

COVENANTS AND RESTRICTIONS

AS A PART OF THE CONSIDERATION FOR THE CONVEYANCE, THE GRANTEES FOR THEMSELVES AND THEIR HEIRS AND ASSIGNS, AGREE AS FOLLOWS:
1. ) EACH LOT SHALL BE USED EXCLUSIVELY FOR PRIVATE FAMILY RESIDENCE PURPOSES, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE PROPRIETORS.
2. ) SINGLE RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1200 SQUARE FEET AND MULTI-FAMILY RESIDENCES SHALL HAVE A MINIMUM LIVING AREA OF 800 SQUARE FEET PER UNIT.
...
16. ) INVALIDATION OF ANY PART OF THESE COVENANTS AND RESTRICTIONS SHALL NOT HAVE AN EFFECT ON THE REMAINING COVENANTS.

EASEMENTS

EASEMENTS ARE A MINIMUM OF 10 FEET WIDE, UNLESS OTHERWISE NOTED, ALONG ALL REAR LOT LINES AND CENTERED ON ALL SIDE LOT LINES FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS.

GENERAL NOTES

1. ZONING AND USAGE: LOTS 650 THROUGH 655 INCLUSIVE ARE ZONED R-2, LOTS 656 THROUGH 671 INCLUSIVE ARE ZONED R-1 AND LOTS 672 THROUGH 673 ARE ZONED B-1.

SURVEYOR'S AFFIDAVIT

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN SECTIONS 28 AND 34 TOWN 5, RANGE 13, THE VILLAGE OF WEST LIBERTY, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 9.996 ACRES OF WHICH 2.396 ACRES ARE IN THE ROAD RIGHT-OF-WAY (INCLUDING U.S. ROUTE 68 AND STATE ROUTE 508) LEAVING A NET AREA IN BUILDING LOTS OF 7.600 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS PARTS THEREOF.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF WOODSIDE ALLOTMENT NO. 1 AS SURVEYED IN MARCH OF 1992, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.

JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 8, 1992



DESCRIPTION

LYING IN SECTIONS 28 AND 34, TOWN 5, RANGE 13, VILLAGE OF WEST LIBERTY, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE LANDEX, AN OHIO GENERAL PARTNERSHIP, ORIGINAL 18.52 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 176, PAGE 902 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE EAST LINE OF SECTION 34 AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 508 EXTENDED (60 FEET WIDE), SAID PK NAIL, ALSO, BEING ON THE NORTHEASTERLY CORNER OF THE SAID 18.52 ACRE TRACT AND THE OLD CENTER-LINE OF U.S. ROUTE 68.

THENCE, WITH THE SAID EAST LINE OF SECTION 34 AND THE OLD CENTER-LINE OF U.S. ROUTE 68, S 1°-44'-17" W, A DISTANCE OF 37.08 FEET TO A PK NAIL SET AT AN ANGLE POINT IN THE SAID CENTER-LINE.

THENCE, CONTINUING WITH THE SAID OLD CENTER-LINE OF U.S. ROUTE 68, S 16°-52'-54" E, A DISTANCE OF 151.54 FEET TO A RAILROAD SPIKE SET AT THE NORTHEAST CORNER OF THE JAMES L. YODER AND MARGARET E. YODER 3.343 ACRE TRACT (O.R. 180, PG. 927), PASSING A PK NAIL SET AT THE INTERSECTION OF SAID OLD U.S. ROUTE 68 WITH THE CENTER-LINE OF EXISTING U.S. ROUTE 68 (60 FEET WIDE) AT STATION 52+28.9 AT 146.38 FEET.

THENCE, WITH THE LINES OF THE SAID 3.343 ACRE TRACT, THE FOLLOWING SEVEN COURSES:

N 87°-27'-55" W, A DISTANCE OF 248.83 FEET TO A 5/8 INCH IRON ROD SET.
S 81°-30'-57" W, A DISTANCE OF 96.34 FEET TO A CONCRETE MONUMENT SET.
S 16°-52'-33" E, A DISTANCE OF 468.21 FEET TO A CONCRETE MONUMENT SET.
N 77°-25'-48" E, A CHORD DISTANCE OF 48.40 FEET ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5°-05'-44", A RADIUS OF 544.35 FEET AN ARC DISTANCE OF 48.41 FEET TO A 5/8 INCH IRON ROD SET.
N 79°-58'-40" E, A DISTANCE OF 225.37 FEET TO A 5/8 INCH IRON ROD SET.
N 31°-33'-03" E, A CHORD DISTANCE OF 37.41 FEET ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 96°-51'-13", A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 42.26 FEET TO A 5/8 INCH IRON ROD SET ON THE WEST RIGHT-OF-WAY OF U.S. ROUTE 68.
N 73°-07'-32" E, A DISTANCE OF 30.04 FEET TO A RAILROAD SPIKE SET.

