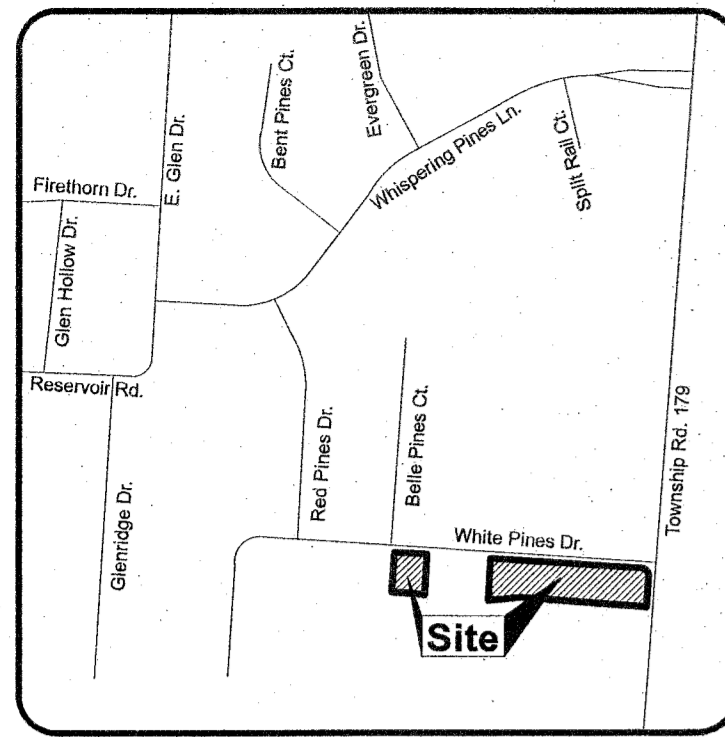


# Pine Knoll Subdivision

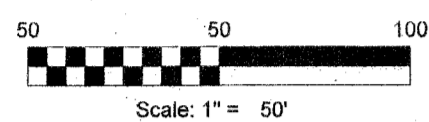
Virginia Military Survey 4478

City of Bellefontaine

Township of Jefferson, County of Logan, State of Ohio



VICINITY MAP  
Not to Scale



LEGEND

- 5/8 - inch Iron Rebar Found
- 5/8 - inch Iron Rebar Set, 30 inches in length, with a yellow cap stamped: "DLZ OHIO INC."
- Magnetic Nail Set
- Railroad Spike Found
- 3/4 - Inch Iron Pipe Found
- R/W = Right of Way
- C/L = Center-line
- N.T.S. = Not to Scale
- B/L = Building Line
- 5143 Lot Numbers
- 1700 Street Address

