

NORTH POINT LANDING CONDOMINIUMS

PHASE I
0.385 ACRE
VIRGINIA MILITARY SURVEY 12277
STOKES TOWNSHIP
LOGAN COUNTY, OHIO
PART OF THE
FOX INVESTMENTS, LTD.
3.232 ACRE TRACT
OFFICIAL RECORD 520, PAGE 30

WE DO HEREBY STATE THAT THIS DRAWING OF NORTH POINT LANDING SHOWS ALL BUILDINGS AS CONSTRUCTED.



Michael W. Bow
MICHAEL W. BOW
PROFESSIONAL ENGINEER 38860
SEPTEMBER 24, 2002
THE M & K ENGINEERING CO.
322 East Main Street
RUSSELLS POINT, OHIO 43348
(937) 842-2698

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 24, 2002
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335



APPROVED BY THE L.U.C. PLANNING COMMISSION
THIS 27 DAY OF MARCH, 2004
Constance Hanson
DIRECTOR, PLANNING COMMISSION
PRE-APPROVAL *Jan C. Ito* 3-25-04
PLAT CHECKED *Jan C. Ito* 4-26-04
TRANSFERRED THIS 26th DAY OF April, 2004.

Richard E. Godwin
AUDITOR, LOGAN COUNTY, OHIO
RECORDED IN PLAT CABINET B, SLIDE 88A+B
RECEIVED FOR RECORD AT 1:52 O'CLOCK P.M.
THIS 26th DAY OF April, 2004
Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

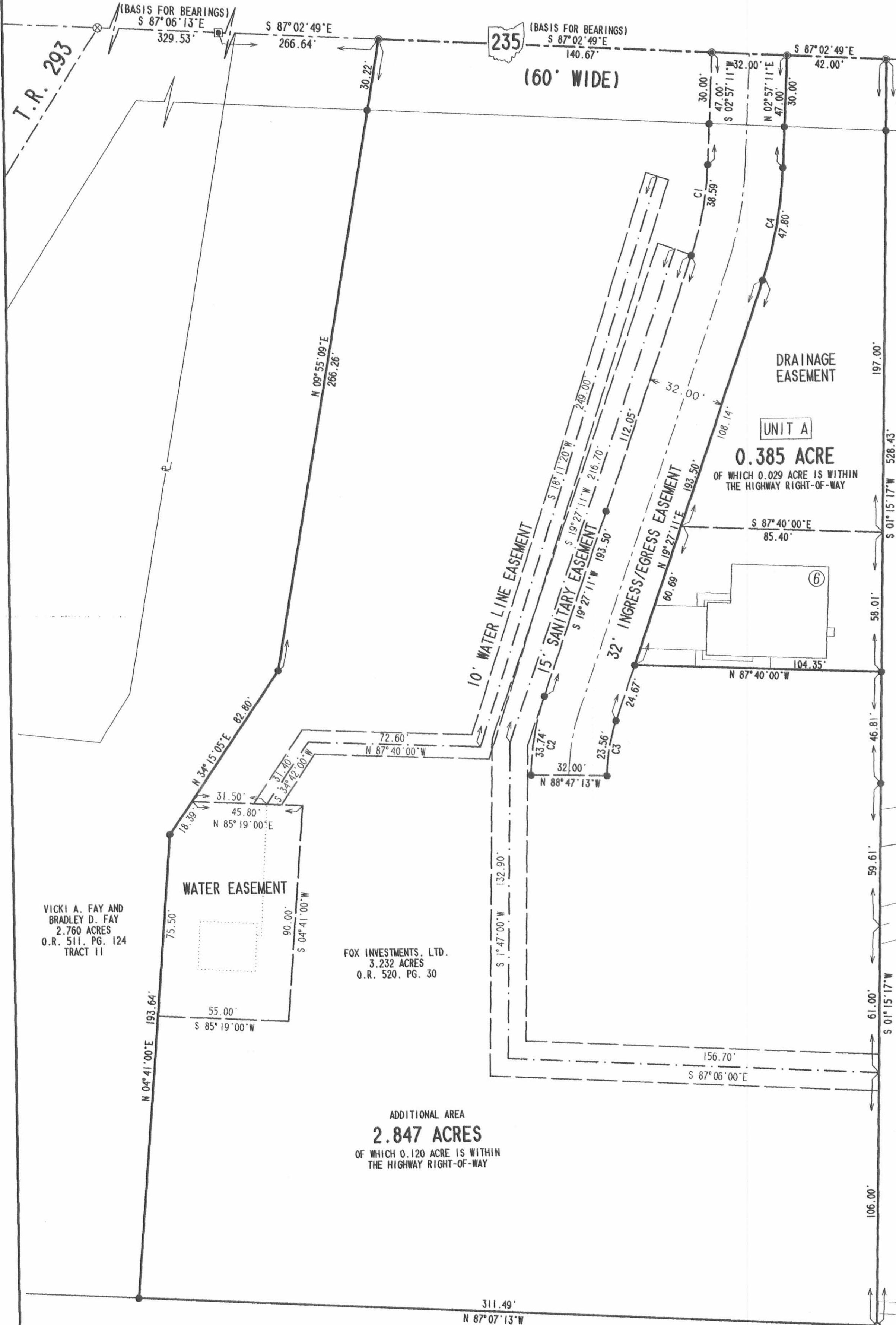
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE.

