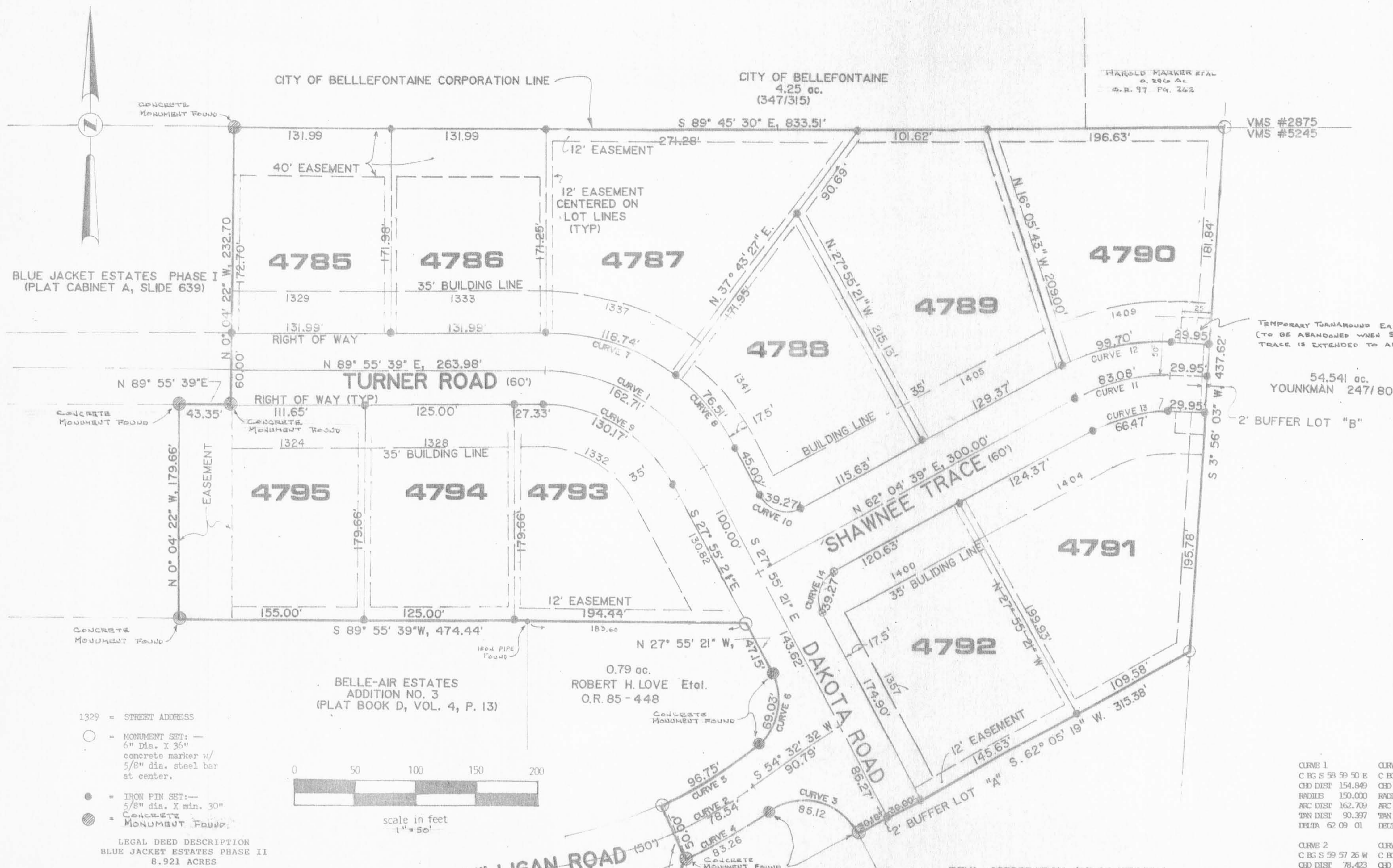


# BLUE JACKET ESTATES PHASE II

## VMS 5245

### CITY OF BELLEFONTAINE LAKE TOWNSHIP LOGAN COUNTY, OHIO

SHEET ONE OF TWO



TEMPORARY TRANSFERRED EASEMENT  
(TO BE ABANDONED WHEN SHAWNEE  
TRACE IS EXTENDED TO ADJACENT PROPERTY)

