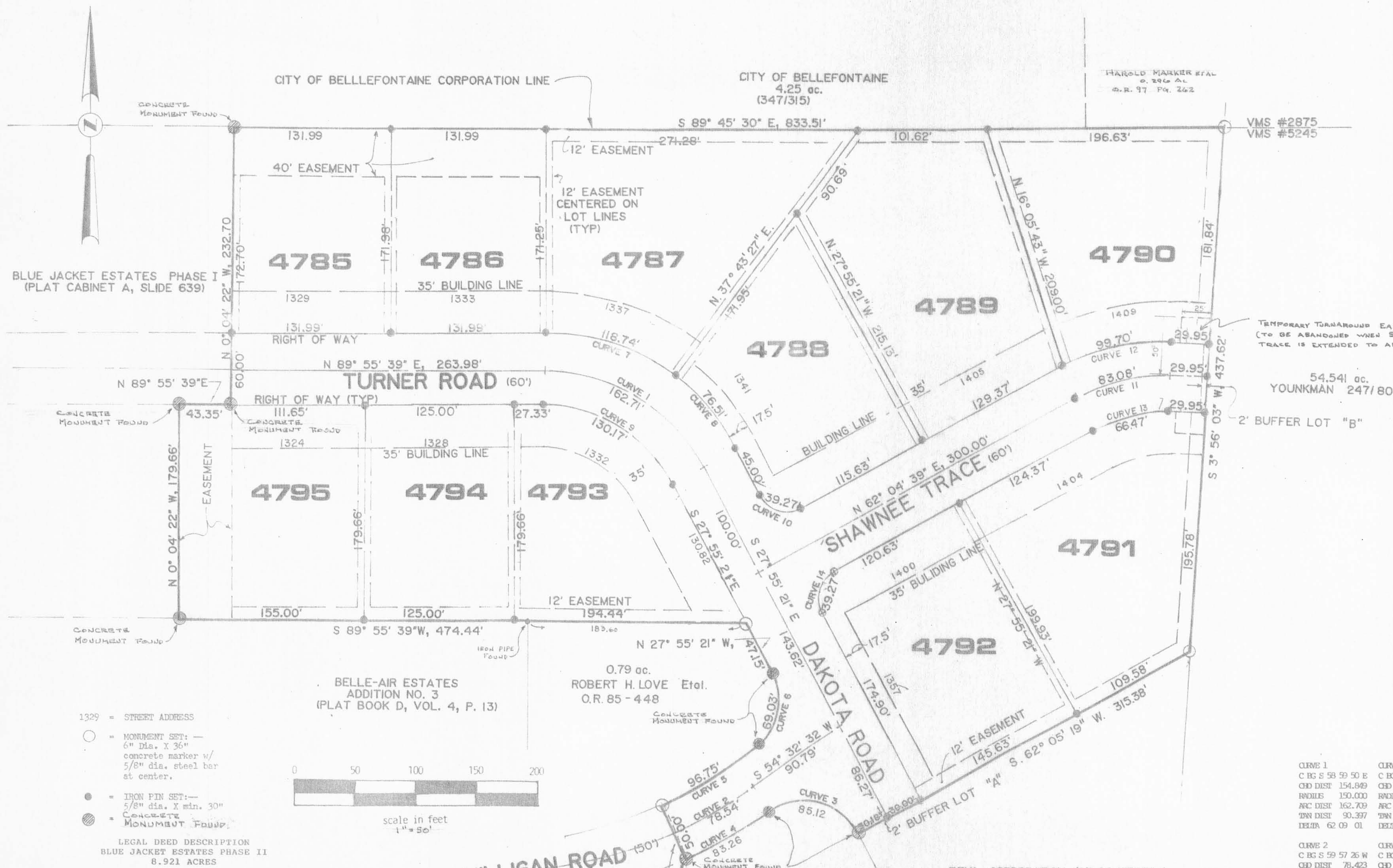


BLUE JACKET ESTATES PHASE II

VMS 5245

CITY OF BELLEFONTAINE LAKE TOWNSHIP LOGAN COUNTY, OHIO

SHEET ONE OF TWO



TEMPORARY TRANSFERRED EASEMENT
(TO BE ABANDONED WHEN SHAWNEE
TRACE IS EXTENDED TO ADJACENT PROPERTY)

54.541 ac.
YOUNKMAN 247/80

2' BUFFER LOT "B"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ZEVA CORPORATION, INC., PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

SAID BUFFER LOTS "A" AND "B" ARE DEDICATED CONDITIONALLY UNTIL SUCH TIME AS THE ADJACENT LOT IS SUBDIVIDED AND A PART THEREOF IS DEVELOPED FOR THE PURPOSE OF EXTENDING THE PUBLIC RIGHT-OF-WAY AS HEREON SHOWN.

Witnesses:

Richard H. ... GORDEN ZELL, PRESIDENT
 ... LARRY E. BLOSSER, V.P.
 ... MAX E. VARNER, SECY-TREAS.
 ZEVA CORPORATION
 500 SOUTH MAIN STREET
 PO BOX 176
 BELLEFONTAINE, OH 43311

STATE OF OHIO ss:
LOGAN COUNTY ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GORDEN ZELL, LARRY E. BLOSSER AND MAX E. VARNER IN THEIR OFFICIAL CAPACITY AS OFFICERS OF ZEVA CORPORATION, INC. 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 2nd DAY OF March 1990.