KINGS LANDING ALLOTMENT NO. 9
PLAT CABINET A, SLIDE 511

NORTH POINT LANDING CONDOMINIUMS PHASE I

2
2

VIRGINIA MILITARY SURVEY 12277 - STOKES TOWNSHIP - LOGAN COUNTY - OHIO
ALL OF THE FOX INVESTMENTS, LTD 3.232 ACRE TRACT - OFFICIAL RECORD 520, PAGE 30



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	16°30'00"	134.00'	38.59'	19.43'	38.46'	S 11°12'11"W
C 2	18°14'24"	106.00'	33.74'	17.02'	33.60'	S 10°19'59"E
C 3	18°14'24"	74.00'	23.56'	11.88'	23.46'	N 10°19'59"E
C 4	16°30'00"	166.00'	47.80'	24.07'	47.64'	N 11°12'11"E

LEGEND

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- 3/4" SQUARE IRON BAR FOUND
- 1/2" IRON PIPE FOUND
- ⊕ HARROW TOOTH FOUND
- UTILITY POLE
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- ⑥ DESIGN NUMBER
- UNIT NUMBER

NOTE:
THIS PLAT CONSISTS OF TWO PAGES AND EACH PAGE MUST BE PRESENT FOR A COMPLETE REPRESENTATION.

SCALE
30
FEET TO AN INCH

FRANCES D. REED
1.77 ACRES
O.R. 313, PG. 227
PARCEL I

FRANCES D. REED
ORIG. 1.0 ACRE
O.R. 313, PG. 227
PARCEL II

WANNMACHER CONSTRUCTION
9.69 ACRES
O.R. 253, PG. 711

FOX INVESTMENTS, LTD.
3.232 ACRES
O.R. 520, PG. 30

ADDITIONAL AREA
2.847 ACRES
OF WHICH 0.120 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

KINGS LANDING ALLOTMENT NO. 9
PLAT CABINET A, SLIDE 511

VICKI A. FAY AND
BRADLEY D. FAY
2.760 ACRES
O.R. 511, PG. 124
TRACT II

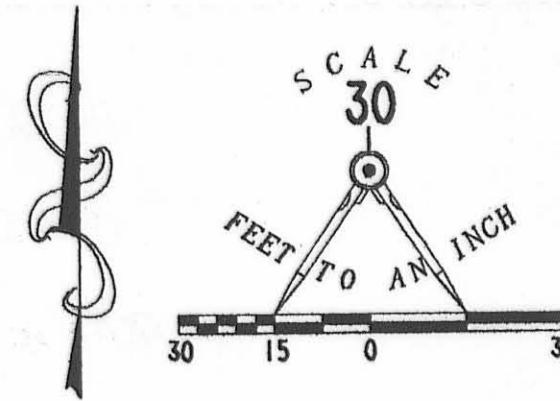
2 WORKING DAYS
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NOTE:
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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
DNV/KSR D412 BFOXD04 BFOXTOP0 JOB L-3246-1

