

# WOODLAND PARK ESTATES - PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 27,  
RANGE 8 EAST, TOWN 6 SOUTH, STOKES TOWNSHIP,  
VILLAGE OF LAKEVIEW, LOGAN COUNTY, OHIO

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL REAR LOT LINES ARE SUBJECT TO A 15' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
  - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) FRONT BUILDING SETBACKS ARE SHOWN AT 25.00'.
  - 4.) LOT 679 SHALL BE USED, AND IS HEREBY DEDICATED AS, A DETENTION BASIN, AND SUCH LOT SHALL HEREAFTER BE UNDER THE CONTROL AND MAINTENANCE OF THE WOODLAND PARK ESTATES HOMEOWNERS ASSOCIATION, AN OHIO NONPROFIT CORPORATION.
  - 5.) LOT 688 SHALL BE USED, AND IS HEREBY DEDICATED AS, A RETENTION POND, AND SUCH LOT SHALL HEREAFTER BE UNDER THE CONTROL AND MAINTENANCE OF THE WOODLAND PARK ESTATES HOMEOWNERS ASSOCIATION, AN OHIO NONPROFIT CORPORATION.

## OWNER AND DEVELOPER

S & S FINE HOMES LTD.  
WOODLAND PARK ESTATES  
610 WEST LAKE ST.  
LAKEVIEW, OH. 43331  
(937) 842-9663

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:  
S & S FINE HOMES, LTD.  
*Steve Barnes*  
STEVE BARNES, MEMBER

OWNER:  
S & S FINE HOMES, LTD.  
*Steve Wallace*  
STEVE WALLACE, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 22 DAY OF February, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME S & S FINE HOMES, LTD. BY MEMBERS STEVE BARNES AND STEVE WALLACE, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*John B. ...*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 6.29.2010

## VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 10th DAY OF February, 2008, THIS PLAT WAS REVIEWED AND APPROVED.

*Ron ...* CHAIRMAN *Mary Ellen ...* SECRETARY

## VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 16 DAY OF August, 2004 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-27 -2004 EFFECTIVE 08/16, 2004

*Ray ...* MAYOR *John ...* PRESIDENT OF COUNCIL *Mike Miller* CLERK OF COUNCIL

## INDIAN LAKE WATER POLLUTION CONTROL DISTRICT

AT A MEETING OF THE INDIAN LAKE WATER POLLUTION CONTROL DISTRICT, HELD THIS 20 DAY OF February, 2008, THIS PLAT WAS REVIEWED AND APPROVED.

