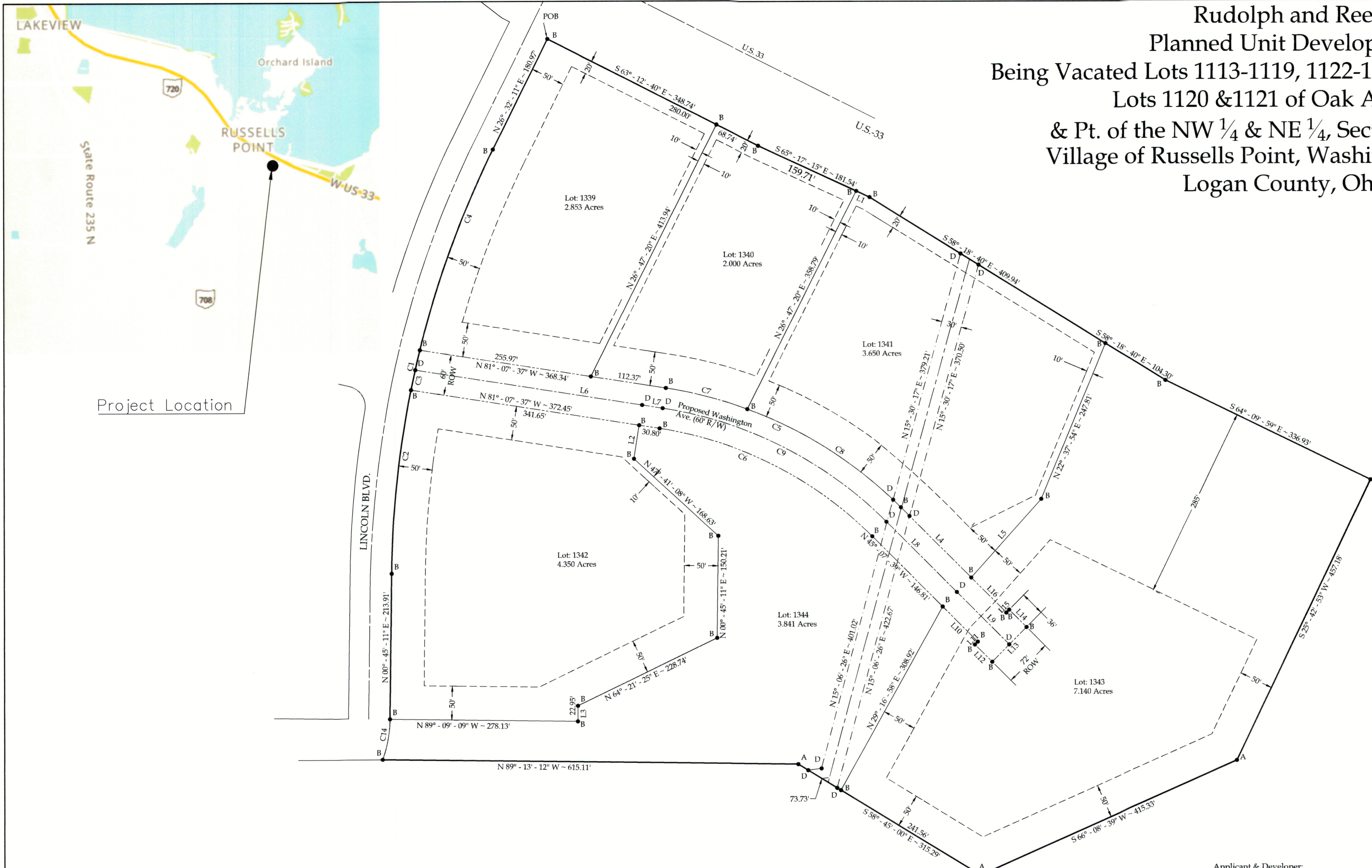


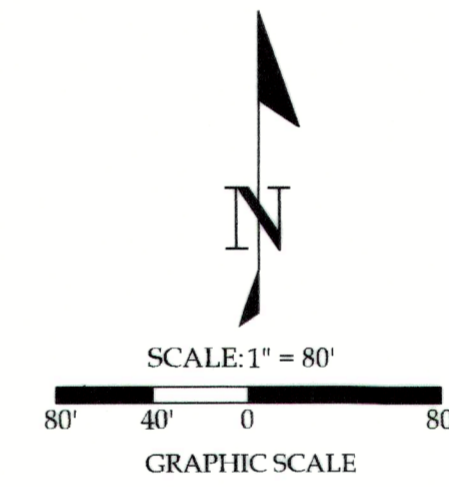
Rudolph and Reed  
Planned Unit Development  
Being Vacated Lots 1113-1119, 1122-1129 and Vacated Part  
Lots 1120 & 1121 of Oak Acres Sub.  
& Pt. of the NW 1/4 & NE 1/4, Section 1, T7S, R8E,  
Village of Russells Point, Washington Township  
Logan County, Ohio.



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	646.26'	1436.11'	25°-47'-00"	N 13°-38'-41" E	640.82'
C2	271.73'	1436.11'	10°-50'-28"	N 6°-10'-25" E	271.33'
C3	60.15'	1436.11'	2°-23'-58"	N 12°-47'-39" E	60.14'
C4	314.38'	1436.11'	12°-32'-34"	N 20°-15'-55" E	313.75'
C5	395.83'	630.00'	35°-59'-58"	N 63°-07'-38" W	389.36'
C6	358.14'	570.00'	35°-59'-58"	N 63°-07'-38" W	352.27'
C7	124.45'	630.00'	11°-19'-05"	S 75°-28'-04" E	124.25'
C8	271.38'	630.00'	24°-40'-53"	S 75°-28'-05" E	269.29'
C9	376.99'	600.00'	35°-59'-58"	N 63°-07'-38" W	370.81'
C14	60.73'	180.00'	19°-19'-49"	N 10°-25'-06" E	60.44'

Note:  
C1 is a combination of C2, C3, and C4  
C5 is a combination of C7 and C8

Parcel Line Table		
Line #	Length	Direction
L1	21.83'	S 65°-17'-15" E
L2	50.00'	N 08°-52'-23" E
L3	22.95'	N 00°-37'-23" E
L4	146.81'	N 45°-07'-39" W
L5	155.36'	N 41°-59'-06" E
L6	341.65'	N 81°-07'-37" W
L7	30.80'	N 81°-07'-37" W
L8	146.81'	N 45°-07'-39" W
L9	109.19'	N 45°-07'-39" W
L10	73.19'	N 45°-07'-39" W
L11	6.00'	N 44°-52'-21" E