### DEED RESTRICTIONS:

- Each lot shall be used for single family residential purposes only.
- Each lot shall contain only one dwelling house and every dwelling house shall have an attached two car garage.
- Construction on a dwelling house shall not begin until its design is approved in writing by RPM Engineering LLC or their successor(s) if needed.
- No other improvements such as outbuildings, sheds, pole barns, gazebos, and the like shall be permitted unless first approved in writing by the Grantor(s).
- No dwelling house or other building shall be erected, altered, placed, or permitted to remain on the above described premises that exceeds two and one-half (2 1/2) stories in height and in no event shall any dwelling house or other building be erected to a height exceeding thirty five (35) feet from the finish grade of the dwelling house or building.
- Any above or below ground swimming pools must be fenced in per city regulation codes.
- No business, trade or other commercial activity shall be conducted upon any lot.
- At no time shall a chain-link or non-painted/non-stained wooden fence be permitted on any lot.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, vehicles or like objects.
- No clothesline shall be permitted anywhere on a lot.
- No motor vehicle shall be left upon or abutting a lot for a period longer than thirty (30) days, within a ninety (90) day period, in a condition wherein the motor vehicle is not able to be operated upon the public street or highway. After such period the motor vehicle shall be considered a nuisance and shall be removed at the motor vehicle owner's expense.
- All dwelling houses shall have a minimum roof pitch of 8-12 rise over run.
- All dwelling houses shall have a minimum porch roof pitch of 4-12 rise over run.
- All dwelling houses shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeway, and garage areas:
  - Ranch Style home 1500 sq. ft. first floor
  - Multi-level or split-level 1700 sq. ft. with 1100 sq. ft. above grade
  - One and a half story home 1700 sq. ft., no less than 1100 sq. ft. on first floor
  - Two-story home 1800 sq. ft., no less than 1100 sq. ft. on first floor
- All dwelling houses or other buildings shall have exterior coverings of wood, shingle, brick, stone, stucco or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any dwelling house or other building except reclaimed brick or other new or modern materials may be utilized when architecturally compatible with the design of the dwelling house or other building.
- Exterior metal siding with respect to any dwelling house or other building shall be prohibited.
- The front of each dwelling house shall have a minimum of thirty percent (30%) exterior finish of brick, stone, and/or pre-cast cultured stone. A dwelling house with a covered front porch across the entire front of the home shall be excluded from this brick, stone, and/or pre-cast/cultured stone requirement.
- No billboard sign, or advertising device of any kind other than a "For Sale" sign shall be permitted. This restriction does not include the display of any traditional American flag.
- All trash, rubbish and/or recycling containers shall be maintained either inside the garage or housed to the rear of the residence and shall be returned to their place of keeping within twelve (12) hours of any scheduled trash or recycle pick up.
- All dwelling houses shall have concrete driveways. Asphalt driveways shall not be permitted on a lot.

### DEED RESTRICTIONS CONTINUED:

- Within six (6) months after completion of construction of a dwelling house, the required concrete driveway and a 4 feet wide concrete sidewalk along the right of way(s) of the property must be constructed. Landscaping and lawns must also be scheduled for Spring or Fall planting whichever comes first.
- All dwelling houses shall be connected to the City of Bellefontaine sanitary sewer, water and storm systems.
- All dwelling houses shall be connected to natural gas provider and Logan County Co-op Electric as the electricity provider.
- No propane tanks shall be installed on the above described premises.
- Each lot shall be final grade so that storm water or surface water does not flood any adjoining lot and/or dwelling house.
- All downspouts must be routed to the storm drain via perimeter tile or like.

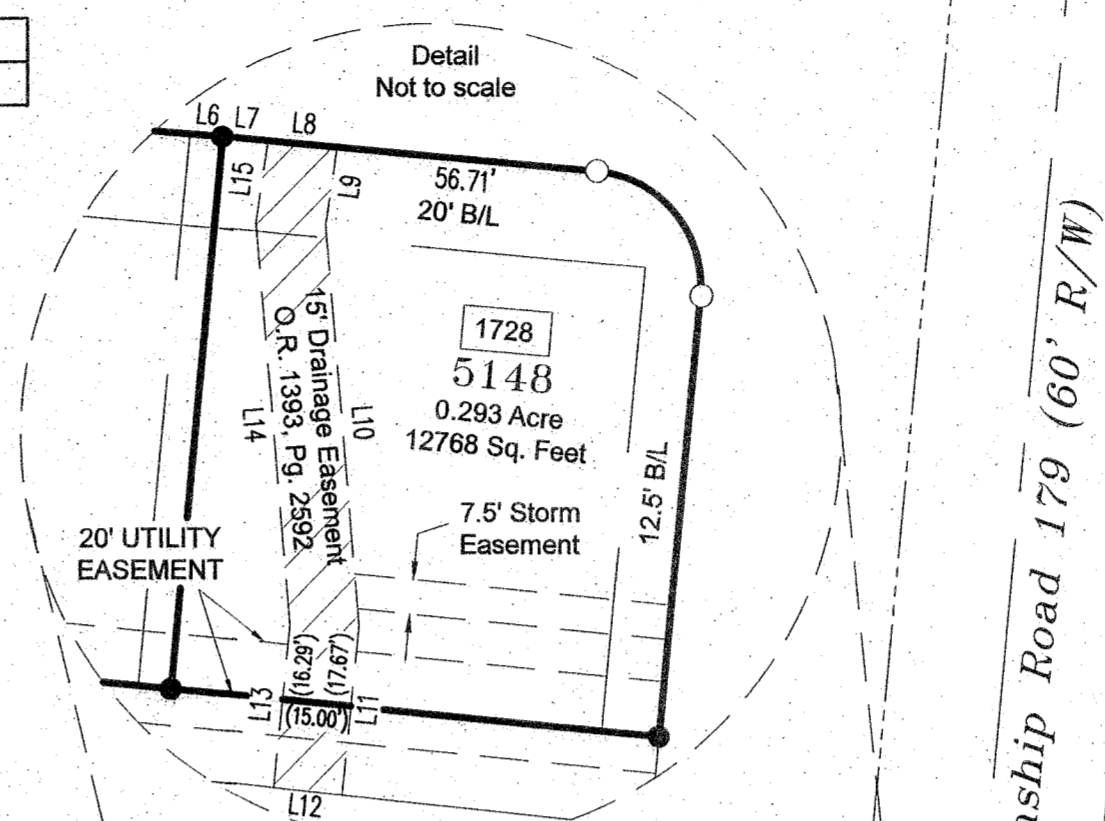
### FLOOD NOTE:

The site lies in zone X (area determined to be outside the 0.2% annual chance flood plain), as determined by graphic interpolation from the flood insurance rate map (FIRM), number: 3907720120C, with an effective date of 5/15/95.

### BASIS OF BEARINGS:

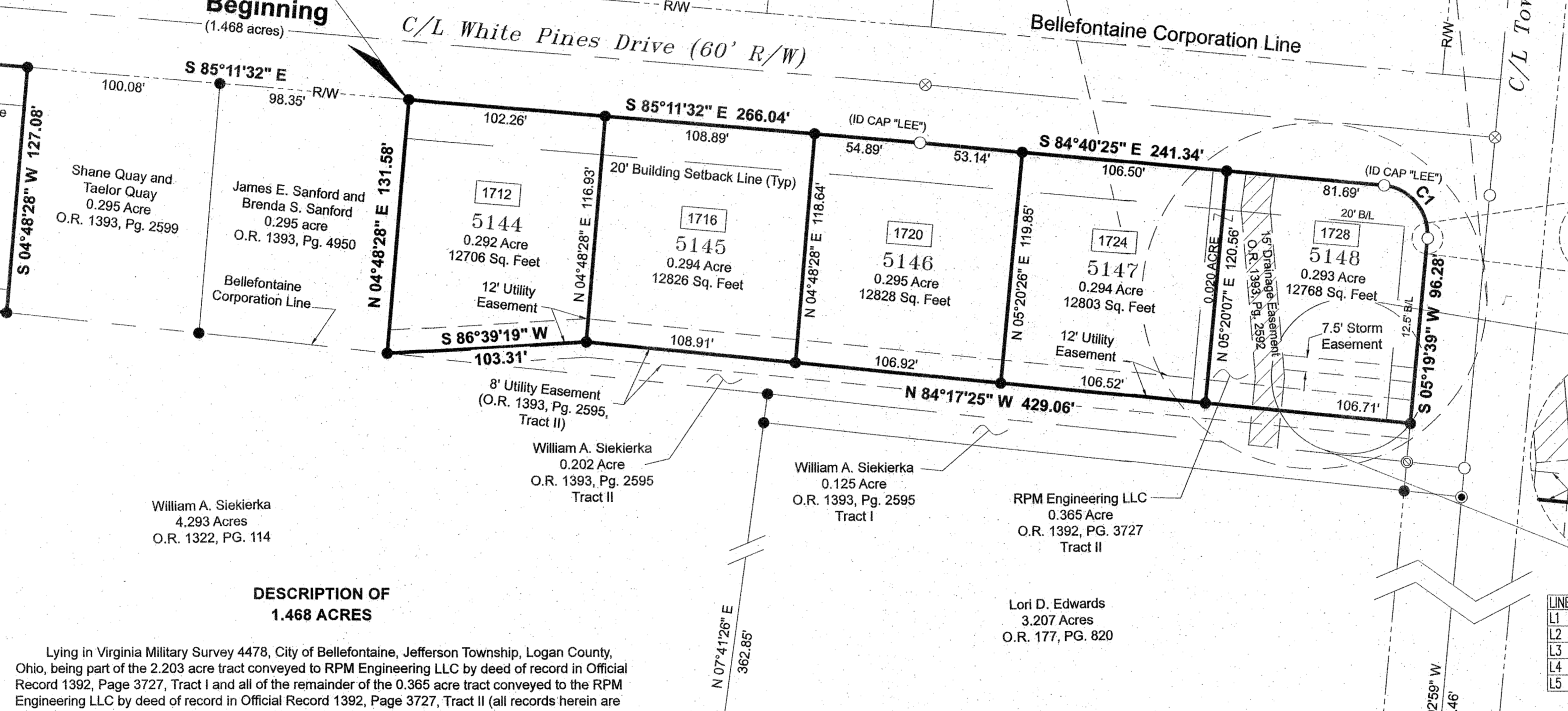
Bearings and distances, shown hereon, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, EPOCH 2010).