54.541 ac.  
YOUNKMAN 247/80

2' BUFFER LOT "B"

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ZEVA CORPORATION, INC., PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

SAID BUFFER LOTS "A" AND "B" ARE DEDICATED CONDITIONALLY UNTIL SUCH TIME AS THE ADJACENT LOT IS SUBDIVIDED AND A PART THEREOF IS DEVELOPED FOR THE PURPOSE OF EXTENDING THE PUBLIC RIGHT-OF-WAY AS HEREON SHOWN.

Witnesses:

- Richard H. ...
- GORDEN ZELL, PRESIDENT
- ... LARRY E. BLOSSER, V.P.
- ... MAX E. VARNER, SECY-TREAS.
- ZEVA CORPORATION
- 500 SOUTH MAIN STREET
- PO BOX 176
- BELLEFONTAINE, OH 43311

STATE OF OHIO ss:  
LOGAN COUNTY ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GORDEN ZELL, LARRY E. BLOSSER AND MAX E. VARNER IN THEIR OFFICIAL CAPACITY AS OFFICERS OF ZEVA CORPORATION, INC. WHO ACKNOWLEDGED 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 2nd DAY OF March 1990.

*Marlene Varner*  
NOTARY PUBLIC

MARLENE VARNER  
Notary Public, State of Ohio  
My Commission Expires May 5, 1990

THE WITHIN STREETS AND EASEMENTS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 70-27 RECORDED IN CITY COUNCIL'S RECORD BOOK 1990 ON THIS 27th DAY OF February 1990.

*Andy the Predmore* CLERK  
*James J. ...* COUNCIL PRESIDENT  
*Richard J. ...* MAYOR

DESCRIPTION CHECKED Jim Hines 3-6-90

APPROVED THIS 6th DAY OF March 1990.

*...* BELLEFONTAINE, CITY ENGINEER

APPROVED THIS 7th DAY OF Feb 1990.

*...* CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS 7th DAY OF March 1990

*...* AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET A SLIDE 701A-701B  
RECEIVED FOR RECORD AT 10:16 O'CLOCK A M  
THIS 7th DAY OF MARCH 1990.

*Carol Collins*  
RECORDER, LOGAN COUNTY, OHIO

CURVE 1 C B S 58 59 50 E C D DIST 154.849 RADIUS 150.000 ARC DIST 162.709 TAN DIST 90.397 DELTA 62 09 01	CURVE 7 C B S 71 10 27 E C D DIST 116.601 RADIUS 180.000 ARC DIST 118.742 TAN DIST 61.622 DELTA 37 47 48	CURVE 13 C B N 77 55 43 E C D DIST 65.620 RADIUS 120.000 ARC DIST 66.457 TAN DIST 34.110 DELTA 31 44 03
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CURVE 2 C B S 59 57 25 W C D DIST 78.423 RADIUS 405.500 ARC DIST 76.539 TAN DIST 39.387 DELTA 10 49 49	CURVE 8 C B S 40 05 55 E C D DIST 75.934 RADIUS 180.000 ARC DIST 76.509 TAN DIST 38.891 DELTA 24 21 13	CURVE 14 C B N 17 04 39 E C D DIST 35.255 RADIUS 25.000 ARC DIST 39.270 TAN DIST 25.000 DELTA 90 00 00
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CURVE 3 C B S 75 41 05 W C D DIST 75.211 RADIUS 50.000 ARC DIST 85.125 TAN DIST 57.051 DELTA 97 32 47	CURVE 9 C B S 58 59 50 E C D DIST 123.979 RADIUS 120.000 ARC DIST 130.167 TAN DIST 72.316 DELTA 62 09 01
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CURVE 4 C B S 59 57 25 W C D DIST 83.141 RADIUS 440.500 ARC DIST 83.265 TAN DIST 41.757 DELTA 10 49 49	CURVE 10 C B S 72 55 21 E C D DIST 35.255 RADIUS 25.000 ARC DIST 39.270 TAN DIST 25.000 DELTA 90 00 00
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CURVE 5 C B N 58 16 30 E C D DIST 95.499 RADIUS 300.000 ARC DIST 96.746 TAN DIST 48.622 DELTA 14 11 42	CURVE 11 C B N 77 55 43 E C D DIST 62.025 RADIUS 180.000 ARC DIST 63.089 TAN DIST 42.637 DELTA 31 44 03
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CURVE 6 C B N 11 37 39 E C D DIST 63.675 RADIUS 150.000 ARC DIST 69.028 TAN DIST 41.290 DELTA 79 05 00	CURVE 12 C B N 77 55 43 E C D DIST 98.431 RADIUS 180.000 ARC DIST 99.700 TAN DIST 51.165 DELTA 31 44 03
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ZEVA CORPORATION (OR 66/323-328)  
9.799 ACRES (19.432 Ac. Less 0.712 Ac. PHASE III Less 8.921 Ac. THIS PLAT)