L12	36.00'	N 45°-07'-39" W
L13	72.00'	N 44°-52'-21" E
L14	36.00'	N 45°-07'-39" W
L15	6.00'	N 44°-52'-21" E
L16	73.19'	N 45°-07'-39" W



Easements:  
All easements within this subdivision and shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, detention, sanitary sewer, gas, electric, telephone, cable television or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. The grade in all easements is critical to the proper function of storm sewers, storm water detention, and surface drainage, therefore, there must not be any changes made to the grade in any easement, within the subdivision, shown on this plat.

Legend  
A = Existing 3/4" Iron Pipe  
B = Set #5 Rebar  
D = Unmonumented Point of Interest

- = Exterior Boundary For Proposed Subdivision Development
- - - = Proposed Utility Easement & Building Setback Line
- - - - = Existing 24" Sanitary Sewer
- - - - - = Proposed Road ROW
- - - - - = Existing 30" Sanitary Sewer Easement (D.V. 403, Page 613 & O.R. 13, Page 951)

20230003986 Cabinet: B Slide: 158 A+B  
PLAT  
Filed in Logan County, OH  
Patricia Myers, Recorder 08/21/2023 03:00 PM  
Fees: \$172.80  
Phone/Fax: 419-647-6163

Know all men by these presents that REBO Inc. and The John and Mary Rudolph Family, LLC owners of the land indicated on the accompanying plat, have authorized thereof and do hereby dedicate the Street to the public use forever.

