

Rec'd 7/20/92 OK JH



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## NON-EXCLUSIVE RETENTION POND EASEMENT TO THE CITY OF BELLEFONTAINE, OHIO

lying in Lots 4620, 4621, and 4622 of the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a non-exclusive retention pond easement.

Beginning at the southwest corner of Lot 4622.

THENCE, with the west lines of Lots 4622, 4621 and 4620, N 4°-56'-58" E, a distance of 184.04 feet to a point.

THENCE, through Lot 4620 the following two courses:

S 84°-11'-27" E, a distance of 50.00 feet to a point.

S 26°-32'-15" E, a distance of 40.24 feet to a point.

THENCE, through Lots 4621 and 4622, S 6°-08'-17" W, a distance of 149.20 feet to a point on the south line of Lot 4622.

THENCE, with the south line of Lot 4622, N 84°-53'-28" W, a distance of 67.91 feet to the point of beginning.

Containing 0.286 acres.



Description prepared by:

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
July 17, 1992

L 1769

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
7868 1D

DAVID DEVOL  
 N. 04°-56'-58" E. 309.31'

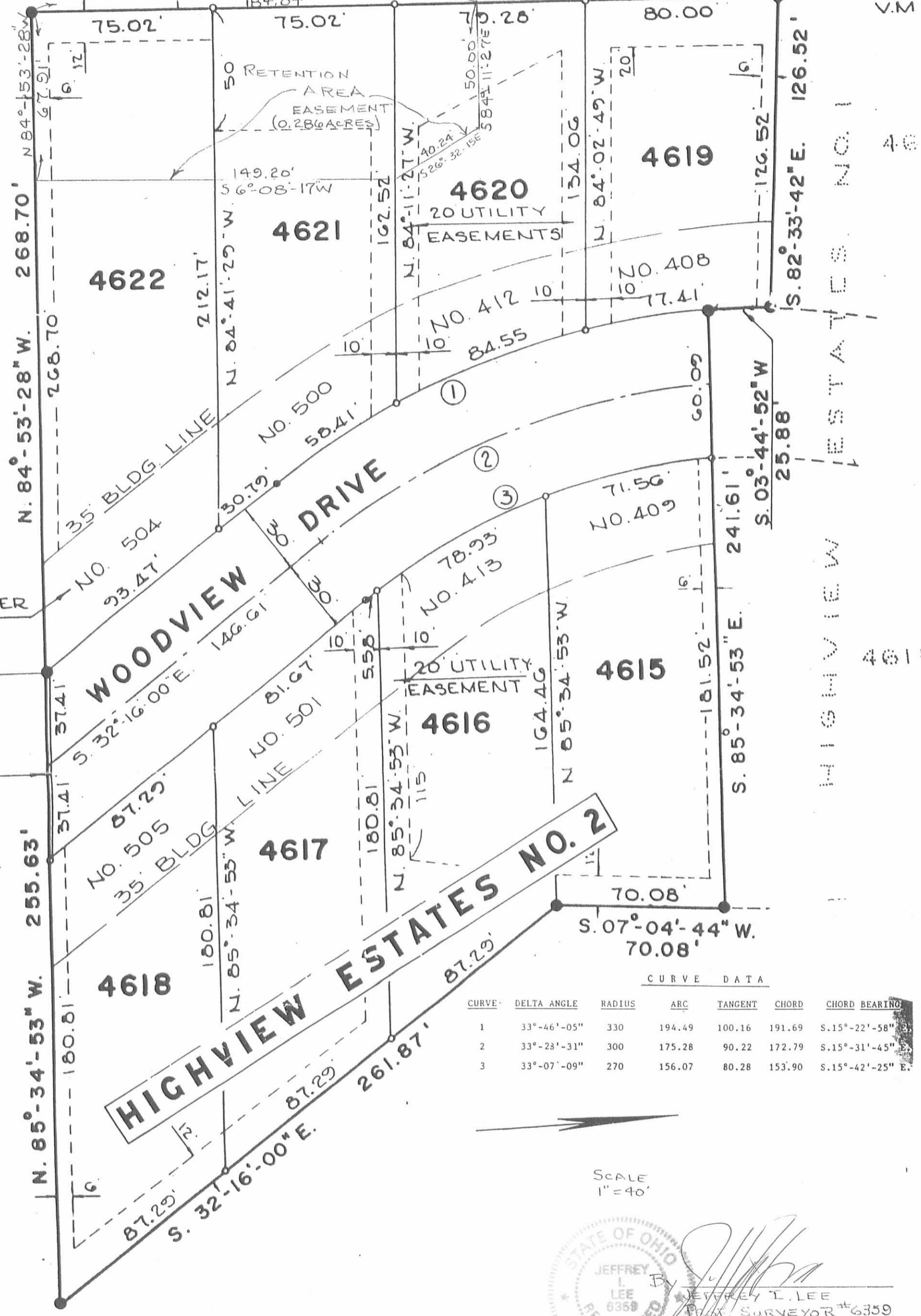
V.M  
 V.M

HERITAGE BELLEFONTAINE PHASE I

HOUSE NUMBER

ER LOT

SAMUEL DAVIS



ESTATES NO. 1

HIGHVIEW

4611

46

**HIGHVIEW ESTATES NO. 2**

SCALE  
 1" = 40'



By *Jeffrey I. Lee*  
 JEFFREY I. LEE  
 REGISTERED SURVEYOR #6359  
 July 17, 1992

DEDICATION OF  
 RETENTION AREA EASEMENT  
 ON LOTS 4620, 4621, 4622  
 HIGHVIEW ESTATES NO. 2  
 VMS 4478, LAKE TOWNSHIP  
 CITY OF BELLEFONTAINE  
 LOGAN COUNTY, OHIO

ORIGINAL STAMP IN GREEN

ACREAGE BREAK DOWN  
 0.286 AC TOTAL  
 0.118 AC IN LOT 4622  
 0.120 AC IN LOT 4621  
 0.048 AC IN LOT 4620

INDEXED ON MAP  
 7868 IP

LEE SURVEYING & MAPPING CO.  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335

L-1769-3

Roll 110 1-12-94  
24 194-



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## LOT SPLIT CITY LOT 4603

Lying in Highview Estates No. 1, Virginia Military Survey 4478, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of Bellefontaine City Lot 4603 of the Highview Estates No. 1 Addition to Bellefontaine as recorded in Plat Cabinet A, Slide 669 of the Logan County Records of Subdivisions.

Beginning at a 5/8 inch iron rod found at the southeast corner of said Lot 4603.

THENCE, with the north right-of-way of Cooper Avenue (60 feet wide) and the south line of said Lot 4603 on a curve to the left having a central angle of  $0^{\circ}-56'-51''$ , a radius of 483.79 feet, an arc length of 8.00 feet on a chord bearing  $N 56^{\circ}-30'-05'' W$ , a distance of 8.00 feet to a 5/8 inch iron rod set.