Marlene Varner
NOTARY PUBLIC

Marlene Varner
Notary Public, State of Ohio
My Commission Expires May 5, 1990

THE WITHIN STREETS AND EASEMENTS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 70-27 RECORDED IN CITY COUNCIL'S RECORD BOOK 1990 ON THIS 27th DAY OF February 1990.

Audrey Predmore CLERK
James J. ... COUNCIL PRESIDENT
Richard J. ... MAYOR

DESCRIPTION CHECKED Joe Hines 3-6-90
APPROVED THIS 6th DAY OF March 1990.

APPROVED THIS 7th DAY OF Feb 1990.
Bellefontaine, OH CITY ENGINEER

APPROVED THIS 7th DAY OF Feb 1990.
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS 7th DAY OF March 1990
AUGUSTOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET A SLIDE 701A-701B
RECEIVED FOR RECORD AT 10:16 O'CLOCK A.M.
THIS 7th DAY OF MARCH 1990.
Carol Collins
RECORDER, LOGAN COUNTY, OHIO

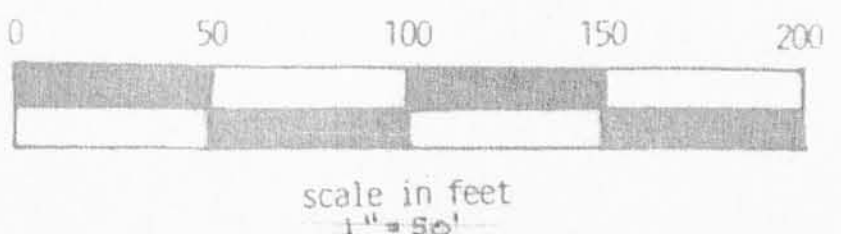
1329 = STREET ADDRESS

MONUMENT SET: —
6" Dia. X 36" concrete marker w/ 5/8" dia. steel bar at center.

IRON PIN SET: —
5/8" dia. X min. 30"

CONCRETE MONUMENT FOUND

LEGAL DEED DESCRIPTION
BLUE JACKET ESTATES PHASE II
8.921 ACRES



REAL ESTATE SITUATED IN THE CITY OF BELLEFONTAINE IN LAKE TOWNSHIP OF LOGAN COUNTY, OHIO; IN THE VIRGINIA MILITARY SURVEY NUMBER 5245 BEING PART OF THE 19.432 ACRE TRACT OF ZEVA CORPORATION, INC. (DEED RECORD OR 66, PAGE 323, 328); AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHEASTERLY CORNER OF LOT NO. 3869 OF BELLE-AIR ESTATES ADDITION NO. 3 (PLAT BOOK D, VOLUME 4, PAGE 13), SAID POINT BEING ON THE RIGHT OF WAY LINE OF MILLIGAN ROAD AND ON THE NORTHWESTERLY CORNER OF A 0.632 ACRE TRACT OWNED BY DAVID P. AND CONNIE L. MCCLELLAN (DEED RECORD 409, PAGE 393);

THENCE NORTH 24 DEGREES 37 MINUTES 39 SECONDS WEST, 50.00 FEET TO A CONCRETE MONUMENT SET IN THE NORTH RIGHT-OF-WAY LINE OF MILLIGAN ROAD, SAID POINT BEING ON THE SOUTHERLY LINE OF A 0.79 ACRE TRACT OWNED BY ROBERT H. LOVE ET AL (DEED RECORD OR 85-448).

THENCE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES ALONG THE BOUNDARY OF SAID LOVE TRACT:

- 96.75 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 390.5 FEET, CENTRAL ANGLE OF 14 DEGREES 11 MINUTES 42 SECONDS, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 16 MINUTES 30 SECONDS EAST, 96.50 FEET TO A CONCRETE MONUMENT FOUND;
- 69.03 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 06 MINUTES 00 SECONDS, THE CHORD OF WHICH BEARS NORTH 11 DEGREES 37 MINUTES 39 SECONDS EAST, 63.68 FEET TO A CONCRETE MONUMENT FOUND;
- NORTH 27 DEGREES 55 MINUTES 21 SECONDS WEST, 47.15 FEET TO A CONCRETE MONUMENT SET;
- SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, 474.44 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHEASTERLY CORNER OF BLUE JACKET ESTATES, PHASE I (PLAT CABINET A, SLIDE 639), PASSING OVER AN IRON PIPE FOUND AT 183.60 FEET AT THE NORTHWESTERLY CORNER OF SAID LOVE TRACT;

