

RESTRICTIONS AND COVENANTS

NO DOMESTIC ANIMALS, FOWL OR POULTRY SHALL BE RAISED, KEPT OR PERMITTED EXCEPT THAT DOGS AND CATS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR RAISED THEREON FOR COMMERCIAL PURPOSES.

GARAGES OR CARPORTS MUST BE ATTACHED TO A HOUSE OR ATTACHED TO A BREESEWAY WHICH IS ATTACHED TO A HOUSE.

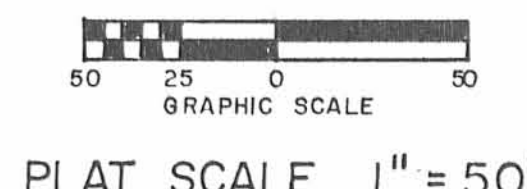
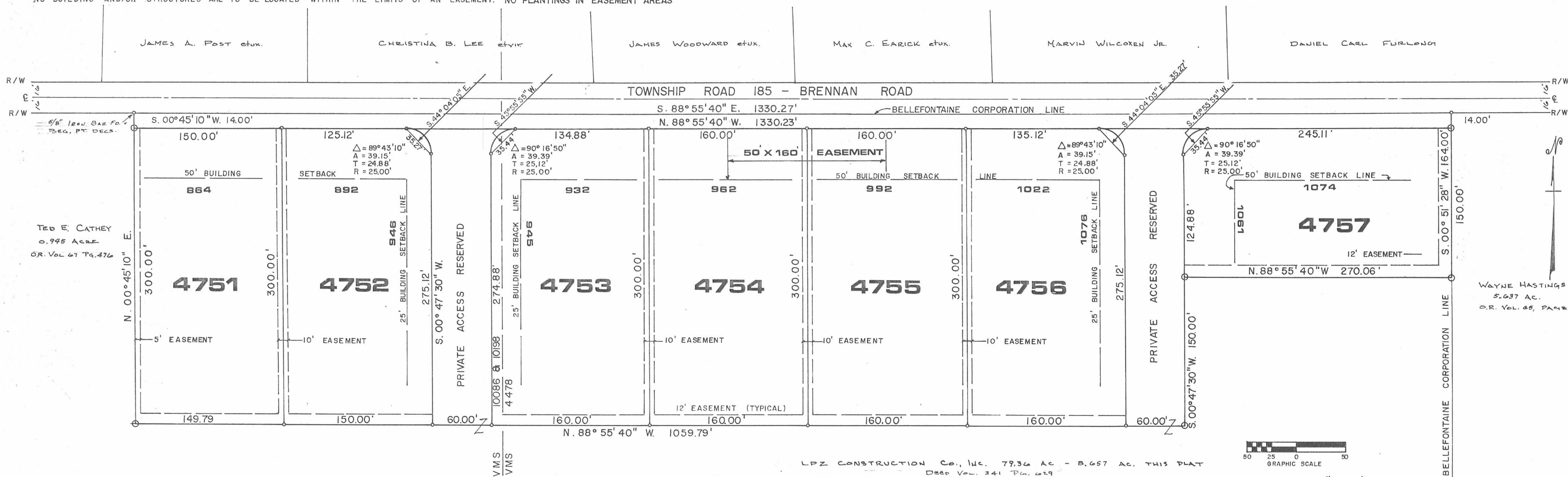
DETACHED STORAGE BUILDINGS SHALL NOT EXCEED 400 SQUARE FEET IN FLOOR AREA, MUST BE OF THE SAME EXTERIOR ARCHITECTURAL DESIGN AND EXTERIOR FINISH AS THE PRINCIPAL BUILDING AND MAY NOT BE ERRECTED PRIOR TO THE PRINCIPAL DWELLING UNIT.

NO RESIDENCE SHALL BE CONSTRUCTED WITH LESS THAN 1,600 SQUARE FEET OF LIVING AREA EXCLUSIVE OF ANY PORCHES, GARAGES, STORAGE BUILDING OR BASEMENT.

