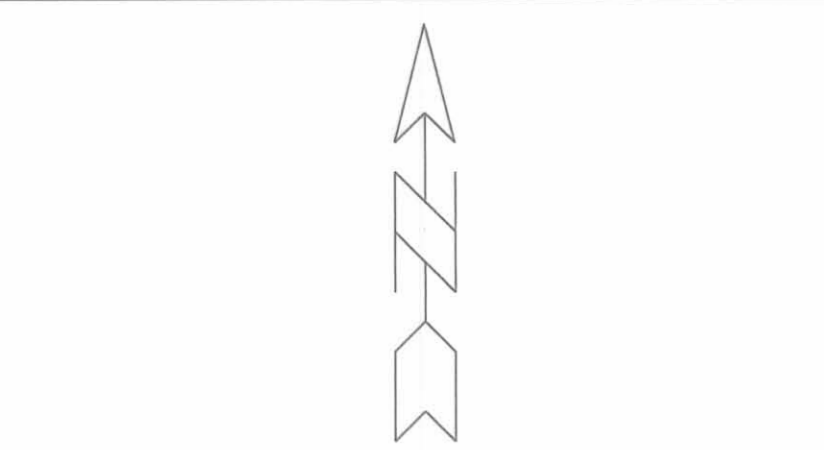
SURVEYORS CERTIFICATE

The accompanying plat represents a subdivision of land in Section 5, Town 3, Range 13, Miami Township, Logan County, Ohio. The tract has an area of 7.912 acres of which 6.319 acres are in lots (6.298 acres from 7.296 acre tract and 0.021 acre from 0.616 acre tract), 1.593 acres in Quail Ridge Drive and State Route 508 (0.998 acre from 7.296 acre tract and 0.595 acre from 0.616 acre tract). 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 Quail Ridge Subdivision as surveyed in January 1999.

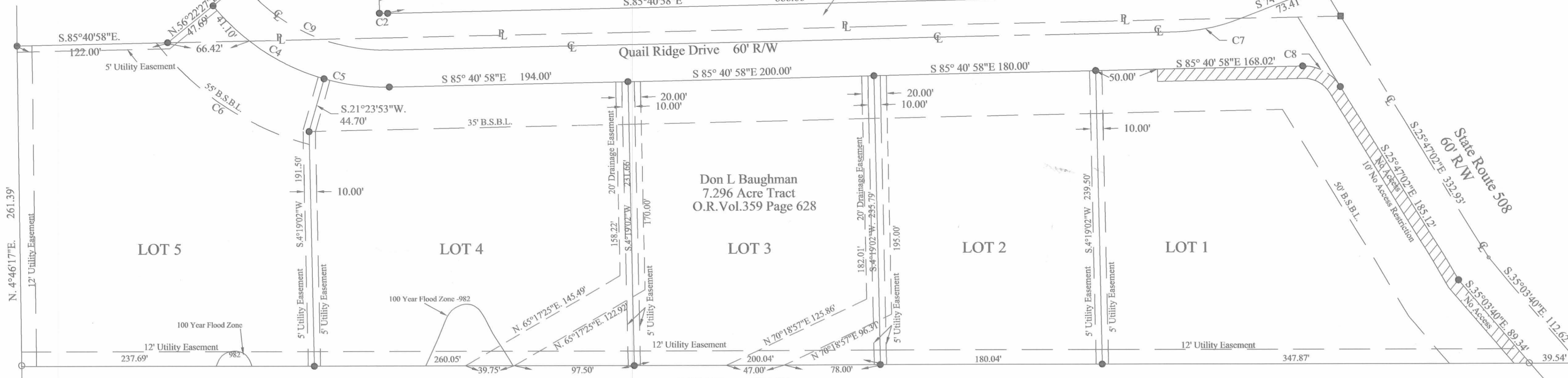
All monuments and iron bars as shown hereon have been or will be set as part of work that surety is posted for.