The undersigned further agrees that any use of improvements made on this land shall be made in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of subsequent owners or assigns taking title from, under, or through the undersigned.

Owner: *Rebo Inc. & John & Mary Rudolph Family, LLC*  
Date: *8/10/23*  
Owner: *John & Mary Rudolph Family, LLC*  
Owner: *James E. Rudolph, President*  
Date: *8/15/2023*

By \_\_\_\_\_  
STATE OF OHIO  
COUNTY OF LOGAN  
Before me a Notary Public in and for said County personally came James W. Reed and *John E. Rudolph* who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.  
In witness whereof I have hereunto set my hand and affixed my official seal this *18th* day of *2023*.

AMY OLSON  
Notary Public - State of Ohio  
Logan County  
My Commission Expires  
March 27, 2024

By *Amy Olson*  
Notary Public

The accompanying plat represents a subdivision of land of vacated Lots 1113-1119, 1122-1129 and vacated Part Lots 1120 & 1121 of Oak Acres Sub. & Part of the NW 1/4 & NE 1/4, Section 1, T7S, R8E, Village of Russells Point, Washington Township Logan County, Ohio. The tract has an area of 1.390 acres in streets and 23.835 acres in lots making a total of 25.225 acres.

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 the Rudolph and Reed Planned Unit Development as surveyed on 05/08/2023.

Brad J. Core, P.E., P.S.  
Professional Surveyor #8004  
Date \_\_\_\_\_

PRE-APPROVAL *Jacqueline Cochran 8/17/2023*  
PLAT CHECKED *Janice 8-21-2023*  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LOGAN COUNTY SANITARY SEWER DISTRICT  
APPROVED THIS *10th* DAY OF *August*, 2023.

CHAIRMAN, RUSSELLS POINT PLANNING COMMISSION  
TRANSFERRED THIS *21st* DAY OF *August*, 2023.

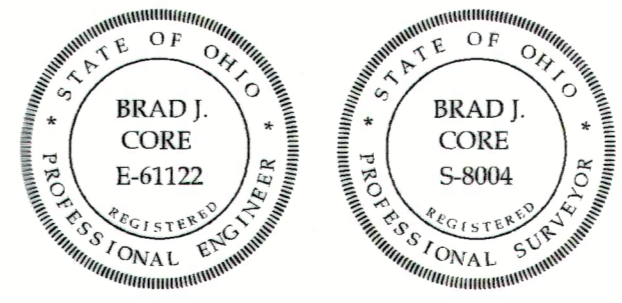
AUDITOR, LOGAN COUNTY, OHIO  
RECORDED IN PLAT CABINET *B*, SLIDE *158 A+B*  
RECEIVED FOR RECORD AT *3:00* O'CLOCK *P.M.* THIS *21st* DAY OF *August*, 2023.  
*Patricia A. Myler*  
RECORDER, LOGAN COUNTY, OHIO

Applicant & Developer:  
REBO INC.  
6275 Lanier Islands PKWY.  
Buford, GA 36518

John and Mary Rudolph Family, LLC  
6575 Bellefontaine Rd.  
Lima, OH 45804

Engineer & Surveyor:  
Core Consulting  
Brad J. Core, P.E., P.S.  
201 N. Broadway St.  
Spencerville, OH 45887  
419-647-6163

Basis of Bearings:  
The Ohio State Plane North Coordinate System.



