

REC'D 2-20-04 SMM OK

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

ROPP 11.329 ACRES

Lying in Section 27, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being all of the remainder of the Donald W. Ropp and Carolyn L. Ropp original 45.901 acre tract as deeded and described in Official Record 215, Page 27, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at PK nail found at the southwest corner of Section 27, on the center-line of County Highway 82 (60 feet wide).

THENCE, with the south line of Section 27, and the center-line of County Highway 82, S 89°-38'-00"E, a distance of 972.29 feet to a railroad spike found.

THENCE, with an east line of the S and S Fine Homes Ltd., 29.362 acre tract (O.R. 700, Pg. 908), and the west right-of-way of Oakridge Drive (60 feet wide), N 0°-19'-57"E, a distance of 439.80 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the said 29.362 acre tract the following two courses:

N 89°-41'-16"W, a distance of 41.65 feet to a 5/8 inch iron rod set.

N 0°-03'-28"W, a distance of 912.68 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Todd M. Fetter, original 78.78 acre tract (O.R. 374, Pg. 10), S 89°-19'-56"E, a distance of 633.81 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of The Woods of Lakeview (Plat Cabinet B, Slide 27B & 28A), the following three courses:

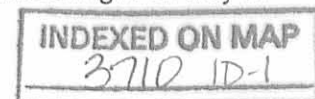
S 0°-03'-28"E, a distance of 563.74 feet to a 5/8 inch iron rod set.

N 89°-41'-18"W, a distance of 20.24 feet, to a 5/8 inch iron rod set.

S 0°-03'-28"E, a distance of 195.00 feet to a 5/8 inch iron rod set.

