

**COVENANTS & RESTRICTIONS**

1. SAID PREMISES SHALL BE USED SOLELY AND EXCLUSIVELY FOR SINGLE-FAMILY RESIDENCE PURPOSES ONLY. THERE SHALL BE ERECTED NO MULTIPLE-DWELLING TYPE BUILDING NOR SHALL ANY SINGLE-FAMILY TYPE RESIDENCE BE THEREAFTER REMODELED INTO A DWELLING CONTAINING TWO OR MORE APARTMENTS.
2. NO RESIDENCE SHALL BE CONSTRUCTED WITH LESS THAN 2000 SQUARE FEET OF HEATED LIVING AREA.
3. THE FRONT, BACK AND SIDE SETBACK LINE OF THE BUILDING SHALL CONFORM TO ZONING REQUIREMENTS OF THE CITY OF BELLEFONTAINE AS THEY NOW EXIST.
4. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 4 FEET SQUARE ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION PERIOD.
5. 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.
6. NO AUXILIARY OR STORAGE BUILDINGS SHALL BE PERMITTED ON SAID LOTS EXCEPTING THOSE BUILDINGS THAT ARCHITECTURALLY CONFORM TO THE ONE-FAMILY RESIDENCE BUILDING.
7. 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 NEARBY LAND.
8. NO WEEDS, UNDERBRUSH, TRASH OR ANY UNSIGHTLY GROWTH SHALL BE PERMITTED TO GROW OR REMAIN IN ANY WAY ON SAID PREMISES.
9. NO PERMANENT STRUCTURE, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
10. 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.
11. NO COMMERCIAL-TYPE VEHICLE AND NO TRUCKS SHALL BE STORED OR PARKED ON ANY LOT EXCEPT IN A CLOSED GARAGE, NOR PARKED ON ANY RESIDENTIAL STREET EXCEPT WHILE ENGAGED IN TRANSPORT TO OR FROM A RESIDENCE. FOR THE PURPOSE OF THIS COVENANT, A 3/4 TON OR SMALLER VEHICLE, COMMONLY KNOWN AS A PICKUP TRUCK, SHALL NOT BE DEEMED TO BE A COMMERCIAL VEHICLE OR TRUCK.
12. NO TRAILERS OF ANY TYPE, CAMPERS, MOBILE HOMES, MOTOR HOMES, BORTS, NON-OPERABLE AUTOMOBILES OR BUSES ARE TO BE KEPT UN-GARAGED ON THE PREMISES.
13. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES UNTIL JULY 1, 1990, 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.
14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN A. AND RUTH ANN PATTERSON, PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS & EASEMENTS TO THE PUBLIC USE FOREVER.

EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION MAINTENANCE, REPAIR, AND/OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR STORM DRAINAGE SYSTEMS AS REQUIRED, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITY, AND FOR PROVIDING INGRESS & EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO PERMANENT STRUCTURE, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREA.

*Robert E. Dunlap*  
*Katherine L. Holt*  
 WITNESSES

*John A. Patterson*  
*Ruth Ann Patterson*  
 PROPRIETORS

STATE OF OHIO  
 LOGAN COUNTY SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN A. AND RUTH ANN PATTERSON 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 HEREONTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF September, 1979.

*Katherine L. Holt*  
 NOTARY PUBLIC

Katherine L. Holt  
 Notary Public State of Ohio  
 My Commission Expires March 15, 1984

APPROVED THIS 4<sup>th</sup> DAY OF OCTOBER, 1979  
*Donald A. Wood*  
 BELLEFONTAINE CITY ENGINEER

APPROVED THIS 18<sup>th</sup> DAY OF SEPTEMBER, 1979  
*Richard C. Langley*  
 CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS 10<sup>th</sup> DAY OF OCTOBER, 1979  
*Mary H. Senter*  
 LOGAN COUNTY AUDITOR

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF OCTOBER, 1979, AT 10:34 A.M.  
 RECORDED THIS 10<sup>th</sup> DAY OF OCTOBER, 1979, IN PLAT BOOK A, PAGE 605.

*Carolyn Collins*  
 LOGAN COUNTY RECORDER

"THE WITHIN STREETS AND CITY UTILITIES ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 1979-10-34. RECORDED IN CITY COUNCIL'S RECORD BOOK 1979 ON THIS 9<sup>th</sup> DAY OF October, 1979.

*William B. Dunlap Mayor*  
*Robert G. Baransell Pres. Pro Tem*  
*Andy the Pedmore Clark*  
 BELLEFONTAINE CITY COUNCIL

**OWNER & DEVELOPER**

JOHN A. PATTERSON  
 303 SHADY LANE DRIVE  
 BELLEFONTAINE, OHIO 43311

**SURVEYOR**

LESLIE H. GEESLIN  
 P.O. BOX 274  
 RUSHSVLVANIA, OHIO 43347

**SURVEYOR'S CERTIFICATE**

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. 4399, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS AN AREA OF 147 ACRES IN STREETS AND 337 ACRES IN LOTS, MAKING A TOTAL OF 484 ACRES.