- THENCE THE FOLLOWING THREE (3) CONSECUTIVE COURSES ALONG SAID BLUE JACKET ESTATES, PHASE I:
- NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, 179.66 FEET TO A CONCRETE MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF TURNER ROAD;
 - NORTH 89 DEGREES 55 MINUTES 39 SECONDS EAST, 43.35 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF TURNER ROAD TO A CONCRETE MONUMENT FOUND ON THE NORTHWEST CORNER OF LOT 4795;
 - NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, 232.70 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWESTERLY CORNER THEREOF, SAID POINT BEING ON THE CORPORATION LINE OF THE CITY OF BELLEFONTAINE AND ON THE LINE BETWEEN V.M.S. 2875 AND V.M.S. 5245 AND ON THE SOUTHERLY LINE OF A 4.25 ACRE TRACT OWNED BY THE CITY OF BELLEFONTAINE (DEED RECORD 347, PAGE 315);

- THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, 833.51 FEET ON SAID CORPORATION LINE AND ON THE SOUTHERLY LINE OF SAID CITY OF BELLEFONTAINE TRACT WHICH IS ALSO THE SOUTHERLY LINE OF MARKER'S 0.296 ACRE TRACT TO A CONCRETE MONUMENT SET, SAID POINT BEING ON THE WEST LINE OF A 54.541 ACRE TRACT OWNED BY DAVID YOUNKMAN (DEED RECORD 247, PAGE 80);
- THENCE SOUTH 3 DEGREES 56 MINUTES 03 SECONDS WEST, 437.62 FEET WITH THE WESTERLY LINE OF SAID YOUNKMAN TRACT TO A CONCRETE MONUMENT SET.
- THENCE SOUTH 62 DEGREES 05 MINUTES 19 SECONDS WEST, 315.38 FEET TO A CONCRETE MONUMENT FOUND.

SAID POINT BEING ON THE EASTERLY LINE OF SAID MCCLELLAN TRACT AND IN THE WEST LINE OF DAKOTA ROAD;

THENCE 85.12 FEET ON A CURVE TO THE LEFT HAVE A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 97 DEGREES 32 MINUTES 47 SECONDS, THE CHORD OF WHICH BEARS NORTH 76 DEGREES 41 MINUTES 05 SECONDS WEST, 75.21 FEET WITH THE LINE OF SAID MCCLELLAN TRACT TO A CONCRETE MONUMENT FOUND;

THENCE 83.26 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.50 FEET, A CENTRAL ANGLE OF 10 DEGREES 49 MINUTES, 49 SECONDS, THE CHORD OF WHICH BEARS SOUTH 59 DEGREES 57 MINUTES 26 SECONDS WEST, 83.14 FEET WITH THE LINE OF SAID MCCLELLAN TRACT TO THE POINT OF BEGINNING.

BEARING ASSUMED FROM MAPLE HILL SUBDIVISION NO. 3 (PLAT CABINET A, SLIDE 561), CENTERLINE OF DAKOTA ROAD, NORTH 4 DEGREES 06 MINUTES EAST.

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VMS 5245, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.866 ACRES IN STREETS AND 7.056 ACRES IN LOTS, MAKING A TOTAL OF 8.922 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 BLUE JACKET ESTATES, PHASE II, AS SURVEYED OCTOBER 1, 1989, AND THAT ALL MONUMENTS AND IRON PINS AS SHOWN HEREIN HAVE BEEN SET OR WILL BE SET AS A PART OF THE WORK THAT SURETY IS POSTED FOR.

Leslie H. Gieslin
REGISTERED SURVEYOR 5248
130 S. SANDUSKY STREET
RUSHSVLVANIA, OHIO 43347



CURVE 1 C B S 58 59 50 E CH DIST 154.849 RADIUS 150.000 ARC DIST 162.709 TWN DIST 90.397 DELTA 62 09 01	CURVE 7 C B S 71 10 27 E CH DIST 116.601 RADIUS 180.000 ARC DIST 118.742 TWN DIST 61.622 DELTA 37 47 48	CURVE 13 C B N 77 55 43 E CH DIST 65.620 RADIUS 120.000 ARC DIST 66.457 TWN DIST 34.110 DELTA 31 44 03
---	---	--

CURVE 2 C B S 59 57 25 W CH DIST 78.423 RADIUS 405.500 ARC DIST 76.509 TWN DIST 39.387 DELTA 10 49 49	CURVE 8 C B S 40 05 55 E CH DIST 75.934 RADIUS 180.000 ARC DIST 76.509 TWN DIST 38.891 DELTA 24 21 13	CURVE 14 C B N 17 04 39 E CH DIST 35.255 RADIUS 25.000 ARC DIST 39.270 TWN DIST 25.000 DELTA 90 00 00
---	---	---

CURVE 3 C B N 75 41 05 W CH DIST 75.211 RADIUS 50.000 ARC DIST 85.125 TWN DIST 57.061 DELTA 97 32 47	CURVE 9 C B S 58 59 50 E CH DIST 123.979 RADIUS 120.000 ARC DIST 130.167 TWN DIST 72.316 DELTA 62 09 01
--	---

CURVE 4 C B S 59 57 25 W CH DIST 83.141 RADIUS 440.500 ARC DIST 83.265 TWN DIST 41.757 DELTA 10 49 49	CURVE 10 C B S 72 55 21 E CH DIST 35.255 RADIUS 25.000 ARC DIST 39.270 TWN DIST 25.000 DELTA 90 00 00
---	---

