

HIGHVIEW ESTATES NO. 4

Plat Cab. A
Slide 779A

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

LEGAL DESCRIPTION

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

Beginning at a 5/8" iron bar found at the northwest corner of Jananne Properties, Inc. 10.19 acre parcel of land recorded in O.R. Volume 120, Pages 495 to 501, also being the northeast corner of Heritage Bellefontaine Phase I 4.910 acre parcel of land recorded in O.R. Volume 336, Page 184, also being the southeast corner of Lot 4622 of Highview Estates No. 2 as recorded in Plat Cabinet "A" Slide 683, also being the westerly right-of-way line of Woodview Drive;

thence S 85° 34' 53" E a distance of 255.63 feet along the north line of said 10.19 acre parcel, also being the south line of Highview Estates No. 2 to a monument found at the southeast corner of Lot 4618, also being the southeast corner of Highview Estates No. 2, passing a 5/8" iron bar found at 74.82 feet, being the easterly right-of-way line of Woodview Drive;

thence S 32° 16' 00" E a distance of 120.00 feet to a concrete monument set;

thence S 57° 44' 00" W a distance of 40.00 feet to a concrete monument set;

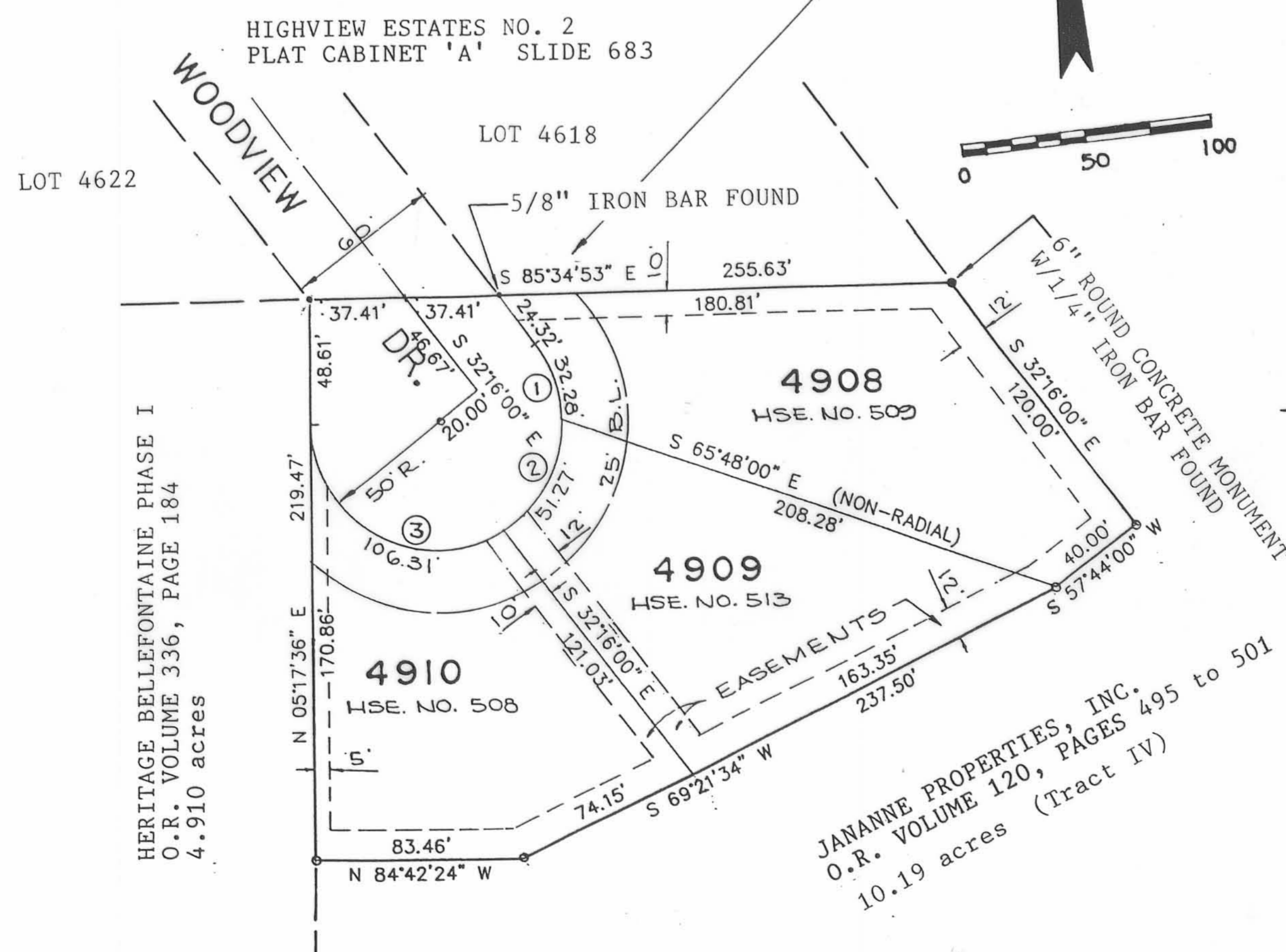
thence S 69° 21' 34" W a distance of 237.50 feet to a concrete monument set;