NO BUILDING AND/OR STRUCTURES ARE TO BE LOCATED WITHIN THE LIMITS OF AN EASEMENT. NO PLANTINGS IN EASEMENT AREAS

LUDLOW HEIGHTS PHASE ONE

VMS 10086 - 10198 & VMS 4478 CITY OF BELLEFONTAINE LAKE TOWNSHIP LOGAN COUNTY, OHIO SEPTEMBER 1989



BOUNDRY DESCRIPTION LUDLOW HEIGHTS

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, BEING PART OF VIRGINIA MILITARY SURVEYS 10086 AND 10198 AND 4478 IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING - AT A 5/8" IRON BAR FOUND AT THE NORTHEAST CORNER OF TED CATHEY'S 0.945 ACRE TRACT AS DESCRIBED IN O.R. VOL. 67 PAGE 476, SAID BEGINNING POINT BEING S. 00° 45' 10" W. 16.00 FEET FROM THE CENTERLINE OF TOWNSHIP ROAD 185. THENCE PARALLEL WITH AND 16 FEET SOUTH OF SAID CENTERLINE S. 88° 55' 40" E. 1330.27 FEET TO A 5/8" IRON SET IN THE WEST LINE OF WAYNE HASTINGS' 5.637 ACRE TRACT AS DESCRIBED IN O.R. VOL. 65 PAGE 896. THENCE WITH SAID HASTINGS' WEST LINE S. 00° 51' 28" W. 164.00 FEET TO A CONCRETE MONUMENT SET; THENCE N. 88° 55' 40" W. 270.06 FEET TO A CONCRETE MONUMENT SET; THENCE S. 00° 47' 30" W. 150.00 FEET TO A CONCRETE MONUMENT SET; THENCE N. 88° 55' 40" W. 1059.79 FEET TO A CONCRETE MONUMENT SET IN THE EAST LINE OF SAID CATHEY'S 0.945 ACRE TRACT. THENCE WITH SAID CATHEY'S EAST LINE N. 00° 45' 10" E. 314.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 8.657 ACRES MORE OR LESS. 2.667 ACRES IN VMS 10086/10198 AND 5.99 ACRES IN VMS 4478.

THE ABOVE DESCRIBED 8.657 ACRE TRACT BEING ON THE NORTH SIDE OF LPZ CONSTRUCTION CO., INC.'S 79.36 ACRE TRACT AS DESCRIBED IN D.B. VOL. 341 PAGE 629. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 185 IN THIS FIELD SURVEY = S. 88° 55' 40" E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LPZ CONSTRUCTION CO., INC. PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE FOLLOWING DESCRIBED 14 FOOT WIDE PARCEL FOR THE PURPOSE OF WIDENING TOWNSHIP ROAD 185 - BRENNAN ROAD. THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, BEING PART OF VIRGINIA MILITARY SURVEYS 10086 AND 10198 AND 4478 IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON BAR FOUND AT THE NORTHEAST CORNER OF TED CATHEY'S 0.945 ACRE TRACT AS DESCRIBED IN O.R. VOL. 67 PAGE 476 THENCE WITH THE SOUTH RIGHT OF WAY OF TOWNSHIP ROAD 185 S. 88° 55' 40" E. 1330.27' TO A 5/8" IRON BAR SET AT THE NORTHWEST CORNER OF WAYNE HASTINGS 5.637 ACRES, THENCE WITH HASTINGS WEST LINE S. 00° 51' 28" W. 14.00' TO A CONCRETE MONUMENT SET; THENCE N. 88° 55' 40" W. 1330.23' TO A CONCRETE MONUMENT SET; THENCE N. 00° 45' 10" E. 14.00' TO THE PLACE OF BEGINNING. CONTAINING 0.119 ACRE IN V.M.S. 10086/10198 AND 0.416 ACRE IN V.M.S. 4478 FOR A TOTAL OF 0.428 ACRE MORE OR LESS.

THE WITHIN STREET AND EASEMENTS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 89-101 RECORDED IN CITY COUNCIL'S RECORD BOOK 89 ON THIS 28th DAY OF November 1989

Andy Lee Redmore CLERK, Richard J. Tavaris MAYOR 11/29/89, APPROVED THIS 29 DAY OF November 1989.

APPROVED THIS 1st DAY OF DECEMBER 1989. Heather Lee Notaries BELLEFONTAINE CITY ENGINEER

APPROVED THIS 1st DAY OF DECEMBER 1989. Robert Butler, Vice Chairman, Jean Jones AUDITOR LOGAN COUNTY, OHIO

TRANSFERRED THIS 1st DAY OF DECEMBER 1989. Carolyn Collins RECORDER, LOGAN COUNTY, OHIO

321494 RECORDED IN PLAT CABINET A SLIDE 693-B RECEIVED FOR RECORD AT 10:14 O'CLOCK A M THIS 1st DAY OF DECEMBER 1989.

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEYS 10086 AND 10198 AND 4478 IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS AN AREA OF 0.539 ACRE IN STREET AND RESERVE AND 2.128 ACRES IN LOTS IN V.M.S. 10086/10198 AND 0.847 ACRE IN STREET AND RESERVE AND 5.143 ACRES IN LOTS IN V.M.S. 4478 FOR A TOTAL OF 8.657 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF LUDLOW HEIGHTS PHASE ONE AS SURVEYED AUGUST 28, 1989 AND THAT ALL MONUMENTS AND IRON PINS AS SHOWN HAVE BEEN SET OR WILL BE SET AS PART OF WORK FOR WHICH SURETY IS POSTED FOR. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.

Leslie H. Greenlee REGISTERED SURVEYOR 5248 130 S. SANDUSKY ST. RUSHSVLVANIA, OHIO 43347



Witness signatures: Larry E. Blosser, Kenneth W. Keene, Max G. Warner

STATE OF OHIO LOGAN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GORDEN ZELL, PRESIDENT, LPZ CONSTRUCTION CO., INC. AND MAX WARNER, VICE PRESIDENT, OF LPZ CONSTRUCTION CO., 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 6th DAY OF Sept 1989.

Notary Public signature: Marlene Warner