THENCE, through Lot 4603,  $N 19^{\circ}-39'-14'' E$ , a distance of 156.80 feet to a 5/8 inch iron rod found at the northeast corner of Lot 4603.

THENCE, with the west line of Lot 4604,  $S 16^{\circ}-51'-07'' W$ , a distance of 158.90 feet to the point of beginning.

Containing 0.014 acre.

The basis for bearings is based upon the west line of Lot 4604 being  $S 16^{\circ}-51'-07'' W$ , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on January 11, 1994.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
January 11, 1994



L 1769

ORIGINAL STAMP IN GREEN

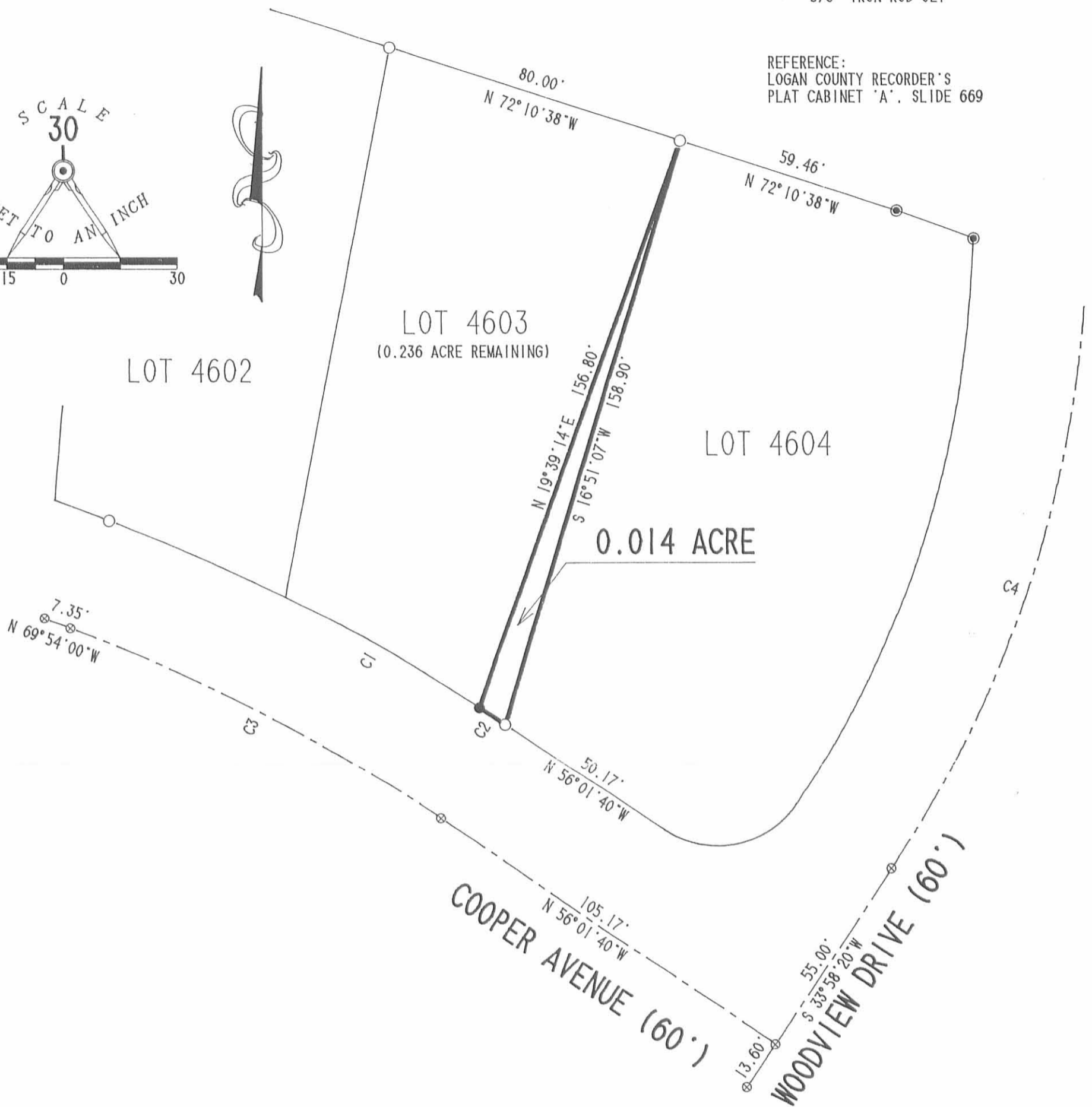
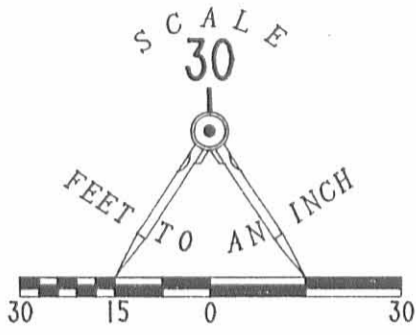
INDEXED ON MAP  
7868 2D

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	06°56'55"	483.79'	58.67'	29.37'	58.64'	N 60°26'58"W
C 2	00°56'51"	483.79'	8.00'	4.00'	8.00'	N 56°30'05"W
C 3	13°52'20"	453.79'	109.87'	55.20'	109.60'	N 62°57'50"W
C 4	29°59'20"	300.00'	157.02'	80.35'	155.24'	S 18°58'40"W

LEGEND

- 5/8" IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FOUND
- 5/8" IRON ROD SET

REFERENCE:  
LOGAN COUNTY RECORDER'S  
PLAT CABINET 'A', SLIDE 669



SURVEY OF 0.014 ACRE  
OUT OF LOT 4603  
HIGHVEIW ESTATES NO. 1  
VIRGINIA MILITARY SURVEY 4478  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:



*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JANUARY 11, 1994

LEE SURVEYING & MAPPING CO.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335

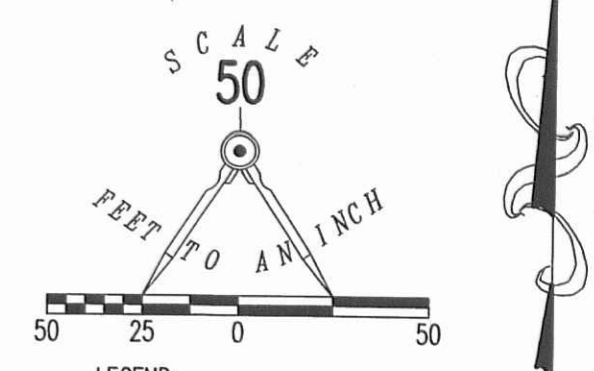
ORIGINAL STAMP IN GREEN

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

INDEXED ON M/A/P  
7868 2P

9-10-14  
**APPROVED**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°07'39"	330.00'	69.85'	S 42°14'23" W	69.72'
C2	10°02'43"	330.00'	57.85'	S 53°19'34" W	57.78'
C3	87°38'46"	25.00'	38.24'	N 14°31'33" E	34.62'
C4	90°00'00"	25.00'	39.27'	N 76°39'04" W	35.36'



**RETRACEMENT SURVEY OF THE  
 LOTS 4805 THROUGH 4808  
 HIGHVIEW ESTATES NO. 3  
 PLAT CABINET A, SLIDES 753B-755A  
 VIRGINIA MILITARY SURVEY 4478  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:  
*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 SEPTEMBER 3, 2014



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**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 KSS D0814 57830814 L-5783-3

JANANNE PROPERTIES  
 ORIGINAL 28.27 ACRES  
 O.R. 120, PG. 495  
 TRACT V

2 WORKING DAYS  
**BEFORE YOU DIG**

CALL TOLL FREE **800-362-2764**  
 OHIO UTILITIES PROTECTION SERVICE.