THENCE 85.12 FEET ON A CURVE TO THE LEFT HAVE A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 97 DEGREES 32 MINUTES 47 SECONDS, THE CHORD OF WHICH BEARS NORTH 76 DEGREES 41 MINUTES 05 SECONDS WEST, 75.21 FEET WITH THE LINE OF SAID McCLELLAN TRACT TO A CONCRETE MONUMENT FOUND;

THENCE 83.26 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.50 FEET, A CENTRAL ANGLE OF 10 DEGREES 49 MINUTES, 49 SECONDS, THE CHORD OF WHICH BEARS SOUTH 59 DEGREES 57 MINUTES 26 SECONDS WEST, 83.14 FEET WITH THE LINE OF SAID McCLELLAN TRACT TO THE POINT OF BEGINNING.

BEARING ASSUMED FROM MAPLE HILL SUBDIVISION NO. 3 (PLAT CABINET A, SLIDE 561), CENTERLINE OF DAKOTA ROAD, NORTH 4 DEGREES 06 MINUTES EAST.

#### SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VMS #5245, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.866 ACRES IN STREETS AND 7.056 ACRES IN LOTS, MAKING A TOTAL OF 8.922 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 BLUE JACKET ESTATES, PHASE II, AS SURVEYED OCTOBER 1, 1989, AND THAT ALL MONUMENTS AND IRON PINS AS SHOWN HEREIN HAVE BEEN SET OR WILL BE SET AS A PART OF THE WORK THAT SURETY IS POSTED FOR.

*Leslie H. Gieslin*  
LESLIE H. GIESLIN  
REGISTERED SURVEYOR 5248  
130 S. SANDUSKY STREET  
RUSHSVLVANIA, OHIO 43347



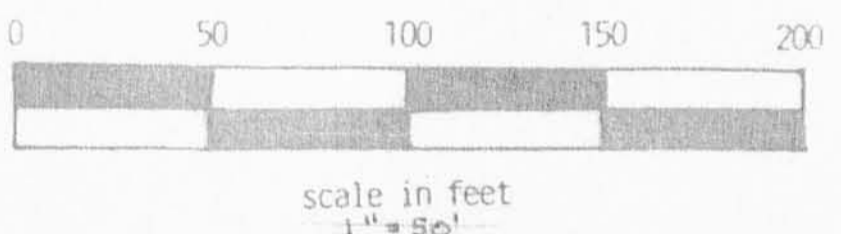
1329 = STREET ADDRESS

○ = MONUMENT SET: —  
6" Dia. X 36" concrete marker w/ 5/8" dia. steel bar at center.

● = IRON PIN SET: —  
5/8" dia. X min. 30"

⊙ = CONCRETE MONUMENT FOUND

LEGAL DEED DESCRIPTION  
BLUE JACKET ESTATES PHASE II  
8.921 ACRES



REAL ESTATE SITUATED IN THE CITY OF BELLEFONTAINE IN LAKE TOWNSHIP OF LOGAN COUNTY, OHIO; IN THE VIRGINIA MILITARY SURVEY NUMBER 5245 BEING PART OF THE 19.432 ACRE TRACT OF ZEVA CORPORATION, INC. (DEED RECORD OR 66, PAGE 323, 328); AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHEASTERLY CORNER OF LOT NO. 3869 OF BELLE-AIR ESTATES ADDITION NO. 3 (PLAT BOOK D, VOLUME 4, PAGE 13), SAID POINT BEING ON THE RIGHT OF WAY LINE OF MILLIGAN ROAD AND ON THE NORTHWESTERLY CORNER OF A 0.632 ACRE TRACT OWNED BY DAVID P. AND CONNIE L. McCLELLAN (DEED RECORD 409, PAGE 393);