J-309

- LEGEND**
- 5/8" IRON ROD FOUND
 - 5/8" IRON ROD SET
 - 3/4" SQUARE IRON BAR FOUND
 - 1/2" IRON PIPE FOUND
 - ⊠ HARROW TOOTH FOUND
 - UTILITY POLE
 - MAG NAIL SET
 - ▨ LIMITED COMMON AREA
 - Ⓟ DESIGN NUMBER
 - UNIT NUMBER



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	16° 30' 00"	134.00'	38.59'	19.43'	38.46'	S 11° 12' 11" W
C 2	18° 14' 24"	106.00'	33.74'	17.02'	33.60'	S 10° 19' 59" W
C 3	18° 14' 24"	74.00'	23.56'	11.88'	23.46'	N 10° 19' 59" E
C 4	16° 30' 00"	166.00'	47.80'	24.07'	47.64'	N 11° 12' 11" E

VICKI A. FAY AND
BRADLEY D. FAY
2.760 ACRES
O.R. 511, PG. 124
TRACT 11

FOX INVESTMENTS, LTD.
2.847 ACRES
O.R. 745, PG. 817

ADDITIONAL AREA
2.377 ACRES
OF WHICH 0.022 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

KINGS LANDING ALLOTMENT NO. 9
PLAT CABINET A, SLIDE 511

0.470 ACRE
OF WHICH 0.098 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

UNIT B

0.385 ACRE
OF WHICH 0.029 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

UNIT A

DRAINAGE
EASEMENT

FRANCES D. REED
1.77 ACRE
O.R. 313, PG. 227
PARCEL I

FRANCES D. REED
ORIG. 1.0 ACRE
O.R. 313, PG. 227
PARCEL II

WANNEMACHER CONSTRUCTION
9.69 ACRES
O.R. 253, PG. 711



ENGINEER'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS DRAWING ACCURATELY
REFLECTS THE BUILDING "AS-BUILT OR CONSTRUCTED".

Michael W. Bow
MICHAEL W. BOW
PROFESSIONAL ENGINEER 38860
APRIL 20, 2005

THE M & K ENGINEERING CO.
322 East Main Street
RUSSELLS POINT, OHIO 43348
(937) 842-2698



SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS SURVEY OF NORTH POINT
LANDING CONDOMINIUMS PHASE II ACCURATELY REFLECTS THE
LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 20, 2005

LEE SURVEYING & MAPPING CO., INC.
117 North Modriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

PROPOSED BICYCLE PATH
10' INGRESS/EGRESS EASEMENT

**NORTH POINT LANDING CONDOMINIUMS
PHASE II**
0.470 ACRE
VIRGINIA MILITARY SURVEY 12277
STOKES TOWNSHIP
LOGAN COUNTY, OHIO
PART OF THE
FOX INVESTMENTS, LTD
2.847 ACRE TRACT
OFFICIAL RECORD 745, PAGE 817

NOTES:

1. THIS PLAT CONSISTS OF TWO PAGES AND EACH PAGE
MUST BE PRESENT FOR A COMPLETE REPRESENTATION.
2. EASEMENTS SHOWN ARE AS PROVIDED BY DEVELOPER. THE
SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
3. THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED
IN OHIO ADMINISTRATIVE CODE 4733-35-04(C).
4. BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND FOR
UNIT B IS 18.8'.

APPROVED BY THE L.U.C. PLANNING COMMISSION
THIS 25th DAY OF May, 2005.