**INDEXED ON MAP**  
*766B 3P*

# HIGHVIEW ESTATES NO. 1

BEING A PART OF VMS 4478, LAKE TOWNSHIP, CITY OF BELLEFONTAINE,  
LOGAN COUNTY, OHIO



LOT	PARCEL NUMBER
4602	17-092-14-09-030.004
4603	17-092-14-09-030.005
4604	17-092-14-09-030.006
4605	17-092-14-09-030.007
4606	17-092-14-09-030.008
4607	17-092-14-09-030.009
4608	17-092-14-09-030.010
4609	17-092-14-09-030.011
4610	17-092-14-09-030.012
4611	17-092-14-09-030.013

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	29°59'20"	300.00	157.02	80.35	155.24	S 18°54'40" W
C 2	32°45'49"	300.00	171.55	88.19	169.22	S 17°35'20" W
C 3	13°52'20"	453.79	109.87	55.20	109.60	S 62°57'50" E
C 4	29°59'20"	270.00	141.32	72.32	139.71	S 18°58'40" W
C 5	90°00'00"	25.00	39.27	25.00	35.36	S 78°58'20" W
C 6	13°52'20"	483.79	117.13	58.85	116.85	S 62°57'50" E
C 7	13°46'02"	423.79	101.83	51.16	101.59	S 62°54'40" E
C 8	83°18'13"	25.00	36.35	22.24	33.23	S 14°22'35" E
C 9	25°46'27"	330.00	148.45	75.50	147.20	N 14°23'17" E
C 10	33°07'14"	270.00	156.08	80.29	153.91	S 17°24'43" W
C 11	29°42'33"	330.00	171.11	87.53	169.20	S 19°07'04" W

**METES AND BOUNDS DESCRIPTION**  
Lying in V.M.S. 4478, City of Bellefontaine, Lake Township, Logan County, Ohio.  
Being 3.450 acres out of that 5.881 acres of land in the name of Highview Farms, as deeded and described in O.R. 66, Page 598 and 0.323 acres out of that 3.11 acres of land in the name of Highview Farms as deeded and described in O.R. 70, Page 713 of the Logan County Records of Deeds and being more particularly described as follows:  
Beginning at a one inch iron monument found at the intersection of the centerlines of Eastern and Columbus Avenue.

THENCE, with the centerline of Eastern Avenue, S 70°24'50" E, a distance of 68.31 feet to a point on the westerly line of proposed Woodview Drive.  
THENCE, with the said westerly line of Woodview Drive, S 3°58'23" W, a distance of 31.15 feet to a 5/8 inch iron rod set on the south right-of-way of Eastern Avenue at the true point of beginning.  
THENCE, with the south right-of-way of Eastern Avenue, S 70°24'50" E, a distance of 62.40 feet to a 5/8 inch iron rod set at the northwest corner of the Sylvia Mills 0.23 acre tract (Vol. 181, Pg. 416).  
THENCE, with the said 0.23 acre tract, S 3°57'22" W, a distance of 175.92 feet to a one inch pipe found.  
THENCE, S 70°01'17" E, a distance of 59.81 feet to a one inch pipe found at the southeast corner of the said 0.23 acres.  
THENCE, with the west line of the Hassell 0.41 acre tract (Vol. 292, Pg. 563), S 4°04'47" W, a distance of 26.55 feet to a one inch pipe found.  
THENCE, with the north line of the aforementioned 3.11 acre tract, S 70°48'15" E, a distance of 104.89 feet to a 5/8 inch iron rod set.  
THENCE, through the said 3.11 acre and the 5.881 acre tracts the following three bearings and distances:  
S 28°08'43" W, a distance of 208.61 feet to a 5/8 inch iron rod set.  
S 7°04'44" W, a distance of 113.08 feet to a 5/8 inch iron rod set.  
N 85°34'53" W, a distance of 241.61 feet to a 5/8 inch iron rod set.  
THENCE, with a curve to the right an arc distance of 25.88 feet (a radius of 330.00 feet, central angle of 4°29'33") the chord of which bears N 3°44'52" E, a distance of 25.88 feet to a 5/8 inch iron rod set.  
THENCE, N 82°33'42" W, a distance of 126.52 feet to a 5/8 inch iron rod set.  
THENCE, with the westerly line of V.M.S. 4478, the easterly lines of the David Devol 3.21 acre tract (Vol. 376 Pg. 209), the Malcolm Titus 0.27 acre tract (Vol. 382, Pg. 747), the easterly end of Cooper Street, and the Donald Dauber 0.26 acre tract (Vol. 323, Pg. 975), N 4°56'58" E, a distance of 414.32 feet to a 5/8 inch iron rod set.  
THENCE, with the south lines of the Elliot 0.021 acre tract (O.R. 70, Pg. 974), the Cook 0.276 acre tract (Vol. 375, Pg. 902), and the Horne 0.012 acre tract (O.R. 70, Pg. 614), S 72°10'38" E, a distance of 219.46 feet to a 5/8 inch iron rod found.  
THENCE, with the south line of the Ronald Horn 0.35 acre tract (Vol. 388, Pg. 443), S 69°55'10" E, a distance of 21.44 feet to a 5/8 inch iron rod found.  
THENCE, with the east line of the said 0.35 acre tract, N 3°58'23" E, a distance of 175.34 feet to the point of beginning. Containing 3.773 acres.  
This description prepared from an actual field survey dated October 21, 1988.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, that Highview Farms, a general partnership by Adolph Flannery, a partner in the general partnership, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and does hereby dedicate the streets to the public use forever.

The buffer lot at the south end of Woodview Drive is dedicated conditionally until such time as the adjacent land is subdivided and a part thereof is dedicated for the purpose of extending the public right-of-way hereon shown.

*Jeanette Smith*  
*Frankie Smith*  
Witnesses  
*Adolph Flannery*  
Proprietors

STATE OF OHIO ss:  
LOGAN COUNTY

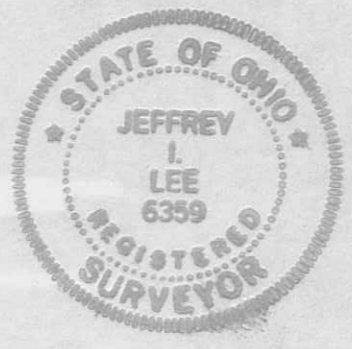
Before me, a Notary Public in and for said County, personally came Adolph Flannery, a partner of Highview Farms, a general partnership, who acknowledges the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of August 1988.