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'04"	25.00'	39.27'	S 39°40'23" E	35.36'



LINE BEARING	DISTANCE
L6 S 84°40'25" E	7.20'
L7 S 84°40'25" E	9.96'
L8 S 84°40'25" E	15.02'
L9 S 08°25'38" W	17.23'
L10 S 04°48'56" E	87.31'
L11 S 05°42'54" W	37.15'
L12 N 83°53'30" W	15.00'
L13 N 05°42'54" E	35.67'
L14 N 04°48'56" E	87.67'
L15 N 08°25'38" E	18.16'

### DESCRIPTION OF 1.468 ACRES



### DESCRIPTION OF 0.295 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio, and being part of the 2.203 acre tract conveyed to RPM Engineering LLC by deed of record in Official Record 1392, Page 3727, Tract I (all records herein are from the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

**Beginning** at a 5/8 inch rebar set at a northerly corner common to Lot 4919 of Belle Pines Subdivision a subdivision of record in Plat Cabinet B, Slides 93A & 93B and said 2.203 acre tract and being on the southerly right-of-way line of White Pines Drive (60 feet wide);

Thence South 85°11'32" East, a distance of 101.33 feet, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of said White Pines Drive, to a 5/8 inch rebar set at the northwest corner of a 0.295 acre tract, as conveyed to Shane Quay and Taelor Quay by deed of record in Official Record 1393, Page 2599;

Thence South 85°11'32" East, a distance of 101.33 feet, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of said White Pines Drive, to a 5/8 inch rebar set at the northeast corner of the 0.295 acre tract conveyed to William A. Siekierka by deed of record in Official Record 1393, Page 2595, Tract II;

Thence the following two (2) courses and distances along the northerly line of said 0.202 tract:

1. North 84°17'25" West, a distance of 429.06 feet, to a 5/8 inch rebar set;

2. South 86°39'19" West, a distance of 103.31 feet, to a 5/8 inch rebar set at the southeasterly corner of said Sanford 0.295 acre tract and being on the northerly line of a 4.293 acre tract conveyed to William A. Siekierka by deed of record in Official Record 1322, Page 114;

Thence North 04°48'28" East, a distance of 131.58 feet, along the easterly line of said Sanford 0.295 acre tract, to the Point of Beginning.

Containing 1.468 acres, more or less, of which 1.155 acres are out of said 2.203 acre tract and 0.313 acre is all of the remainder of said 0.395 acre tract, and being subject to easements, restrictions and right-of-way of record.

