

**LEGAL DESCRIPTIONS**

**PARCEL "A"**  
SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF JEFFERSON AND BEING IN V.M.S. 3683 CONSISTING OF A 3.733 ACRE PARCEL OF LAND CONVEYED TO KENT ZIESSLER, KRISTINA RENKERT & KELLY JO KINNEY BY OFFICIAL RECORD 1303, PAGE 20 BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF STATE ROUTE 540 (SANDUSKY AVENUE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 0.046 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 148, PAGE 902 AND IN THE NORTH LINE OF A 1.452 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 164, PAGE 902.

THENCE, WITH SAID CENTERLINE AND NORTH LINE, SOUTH 69° 11' 18" WEST, A DISTANCE OF 329.62 FEET TO A POINT AT THE SOUTHWEST CORNER OF A 0.437 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 139, PAGE 111, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 0.330 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 164, PAGE 496.

THENCE, LEAVING SAID CENTERLINE AND NORTH LINE, WITH THE EAST AND WEST LINES OF STATE OF OHIO, NORTH 13° 56' 44" WEST, A DISTANCE OF 70.63 FEET TO A FOUND 5/8-INCH IRON PIN IN THE VARIABLE WIDTH RIGHT OF WAY OF STATE ROUTE 540, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF A 3.470 ACRE PARCEL OF LAND CONVEYED TO KENT ZIESSLER, KRISTINA RENKERT & KELLY JO KINNEY BY OFFICIAL RECORD 1303, PAGE 26, SAID IRON PIN ALSO BEING THE POINT OF BEGINNING FOR HEREIN DESCRIBED TRACT OF LAND.

THENCE, WITH THE NORTHERLY LINES OF SAID 0.437 ACRE STATE OF OHIO PARCEL AND SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTH 58° 46' 44" WEST, A DISTANCE OF 88.84 FEET TO A FOUND 5/8-INCH IRON PIN;
- (2) THENCE, SOUTH 21° 37' 07" EAST, A DISTANCE OF 15.00 FEET TO A POINT;
- (3) THENCE, SOUTH 73° 52' 55" WEST, A DISTANCE OF 152.83 FEET TO A POINT;
- (4) THENCE, NORTH 22° 42' 53" WEST, A DISTANCE OF 5.00 FEET TO A POINT;
- (5) THENCE, SOUTH 79° 52' 12" WEST, A DISTANCE OF 87.49 FEET TO A FOUND 5/8-INCH IRON PIN WITH COOT CAP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID 0.437 ACRE STATE OF OHIO PARCEL, THE SOUTHEAST CORNER OF A 3.720 ACRE PARCEL OF LAND CONVEYED TO TOKIO INVESTMENTS, LLC BY OFFICIAL RECORD 1209, PAGE 574, AND THE NORTHEAST CORNER OF A 0.437 ACRE STATE OF OHIO PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 138, PAGE 623.

THENCE, LEAVING STATE OF OHIO AND SAID RIGHT OF WAY, WITH THE EAST LINE OF SAID TOKIO, NORTH 05° 58' 45" WEST, A DISTANCE OF 67.67 FEET TO A FOUND 5/8-INCH IRON PIN WITH LAM PS7437 CAP AT THE NORTHEAST CORNER OF SAID TOKIO, SAID IRON PIN ALSO BEING IN THE SOUTH LINE OF A 24.78 ACRE PARCEL OF LAND CONVEYED TO TOKIO INVESTMENTS, LLC BY OFFICIAL RECORD 1313, PAGE 686;

THENCE, WITH SAID SOUTH LINE, NORTH 84° 06' 47" EAST, A DISTANCE OF 202.00 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID 3.470 ACRE ZIESSLER PARCEL.

THENCE, LEAVING SAID SOUTH LINE, SOUTH 13° 56' 44" EAST, A DISTANCE OF 612.83 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 3.470 ACRE ZIESSLER PARCEL AND THE POINT OF BEGINNING.

CONTAINING 3.734 ACRES MORE OR LESS ALL OF WHICH IS LOCATED OUTSIDE OF THE RIGHT OF WAY.