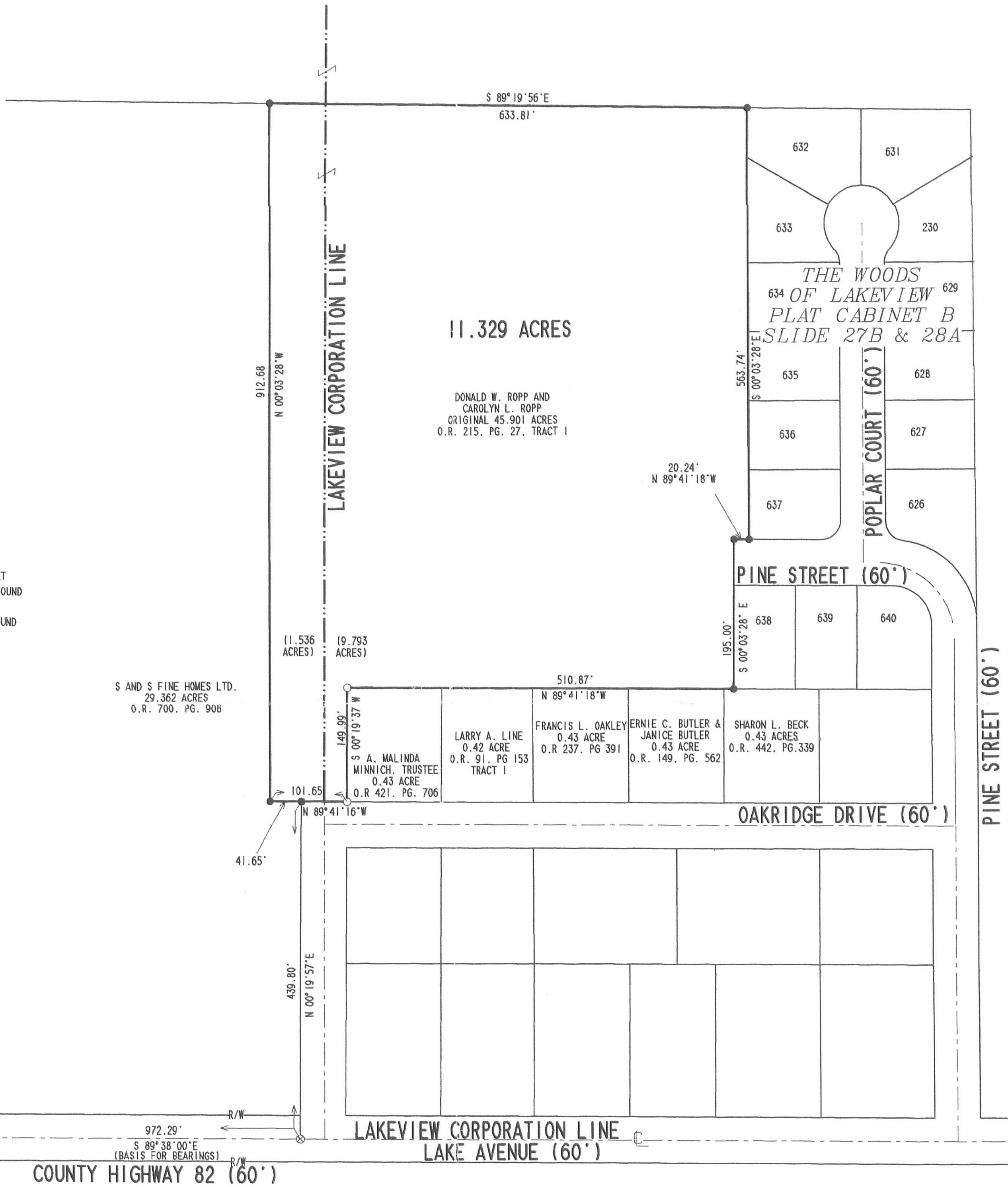
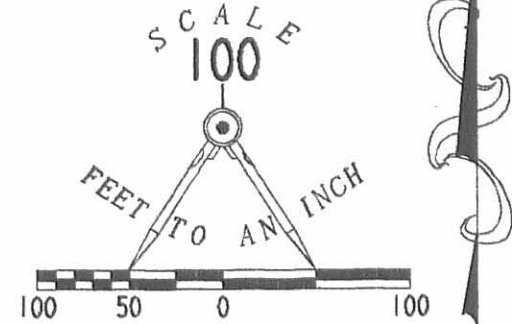
THENCE, with the north lines of the Sharon L. Beck, 0.43 acre tract (O.R. 442, Pg. 339), the Ernie C. Butler and Janice Butler 0.43 acre tract (O.R. 149, Pg. 562), the Francis L. Oakley, 0.43 acre tract (O.R. 237, Pg. 391), the Larry A. Line, 0.42 acre tract (O.R. 91, Pg. 153 Tract I), and the A. Malinda Minnich, Trustee, 0.43 acre tract (O.R. 421, Pg. 706), N 89°-41'-18"W, a distance of 510.87 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the said A. Malinda Minnich, Trustee, 0.43 acre tract S 0°-19'-37"W, a distance of 149.99 feet to a 5/8 inch iron rod found on the north right-of-way of Oakridge Drive.



REV'D 2-20-04 SMY OK

TODD M. FETTER
78.78 ACRES
O.R. 374, PG. 10



LEGEND

- 5/8" IRON ROD SET
- ⊗ RAILROAD SPIKE FOUND
- ⊗ PK NAIL FOUND
- 5/8" IRON ROD FOUND

S AND S FINE HOMES LTD.
29.362 ACRES
O.R. 700, PG. 90B

LARRY A. LINE
0.42 ACRE
O.R. 91, PG 153 TRACT I

FRANCIS L. OAKLEY
0.43 ACRE
O.R. 237, PG 391

ERNIE C. BUTLER & JANICE BUTLER
0.43 ACRE
O.R. 149, PG. 562

SHARON L. BECK
0.43 ACRES
O.R. 442, PG.339

SURVEY OF 11.329 ACRES BEING ALL OF THE REMAINDER OF THE
DONALD W. ROPP AND CAROLYN L. ROPP
ORIGINAL 45.901 ACRE TRACT
OFFICIAL RECORD 215, PAGE 27, TRACT I
SECTION 27, TOWN 6, RANGE 8
STOKES TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY 18, 2003

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

ADW D412 WOODREMU 2147024-2

INDEXED ON MAP
3710 1P

3710
20

Corporation Line Extention Lakeview Ohio August 1964

INDEXED ON MAP

The following described land in Stokes Township, Logan County, Ohio and being in Section 27 Town 6 S. Range 8 E.