CURVE 5 C B N 58 16 30 E CH DIST 95.499 RADIUS 300.000 ARC DIST 96.746 TWN DIST 48.622 DELTA 14 11 42	CURVE 11 C B N 77 55 43 E CH DIST 62.025 RADIUS 180.000 ARC DIST 63.089 TWN DIST 42.637 DELTA 31 44 03
---	--

CURVE 6 C B N 11 37 39 E CH DIST 63.675 RADIUS 180.000 ARC DIST 69.028 TWN DIST 41.290 DELTA 79 05 00	CURVE 12 C B N 77 55 43 E CH DIST 98.431 RADIUS 180.000 ARC DIST 99.700 TWN DIST 51.165 DELTA 31 44 03
---	--

BLUE JACKET ESTATES PHASE II

SHEET TWO OF TWO

BLUE JACKET ESTATES SUBDIVISION

PHASE II

DEED RESTRICTIONS

1. SAID PREMISES SHALL BE USED SOLELY AND EXCLUSIVELY, FOR SINGLE-FAMILY RESIDENCE PURPOSES ONLY. THERE SHALL BE ERRECTED NO MULTIPLE-DWELLING TYPE BUILDING NOR SHALL ANY SINGLE-FAMILY TYPE RESIDENCE BE THERE AFTER REMODELLED INTO A DWELLING CONTAINING TWO OR MORE APARTMENTS. UPON EACH LOT THERE SHALL BE ERRECTED NO MORE THAN ONE SUCH SINGLE-FAMILY RESIDENCE.
2. FRONT AND SIDE YARD SETBACKS SHALL CONFORM TO THE CITY OF BELLEFONTAINE R-1 ZONING REGULATIONS AS LISTED IN GENERAL NOTE #4.
3. NO RESIDENCE SHALL BE CONSTRUCTED WITH LESS THAN 1800 SQUARE FEET OF LIVING AREA, EXCLUDING BREEZEWAYS, GARAGES AND BASEMENTS, AND PLANS AND SPECIFICATIONS FOR ANY RESIDENCE SHALL MEET WITH THE APPROVAL OF ZEVA CORPORATION BEFORE CONSTRUCTION IS COMMENCED.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TOWER, TRAILER, BASEMENTS, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
5. NO UNATTACHED PERMANENT STRUCTURES OF ANY TYPE OR ANY OTHER OUTBUILDINGS SHALL BE CONSTRUCTED OR ERRECTED ON ANY LOT.
6. NO SATELLITE DISHES LARGER THAN 5 FEET IN DIAMETER SHALL BE ERRECTED ON ANY LOT. IF A SATELLITE DISH IS INSTALLED, SAID PROPERTY OWNER SHALL PROVIDE ADEQUATE SCREENING OF THE DISH TO OBSTRUCT VIEW OF THE SAME FROM STREET AND ADJOINING PROPERTY OWNERS.
7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 2 FEET SQUARE ADVERTISING THE PROPERTY DURING THE CONSTRUCTION PERIOD.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
9. 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.

10. NO WEEDS, UNDERBRUSH OR ANY UNSIGHTLY GROWTH SHALL BE PERMITTED TO GROW OR REMAIN IN ANY WAY ON SAID PREMISES.

11. NO STRUCTURE SHALL BE ERRECTED, PLACED, OR ALTERED ON THE PREMISES UNTIL PLOT PLAN, COMPLETE ARCHITECTURAL FLOOR PLANS, ELEVATIONS OF ALL SIDES, WRITTEN SPECIFICATIONS, EXTERIOR MATERIALS AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY THE GRANTORS, THEIR HEIRS AND ASSIGNS.

12. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL 10 YEARS, AFTER WHICH TIME SAID COVENANT 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 ADDITION HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

13. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW EQUITY AGAINST ANY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR RECOVER DAMAGES.