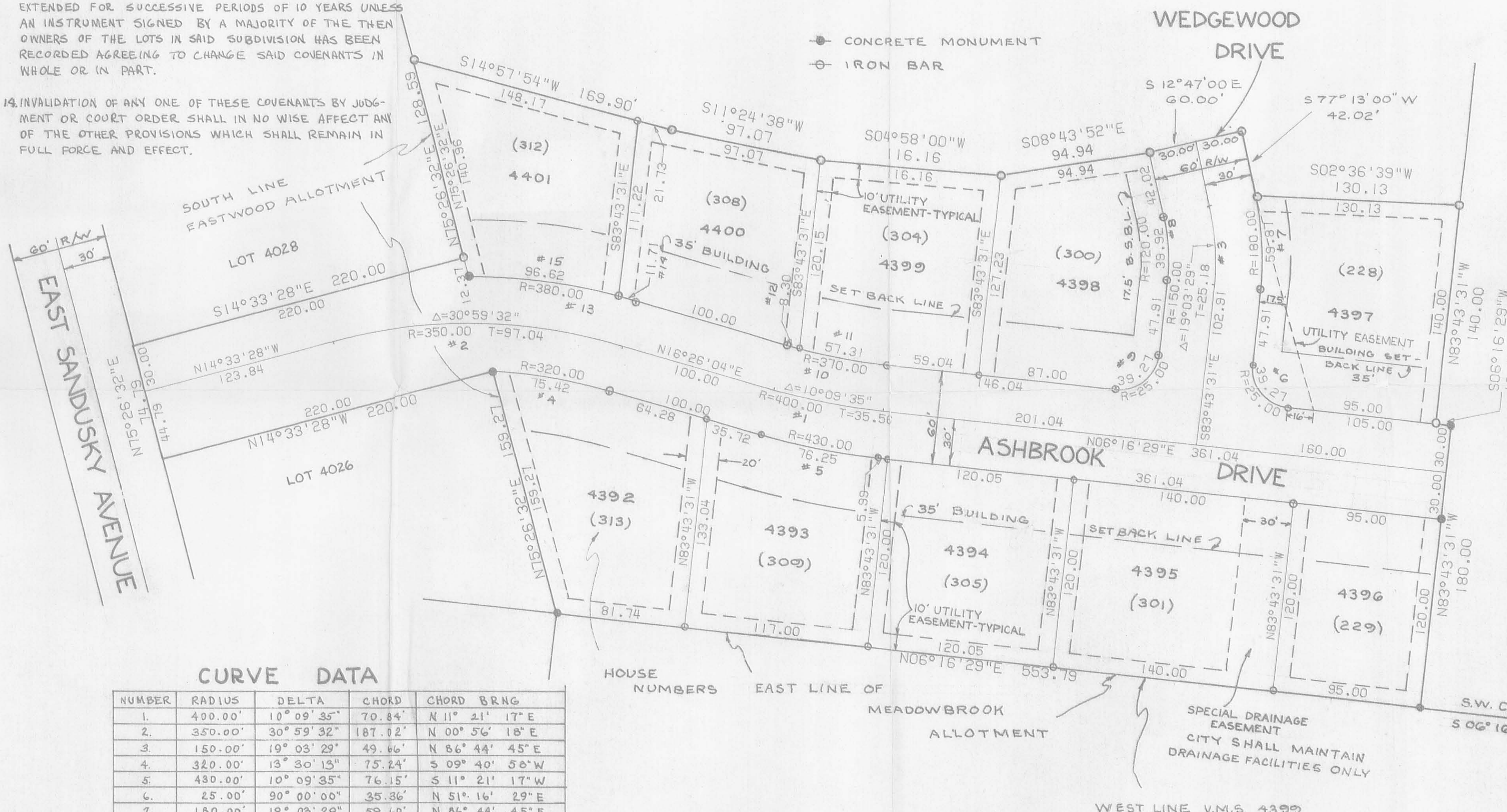
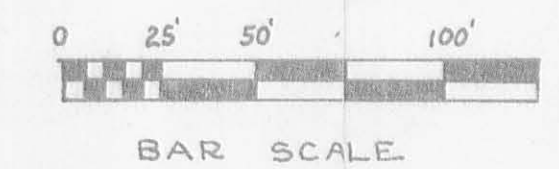
ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF ASHBROOK ADDITION I AS SURVEYED BY ME AND THAT ALL EXISTING MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION.

*Leslie H. Geeslin*

LESLIE H. GEESLIN  
 REGISTERED SURVEYOR # 5248  
 SEPT. 18, 1979

NUMBER	RADIUS	DELTA	CHORD	CHORD BRNG
1.	400.00'	10° 09' 35"	70.84'	N 11° 21' 17" E
2.	350.00'	30° 59' 32"	187.02'	N 00° 56' 18" E
3.	150.00'	19° 03' 29"	49.46'	N 86° 44' 45" E
4.	320.00'	13° 30' 15"	75.24'	S 09° 40' 30" W
5.	430.00'	10° 09' 35"	76.15'	S 11° 21' 17" W
6.	25.00'	90° 00' 00"	35.36'	N 51° 16' 29" E
7.	180.00'	19° 03' 29"	59.60'	N 86° 44' 45" E
8.	120.00'	19° 03' 29"	39.73'	S 86° 44' 45" W
9.	25.00'	90° 00' 00"	35.36'	N 30° 43' 31" W
10.	370.00'	10° 09' 35"	65.52'	N 11° 21' 17" E
11.	370.00'	08° 52' 31"	57.26'	N 10° 42' 45" E
12.	370.00'	01° 17' 04"	6.29'	N 15° 47' 32" E
13.	380.00'	16° 20' 00"	107.96'	N 05° 16' 04" E
14.	380.00'	01° 45' 54"	11.71'	N 13° 35' 07" E
15.	380.00'	14° 34' 06"	96.36'	N 01° 23' 07" E



10-LOTS  
 AUGUST-1979  
 CITY OF BELLEFONTAINE, OHIO  
 FINAL PLAT

6348

INDEXED ON MAP

**ASHBROOK ADDITION I**

VMS 4399, LAKE TOWNSHIP

DEC 10-1979