**PARCEL "B"**  
SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF JEFFERSON AND BEING IN V.M.S. 3683 CONSISTING OF A 0.62 ACRE PARCEL AND A 0.94 ACRE PARCEL OF LAND CONVEYED TO H. DEAN & MARY JEAN HORN AND RODNEY A. KERNS & LINDA L. KERNS BY OFFICIAL RECORD 108 PAGE 577 TRACT I & TRACT II, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 540 (SANDUSKY AVENUE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 0.046 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 148, PAGE 902 AND IN THE NORTH LINE OF A 1.452 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 164, PAGE 902, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, WITH SAID CENTERLINE AND NORTH LINE, SOUTH 69° 11' 18" WEST, A DISTANCE OF 115.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF A 0.330 ACRE PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY OFFICIAL RECORD 164, PAGE 496.

THENCE, LEAVING SAID CENTERLINE, WITH THE EASTERLY LINE OF SAID 0.330 ACRE STATE OF OHIO PARCEL, NORTH 05° 47' 44" WEST, PASSING A FOUND 5/8-INCH IRON PIN AT 93.35 FEET, SAID IRON PIN BEING THE SOUTHWEST CORNER OF A 3.470 ACRE PARCEL OF LAND CONVEYED TO KENT ZIESSLER, KRISTINA RENKERT & KELLY JO KINNEY BY OFFICIAL RECORD 1303, PAGE 26, A TOTAL DISTANCE OF 619.85 FEET TO A FOUND 1-INCH IRON PIPE IN THE SOUTH LINE OF A 125.885 ACRE PARCEL OF LAND CONVEYED TO HP ACRES, LLC BY OFFICIAL RECORD 1209, PAGE 104.

THENCE, CONTINUING WITH SAID SOUTH LINE, NORTH 84° 07' 31" EAST, A DISTANCE OF 114.94 FEET TO A FOUND 5/8-INCH IRON PIN WITH LEE P86339 CAP, SAID POINT ALSO BEING AN ANGLE IN THE WEST LINE OF SAID 125.885 ACRE PARCEL OF LAND CONVEYED TO HP ACRES, LLC.

THENCE, WITH THE WEST LINE OF HP ACRES, LLC, SOUTH 06° 28' 23" EAST, A DISTANCE OF 588.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.5705 ACRES MORE OR LESS OF WHICH 0.0792 ACRES IS LOCATED WITHIN THE RIGHT OF WAY OF STATE ROUTE 540.

3-D DEVELOPMENT, LLC  
OFFICIAL RECORD 1238, PAGE 702  
9.644 ACRES  
PID: 61-078-00-00-113-001  
CITY OF BELLEFONTAINE

**ANNEXATION PLAT**

STATE ROUTE 540 (SANDUSKY AVENUE)  
VIRGINIA MILITARY SURVEY 3683  
CITY OF BELLEFONTAINE & JEFFERSON TOWNSHIP, LOGAN COUNTY, STATE OF OHIO