Leslie H. Geeslin 7-29-99
Leslie H. Geeslin P.S. #5248 Date



Scale 1" = 50'

Ralph E. Weeks Trustee
18.87 Acres
O.R. Vol. 233, Page 62



DESCRIPTION
The following described real estate situated in the State of Ohio, County of Logan, Township of Miami, being part of Section 5, Town 3 Range 13 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of State Route 508 at the northeast corner of Daniel P. Shough, et al's 16.585 acre tract as described in O. R. Vol. 26 page 984.

Thence with said Shough's north line N. 84° 30' 00" W. 1265.23 feet to a 5/8 inch iron bar found in the east line of Ralph E. Weeks, Trustee's 18.87 acre tract as described in O. R. Vol. 233 Page 62, passing a 5/8 inch iron bar found at 39.54 feet.

Thence with said Weeks' east line N. 4° 46' 17" E. 261.39 feet to a 5/8 inch iron bar set at the northwest corner of Don L. Baughman's 7.296 acre tract as described in O. R. Vol. 359 Page 628 and the southeast corner of Don L. Baughman and Joy A. Pool's 101.870 acre tract as described in D. B. Vol. 367 page 713.

Thence with the north line of said 7.296 acre tract and the south line of said 101.870 acre tract S. 85° 40' 58" E. 122.00 feet to a 5/8 inch iron bar set at the northwest corner of said Baughman's 0.616 acre tract as described in O. R. Vol. 409 Page 741.

Thence with the north line of said 0.616 acre tract and the south line of said 101.870 acre tract the following ten courses:

1. N. 56° 22' 27" E. 107.69 feet to a 5/8 inch iron bar set.
 2. on a 120.00 foot radius curve to the left, having a central angle of 20° 12' 21", a tangent of 21.38 feet and a chord of S. 43° 43' 43" E. 42.10 feet, an arc distance of 42.32 feet to a 5/8 inch iron bar set.
 3. N. 30° 20' 45" E. 49.43 feet to a 5/8 inch iron bar set.
 4. S. 59° 39' 15" E. 50.00 feet to a 5/8 inch iron bar set.
 5. S. 30° 20' 45" W. 22.78 feet to a 5/8 inch iron bar set.
 6. S. 4° 19' 20" W. 19.88 feet to a 5/8 inch iron bar set.
 7. on a 120.00 foot radius curve, said curve having a central angle of 3° 12' 12", a tangent of 3.35 feet and a chord measurement of S. 84° 04' 52" E. 6.71 feet, an arc distance of 6.71 feet to a 5/8 inch iron bar set.
 8. S. 85° 40' 58" E. 666.66 feet to a 5/8 inch iron bar set.
 9. on a 35.00 foot radius curve to the left, having a central angle of 120° 06' 04", a tangent of 60.75 feet and chord of N. 34° 16' 00" E. 60.65 feet, an arc distance of 73.37 feet to a 5/8 inch iron bar set.
 10. N. 64° 12' 58" E. 30.00 feet to a magnetic nail set in the centerline of said S. R. 508.
- Thence with the centerline of said S. R. 508 S. 25° 47' 02" E. 332.93 feet to a 1/2 inch iron bar found.
- Thence again with the centerline of said S. R. 508 S. 35° 03' 40" E. 112.62 feet to the place of beginning.
- Containing 7.912 acres more or less.

The above described 7.912 acre tract being all (7.296 ac.) of Don L. Baughman's 7.296 acre tract as described in O. R. Vol. 359 Page 628 and all (0.616 ac.) of Don L. Baughman's 0.616 acre tract as described in O. R. Vol. 409 Page 741.