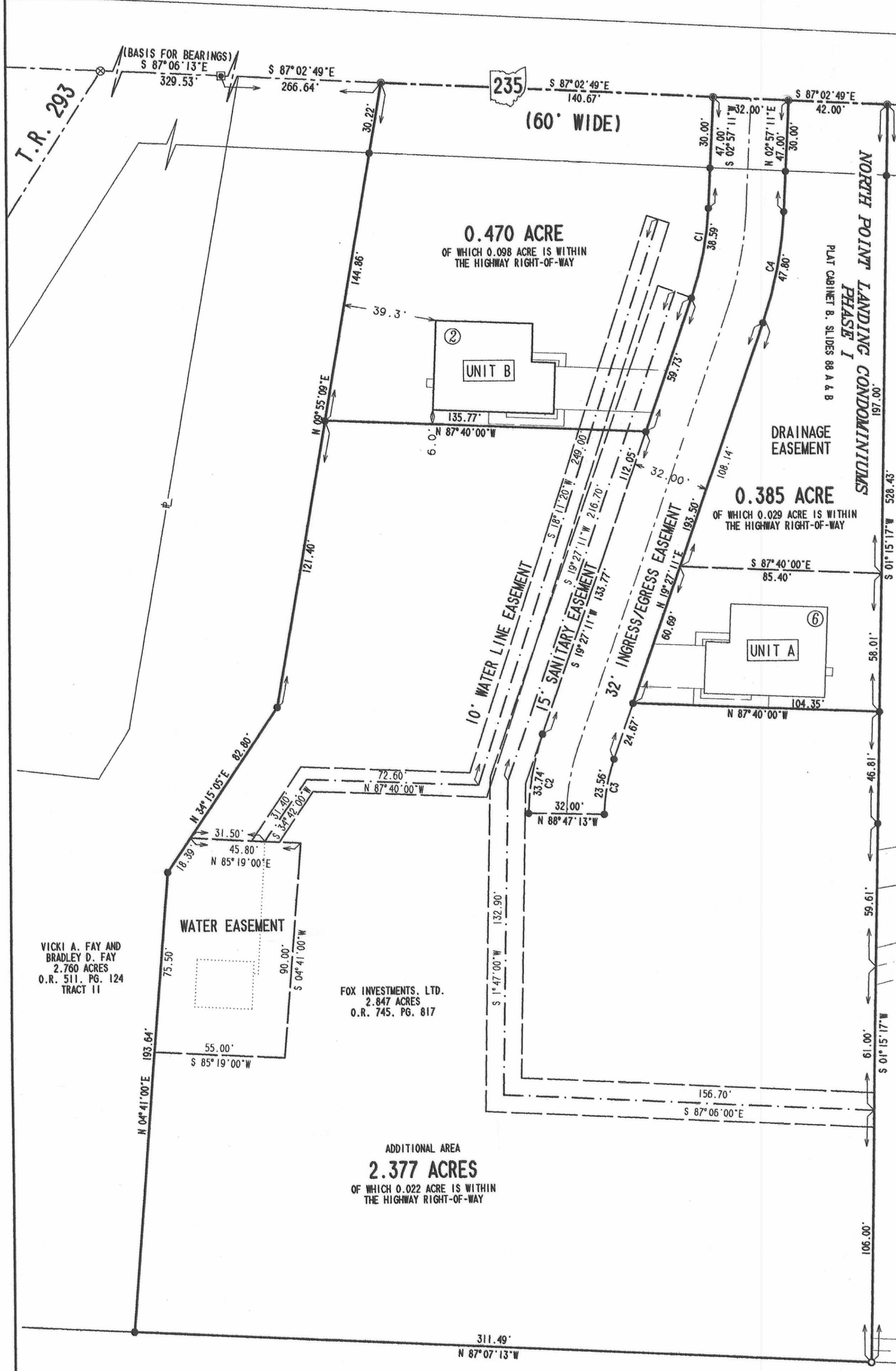
Jennifer Hanson
DIRECTOR, PLANNING COMMISSION
PRE-APPROVAL *Jan C. Lee* 5-26-05
PLAT CHECKED *Jan C. Lee* 5-26-05
TRANSFERRED THIS 26th DAY OF May, 2005.

Michael E. Godwin
AUDITOR, LOGAN COUNTY, OHIO
RECORDED IN PLAT CABINET B, SLIDE 97A, 97B
RECEIVED FOR RECORD AT 10:32 O'CLOCK A.M.
THIS 26th DAY OF May, 2005.
Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

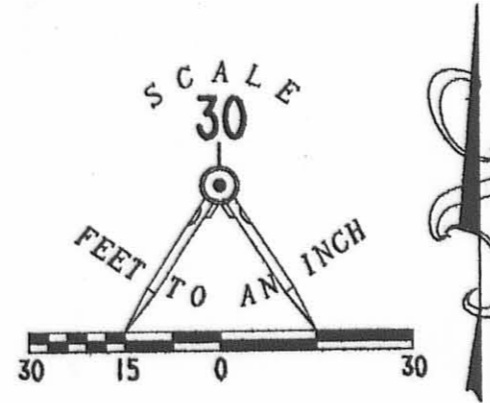
NORTH POINT LANDING CONDOMINIUMS PHASE II