14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

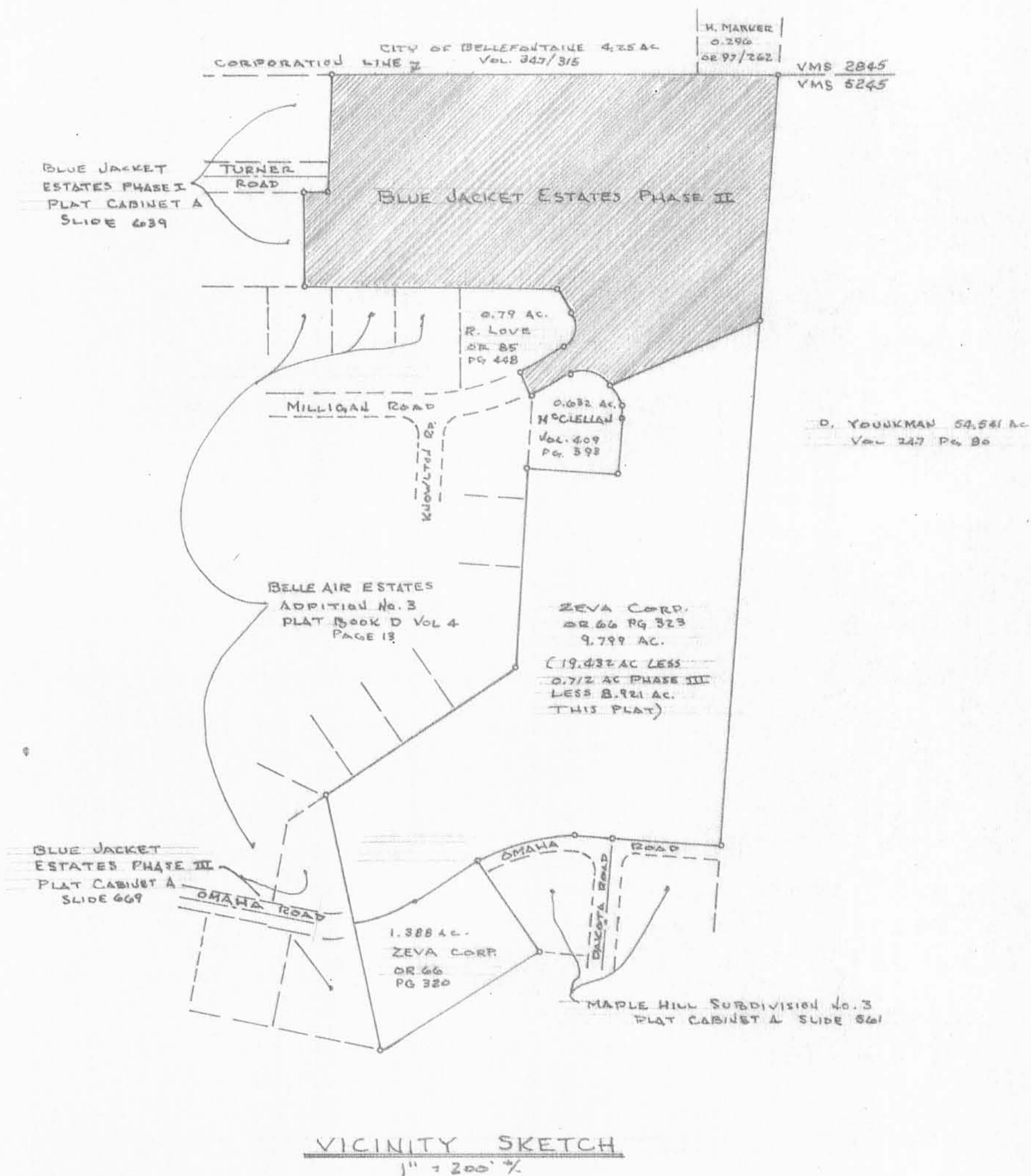
15. GRANTEE HEREBY ACCEPTS NOTICE THAT THE PREMISES HEREIN CONVEYED ARE A PART OF AN ALLOTMENT, OTHER LOTS IN WHICH, ARE SUBJECT TO THE SAME RESTRICTIVE COVENANTS, ALL IN A GENERAL PLAN TO MAINTAIN HIGH RESIDENTIAL STANDARDS OF ALL OF THE LOTS IN SUCH ALLOTMENT.

16. GRANTEE AGREES NOT TO DELIVER A DEED TO SAID PREMISES WITHOUT INCORPORATING IN FULL THE ABOVE RESTRICTIONS HEREIN.

GENERAL NOTES:

- 1) NO STRUCTURES, PLANTINGS, ETC. ARE PERMITTED IN EASEMENT AREAS.
- 2) MONUMENTS ARE 6" DIAMETER BY 36" CONCRETE MARKERS.
- 3) BEARINGS BASED ON MAPLE HILL SUBDIVISION #3.
4. MINIMUM SETBACKS:

DWELLING	FRONT YARD SETBACK	LEAST WIDTH	SIDE YARD	SUM-LEST WIDTH
1 & 1 1/2 STORIES	35'	10'		25'
2 & 2 1/2 STORIES	35'	12'		28'



BLUE JACKET ESTATES PHASE III

CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY
VMS #5245
2.093 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ZEVA Corporation, Inc. proprietors of the land indicated on the accompanying plot, have authorized the plotting thereof and do hereby dedicate the streets and easements to the public use forever.

Said Buffer Lot "A" is dedicated conditionally until such time as the adjacent lot is subdivided and a part thereof is developed for the purpose of extending the public right-of-way as hereon shown.

Michael B. Blodgett
Witness
Reneth W. France
Witness
Reneth W. France
Witness

Gordon Zell
Gordon Zell, President
Larry E. Blosser
Larry E. Blosser, Vice President
Max E. Varner
Max E. Varner, Secretary/Treasurer
ZEVA CORPORATION
500 South Main Street
PO Box 176
Bellefontaine, Ohio 43111

STATE OF OHIO
LOGAN COUNTY

Before me, a Notary Public in and for said County, personally came Gordon Zell, Larry E. Blosser and Max E. Varner in their official capacity as officers of ZEVA Corporation, Inc., 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 hereunto set my hand and affixed my official seal this 16th day of November, 1988.