THENCE, WITH THE CENTER-LINE OF U.S. ROUTE 68, S 16°-52'-54" E, A DISTANCE OF 226.24 FEET TO A PK NAIL SET.

THENCE, S 79°-59'-33" W, A DISTANCE OF 337.78 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 74°-34'-26" W, A DISTANCE OF 99.46 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 69°-58'-40" W, A DISTANCE OF 148.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 20°-01'-20" W, A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 69°-58'-40" W, A DISTANCE OF 129.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE EAST LINE OF LOT 13 OF THE WOODLAND REST ALLOTMENT AND THE EAST LINE OF TOWNSHIP ROAD 294 (EAST DRIVE, 50 FEET WIDE), N 20°-01'-20" W, A DISTANCE OF 260.10 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, CONTINUING WITH THE EAST LINE OF EAST DRIVE, N 20°-36'-49" W, A DISTANCE OF 314.40 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE LINES OF THE DAVID MITCHEL 0.87 ACRE TRACT (O.R. 29, PG. 149) THE FOLLOWING TWO COURSES:
N 61°-51'-54" E, A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD SET.
N 28°-02'-36" W, A DISTANCE OF 230.00 FEET TO A PK NAIL FOUND ON THE CENTER-LINE OF STATE ROUTE 508.

THENCE, WITH THE CENTER-LINE OF STATE ROUTE 508, N 61°-52'-00" E, A DISTANCE OF 78.36 FEET TO A PK NAIL SET.

THENCE, S 28°-07'-56" E, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH RIGHT-OF-WAY OF STATE ROUTE 508.

THENCE, WITH THE SOUTH RIGHT-OF-WAY OF STATE ROUTE 508 THE FOLLOWING TWO COURSES:

N 77°-12'-02" E, A CHORD DISTANCE OF 337.10 FEET ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°-40'-05", A RADIUS OF 637.38 FEET, AND AN ARC DISTANCE OF 341.16 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND.
S 87°-27'-55" E, A DISTANCE OF 221.74 FEET TO THE POINT OF BEGINNING.

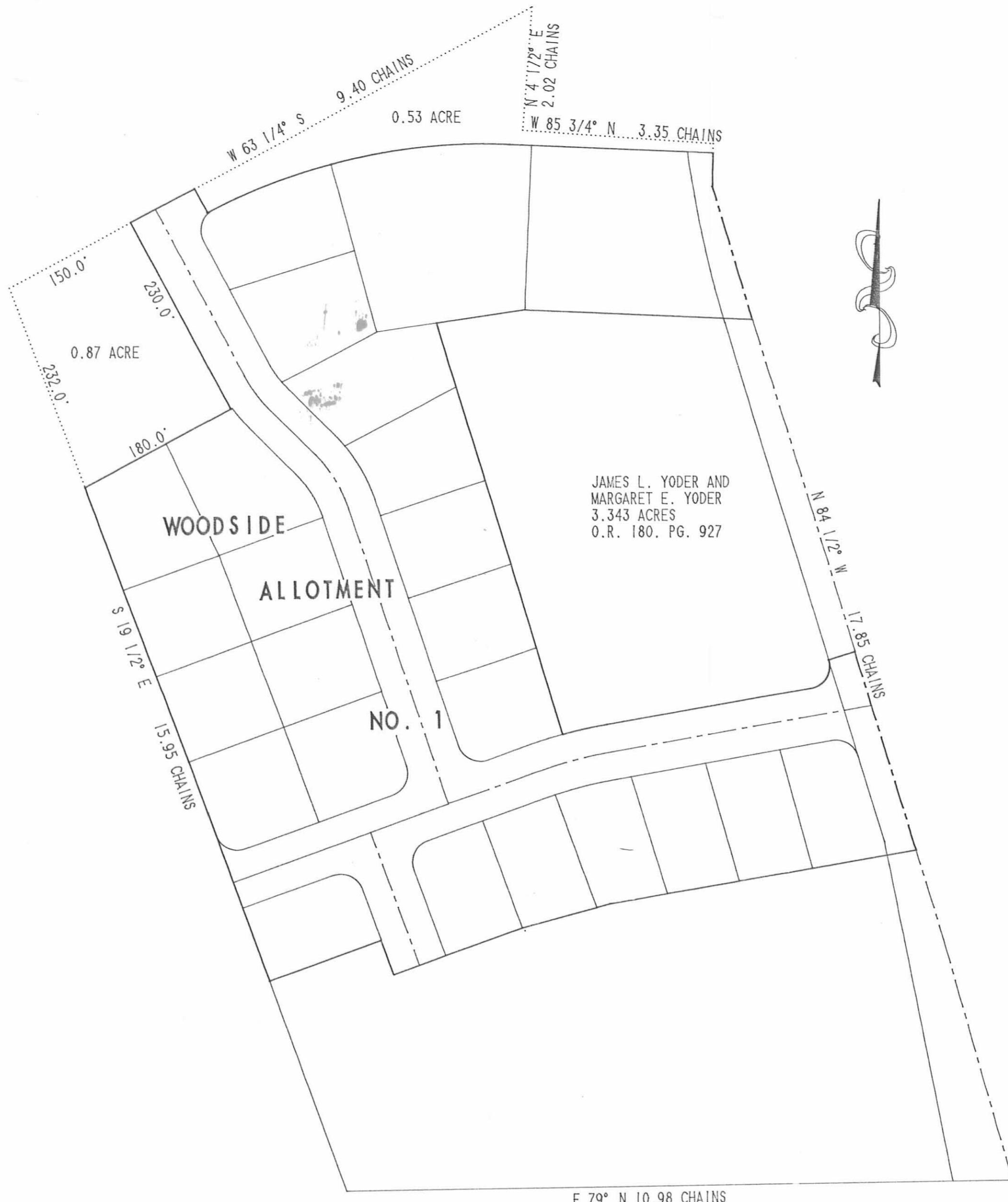
CONTAINING 9.996 ACRES.