2
2

VIRGINIA MILITARY SURVEY 12277 - STOKES TOWNSHIP - LOGAN COUNTY - OHIO
PART OF THE FOX INVESTMENTS, LTD 2.847 ACRE TRACT - OFFICIAL RECORD 745, PAGE 817



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	16°30'00"	134.00'	38.59'	19.43'	38.46'	S 11°12'11"W
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C 3	18°14'24"	74.00'	23.56'	11.88'	23.46'	N 10°19'59"E
C 4	16°30'00"	166.00'	47.80'	24.07'	47.64'	N 11°12'11"E



- LEGEND
- 5/8" IRON ROD FOUND
 - 5/8" IRON ROD SET
 - 3/4" SQUARE IRON BAR FOUND
 - 1/2" IRON PIPE FOUND
 - ⊠ HARROW TOOTH FOUND
 - ⊕ UTILITY POLE
 - MAG NAIL SET
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 - ⑥ DESIGN NUMBER
 - UNIT NUMBER

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1.77 ACRE
O.R. 313, PG. 227
PARCEL I

FRANCES D. REED
ORIG. 1.0 ACRE
O.R. 313, PG. 227
PARCEL II

WANNEMACHER CONSTRUCTION
9.69 ACRES
O.R. 253, PG. 711

VICKI A. FAY AND
BRADLEY D. FAY
2.760 ACRES
O.R. 511, PG. 124
TRACT II

FOX INVESTMENTS, LTD.
2.847 ACRES
O.R. 745, PG. 817

ADDITIONAL AREA
2.377 ACRES
OF WHICH 0.022 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

KINGS LANDING ALLOTMENT NO. 9
PLAT CABINET A, SLIDE 511

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

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(937) 593-7335
KSR D0405 3248045 BFOXTOP0.ASC L-3248-1

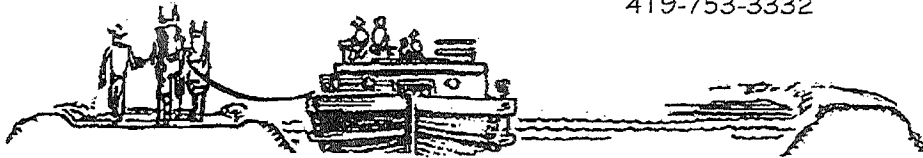
KING AVENUE (50')

9-11-2023



Lock Two Surveying, LLP.
5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Saintignon 419-733-9606
Chris Harmon P.S. 419-733-9607



**KCK LAND WORKS, LLC. SURVEY
TRACT 1
0.240 ACRES**

SITUATE IN VIRGINIA MILITARY SURVEY 12277, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING A PART OF A 2.377 ACRE TRACT OF LAND OWNED BY KCK LAND WORKS LLC AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1099 PAGE 114 TRACT II OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a railroad spike found at the intersection of the centerlines of State Route 235 and Township Road 293, North 81°18'51" East, 329.53 feet to a harrow tooth found;

Thence, with the centerline of State Route 235, North 81°22'15" East, 481.41 to a Mag Nail set at the northwest corner of a 1.770 acre tract of land owned by Francis D. Reed as recorded in Official Record 313 Page 227 parcel 1, passing for reference at 266.68 feet a Mag Nail set;

Thence, with the west line of said 1.770 acre tract and the east line of Unit A of North Point Landing Condominiums Phase I as recorded in Plat Cabinet B Slide 88A & B, South 10°17'24" East, 255.01 feet to an iron pin set at the southeast corner of said Unit A owned by Joel M. Phillips as recorded in Official Record 1282, Page 974, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the west line of said 1.770 acre tract, the west line of a 1.0 acre tract of land owned by Francis D. Reed as recorded in Official Record 313 Page 227, Parcel 2 and the west line of a 9.69 acre tract of land owned by KCK Land Works, LLC as recorded in Official Record 1099 Page 114, South 10°17'24" East, 91.20 feet to an iron pin set;