Madeline Varner
Notary Public
My Commission Expires May 5, 1993

Approved this 15 day of December, 1988. *Timothy L. Notestine*
Bellefontaine City Engineer

Approved this 15 day of November, 1988. *James D. Hooks*
Chairman, City Planning Commission

Transferred this 15th day of December, 1988. *Jan Jones*
Logan County Auditor

Filed for record this 15th day of December, 1988, at 4:07 P.M.
Recorded this 15th day of December, 1988, in Plat Cabinet A, Slide 669
Carole Collins
Logan County Recorder

ACCEPTANCE OF DEDICATION

The within streets and easements are hereby approved and accepted for public maintenance by ordinance number 89-91 recorded in City Council's Record Book 89 on this the 15th day of December, 1988.

Adythe Predmore
CLERK OF CITY COUNCIL

Richard J. Vianini
Richard Vaccaro, Mayor

Howard Inskeep, Jr.
Howard Inskeep, Jr.
Bellefontaine City Council President

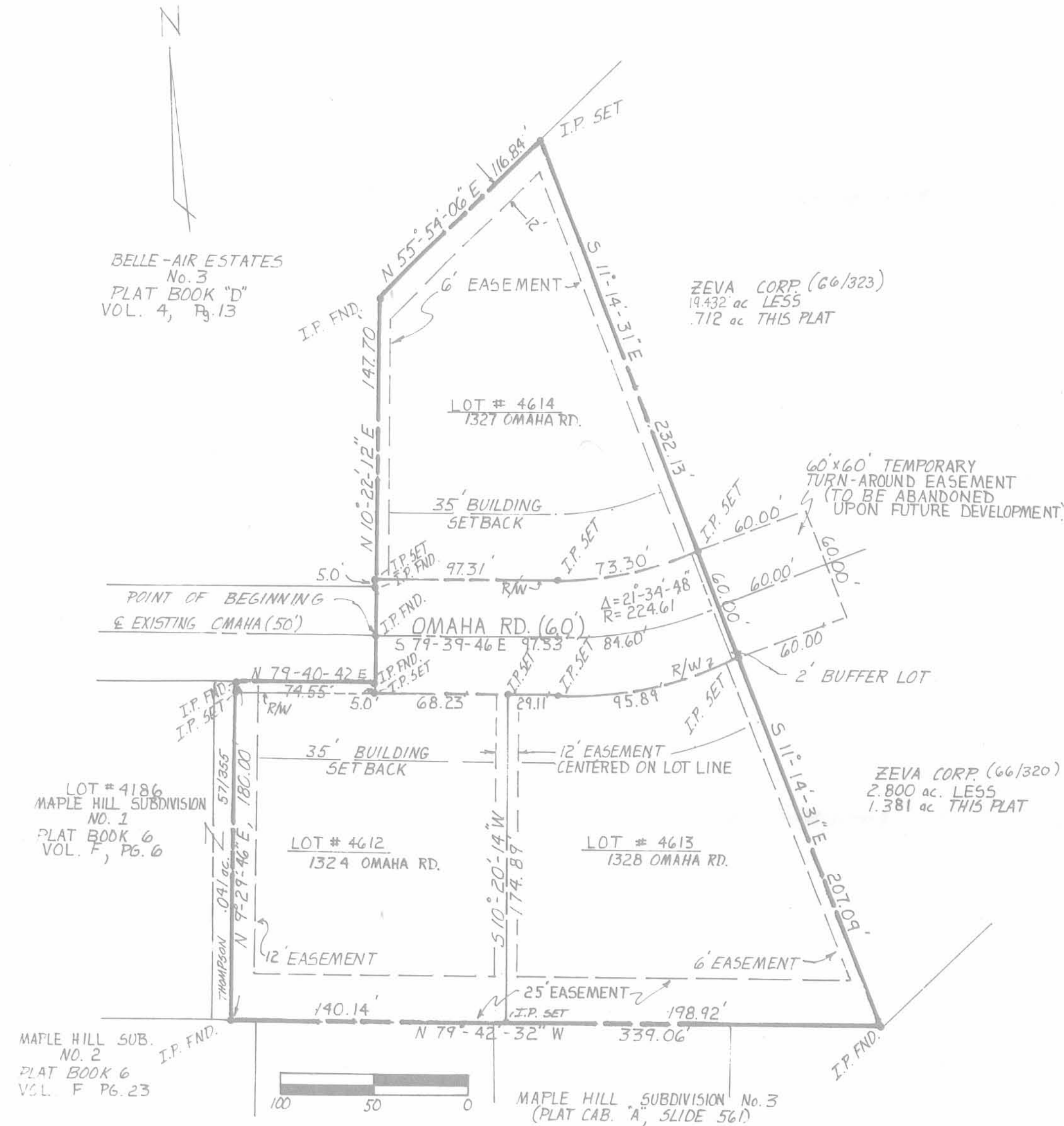
SURVEYORS CERTIFICATE

The accompanying plot represents a subdivision of two tracts of land in V.M.S. No. 5245, Lake Township, Logan County, Ohio. Tract I has an area of .725 acre in streets and .587 acre in lots, making a total of 1.312 acre. Tract II has .154 acre in streets and 1.247 acres in lots making a total of 1.401 acres. Total area of the subdivision is 2.093 acres with .259 acre in streets and 1.834 acres in lots.