Beginning at an iron in the center of Lake Ave. at the west side of Pine Street (Pine Street being a fifty foot Street)

Thence with the center of Lake Ave. West 2.90 feet to an iron. this iron being the true beginning point of this survey.

Thence again with the center of Lake Ave. West 816.70 feet to an iron. The last described line passing an iron at an angle in the present Corporation Line at 151.80 feet. Said iron being the west side of Lot Number 613.

Thence turning ninty degrees to the right and measuring North 2654.00 feet to an iron in the south line of Kuthryn L. Brubaker's 79.74 acre tract.

Thence with the ~~center~~ south line of said Brubaker land and also with the south line of F.Houchin's 15.73 acre tract N. 89° - 38' E. 1088.00 feet to an iron in the center of Main Street. This iron being at an angle in the present Corporation Line.

Thence with the present Corporation Line S. 5° - 51' W. 2676.00 feet to the place of beginning.

The above described contains 58.14 acres.

The above described 58.14 acres is shown on a map on file in the Logan County Engineer's Office. File Number J-169.

cc
Logan County Engineer





I hereby certify that the annexed Plat is a correct representation of the property to be annexed to the Village of Lakeview, Ohio
 John F. Wright
 Registered Surveyor No. 1673

The annexed plat was approved and accepted by the Board of County Commissioners at a regular meeting
 13 day of December 1965 and Recorded
 in Journal Vol. 2-B Page 863

Don Dawson
 Harry C. Linnell
 William A. Fuf
 Logan County Commissioners

The annexed plat was adopted by Ordinance No. 490 as an addition to the Village of Lakeview, Ohio at a meeting of the Village Council on the 20th day of December 1965
 Jimmie L. Davis Mayor
 Don W. Alford Clerk

Charles R. Kurtz
 Logan County Engineer
 DECEMBER 13, 1965

Transferred this 13th day of DECEMBER 1965
 Chas H. Chamberlain
 Logan County Auditor

180677

Received for Record at 2:30 o'clock P.M. Dec. 21 1965
 Recorded in Plat Book F Vol. 6 Page 2.
 Ruth Rowe
 Logan County Recorder



FILE FW-519
 IRONS

This tracing to be filed with Logan County Engineer

CORPORATION LINE EXTENTION
 LAKEVIEW OHIO
 STOKES TOWNSHIP LOGAN COUNTY
 SECTION 27 TOWN 6 RANGE 8
 DEC. 1965 1" = 150'