*Jeanette Smith*  
Notary Public

**SURVEYOR'S CERTIFICATION**  
The accompanying plat represents a subdivision of land in V.M.S. No. 4478, Lake Township, City of Bellefontaine, Logan County, Ohio.  
The tract has an area of 1.070 acres in streets and 2.703 acres in lots, making a total of 3.773 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 Highview Estates No. 1 as surveyed and that all monuments and iron pins as shown hereon have been set or will be set as a part of work that surety is posted for.  
5/8 Iron bars are set at points shown thus: o  
Concrete monuments will be set at points shown thus: ●

*Jeffrey I. Lee*  
JEFFREY I. LEE RLS # 6999 DATE 10/21/88  
LEE SURVEYING & MAPPING CO.  
655 E. SANDUSKY AVE.  
BELLEFONTAINE, OH 43311



**APPROVALS**  
Approved this 22nd day of November 1988.

*Timothy L. Notz*  
Bellefontaine City Engineer  
The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 88-90 recorded in City Council's record book 88 on this 22nd day of November 1988.  
*Richard J. Vicario* 11-29-88  
Mayor  
*Howard Inscho*  
President Bellefontaine City Council  
*Arlyne Pedersen*, Clerk of Council 11/30/88  
Approved this 5 day of December 1988.  
*Joseph A. Weeks*  
Chairman, City Planning Commission

Transferred this 15th day of December 1988.

*James A. ...*  
Logan County Auditor

Filed for record this 15th day of DECEMBER 1988, at 3:24 PM

Recorded this 15th day of DECEMBER 1988, in Plat Book A, Page 699.

*Caryn Collins*  
Logan County Recorder

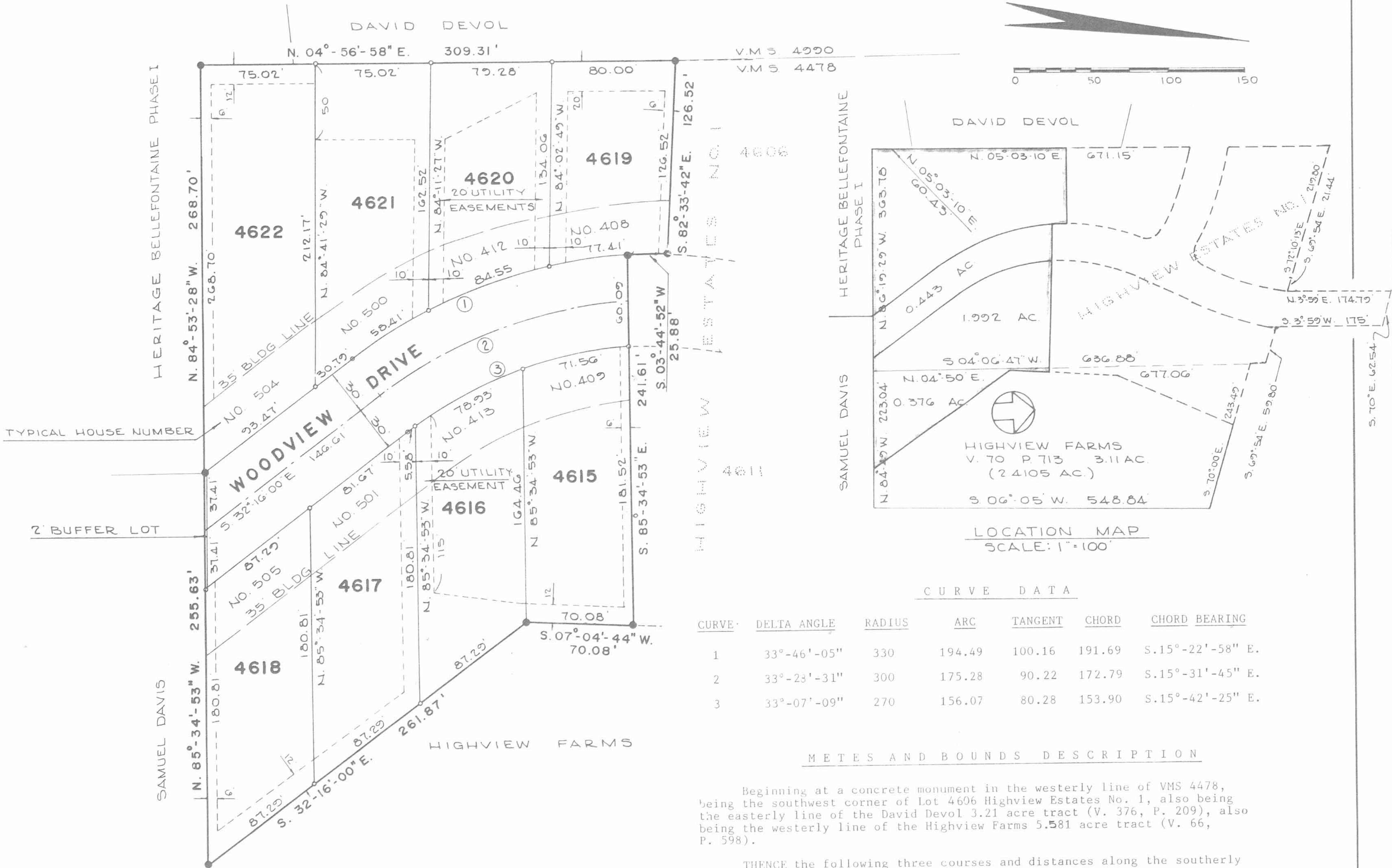
**RESTRICTIONS**  
No structures, plantings, etc., are to be located within the limits of any easement delineated on the plat.

DESCRIPTION CHECKED  
LOGAN CO. ENGINEER  
BY J.H. 12-15-88

**SUBDIVIDERS OF PLAT**  
Highview Farms, a general partnership  
1556 County Road 10  
Bellefontaine, Ohio 43311

# HIGHVIEW ESTATES NO. 2

BEING A PART OF VMS 4478, LAKE TOWNSHIP, CITY OF BELLEFONTAINE,  
LOGAN COUNTY, OHIO



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Highview Farms, a General Partnership by Adolph Flannery, a partner in the General Partnership, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and does hereby dedicate the streets to the public use forever.

The buffer lot at the south end of Woodview Drive is dedicated conditionally until such time as the adjacent land is subdivided and a part thereof is dedicated for the purpose of extending the public right-of-way hereon shown.

*Adolph Flannery*  
Proprietors

*James H. Smith*  
Witnesses

STATE OF OHIO  
LOGAN COUNTY SS:

Before me, a Notary Public in and for said County, personally came Adolph Flannery, a partner of Highview Farms, a General Partnership, 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 hereunto set my hand and affixed my official seal this 7<sup>th</sup> day of July, 1989.