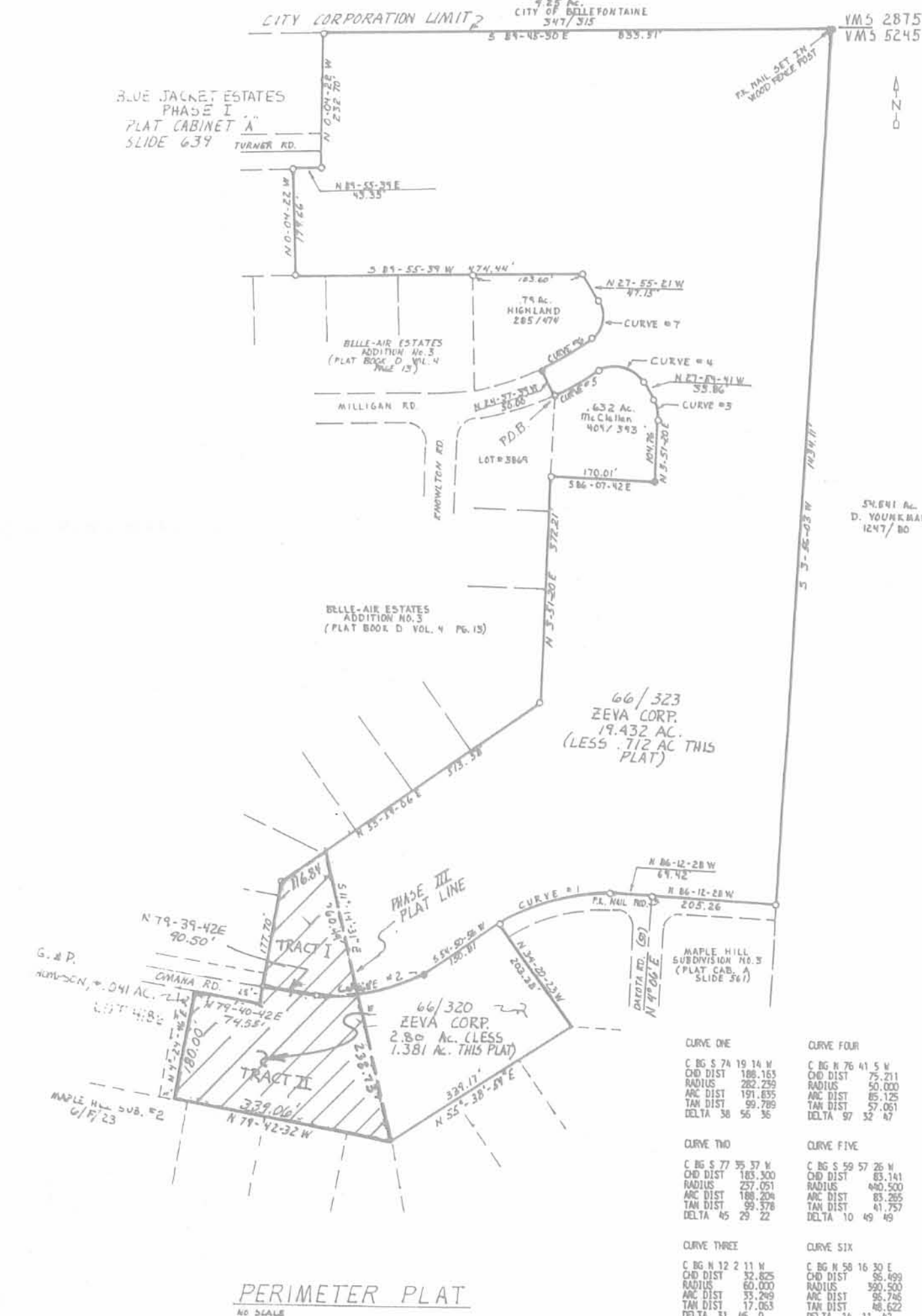
All measurements are in feet and decimals of a foot. All measurements on curves are arc distances.

I hereby certify that the accompanying plot is a correct representation of BLUE JACKET ESTATES, PHASE III, as surveyed December 27, 1985 and October 12, 1988, and that all monuments and iron pins as shown herein have been set or will be set as a part of the work that surety is posted for.

Benjamin H. Cartwright S-5456



LOT	PARCEL NUMBER
4612	17-092-06-02-001.001
4613	17-092-06-02-001.002
4614	17-078-17-05-007.014



PERIMETER PLAT

Note: The centerline of Omaha Road on this plot is not the property line between Tract I and Tract II.