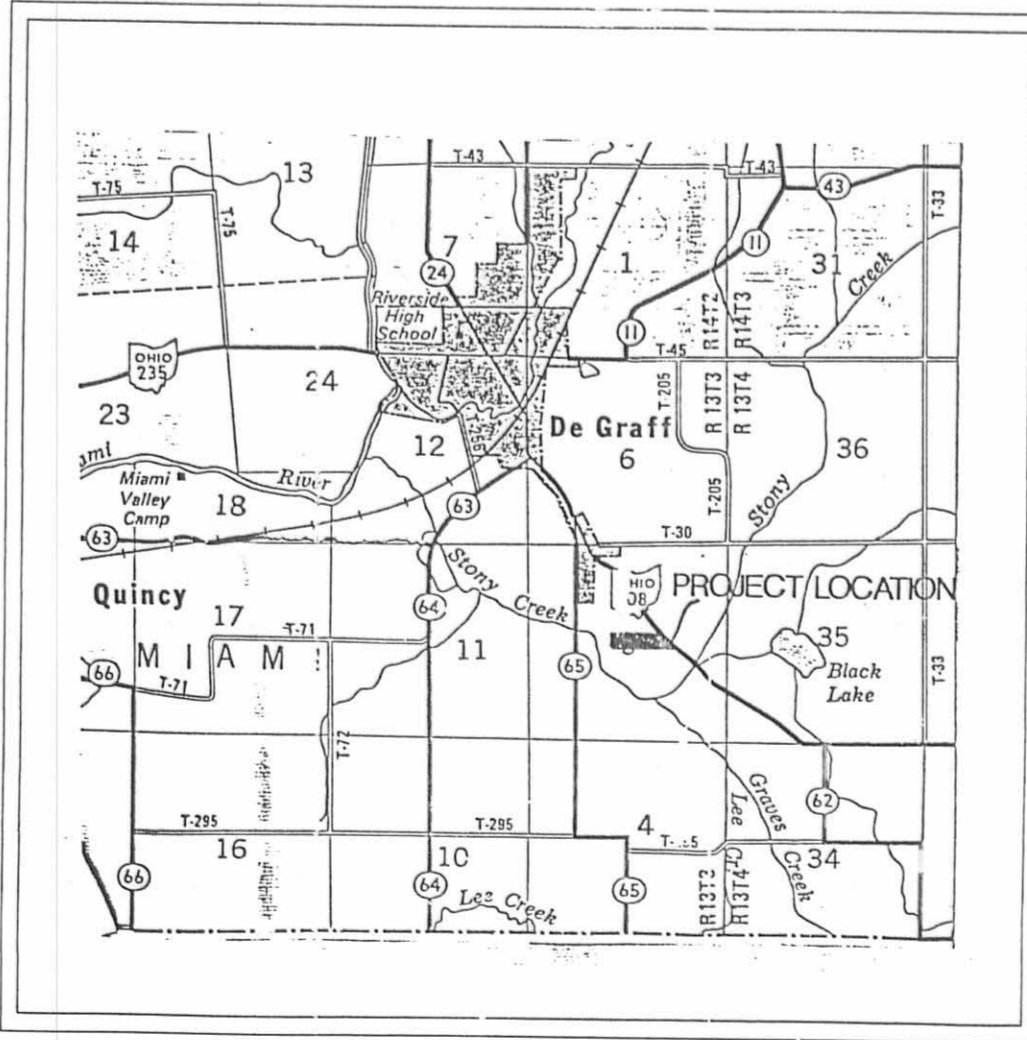
Bearings are based on an assumed bearing (N. 84° 30' 00" W.) for the north line of Daniel P. Shough's 16.585 acre tract as described in O. R. Vol. 26 Page 984 in this description prepared on April 7, 1999 from a field survey by Leslie H. Geeslin, Reg. Surveyor 5248 in January, 1999