*Brad J. Core*  
Brad J. Core, P.E., P.S. 5/8/2023

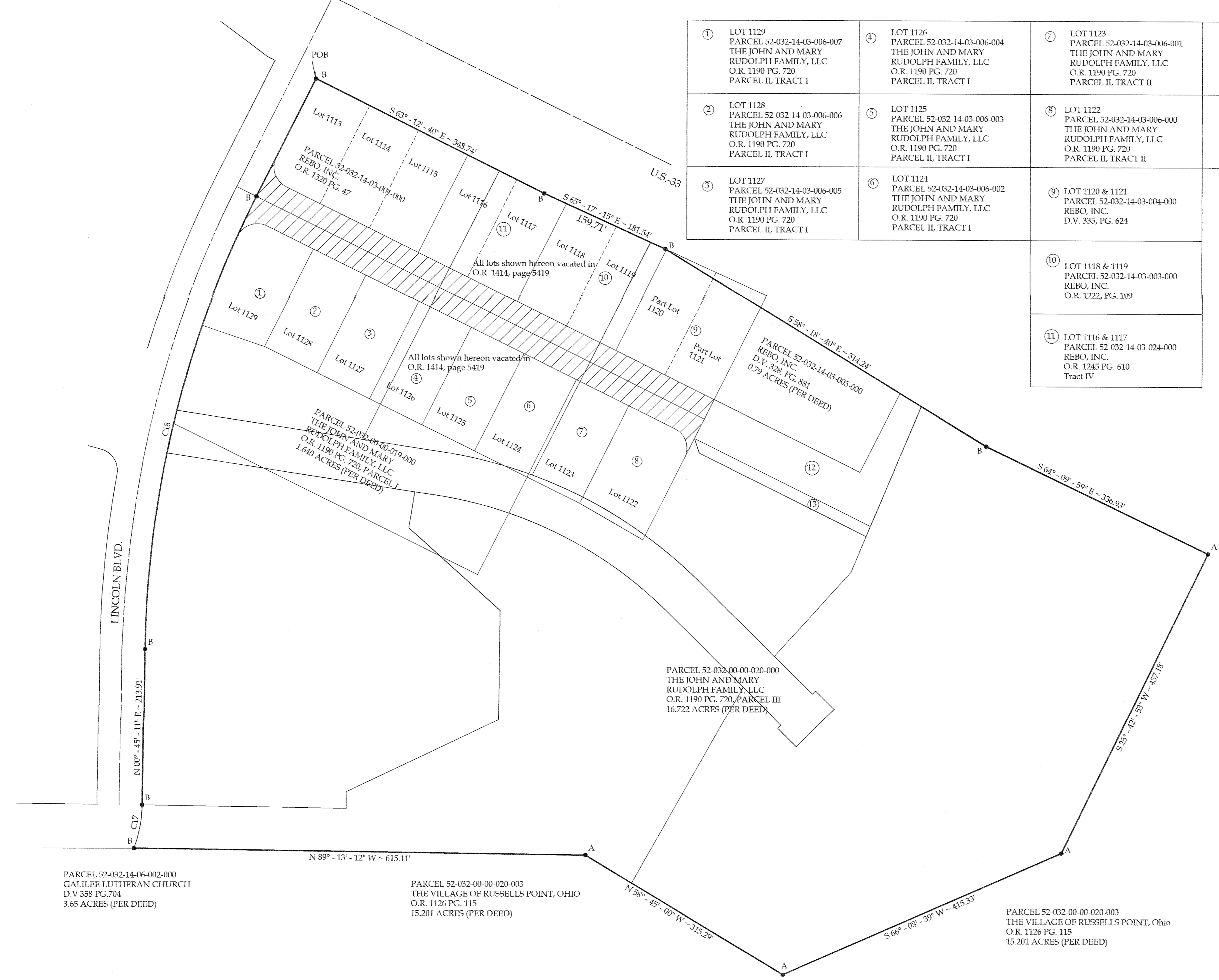
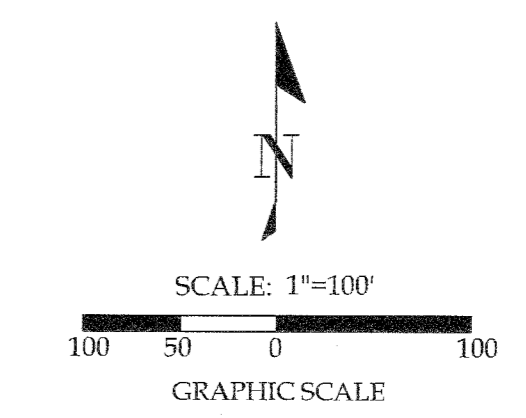
**CORE CONSULTING**  
201 N. Broadway Street  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