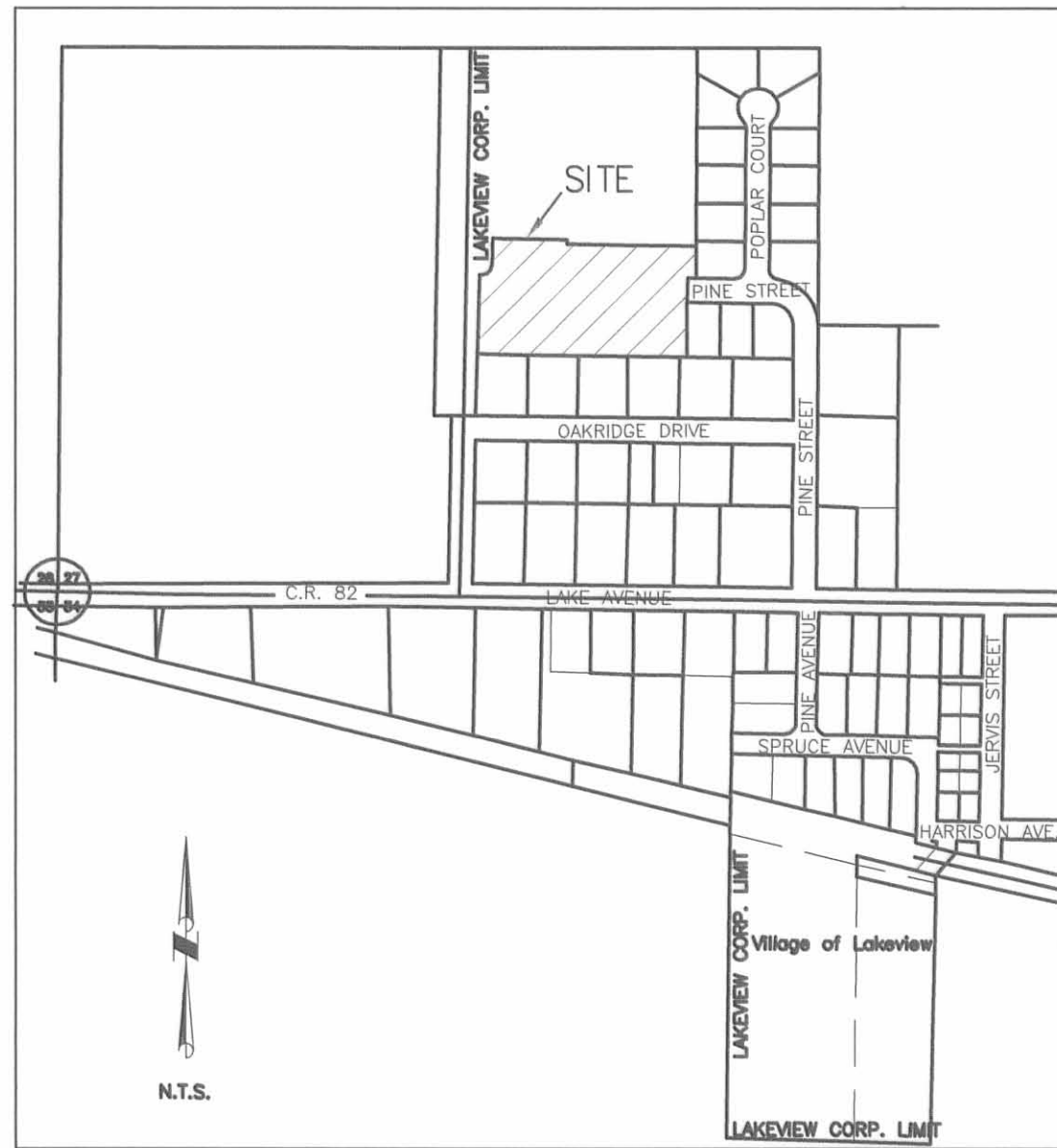
J-169

COUNTY
 3710
 INDEX NO.
 INDEXED ON MAP

J-169

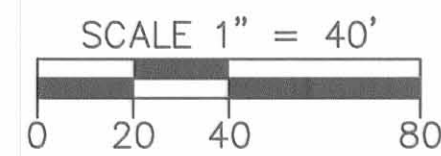
WOODLAND PARK ESTATES - PHASE 1

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



VICINITY MAP

THE BEARING OF S 00°-03'-28" E IS BASED ON THE WEST LINE OF LOT 638 OF THE WOODS OF LAKEVIEW, PHASE 1, LOGAN CO. RECORDER'S PLAT CAB. B, SLIDE 27B & 28A.



- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' 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'.

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 21 DAY OF September, 2004 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.

Wm. M. Moots
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: June 21, 2006

OWNER AND DEVELOPER

S & S FINE HOMES LTD.
10828 SCIOTO DRIVE
P.O. BOX 304
HUNTSVILLE, OHIO 43324
(937) 686-6251

VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 9th DAY OF August, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Mary Ellen Steiger CHAIRMAN *Ryan A. Shaffner* SECRETARY

VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 20th DAY OF September, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 04-33 -2004, EFFECTIVE 9/20, 2004

Ryan A. Shaffner MAYOR *Dennis Ward* PRESIDENT OF COUNCIL *Linda K. Miller* CLERK OF COUNCIL

INDIAN LAKE WATER AND POLLUTION CONTROL

AT A MEETING OF THE INDIAN LAKE WATER AND POLLUTION CONTROL, HELD THIS 1st DAY OF July, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