*Jeffrey I. Lee*  
Notary Public

### SURVEYOR'S CERTIFICATION

The accompanying plat represents a subdivision of land in V.M.S. No. 4478, Lake Township, City of Bellefontaine, Logan County, Ohio.

All measurements are in feet and decimals of a foot. All measurements on curves are arc distances.

The tract has an area of 0.443 acres in streets and 2.368 acres in lots, making a total of 2.811 acres.

I hereby certify that the accompanying plat is a correct representation of Highview Estates No. 2 as surveyed and that all monuments and iron bars as shown hereon have been set or will be set as a part of work that surety is posted for.

5/8" iron bars are set at points shown thus: ○

Concrete monuments are set at points shown thus: ●

*Jeffrey I. Lee*  
Jeffrey I. Lee SLS #6339  
LEF 6339  
REGISTERED SURVEYOR

Lee Surveying and Mapping Co.  
855 E. Sandusky Avenue  
Bellefontaine, OH 43311

SUBDIVIDERS OF PLAT: Highview Farms, a General Partnership  
1556 County Road 10  
Bellefontaine, OH 43311

### RESTRICTION

No structures, plantings, etc., are to be located within the limits of any easement delineated on this plat

### METES AND BOUNDS DESCRIPTION

Beginning at a concrete monument in the westerly line of VMS 4478, being the southwest corner of Lot 4606 Highview Estates No. 1, also being the easterly line of the David Devol 3.21 acre tract (V. 376, P. 209), also being the westerly line of the Highview Farms 5.581 acre tract (V. 66, P. 598).

THENCE the following three courses and distances along the southerly line of Highview Estates No. 1:

S. 82°-33'-42" E. a distance of 126.52 feet to a concrete monument,  
S. 03°-44'-52" W. a distance of 25.88 feet along a chord of a curve to the left, having a radius of 330 feet, and an arc distance of 25.88 feet to a concrete monument,  
S. 85°-34'-53" E. a distance of 241.61 feet to a concrete monument, being the southeast corner of Lot 4611 Highview Estates No. 1.

THENCE S. 07°-04'-44" W. a distance of 70.08 feet to a concrete monument that is to be set.

THENCE S. 32°-16'-00" E. a distance of 261.87 feet to a concrete monument that is to be set in the south line of the 3.11 acre Highview Farms tract (V. 70, P. 713), also being the northeast corner of the Samuel Davis tract (V. 408, P. 580).

THENCE N. 85°-34'-53" W. a distance of 255.63 feet along the south line of the Highview Farms tracts (V. 70, P. 713 and V. 66, P. 598) to a concrete monument that is to be set, said point also being the northeast corner of the 5.03 acre Heritage Bellefontaine Phase I tract (V. 336, P. 184).

THENCE N. 84°-53'-28" W. a distance of 268.70 feet along the north line of the Heritage Bellefontaine Phase I tract and the south line of the Highview Farms 5.581 acre tract (V. 66, P. 598) to a concrete monument that is to be set in the westerly line of VMS 4478.

THENCE N. 04°-56'-58" E. a distance of 309.31 feet along the easterly line of the David Devol tract, the westerly line of VMS 4478, the westerly line of the 5.581 acre Highview Farms tract to the point of beginning. Containing 2.811 acres, 0.576 ac from V. 70, P. 713 tract & 2.235 ac from V. 66, P. 598 tract.

This description prepared from an actual survey dated Oct. 21, 1988.

### APPROVALS

Description checked *J.C.H.* 7-14-89  
Approved this 7<sup>th</sup> day of July, 1989.

*Timothy Lee Nease*  
Bellefontaine City Engineer

The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 89-07 recorded in City Council's record book 89 on this 20<sup>th</sup> day of June, 1989.

*Richard J. Lewis* 7-5-89  
Mayor

*Howard Inskeep* 7-5-89  
President, Bellefontaine City Council

*John J. Prineas* 7-5-89  
Clerk of Council

Approved this 7 day of June, 1989.

*Joseph A. Weeks* 7-6-89  
Chairman, City Planning Commission

Transferred this 9<sup>th</sup> day of August, 1989.

*Jean Jones*  
Logan County Auditor

318954  
Filed for record this 9<sup>th</sup> day of August, 1989. at 4:14pm.

Recorded this 9<sup>th</sup> day of August, 1989. in Plat Cabinet A, Slide 683.

*Carolyn Collins*  
Logan County Recorder

LOT	PARCEL NO.
4615	17-092-14-09-030.014
4616	17-092-14-09-030.015
4617	17-092-14-09-030.016
4618	17-092-14-09-030.017
4619	17-092-14-09-030.018
4620	17-092-14-09-030.019
4621	17-092-14-09-030.020
4622	17-092-14-09-030.021