CLIENT:	Rudolph and Reed Planned Unit Development		
DATE:	5/8/2023	DRAWN BY:	L.T.K.
FILED BY:	J.R.S.	CHECKED BY:	B.J.C.
SCALE:	1" = 80'	PAGE:	1

J-335

# Rudolph and Reed Planned Unit Development Survey of Dedicator's Land

① LOT 1129 PARCEL 52-032-14-03-006-007 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	④ LOT 1126 PARCEL 52-032-14-03-006-004 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑦ LOT 1123 PARCEL 52-032-14-03-006-001 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT II	⑫ PARCEL 52-032-14-03-005-002 REBO, INC. D.V. 353, PG. 209 0.50 ACRES (PER DEED)
② LOT 1128 PARCEL 52-032-14-03-006-006 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑤ LOT 1125 PARCEL 52-032-14-03-006-003 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑧ LOT 1122 PARCEL 52-032-14-03-006-000 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT II	⑬ PARCEL 52-032-00-00-020-002 REBO, INC. O.R. 270, PG. 366 0.090 ACRES (PER DEED)
③ LOT 1127 PARCEL 52-032-14-03-006-005 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑥ LOT 1124 PARCEL 52-032-14-03-006-002 THE JOHN AND MARY RUDOLPH FAMILY, LLC O.R. 1190 PG. 720 PARCEL II, TRACT I	⑨ LOT 1120 & 1121 PARCEL 52-032-14-03-004-000 REBO, INC. D.V. 335, PG. 624	
		⑩ LOT 1118 & 1119 PARCEL 52-032-14-03-003-000 REBO, INC. O.R. 1222, PG. 109	
		⑪ LOT 1116 & 1117 PARCEL 52-032-14-03-024-000 REBO, INC. O.R. 1245 PG. 610 Tract IV	



### Legal Description

**LEGAL DESCRIPTION**  
 Being Lots #1113-#1119, #1122-1129 and part of lots # 1120 and 1121 of Oak Acres (Cab. A, Page 285) vacated in O.R. 1414, page 5419 all of the remainder of the Rebo Inc. 0.79 acre tract (D.V. 328, Page 881), 0.50 acre tract (D.V. 353, Page 209) and all of the 0.090 acre tract (O.R. 270, Page 366), all of the John and Mary Rudolph Family, LLC 1.640 acre tract and 16.722 acre tract (O.R. 1190, Page 720, Parcels I & III) and all of vacated Washington Avenue (O.R. 1414, Page 3382), and part of the NW 1/4 and NE 1/4 of Section 1, T7S, R5E, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

BEGINNING at set #5 Rebar at the intersection of the East line of Lincoln Blvd. and the South line of U.S. 33; then the following courses:

- 1) S 63°-12'-40" E on the South line of U.S. 33 and the North line of vacated Lots #1113-1117, 348.74' to a #5 Rebar set a deflection in the South line of U.S. 33;
- 2) S 65°-17'-15" E on the South line of U.S. 33 and the North line of vacated Lots #1117-1119, 181.54' to a #5 Rebar set a deflection in the South line of U.S. 33;
- 3) S 58°-18'-40" E on the South line of U.S. 33, the North line of vacated Lot #1119 and vacated Part Lot #1120 and #1121 the North line of the remainder of Rebo, Inc. 0.79 acre Tract, the North line of the remainder of Rebo, Inc. 0.50 acre tract, and the North line of the John and Mary Rudolph Family, LLC 16.722 acre Tract, 514.24' to a #5 Rebar set a deflection in the South line of U.S. 33;
- 4) S 64°-09'-59" E on the South line of U.S. 33 and the North line of said John and Mary Rudolph Family, LLC property, 336.93' to an existing 3/4" Iron Pipe at the NE corner of said John and Mary Rudolph Family, LLC property and the NW corner of The Village of Russells Point, Ohio 15.201 acre Tract (Per Deed O.R. 1126, Pg. 115);
- 5) S 25°-42'-53" W on the East line of said John and Mary Rudolph Family, LLC property and the West line of said Village of Russells Point property, 457.18' to an existing 3/4" Iron Pipe;
- 6) S 66°-08'-39" W on the South line of said John and Mary Rudolph Family, LLC property and the North line of said Village of Russells Point property, 415.33' to an existing 3/4" Iron Pipe;
- 7) N 58°-45'-00" W on the South line of said John and Mary Rudolph Family, LLC property and the North line of said Village of Russells Point property, 315.29' to an existing 3/4" Iron Pipe;
- 8) N 89°-13'-12" W on the South line of said John and Mary Rudolph Family, LLC property, the North line of said Village of Russells Point property and the North line of the Galilee Lutheran Church 3.65 acre tract (Per Deed D.V. 358, Pg. 704), 615.11' to a #5 Rebar set on the West line of Lincoln Blvd.;
- 9) Thence on a curve to the left in the East line of Lincoln Blvd. and the West line of said John and Mary Rudolph Family, LLC property, (Chord Bearing = N 10°-25'-06" E, Chord Length = 60.44', & Radius = 180.00') an Arc Length of 60.73' to a #5 Rebar set at the PT of said curve;
- 10) N 00°-45'-11" E, on the East line of Washington Avenue and the West line of said John and Mary Rudolph Family, LLC property, 213.91' to a #5 Rebar set at the PC of a curve to the right;
- 11) Thence on a curve to the right in the East line of Lincoln Blvd., the West line of said John and Mary Rudolph Family, LLC property, the West line of vacated Lot #1129 and the West line of vacated Washington Avenue, (Chord Bearing = N 13°-38'-41" E, Chord Length = 640.82', & Radius = 1436.11') an Arc Length of 646.26' to a #5 Rebar set at the PT of said curve;
- 12) N 26°-32'-11" E on the East line of Lincoln Blvd. and the West line of vacated Lot #1113, 180.97' to the POINT OF BEGINNING.

The above-described parcel of land contains 25.225 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, #8004 on April 7, 2023. All markers called for above are in place.

20230003966 Cabinet B Slide: 158#45  
 PLAT  
 Filed in Logan County, OH Fees: \$172.80  
 Patricia Myers, Recorder 08/21/2023 03:00 PM

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C17	60.73'	180.00'	19°-19'-49"	N 10°-25'-06" E	60.44'
C18	646.26'	1436.11'	25°-47'-00"	N 13°-38'-41" E	640.82'

Basis of Bearings:  
 The Ohio State Plane North Coordinate System.  
 Note:  
 All distances shown are measured unless otherwise noted.

BRAD J. CORE  
 S-8004  
 Brad J. Core, P.S. #8004

This plat represents an actual boundary survey completed under my direct supervision on May 8, 2023.

- Legend**  
 A = Existing 3/4" Iron Pipe  
 B = Set #5 Rebar  
 = Portion of Washington Avenue Vacated (0.952 Ac.) (O.R. 1414, Page 3382)  
 = Exterior Boundary For Proposed Subdivision Development

**CORE CONSULTING**  
 A Division of Hologic Companies, LLC

201 N. Broadway Street  
 Spencerville, OH 45887  
 Phone/Fax: 419-647-6163

Client: Rudolph and Reed Planned Unit Development

SURVEYOR: I.R.S.	DATE: 5/8/2023	DRAWN BY: L.T.K.	CHECKED BY: B.J.C.
SCALE: 1" = 80'	PAGE: 2	TOTAL PAGES: 2	

J-335