THENCE NORTH 24 DEGREES 37 MINUTES 39 SECONDS WEST, 50.00 FEET TO A CONCRETE MONUMENT SET IN THE NORTH RIGHT-OF-WAY LINE OF MILLIGAN ROAD, SAID POINT BEING ON THE SOUTHERLY LINE OF A 0.79 ACRE TRACT OWNED BY ROBERT H. LOVE ET AL (DEED RECORD OR 85-448).

THENCE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES ALONG THE BOUNDARY OF SAID LOVE TRACT:

- 96.75 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 390.5 FEET, CENTRAL ANGLE OF 14 DEGREES 11 MINUTES 42 SECONDS, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 16 MINUTES 30 SECONDS EAST, 96.50 FEET TO A CONCRETE MONUMENT FOUND;
- 69.03 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 06 MINUTES 00 SECONDS, THE CHORD OF WHICH BEARS NORTH 11 DEGREES 37 MINUTES 39 SECONDS EAST, 63.68 FEET TO A CONCRETE MONUMENT FOUND;
- NORTH 27 DEGREES 55 MINUTES 21 SECONDS WEST, 47.15 FEET TO A CONCRETE MONUMENT SET;
- SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, 474.44 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHEASTERLY CORNER OF BLUE JACKET ESTATES, PHASE I (PLAT CABINET A, SLIDE 639), PASSING OVER AN IRON PIPE FOUND AT 183.60 FEET AT THE NORTHWESTERLY CORNER OF SAID LOVE TRACT;

- THENCE THE FOLLOWING THREE (3) CONSECUTIVE COURSES ALONG SAID BLUE JACKET ESTATES, PHASE I:
- NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, 179.66 FEET TO A CONCRETE MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF TURNER ROAD;
  - NORTH 89 DEGREES 55 MINUTES 39 SECONDS EAST, 43.35 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF TURNER ROAD TO A CONCRETE MONUMENT FOUND ON THE NORTHWEST CORNER OF LOT 4795;
  - NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, 232.70 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWESTERLY CORNER THEREOF, SAID POINT BEING ON THE CORPORATION LINE OF THE CITY OF BELLEFONTAINE AND ON THE LINE BETWEEN V.M.S. 2875 AND V.M.S. 5245 AND ON THE SOUTHERLY LINE OF A 4.25 ACRE TRACT OWNED BY THE CITY OF BELLEFONTAINE (DEED RECORD 347, PAGE 315);

THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, 833.51 FEET ON SAID CORPORATION LINE AND ON THE SOUTHERLY LINE OF SAID CITY OF BELLEFONTAINE TRACT WHICH IS ALSO THE SOUTHERLY LINE OF MARKER'S 0.296 ACRE TRACT TO A CONCRETE MONUMENT SET, SAID POINT BEING ON THE WEST LINE OF A 54.541 ACRE TRACT OWNED BY DAVID YOUNKMAN (DEED RECORD 247, PAGE 80);

THENCE SOUTH 3 DEGREES 56 MINUTES 03 SECONDS WEST, 437.62 FEET WITH THE WESTERLY LINE OF SAID YOUNKMAN TRACT TO A CONCRETE MONUMENT SET.

THENCE SOUTH 62 DEGREES 05 MINUTES 19 SECONDS WEST, 315.38 FEET TO A CONCRETE MONUMENT FOUND.