A-139A

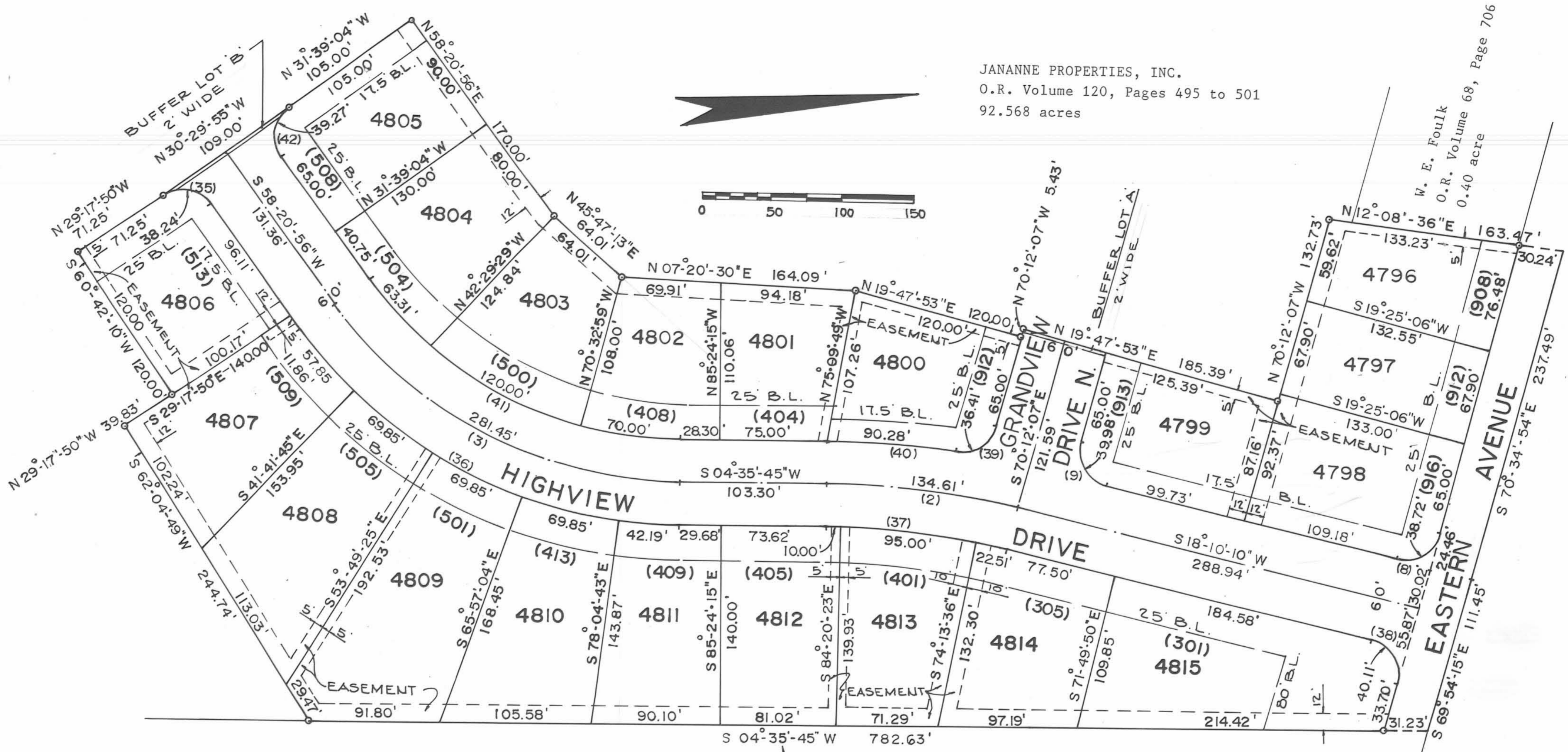
LL-22 A-139A

A-139A

A-139A

# HIGHVIEW ESTATES NO. 3

BEING A PART OF V.M.S. 4478, CITY OF BELLEFONTAINE, LAKE TWP., LOGAN COUNTY, OHIO



JANANNE PROPERTIES, INC.  
O.R. Volume 120, Pages 495 to 501  
92.568 acres

BASIS OF BEARINGS: THIS BEARING IS FROM A BOUNDARY SURVEY PERFORMED BY LEE SURVEYING AND ALL OTHER BEARINGS ARE CALCULATED FROM IT.

Walter Lamb  
O.R. Volume 62, Page 829  
20.97 acres

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Logan, in the City of Bellefontaine, and in the Township of Lake, being a part of V.M.S. 4478, bounded and described as follows:

Beginning at a point in the centerline of Eastern Avenue, said point being the northeast corner of a 19.144 acre parcel of land recorded in O.R. Volume 120, Pages 495 to 501, also being the northwest corner of a 20.97 acre parcel of land recorded in O.R. Volume 62, Page 829;

- thence S. 04°-33'-45" W. a distance of 782.63 feet along the common line as cited above to a concrete monument set, also passing a concrete monument set at 31.23 feet;
- thence S. 62°04'-49" W. a distance of 244.74 feet to a concrete monument set;
- thence N. 29°17'-50" W. a distance of 39.83 feet to a concrete monument set;
- thence S. 60°42'-10" W. a distance of 120.00 feet to a concrete monument set;
- thence N. 29°17'-50" W. a distance of 71.25 feet to a concrete monument set;
- thence N. 30°29'-55" W. a distance of 109.00 feet to a concrete monument set;
- thence N. 31°39'-04" W. a distance of 105.00 feet to a concrete monument set;
- thence N. 58°20'-56" E. a distance of 170.00 feet to a concrete monument set;
- thence N. 45°47'-13" E. a distance of 64.01 feet to a concrete monument set;
- thence N. 07°20'-30" E. a distance of 164.09 feet to a concrete monument set;
- thence N. 19°47'-53" E. a distance of 120.00 feet to a concrete monument set;
- thence N. 70°12'-07" W. a distance of 5.43 feet to a concrete monument set;
- thence N. 19°47'-53" E. a distance of 185.39 feet to a concrete monument set;
- thence N. 70°12'-07" W. a distance of 132.73 feet to a concrete monument set;
- thence N. 12°08'-36" E. a distance of 163.47 feet to a point in the centerline of Eastern Avenue, passing the southeast corner of an 0.40 acre parcel at 14.74 feet as recorded in O.R. Volume 68, Page 706, also passing the northeast corner of the same 0.40 acre parcel at a distance of 133.23 feet at which point a concrete monument is set.
- thence S. 70°-34'-54" E. a distance of 237.49 feet along the centerline of Eastern Avenue to a point;
- thence S. 69°-54'-15" E. a distance of 111.45 feet along the centerline of Eastern Avenue to the point of beginning.

HIGHVIEW ESTATES NO. 3 is out of land recorded in O.R. Volume 120, Pages 495 to 501.

SURVEYOR'S CERTIFICATION

The accompanying plat "HIGHVIEW ESTATES NO. 3" represents a subdivision of land in VMS 4478, Lake Township, City of Bellefontaine, Logan County, Ohio.

All measurements are in feet and decimals of a foot. All measurements of curves are arc distances.

The tract has an area of 1.678 acres in streets and 5.455 acres in lots, making a total of 7.133 acres.

I hereby certify that the accompanying plat is a correct representation of "HIGHVIEW ESTATES NO. 3", as surveyed and that all monuments and iron bars as shown hereon have been set or will be set as a part of work that surety is posted for.

5/8" iron bars are set at all lot corners & beginning and ending of all curve points  
Concrete monuments are set at points shown thus: (6" dia. x 36" length w/ 1/4" iron bar)

Harold A. Moores  
Harold A. Moores, RLS#4431

11-17-92  
Date



CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
2	13°-34'-25"	568.23'	134.61'	67.62'	134.30'	S 11°-22'-57.5" W
3	53°-45'-11"	300.00'	281.45'	152.04'	271.24'	S 31°-28'-20.5" W
8	88°-45'-04"	25.00'	38.72'	24.46'	34.97'	S 26°-12'-22" E
9	91°-37'-43"	25.00'	39.98'	25.72'	35.85'	S 63°-59'-01.5" W
35	87°-38'-46"	25.00'	38.24'	23.99'	34.62'	N 14°-31'-33" E
36	53°-45'-11"	330.00'	309.59'	167.25'	298.37'	N 31°-28'-20.5" E
37	13°-34'-25"	538.23'	127.51'	64.05'	127.21'	N 11°-22'-57.5" E
38	91°-55'-35"	25.00'	40.11'	25.85'	35.94'	N 64°-07'-57.5" E
39	83°-26'-41"	25.00'	36.41'	22.29'	33.28'	S 28°-28'-46.5" W
40	08°-38'-49"	598.23'	90.28'	45.23'	90.20'	S 08°-55'-09.5" W
41	53°-45'-11"	270.00'	253.31'	136.84'	244.12'	S 31°-28'-20.5" W
42	90°-00'-00"	25.00'	39.27'	25.00'	35.36'	N 76°-39'-04" W

APPROVALS

Approved this 11<sup>th</sup> day of February, 1993.