### NOTES:

- This plat consists of one (1) page.
- In addition to other easements shown or noted, an exclusive two feet diameter easement is reserved at all property corners and points of curvature for monumentation. No surface or buried utilities of any kind may be placed within these easement areas.
- The utility easements indicated on this plat are for the erection, construction, maintenance, repair, and installation of any or all utilities for use within the Pine Knoll Subdivision. It shall be lawful for any such utility or its employees or representatives or anyone acting for any such utility to enter upon said easement or right-of-way at any time for the purpose of carrying out the objectives for which such easements or rights-of-way were reserved. No structures or plantings are permitted within any utility easement.
- Building setback distances shall conform to the Bellefontaine City Zoning Regulations for an R-1 Zone. The 20' front setback variance was granted by the City of Bellefontaine Board of Zoning Appeals in Case #2020-10 on August 8, 2020.

### Owner / Developer:

RPM Engineering LLC  
Managing Member - Rich Moldas  
101 Bell Pines Court  
Bellefontaine, Ohio 43311

### DEDICATION

Known all men by these presents that Rich Moldas, as managing member of RPM Engineering LLC, owner of the lands indicated on the accompanying plat, has authorized the platting thereof.

In witness whereof, the following have set their hand this 23 day of December 2020.

### MANAGING MEMBER

By: *Rich Moldas*  
Rich Moldas

Signed and acknowledged in the presence of:

Signature: \_\_\_\_\_ Witness

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Witness

Printed Name: \_\_\_\_\_

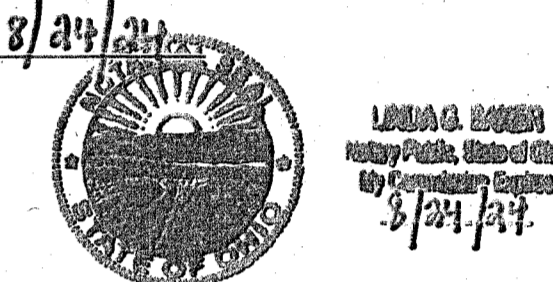
State of Ohio  
County of Logan

Before me, a Notary Public in and for said County, personally appeared Rich Moldas, who acknowledged 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 23 day of December 2020

Signature: *Denise H. Baker*  
Denise H. Baker  
Notary Public

My commission expires: 8/24/21



### APPROVALS

Ben Stahlor Mayor  
Approved this 17th day of December, 2020

Approved this 18th day of December, 2020

Approved this \_\_\_ day of \_\_\_, 2020

Preapproval: *Janice M. Cochran* 12-17-2020

Plat checked: *Janice M. Cochran* 12-23-2020

Transferred this 23 day of Dec., 2020

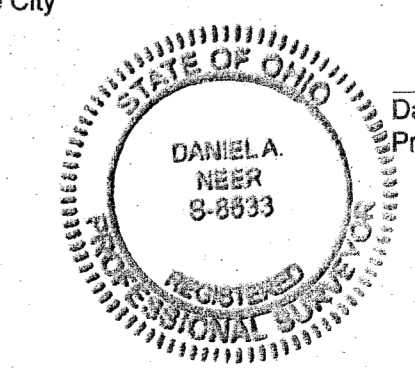
Recorded in Plat Cabinet B, Slide 147B Received for Record at 3:19 P.M.  
This 20th day of December 2020

Signature: *Patricia W. Myers*  
Patricia W. Myers  
Recorder, Logan County, Ohio

### SURVEYORS CERTIFICATION:

The accompanying plat represents a subdivision of land in Virginia Military Survey 4478, City of Bellefontaine, Township of Jefferson, County of Logan, State of Ohio.  
The Lots have a total area of 1.763 acres.  
All measurements are in U.S. Survey feet and decimal parts thereof.

I hereby state that the accompanying plat is a correct representation of Pine Knoll Subdivision as surveyed in September, 2020, and that all monuments as are shown hereon have been found, set, or will be set upon completion of construction at a time as directed by the proprietors.



Signature: *Daniela Neer*  
Daniela Neer  
Professional Surveyor No. 8533  
Date: 12-16-20

Scale: 1" = 50' Date: October, 2020  
DLZ Job No.: 2021-2104.00