CURVE DATA

- C1:
Δ = 20°12'21"
R = 120.00'
T = 21.38'
Arc Length = 42.32'
Chord = S.43°43'43"E. 42.10'
- C2:
Δ = 3°12'12"
R = 120.00'
T = 3.35'
Arc Length = 6.71'
Chord = S.84°04'52"E. 6.71'
- C3:
Δ = 120°06'04"
R = 35.00'
T = 60.75'
Arc Length = 73.37'
Chord = N.34°16'00"E. 60.65'
- C4:
Δ = 34°58'35"
R = 180.00'
T = 56.71'
Arc Length = 109.88'
Chord = S.51°06'50"E. 108.18'
- C5:
Δ = 17°04'51"
R = 180.00'
T = 27.03'
Arc Length = 53.66'
Chord = S.77°08'33"E. 53.46'
- C6:
Δ = 37°07'26"
R = 235.00'
T = 78.91'
Arc Length = 152.26'
Chord = S. 50°48'38"E. 149.61'
- C7:
Δ = 20°06'04"
R = 150.00'
T = 26.59'
Arc Length = 52.62'
Chord = N.84°16'00"E. 52.35'
- C8:
Δ = 59°53'56"
R = 35.00'
T = 20.17'
Arc Length = 36.59'
Chord = S.55°44'00"E. 34.95'
- C9:
Δ = 52°03'25"
R = 150.00'
T = 73.25'
Arc Length = 136.29'
Chord = S.59°39'15"E. 131.65'

- RESTRICTIONS:**
1. LAND USE: The lots within Quail Ridge Subdivision shall be used for single family residential purposes only.
 2. MINIMUM SIZE: Each dwelling constructed shall have a minimum living area of 1600 square feet, not to include basements, breezeways, or garages.
 3. CONSTRUCTION TYPE: No mobile homes, trailers, modular or prefabricated homes shall be permitted.
 4. LOT SPLIT: No lot shall be split, divided or subdivided for sale, resale, gift, transfers or otherwise, so as to create a new lot.
 5. TRADE OR COMMERCIAL ACTIVITY BARRED: No trade or commercial activity shall be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners of any said lot in Quail Ridge Subdivision.
 6. VEHICLES NOT IN USE: No automobile or motor-driven vehicle shall be left upon any lot for a period longer than 30 days, within a 90 day period, in a condition wherein it is not able to be operated upon the public highway. After such period, the vehicle shall be considered a nuisance and detrimental to the welfare to the above described real estate and shall be removed therefrom.
 7. GARAGES AND OUTBUILDINGS: Only one or two car garages shall be permitted. No other permanent outbuildings are to be erected on any lot in said Quail Ridge Subdivision.
 8. No permanent structures or planting, etc. shall be permitted within the easement areas.
 9. No Access Restriction: Lot No.1 has a no access restriction along the east line and part of the north line.

The base flood elevation for this area is 982 feet as determined by the Federal Flood Study for Stony and Bokengehalas Creek of July, 1987. The minimum required first floor elevation of buildings on lots 4 and 5 in this subdivision is 984 feet.



VICINITY MAP
Scale 1"=1Mile(5280')

LOTS
5 proposed single family with on site sewage disposal

EASEMENTS
Drainage Easements shall be as shown on the plat. Utility Easements are 12' along all rear lot lines and 5' along all side lot lines.