*Lawrence E. ...* DIRECTOR

## AREA SUMMARY

8 BUILDABLE LOTS 2.863 AC.  
2 NON-BUILDABLE LOTS 2.213 AC.  
DEDICATED STREET R/W 0.948 AC.  
TOTAL 6.024 AC.

1.146 AC. WITHIN O.R. 703-439  
0.383 AC. - PARCEL #47-017-17-01-002-001  
0.763 AC. - PARCEL #47-017-17-01-001-000

4.878 AC. WITHIN O.R. 700-908

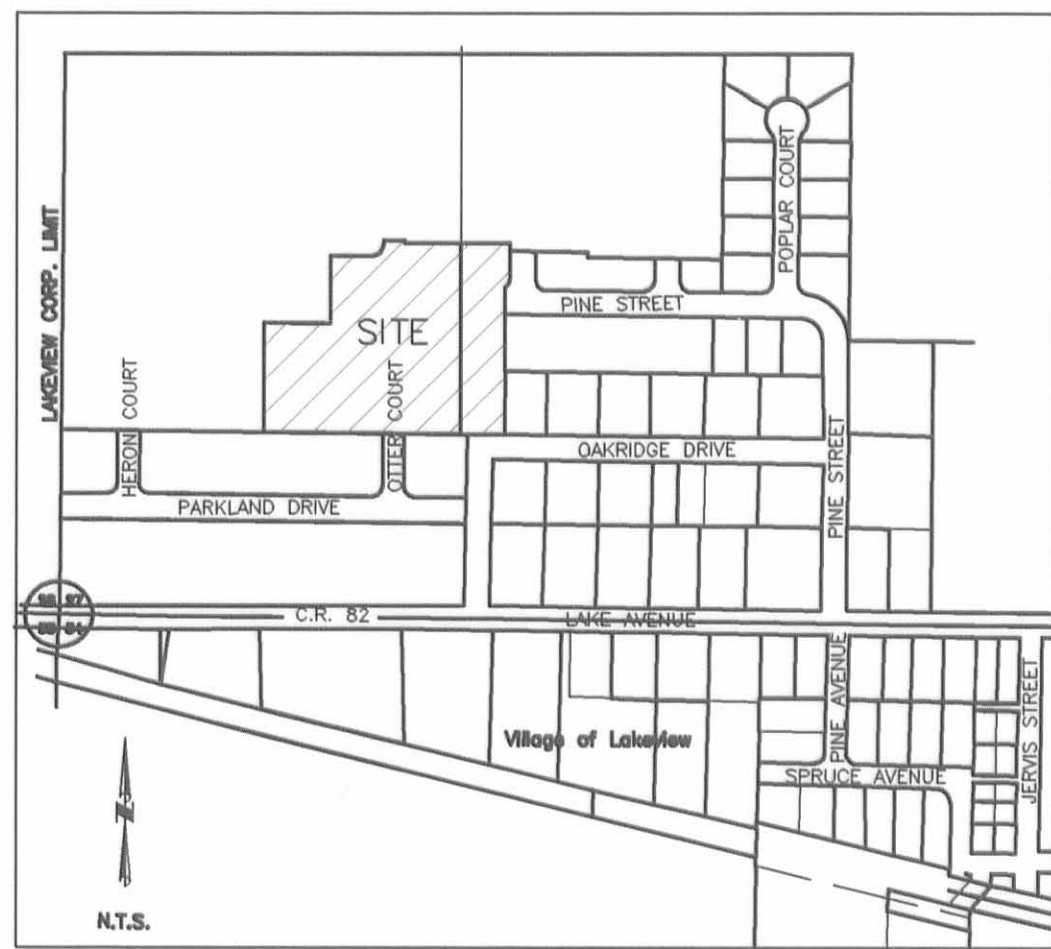
FLOOD ZONE C  
AREA OF MINIMAL FLOODING  
COMMUNITY PANEL NUMBER  
390772 0025 C  
25 OF 225  
EFFECTIVE DATE:  
MAY 15, 1985

## LEGEND

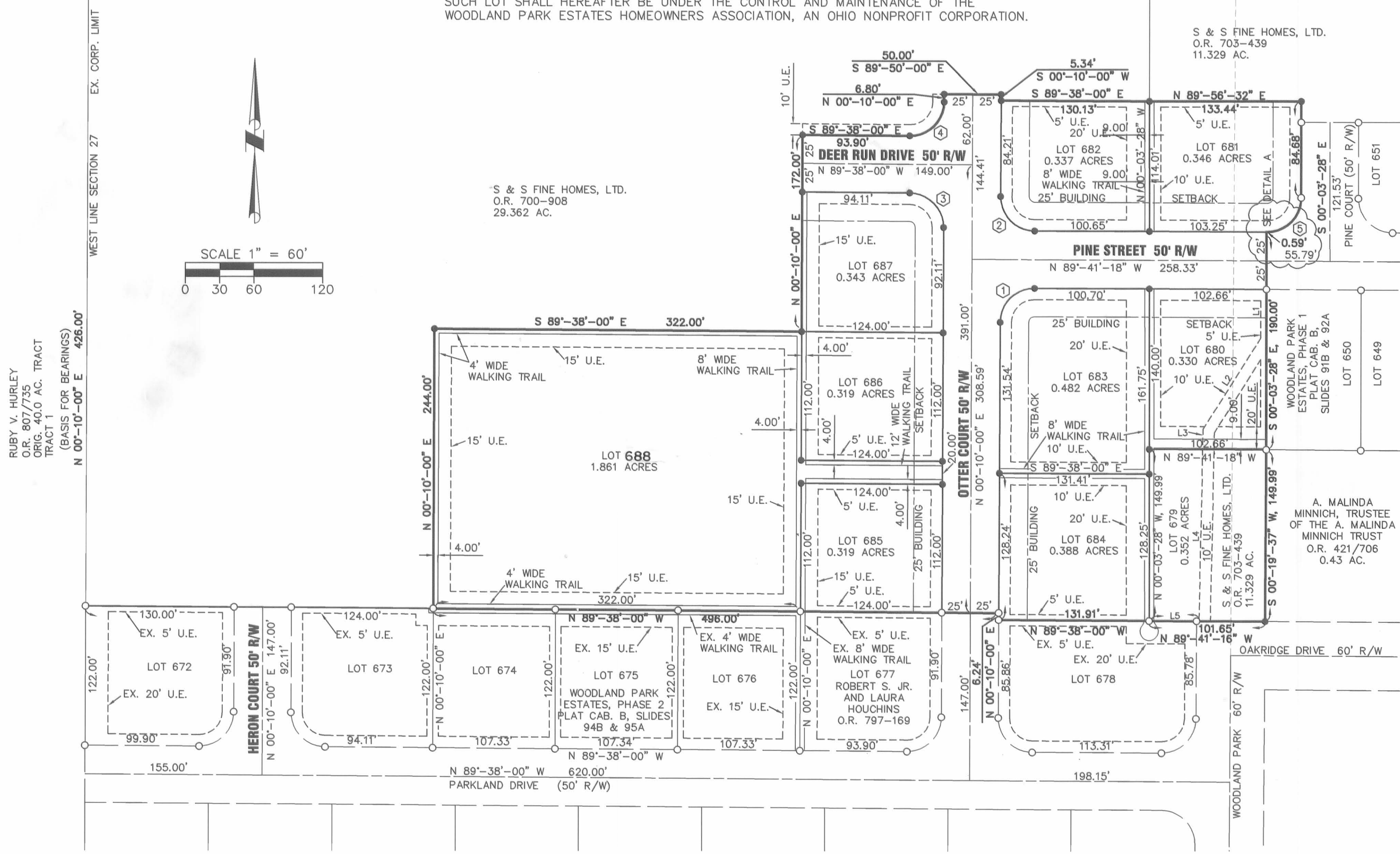
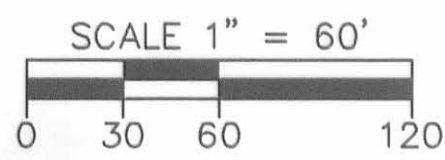
- 5/8" X 30" REBAR W/CAP TO BE SET
- 5/8" IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE ABOVE)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER

PREAPPROVAL *Ernie M. ...*  
PLAT CHECKED *J.C. ...* 2/25/08  
TRANSFERRED THIS DAY OF 2-25, 2008  
*Michael E. ...*  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B,  
SLIDE 118, RECEIVED FOR RECORD  
AT 3:35 O'CLOCK P M  
THIS 25 DAY OF Feb, 2008  
*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO



## VICINITY MAP



## CURVE TABLE

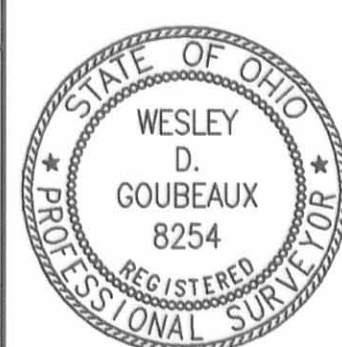
| NUMBER | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD LENGTH | CHORD DIRECTION |
|--------|--------|-------------|------------|--------------|-----------------|
| C1     | 30.00' | 90°-08'-42" | 47.20'     | 42.48'       | N 45°-14'-21" E |
| C2     | 30.00' | 89°-51'-18" | 47.05'     | 42.37'       | N 44°-45'-39" W |
| C3     | 30.00' | 89°-48'-00" | 47.02'     | 42.35'       | N 44°-44'-00" W |
| C4     | 30.00' | 90°-12'-00" | 47.23'     | 42.50'       | N 45°-16'-00" E |
| C5     | 30.00' | 90°-22'-10" | 47.32'     | 42.56'       | S 45°-07'-37" W |

## LINE TABLE

| NUMBER | DIRECTION       | DISTANCE |
|--------|-----------------|----------|
| L1     | S 00°-03'-28" E | 32.83'   |
| L2     | S 32°-25'-34" W | 93.92'   |
| L3     | S 01°-09'-22" W | 17.62'   |
| L4     | S 01°-09'-22" W | 150.01'  |
| L5     | N 89°-41'-16" W | 43.66'   |

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 02-11-2008



**WOODLAND PARK ESTATES - PHASE 3**  
**VILLAGE OF LAKEVIEW**  
**WOODLAND PARK ESTATES - PHASE 3 FINAL PLAT**

**CHOICE ONE ENGINEERING**  
 440 E. HOEVISSER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200  
 FAX (937) 497-0300  
 www.choiceoneengineering.com

REVISIONS:  
 02-14-2008

FILE NAME  
 LOGLAK0702FIN3

DRAWN BY  
 JMK

CHECKED BY  
 WDG

PROJECT No.  
 LOGLAK0702

DATE  
 02-11-2008

SHEET NUMBER  
 1 OF 2