THE BASIS FOR BEARINGS IS BASED UPON THE CENTER-LINE OF COUNTY HIGHWAY 189, SOUTH OF U.S. ROUTE 68, BEING S 12°-30'-00" E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING COMPANY ON JUNE 3, 1992.

ACREAGES

Table with 3 columns: Section, Streets, Lots, Total. Section 28: 0.455 Acres; Section 34: 1.941 Acres; Streets: 0.600 Acres; Lots: 7.000 Acres; Total: 1.055 Acres; 8.941 Acres.

WOODSIDE ALLOTMENT NO. 1
SECTIONS 28 AND 34, TOWN 5, RANGE 13
VILLAGE OF WEST LIBERTY
LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO



OVERLAY MAP

SCALE 1 INCH = 200 FEET
SEE SHEET 1 OF 2 FOR ADJOINERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LANDEX, AN OHIO GENERAL PARTNERSHIP, PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREETS TO THE PUBLIC FOREVER AND DEDICATES THE UTILITY AND ACCESS EASEMENTS SHOWN OUTSIDE THE SUBDIVISION TO THE VILLAGE OF WEST LIBERTY. IN ADDITION, THE PROPRIETOR SHALL DIRECT THE SURVEYOR TO PLACE THE NECESSARY MONUMENTATION AS SHOWN HEREON PER OHIO REVISED CODE SECTION 711.03 AND OHIO ADMINISTRATIVE CODE 4733-37.

Signatures of John B. Kelly, Robert J. Pool, Richard P. Maier, and Rita F. Maier as witnesses and general partners of Landex.

BEING ALL OF THE GENERAL PARTNERS OF LANDEX, AN OHIO GENERAL PARTNERSHIP

STATE OF OHIO SS.
LOGAN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME LANDEX, AN OHIO GENERAL PARTNERSHIP, BY ROBERT J. POOL, JOY A. POOL, RICHARD P. MAIER, AND RITA F. MAIER, ALL OF THE GENERAL PARTNERS WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT ON BEHALF OF THE PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 4th DAY OF October, 1993.

JOHN B. KELLY
NOTARY PUBLIC STATE OF OHIO
LIFETIME COMMISSION
Attorney At Law

Signature of John B. Kelly, Notary Public.



PLAT PRE-APPROVED: Jon C. Hines 9-30-93
PLAT CHECKED: Jon C. Hines 10-12-93
APPROVED THIS 11th DAY OF May, 1993: John M. Hodapp 10/4/93, WEST LIBERTY VILLAGE ENGINEER
APPROVED THIS 22 DAY OF Sept, 1993: Thomas R. Woodruff 10/2/93, CHAIRMAN, VILLAGE PLANNING COMMISSION
THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE
BY ORDINANCE (RESOLUTION) NO. 414 RECORDED IN VILLAGE COUNCIL'S
RECORD BOOK --- ON THIS 27 DAY OF Sept, 1993.
PRESIDENT, VILLAGE OF WEST LIBERTY COUNCIL: David C. Gogge
MAYOR, VILLAGE OF WEST LIBERTY: Richard H. Ziegen
9307635
TRANSFERRED THIS 12th DAY OF Oct, 1993: Jean Jones, LOGAN COUNTY AUDITOR
FILED FOR RECORD THIS 12th DAY OF October, 1993 AT 10:16AM.
RECORDED THIS 12th DAY OF October, 1993, IN PLAT CABINET A, SLIDE 771B-773A

Signature of Carolyn Collins, Logan County Recorder.