thence N 84° 42' 24" W a distance of 83.46 feet to the west line of said 10.19 acre parcel, also being the east line of the 4.910 acre parcel to a concrete monument set;

thence N 05° 17' 36" E a distance of 219.47 feet along the west line of said 10.19 acre parcel, the east line of the 4.910 acre parcel to a concrete monument set at the point of beginning of this description.

The above described tract contains 1.448 acres and is part of Jananne Properties, Inc. 10.19 acre tract as Recorded in O.R. Volume 120, Pages 495 - 501.

BASIS OF BEARINGS: THIS BEARING, S 85° 34' 53" E, IS FROM A BOUNDARY SURVEY PERFORMED BY LEE SURVEYING AND ALL OTHER BEARINGS ARE CALCULATED FROM IT.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	50.00'	32.28'	16.72'	31.72'	S 13°46'18" E	36°59'23"
2	50.00'	51.27'	28.14'	49.05'	S 34°05'52" W	58°44'58"
3	50.00'	106.31'	89.87'	87.39'	N 55°37'01" W	121°49'15"

COVENANTS AND RESTRICTIONS

- Said premises shall be used solely and exclusively for single family residences or two family residences only.
- No residence shall be constructed with less than 1000 square feet of living area for each family unit if it is a two family residence and not less than 1500 square feet if it is a single family residence, excluding breeze-ways, garages and basements for each family unit.
- 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 August 1, 2003 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 or the other provisions which shall remain in full force and effect.
- The slope of the roof on all one story residential structures shall be a ratio of not less than 7 feet vertical for each twelve feet horizontal.
- 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.

SURVEYOR'S CERTIFICATION

The accompanying plat "HIGHVIEW ESTATES NO. 4" 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 0.193 acres in streets and 1.255 acres in lots, making a total of 1.448 acres.

I hereby certify that the accompanying plat is a correct representation of "HIGHVIEW ESTATES NO. 4", 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 and at the beginning and ending of all curve points.

Concrete monuments are set at points shown: o
Monuments are 6" diameter x 36" in length with a 1/2" iron bar.

Harold A. Moores, RLS 4431
Date 8/4/93
SURVEYOR
HAROLD A. MOORES
5360 SAVINA AVENUE
DAYTON, OH 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

WITNESSES

Roger D. Kennard
Constance Kennard

PROPRIETORS

Robert E. Bagshaw
Kelly D. Ferguson

STATE OF OHIO
LOGAN COUNTY

SS.

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 1 day of November, 1993.

Roger D. Kennard
Notary Public

ROGER D. KENNARD
343 East Sandusky
Bellefontaine, Ohio 43111
Notary Public, State of Ohio
My Commission Expires March 7, 1996



OWNERS

ROBERT E. BAGSHAW
8406 STATE ROUTE 124
HILLSBORO, OH 45133

KELLY D. FERGUSON
2483 STONEBRIDGE DR.
ORANGE PARK, FL 32073

APPROVALS

Approved this 14th day of July, 1994.

Franklin L. Nozick
Bellefontaine City Engineer

The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 94-10 recorded in City Council's record book 94 on this 12th day of July 1994.

Richard J. Vicario
Mayor
William R. Peterson
President, Bellefontaine City Council
Adythe Redmore
Clerk of Council

Approved this 14 day of July, 1994.

Jayne A. Weeks
Chairman, City Planning Commission

Plat pre-approval JCH 3-28-94 Plat checked J.C. Hines 7-25-94

Transferred this 26th day of July, 1994.

Jean Jones
Logan County Auditor

Filed for record this 26th day of July, 1994, at 2:48 P.M.

Recorded this 26th day of July, 1994, in Plat cabinet A, Slide 779A.

Caryn Collins
Logan County Recorder

A-151A LL 22B