LEGAL DEED DESCRIPTION

Blue Jacket Estates, Phase III
2.093 acres

Real estate situated in the City of Bellefontaine, Lake Township of Logan County, Ohio; in the Virginia Military Survey Number 5245; being part of the 19.432 acre tract of Zeva Corporation (Deed Record 66, page 323) and part of the 2.80 acre tract of Zeva Corporation (Deed Record 66, page 320) and being further bounded and described as follows:

Beginning at a 3/4" iron pipe found at the centerline of Omaha Road (50 feet present width) in the easterly line of Belle-Air Estates No. 3 (Plat Book D, Volume 4, page 13), said pipe also being the southwestern corner of the 19.432 acre tract owned by Zeva Corporation (Deed Record 66, page 323);

thence North 10 degrees 22 minutes 12 seconds East, 25.00 feet with an easterly line of said Belle-Air Estates No. 3 to a 3/4" iron pipe found at an angle point;

thence North 55 degrees 54 minutes 06 seconds East, 116.84 feet with an easterly line of said Belle-Air Estates No. 3 to an iron pipe set;

thence South 11 degrees 14 minutes 31 seconds East, 499.22 feet to a 3/4" iron pipe found at an angle point in the northerly line of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561) passing over an iron pipe set at 232.13 feet in the northerly right-of-way line of Omaha Road (60 feet wide), also passing over an iron pipe set at 232.13 feet in the southerly right-of-way line of Omaha Road;

thence North 79 degrees 42 minutes 32 seconds West, 339.05 feet with the northerly line of said Maple Hill Subdivision No. 3 to a 3/4" iron pipe found on the southeasterly corner of a .041 acre tract owned by Gary and Peggy Thompson (Deed Record 57, page 353);

thence North 9 degrees 29 minutes 46 seconds East, 180.00 feet with the easterly line of said Thompson tract to an iron pipe found in the south right-of-way line of Omaha Road (50 feet wide);

thence South 79 degrees 40 minutes 42 seconds East, 74.55 feet with the southerly right-of-way line of Omaha Road (50 feet wide) to a 3/4" iron pipe found at the easterly end Omaha Road Dedicated Right-of-way;

thence North 10 degrees 22 minutes 12 seconds East, 25.00 feet on said easterly Omaha Road Dedicated Right-of-way to the point of beginning.

Bearing assumed from Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561), centerline Dakota Road North 4 degrees 06 minutes East.

The tract as described from an actual field survey performed on or about October 12, 1988, by registered surveyor Benjamin H. Cartwright (S-5456), contains 2.093 acres, more or less, of which 1.381 acres lies in said 2.80 acre tract of Zeva Corporation and .712 acre tract lies in said 19.432 acre tract of Zeva Corporation, subject to all previous easements and rights-of-way of record. 611 iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is recorded in the Office of the Logan County Engineer.

DESCRIPTION CHECKED
LOGAN CO. ENGINEER
BY J.H. 12-15-88

- ### DEED RESTRICTIONS
- 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 there after remodelled into a dwelling containing two or more apartments. Upon each lot there shall be erected no more than one such single-family residence.
 - Front and side yard setbacks shall conform to the City of Bellefontaine R-1 zoning regulations as listed in General Note #4.
 - No residence shall be constructed with less than 1800 square feet of living area, excluding breezeways, garages and basements, and plans and specifications for any residence shall meet with the approval of Zeva Corporation before construction is commenced.
 - No structure of a temporary character, tower, trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
 - No unattached permanent structures of any type or any other outbuildings shall be constructed or erected on any lot.
 - No Satellite Dishes larger than 5 feet in diameter shall be erected on any lot. If a Satellite Dish is installed, said property owner shall provide adequate screening of the dish to obstruct view of the same from street and adjoining property owners.
 - No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 2 feet square advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction period.
 - No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
 - 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 or any unsightly growth shall be permitted to grow or remain in any way on said premises.
 - No structure shall be erected, placed, or altered on the premises until plot plan, complete architectural floor plans, elevations of all sides, written specifications, exterior materials and location thereof have been approved in writing by the grantors, their heirs and assigns.
 - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 10 years, after which time said covenant 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 Addition has been recorded, agreeing to change said covenants in whole or in part.
 - Enforcement shall be by proceedings at law equity against any persons violating or attempting to violate any covenant either to restrain violation or recover damages.
 - Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
 - Grantee hereby accepts notice that the premises herein conveyed are a part of an allotment, other lots in which, are subject to the same restrictive covenants, all in a general plan to maintain high residential standards of all of the lots in such allotment.
 - Grantee agrees not to deliver a deed to said premises without incorporating in full the above restrictions herein.
- ### GENERAL NOTES:
- No structures, plantings, etc. are permitted in easement areas.
 - Monuments are 6" diameter by 36" concrete markers.
 - Bearings based on Maple Hill Subdivision #3.
 - Minimum Setbacks:
- | Dwelling | Front Yard Setback | Least Width | Side Yard Sum of Least Widths | Rear Yard Depth |
|-------------------|--------------------|-------------|-------------------------------|-----------------|
| 1 & 1 1/2 stories | 35' | 10' | 25' | 40' |
| 2 & 2 1/2 stories | 35' | 12' | 28' | 40' |

SCALE	BLUE JACKET ESTATES PHASE III	
DRAWN		
REVISED		
Page Engineering, Inc.		
112 East Fifth Street • Marysville, Ohio 43040 (513) 644-1272		
APPROVED	DATE	NUMBER
		88-92