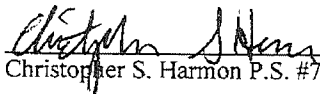
Thence, with new division lines the following 4 lines:

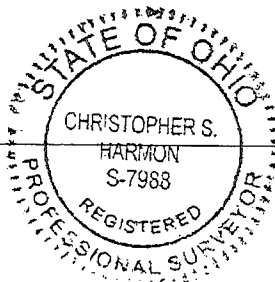
1. South 79°42'36" West, 115.51 feet to an iron pin set
2. North 10°22'12" West, 46.49 feet to an iron pin set in the east line of a 32.00 foot ingress / egress easement as recorded in Plat Cabinet B Slide 88A & B;
3. continuing with the east line of said easement along a curve to the right having a Delta Angle of 18°14'17", Radius 74.00 feet, Arc Length of 23.56 feet with a Long Chord Bearing North 01°15'00" West, 23.46 feet to an iron pin set;
4. continuing with the east line of said easement, North 07°52'15" East, 24.67 feet to an iron pin set at the southwest corner of aforesaid said Unit A;

Thence, with the south line of said Unit A, North 80°45'00" East, 104.22 feet to the **True Point of Beginning**, containing 0.240 acres more or less and being subject to all legal rights of way, easements, agreements and restrictions of record.

Bearings are based upon the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011 Adj.). The survey records referenced are all recorded in the Logan County Tax Map Office. Pins noted as set are 5/8" x 30" rebar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Surveying, LLP from a survey performed By Christopher S. Harmon, Professional Surveyor #7988 in August, 2023 and being filed at the Logan County Tax Map Office.


Christopher S. Harmon P.S. #7988



9/11/23
Date

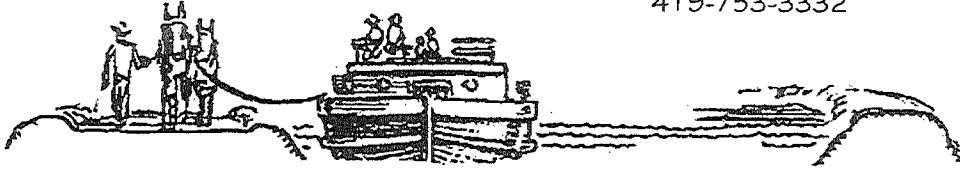
INDEXED ON MAP
5613

9-11-2023



Lock Two Surveying, LLP.
5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Saintignon 419-733-9606
Chris Harmon P.S. 419-733-9607



**KCK LAND WORKS, LLC. SURVEY
TRACT 2
0.380 ACRES**

SITUATE IN VIRGINIA MILITARY SURVEY 12277, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING A PART OF A 2.377 ACRE TRACT OF LAND OWNED BY KCK LAND WORKS LLC AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1099 PAGE 114 TRACT II OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a railroad spike found at the intersection of the centerlines of State Route 235 and Township Road 293, North 81°18'51" East, 329.53 feet to a harrow tooth found;

Thence, with the centerline of State Route 235, North 81°22'15" East, 266.68 feet to a Mag Nail set at the northeast corner of a 2.760 acre tract of land owned by Tarry A. Crumley as recorded in Official Record 1211 Page 226, Tract II and the west line of Unit B of North Point Landing Condominiums Phase II as recorded in Plat Cabinet B Slide 97 A&B owned by Mark W. Quesenberry as recorded in Official Record Official Record 1182 Page 861;

Thence, with east line of said 2.760 acre tract, South 01°36'01" East, 144.86 feet to an iron pin set at the southwest corner of said Unit B, said iron pin also marking the **True Point of Beginning** of the tract herein described;

Thence, with the south line of said Unit B, North 80°45'51" East, 135.95 feet to the west line of a 32.00 feet wide ingress / egress easement as recorded in North Point Landing Condominiums Phase I as recorded in Plat Cabinet B Slide 88 A&B;

Thence, with the west line of said ingress / easement and new division lines the following 2 courses:

1. South 07°52'15" West, 133.77 feet to an iron pin set;
2. along a curve to the left, having a Delta Angle of 06°22'59", Radius of 106.00 feet, Arc Length of 11.81 feet with a Long Chord Bearing South 04°40'45" West, 11.80 feet to an iron pin set;

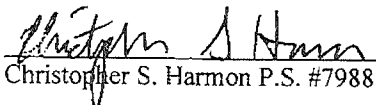
Thence, with a new division line, South 87°17'35" West, 114.32 feet to an iron pin set in the east line of said 2.760 acre tract;

Thence, with the east line of said 2.760 acre tract, North 22°28'37" East, 7.01 feet to an iron pin set;

Thence, continuing with east line of said 2.760 acre tract, North 01°36'01" West, 121.43 feet to the **True Point of Beginning** containing 0.380 acres more or less and being subject to all legal rights of way, easements, agreements and restrictions of record.

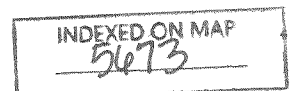
Bearings are based upon the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011 Adj.). The survey records referenced are all recorded in the Logan County Tax Map Office. Pins noted as set are 5/8" x 30" rebar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Surveying, LLP from a survey performed By Christopher S. Harmon, Professional Surveyor #7988 in August, 2023 and being filed at the Logan County Tax Map Office.


Christopher S. Harmon P.S. #7988



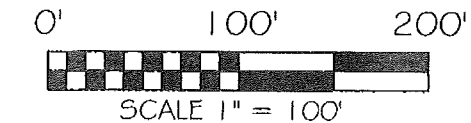
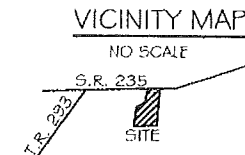
9/11/23
Date



9-11-2023

APPROVED

KCK LAND WORKS, LLC. SURVEY
 VIRGINIA MILITARY SURVEY 12277
 STOKES TWP., LOGAN CO., OHIO
 BEING PART OF THE KCK LAND WORKS, LLC
 2.377 ACRE TRACT
 OFFICIAL RECORD 1099 PAGE 114



BASIS OF BEARING: BEARINGS ARE BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S. NAD 83(2011), OHIO STATE PLANE NORTH ZONE 3041, GEIOD 12A GROUND DISTANCES USED.

LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND W/LEE CAP UNLESS NOTED)
- ⊙ IRON PIPE (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ◇ HARROW TOOTH (FOUND)
- * NEW DIVISION LINE
- E CENTERLINE 10 FOOT WATERLINE EASEMENT

SURVEY REFERENCES

RECORDER'S OFFICE CAB. B SLIDE 88
 CAB. A SLIDE 97
 P.B. 6F PG. 25

MAP 3584 1P, 2P & 3P
 MAP 5673 2P

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, NO. 390772 0025C EFFECTIVE DATE OF MAY 15, 1985 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA.