Jonathan L. Nott  
Bellefontaine City Engineer

The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 93-07 recorded in City Council's record book 93 on this 9<sup>th</sup> day of February 1993.

Richard J. Vicaris  
Mayor

William R. Peterson  
President, Bellefontaine City Council

Adythe Predmore  
Clerk of Council

Approved this 19 day of Feb., 1993.

James A. Steele  
Chairman, City Planning Commission

Plat pre-approval J.C.H. 2-12-93 Plat checked J.C.H. 2-26-93

Transferred this 9<sup>th</sup> day of MARCH, 1993.

Sean Jones  
Logan County Auditor

Filed for record this 9<sup>th</sup> day of March, 1993, at 12:59 P.M.

Recorded this 9<sup>th</sup> day of March, 1993, in Plat cabinet A, Slide 753B & 755A

Carolyn Collins  
Logan County Recorder

APP-77

9301415



# HIGHVIEW ESTATES NO. 3

BEING A PART OF V.M.S. 4478, CITY OF BELLEFONTAINE, LAKE TWP., LOGAN COUNTY, OHIO

## COVENANTS AND RESTRICTIONS

- Said premises shall be used solely and exclusively for residential purposes only
- No residence shall be constructed with less than 1500 square feet of living area, excluding breeze-ways, garages and basements.
- The front, back and side setback line of the building shall conform to zoning requirements of the City of Bellefontaine as they now exist.
- No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 3 feet square advertising the property for sale or rent, or signs used by a builder to advertise the property during construction period.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except domesticated household pets may be kept on said premises provided same are not kept, bred or maintained for any commercial purpose.
- No auxiliary or storage buildings shall be permitted on sold lots excepting those buildings that architecturally conform to the one-family residence building.
- No nuisance shall be suffered to remain on said premises nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of any adjoining land.
- No weeds, underbrush, trash or any unsightly growth shall be permitted to grow or remain in any way on said premises.
- Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damage.
- No trailers of any type, campers, mobile homes, motor homes, boats, non-operable automobiles or buses are to be kept on the premises unless within a building.
- These covenants are to run with the land and shall be binding on all parties until June 1, 2002, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots in said subdivision has been recorded agreeing to change said covenants in whole or in part.
- Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- No permanent structures or planting, etc. shall be permitted in any of the easements delineated on the plat. This is a permanent restriction and not subject to 11 and 12 above.
- The slope of the roof on all one story residential structures shall be a ratio of not less than 7 feet of rise to 12 feet horizontal.

### OWNERS

Robert E. Bagshaw 8406 State Route 124 Hillsboro, Ohio 45133	Kelly D. Ferguson 2483 Stonebridge Drive Orange Park, Florida 32073
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### SURVEYOR

Harold A. Moores  
5360 Savina Avenue  
Dayton, Ohio 45415

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Robert E. Bagshaw and Kelly D. Ferguson of JANANNE PROPERTIES, an OHIO GENERAL PARTNERSHIP, as Proprietors of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate the streets to the public use forever

Buffer Lots A and B are dedicated conditionally until such time as the adjacent land is subdivided and a part thereof is dedicated for the purpose of extending the public right-of-way hereon shown.

### WITNESSES

*Robert D. Kennard*  
*Alan J. ...*

### PROPRIETORS

*Robert E. Bagshaw*  
*Kelly D. Ferguson*

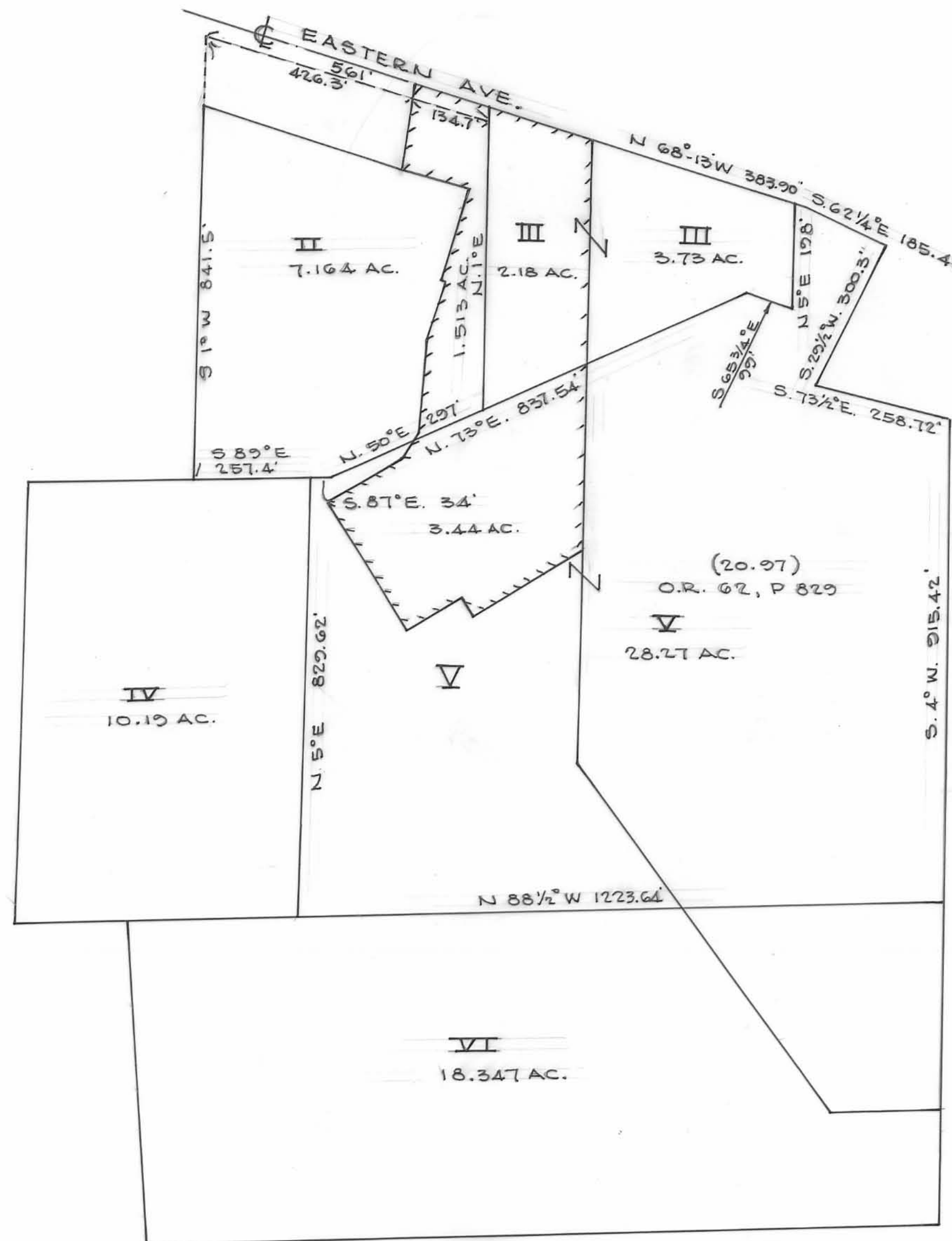
STATE OF OHIO SS.  
LOGAN COUNTY

Before me, a Notary Public in and for said County, personally came Robert E. Bagshaw and Kelly D. Ferguson of JANANNE PROPERTIES, an OHIO GENERAL PARTNERSHIP, as Proprietors, 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 2 day of Feb, 1993.