SAID POINT BEING ON THE EASTERLY LINE OF SAID McCLELLAN TRACT AND IN THE WEST LINE OF DAKOTA ROAD;

# BLUE JACKET ESTATES PHASE II

SHEET TWO OF TWO

**BLUE JACKET ESTATES SUBDIVISION**

**PHASE II**

**DEED RESTRICTIONS**

1. SAID PREMISES SHALL BE USED SOLELY AND EXCLUSIVELY, FOR SINGLE-FAMILY RESIDENCE PURPOSES ONLY. THERE SHALL BE ERRECTED NO MULTIPLE-DWELLING TYPE BUILDING NOR SHALL ANY SINGLE-FAMILY TYPE RESIDENCE BE THERE AFTER REMODELLED INTO A DWELLING CONTAINING TWO OR MORE APARTMENTS. UPON EACH LOT THERE SHALL BE ERRECTED NO MORE THAN ONE SUCH SINGLE-FAMILY RESIDENCE.
2. FRONT AND SIDE YARD SETBACKS SHALL CONFORM TO THE CITY OF BELLEFONTAINE R-1 ZONING REGULATIONS AS LISTED IN GENERAL NOTE #4.
3. NO RESIDENCE SHALL BE CONSTRUCTED WITH LESS THAN 1800 SQUARE FEET OF LIVING AREA, EXCLUDING BREEZEWAYS, GARAGES AND BASEMENTS, AND PLANS AND SPECIFICATIONS FOR ANY RESIDENCE SHALL MEET WITH THE APPROVAL OF ZEVA CORPORATION BEFORE CONSTRUCTION IS COMMENCED.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TOWER, TRAILER, BASEMENTS, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
5. NO UNATTACHED PERMANENT STRUCTURES OF ANY TYPE OR ANY OTHER OUTBUILDINGS SHALL BE CONSTRUCTED OR ERRECTED ON ANY LOT.
6. NO SATELLITE DISHES LARGER THAN 5 FEET IN DIAMETER SHALL BE ERRECTED ON ANY LOT. IF A SATELLITE DISH IS INSTALLED, SAID PROPERTY OWNER SHALL PROVIDE ADEQUATE SCREENING OF THE DISH TO OBSTRUCT VIEW OF THE SAME FROM STREET AND ADJOINING PROPERTY OWNERS.
7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 2 FEET SQUARE ADVERTISING THE PROPERTY DURING THE CONSTRUCTION PERIOD.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
9. 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.

10. NO WEEDS, UNDERBRUSH OR ANY UNSIGHTLY GROWTH SHALL BE PERMITTED TO GROW OR REMAIN IN ANY WAY ON SAID PREMISES.

11. NO STRUCTURE SHALL BE ERRECTED, PLACED, OR ALTERED ON THE PREMISES UNTIL PLOT PLAN, COMPLETE ARCHITECTURAL FLOOR PLANS, ELEVATIONS OF ALL SIDES, WRITTEN SPECIFICATIONS, EXTERIOR MATERIALS AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY THE GRANTORS, THEIR HEIRS AND ASSIGNS.

12. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL 10 YEARS, AFTER WHICH TIME SAID COVENANT 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 ADDITION HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

13. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW EQUITY AGAINST ANY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR RECOVER DAMAGES.

14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

15. GRANTEE HEREBY ACCEPTS NOTICE THAT THE PREMISES HEREIN CONVEYED ARE A PART OF AN ALLOTMENT, OTHER LOTS IN WHICH, ARE SUBJECT TO THE SAME RESTRICTIVE COVENANTS, ALL IN A GENERAL PLAN TO MAINTAIN HIGH RESIDENTIAL STANDARDS OF ALL OF THE LOTS IN SUCH ALLOTMENT.

16. GRANTEE AGREES NOT TO DELIVER A DEED TO SAID PREMISES WITHOUT INCORPORATING IN FULL THE ABOVE RESTRICTIONS HEREIN.

**GENERAL NOTES:**

- 1) NO STRUCTURES, PLANTINGS, ETC. ARE PERMITTED IN EASEMENT AREAS.
- 2) MONUMENTS ARE 6" DIAMETER BY 36" CONCRETE MARKERS.
- 3) BEARINGS BASED ON MAPLE HILL SUBDIVISION #3.
4. MINIMUM SETBACKS:
 

DWELLING	FRONT YARD	REAR YARD	LEAST WIDTH	SIDE YARD	SUM-LEST WIDTH
1 & 1 1/2 STORIES	35'	10'	10'	25'	
2 & 2 1/2 STORIES	35'	12'	12'	28'	