INDEXED ON MAP
 5673

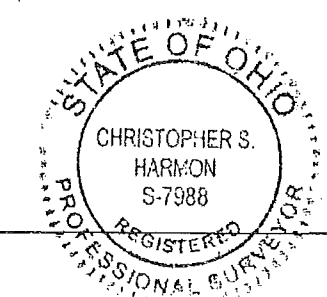
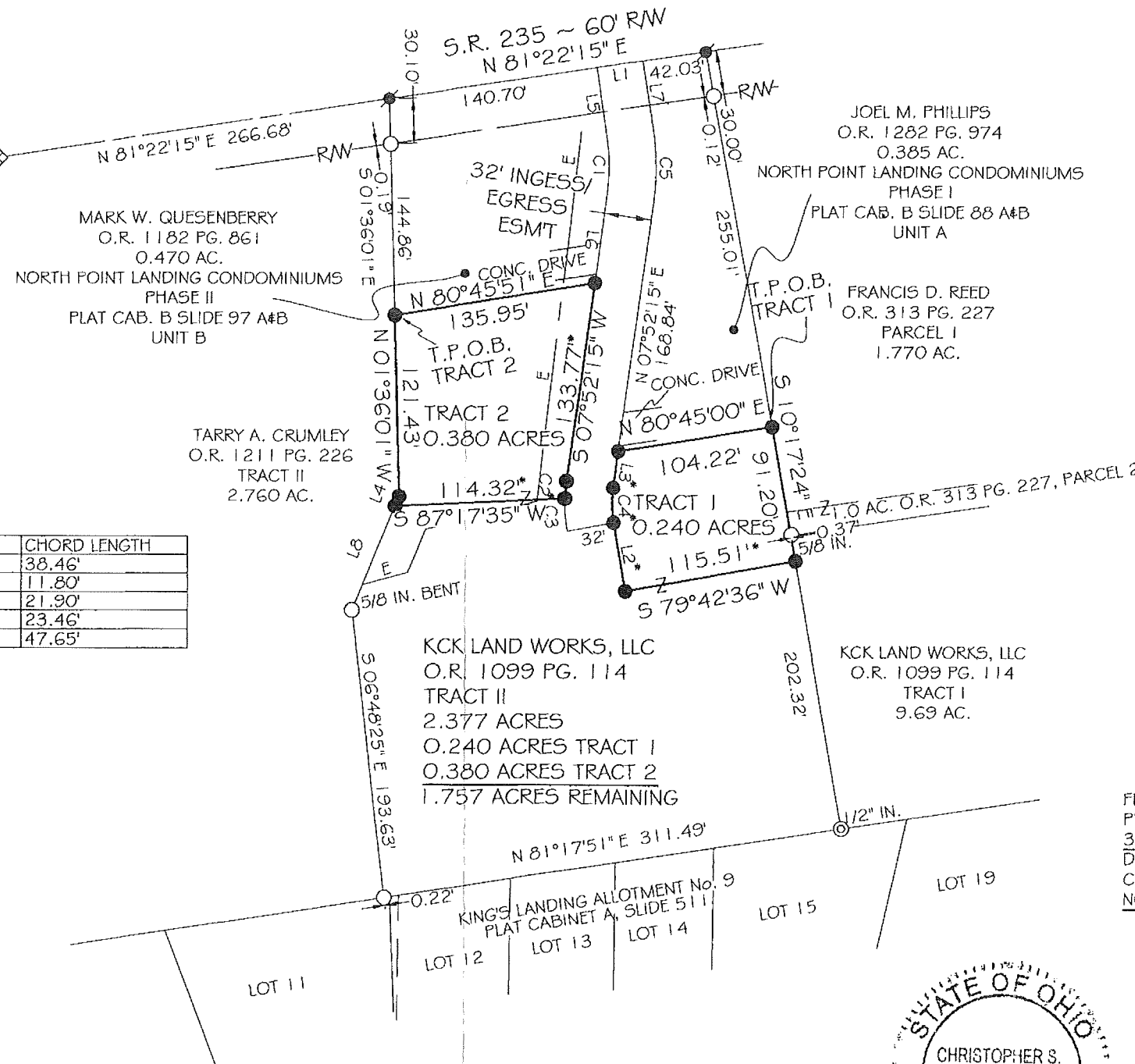
LOCK-TWO SURVEYING
 5166 LOCK TWO RD. NEW BREMEN, OH
 419-753-3332



#23049

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°30'00"	134.01'	38.59'	S 00°22'45" E	38.46'
C2	06°22'59"	106.00'	11.81'	S 04°40'45" W	11.80'
C3	11°51'25"	106.00'	21.94'	S 04°26'27" E	21.90'
C4	18°14'17"	74.00'	23.56'	N 01°15'00" W	23.46'
C5	16°30'05"	166.01'	47.81'	N 00°22'43" W	47.65'

LINE	BEARING	DISTANCE
L1	S 81°22'15" W	32.00'
L2	N 10°22'12" W	46.49'
L3	N 07°52'15" E	24.67'
L4	N 22°28'37" E	7.01'
L5	S 08°37'45" E	47.00'
L6	S 07°52'15" W	59.73'
L7	N 08°37'45" W	47.00'
L8	S 22°28'37" W	78.43'



Christopher S. Harmon
 CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:
 I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN AUGUST, 2023 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

NOTE: TRACT 1 & 2 ARE NOT TO BE BUILDING LOTS. THEY ARE INTENDED TO BE ADD TO ONLY PARCELS FOR THE PHILLIPS AND QUESENBERY TRACTS.