LOGAN COUNTY COMMISSIONERS: *Joseph M. Anton*  
*John Barlow*  
*Bob Beards*

LOGAN COUNTY ENGINEER: *Scott C. Cohen*

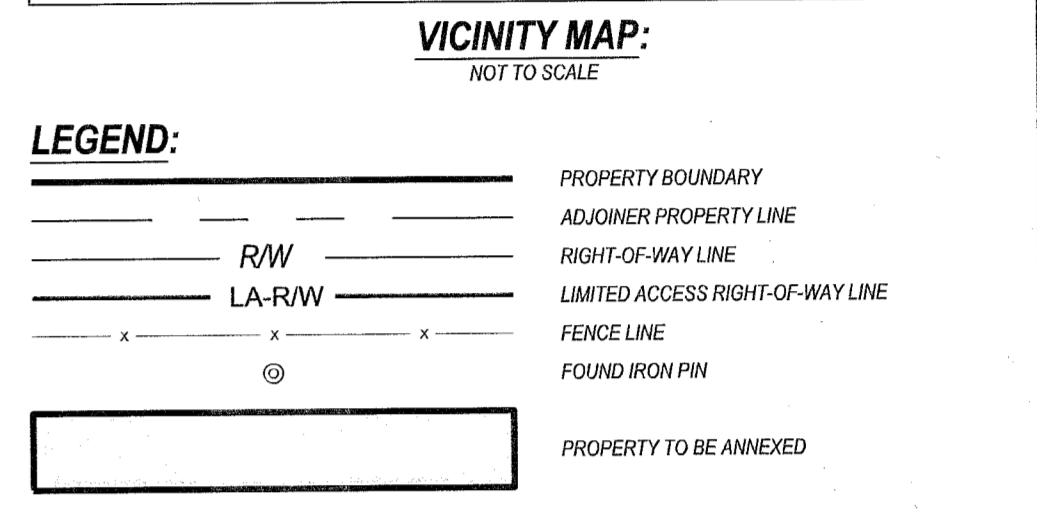
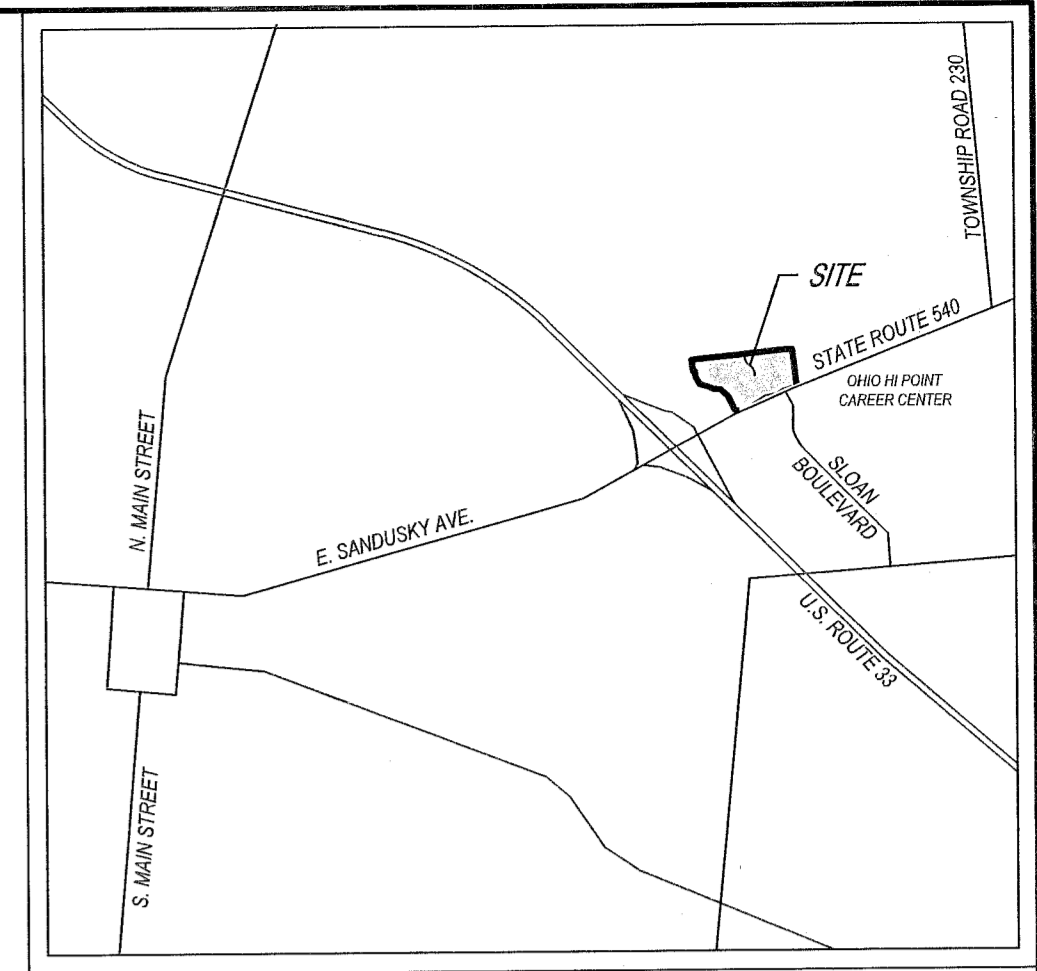
CHAIRMAN TOWNSHIP TRUSTEES:

L.U.C. PLANNING DIRECTOR: *W. M. R.*

MAYOR OF BELLEFONTAINE: *Ben Stahl*

PRESIDENT, CITY COUNCIL: *John G. G.*

CLERK, CITY COUNCIL: *Donnie Campbell*



PLAT PRE-APPROVED: *James S. ...*

PLAT CHECKED: *Joseph M. Cochran*

CITY ORDINANCE NUMBER: 20-29

TRANSFERRED THIS 5 DAY OF MAY, 2020

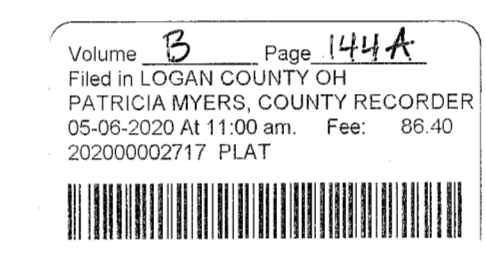
AUDITOR, LOGAN COUNTY, OHIO: *J. ...*

RECEIVED FOR RECORD AT 11:00 O'CLOCK A.M.

THIS 6th DAY OF MAY, 2020

RECORDER, LOGAN COUNTY, OHIO: *Patricia A. Myer*

RECORDED IN PLAT CABINET B, SLIDE 144A



**SURVEYORS NOTES:**

ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE LOGAN COUNTY RECORDERS OFFICE LOCATED IN BELLEFONTAINE, OHIO.

OCCUPATION IN GENERAL MATCHED THE SURVEY

MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE

THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEYS AS SET FORTH BY O.A.C. 4733-33.

BASIS OF BEARINGS - OHIO STATE PLANE NORTH

SOURCE DOCUMENTS USED:

- PRELIMINARY ALTANSIPS LAND TITLE SURVEY BY LEE SURVEYING & MAPPING CO. DATED MARCH 15, 2019
- V.M.S. 3683 MILLER ANNEXATION DATED 4/22/80; ORDINANCE 80-19
- CITY OF BELLEFONTAINE ANNEXATION MAP OF 293.027 ACRES BY LEE SURVEYING & MAPPING CO. APPROXIMATE DATE OF 1999
- ANNEXATION PLAT PREPARED BY RICHARD A. BRUCE, APPROXIMATE DATE OF 1991
- CITY OF BELLEFONTAINE ANNEXATION MAP OF A 12.124 ACRE TRACT BY LEE SURVEYING & MAPPING CO. DATED AUGUST 16, 1999 AND REVISED APRIL 11, 2000

HORIZONTAL DATUM - U.S. STATE PLANE, MAD3 OHIO NORTH (401) ESTABLISHED FROM UTILIZING THE OHIO VIRTUAL REFERENCE STATION PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N40°22'16.05369"; LONGITUDE W83°43'26.17255"; PROJECT HEIGHT 1383.977 GROUND SCALE FACTOR 1.00005367459752.

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED BY CESO, INC. IN OCTOBER 2019 UNDER MY DIRECTORIAL SUPERVISION AND THAT ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED.

*Michael J. Wilson* 11/19/2019  
MICHAEL JAY WILSON, P.S.  
STATE PROFESSIONAL SURVEYOR #8281



**ANNEXATION PLAT**

ZIESSLER & HORN

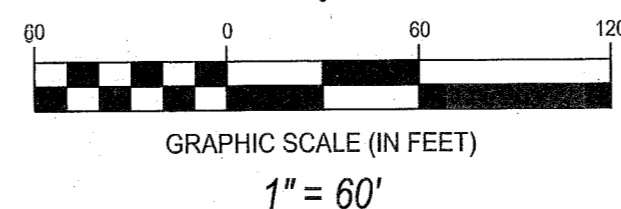
STATE ROUTE 540 (SANDUSKY AVE.) VIRGINIA MILITARY SURVEY 3683  
CITY OF BELLEFONTAINE & JEFFERSON TWP. LOGAN COUNTY, STATE OF OHIO

SCALE: 1"=60' DATE: NOVEMBER 19, 2019

DESIGN:	N/A	JOB NO.:	756495
DRAWN:	DMT	SHEET NO.:	1 OF 1
CHECKED:	MJW		

W:\PROJECTS\LOVES\756495 - BELLEFONTAINE, OH\4-SURVEY\DWG\56495\_SV04\_ANNEX-PRIVATE.DWG - 11/19/2019 10:26 AM

REVISIONS		
NO.	DATE	DESCRIPTION



**SURVEYOR:**  
CESO, INC.  
3901 ROBY ROAD, SUITE 300  
MIAMI, OHIO 45342  
(937) 435-8584