*Robert D. Kennard*  
Notary Public

Roger D. Kennard  
Notary Public, State of Ohio  
My Commission Expires 3/2/96



SCALE: 1"=200'

### HIGHVIEW ESTATES NO. 3 CONSISTS OF:

- 1.513 AC. OUT OF TRACT II
  - 2.18 AC. OUT OF TRACT III
  - 3.44 AC. OUT OF TRACT V
- FROM O.R. 120, P. 495-501

11-22A

7-25-2024



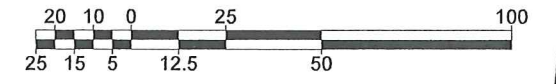
LEGEND

- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

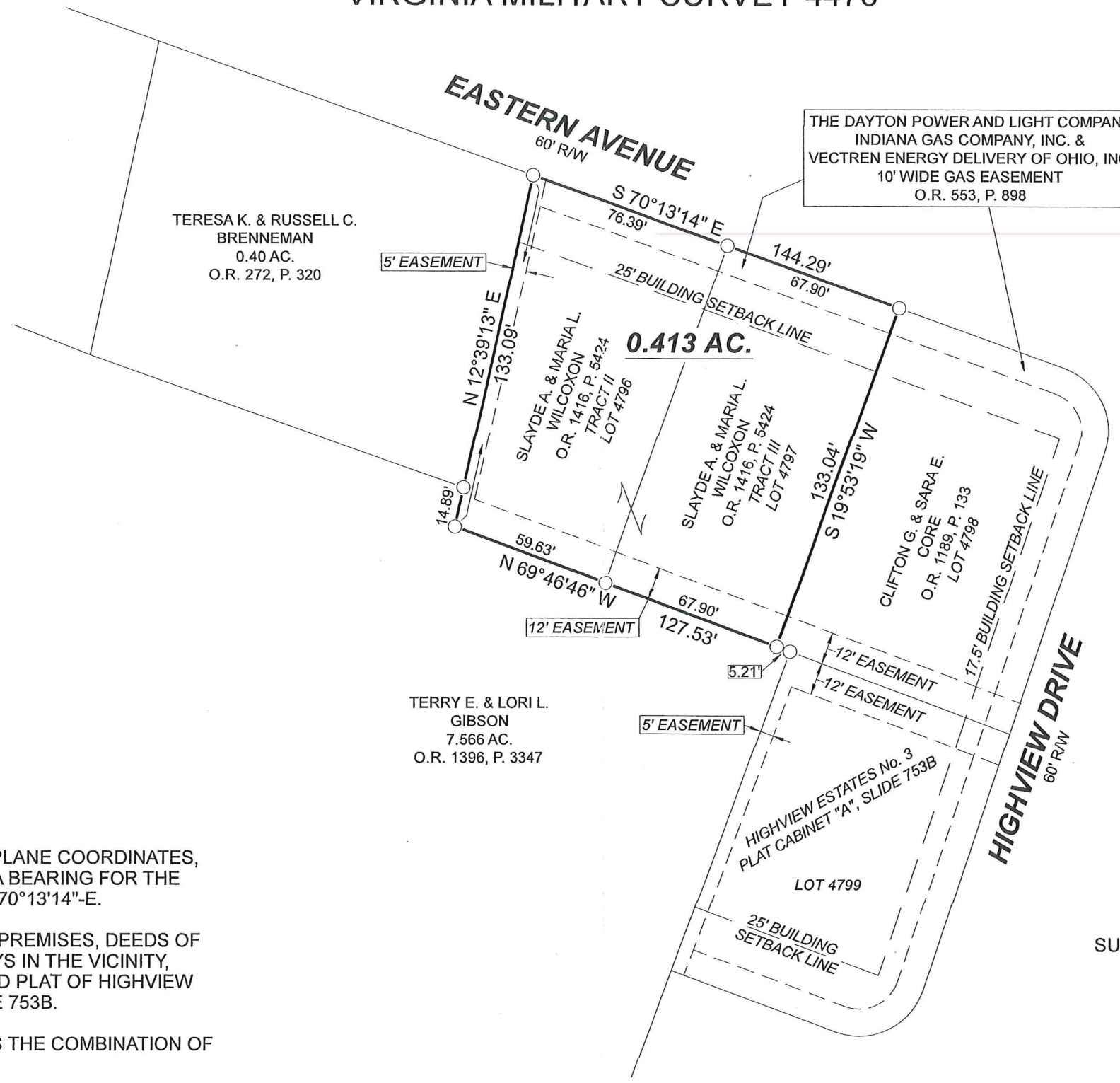
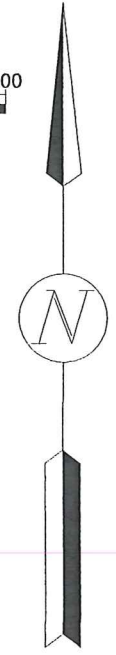
# PLAT OF SURVEY

LOTS 4796 & 4797 - HIGHVIEW ESTATES No. 3  
 CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY 4478

SCALE: 1" = 50'



DATE: JULY 23, 2024

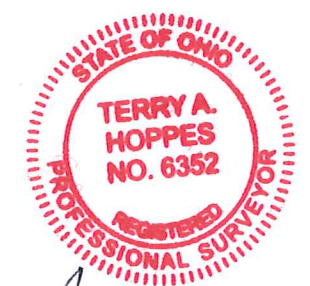


TERESA K. & RUSSELL C. BRENNEMAN  
 0.40 AC.  
 O.R. 272, P. 320

TERRY E. & LORI L. GIBSON  
 7.566 AC.  
 O.R. 1396, P. 3347

THE DAYTON POWER AND LIGHT COMPANY  
 INDIANA GAS COMPANY, INC. &  
 VECTREN ENERGY DELIVERY OF OHIO, INC.  
 10' WIDE GAS EASEMENT  
 O.R. 553, P. 898

- NOTE:
- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE SOUTH LINE OF EASTERN AVENUE OF S-70°13'14"-E.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, RECORD PLAT OF HIGHVIEW ESTATES No. 3 - PLAT CABINET "A", SLIDE 753B.
  - THE 0.413 AC. TRACT SHOWN HEREON IS THE COMBINATION OF LOTS 4796 AND 4797.



SURVEYED BY:   
 TERRY A. HOPPES  
 PROFESSIONAL SURVEYOR No. 6352  
 B. EDWARDS SURVEYING, LLC  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

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