ZONING
Existing U-1

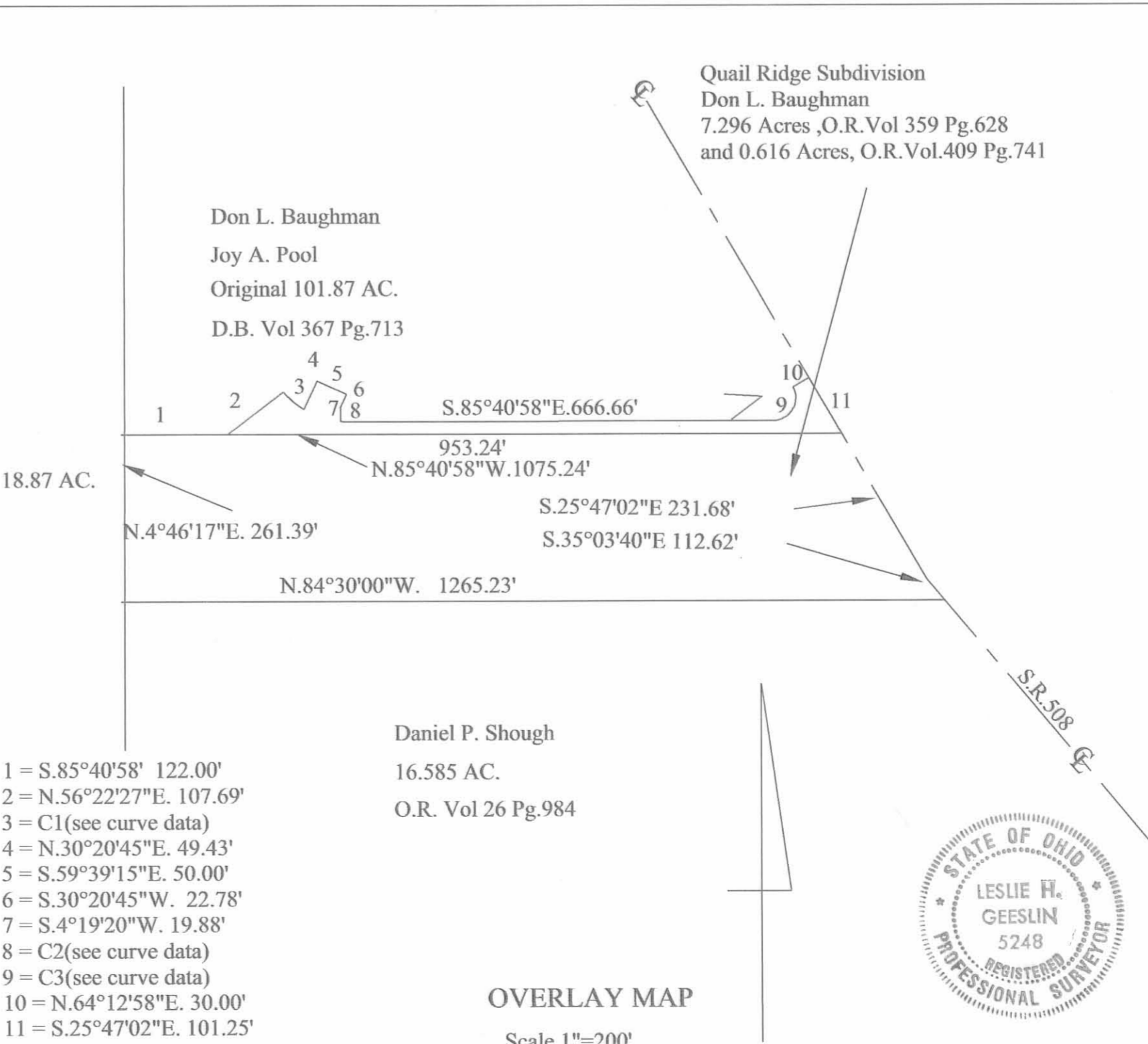
Date of Survey
January 1999

Developer:
Brad Mueller
P.O. Box 542
DeGraff, Ohio 43318
(937)585-4585

Surveyor:
Geeslin Surveying
Les Geeslin, P.S.
218 S. Sandusky St.
Rushsylvania, Ohio 43347
(937)468-2793

Owners:
Don L. Baughman
7245 TR 295
De Graff, Ohio 43318

Engineer:
The M & K Engineering Co.
Michael W. Bow, P.E.
1691 T.R.31 N.
Bellefontaine, Ohio 43311
(937)592-2697



Daniel P. Shough
16.585 AC.
O.R. Vol 26 Pg.984

OVERLAY MAP
Scale 1"=200'



2002819