David E. Buehl DIRECTOR

AREA SUMMARY

9 BUILDING LOTS	2.467 AC.
DEDICATED STREET R/W	0.816 AC.
TOTAL	3.283 AC.

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
- UTILITY EASEMENT LINE (SEE NOTE ABOVE)
- (NR.) NONRADIAL LINE
- (X) CURVE NUMBER

PREAPPROVAL *Jan C. Ho* 7-13-04
PLAT CHECKED *Jan C. Ho* 9-21-04
TRANSFERRED THIS 21st DAY OF September, 2004

Michael E. Groden
AUDITOR, LOGAN COUNTY, OHIO

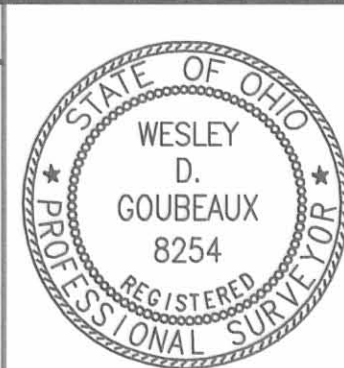
RECORDED IN PLAT CABINET B,
SLIDE 91B RECEIVED FOR RECORD
AT 9:41:33 O'CLOCK P M
THIS 22 DAY OF Sept, 2004

Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30.00'	89°-37'-50"	46.93'	42.29'	N 44°-52'-23" W
C2	30.00'	90°-22'-10"	47.32'	42.56'	S 45°-07'-37" W
C3	30.00'	89°-37'-50"	46.93'	42.29'	N 44°-52'-23" W
C4	30.00'	90°-22'-10"	47.32'	42.56'	N 45°-07'-37" E

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: 07-07-2004

WOODLAND PARK ESTATES - PHASE 1
VILLAGE OF LAKEVIEW
WOODLAND PARK ESTATES - PHASE 1 FINAL PLAT

REVISIONS:	3-23-2004
	4-30-2004
	5-24-2004
	6-02-2004
	7-07-2004
FILE NAME	LOGLAK0403FIN
DRAWN BY	jmk
CHECKED BY	SEB
PROJECT No.	LOGLAK0403
DATE	2-24-2004
SHEET NUMBER	1 of 2

WOODLAND PARK ESTATES - PHASE 1

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

LEGAL DESCRIPTION
WOODLAND PARK ESTATES, PHASE 1
3.283 ACRES

BEING A PART OF A PART OF A 11.329 ACRE TRACT OF LAND OWNED BY S & S FINE HOMES LTD. AS DESCRIBED IN OFFICIAL RECORD 703, PAGE 439 OF THE LOGAN COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 8 EAST, STOKES TOWNSHIP, VILLAGE OF LAKEVIEW, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8" iron pin found at the southwest corner of Lot 638 of the Woods of Lakeview, Phase 1 as recorded in Plat Cabinet B, Slides 27B and 28A;

thence, North 89°-41'-18" West, 510.87 feet, along the north line of a 0.43 acre tract owned by Sharon L. Beck as described in Official Record 442, Page 339, the north line of a 0.43 acre tract owned by Ernie C. and Janice Butler as described in Official Record 149, Page 562, the north line of a 0.43 acre tract owned by Francis L. Oakley as described in Official Record 237, Page 391, the north line of a 0.42 acre tract owned by Larry A. Line as described in Official Record 91, Page 153, (Tract I) and the north line of a 0.43 acre tract owned by A. Malinda Minnich, trustee of the A. Malinda Minnich Trust as described in Official Record 421, Page 706 to a 5/8" iron pin with cap set;

thence, North 00°-03'-28" West, 190.00 feet, to a 5/8" iron pin with cap set;

thence, South 89°-41'-18" East, 0.59 feet, to a 5/8" iron pin with cap set;

thence, northeasterly, 47.32 feet, along a curve to the left having a radius of 30.00 feet, an internal angle of 90°-22'-10", and a chord 42.56 feet in length bearing North 45°-07'-37" East, to a 5/8" iron pin with cap set;

thence, North 00°-03'-28" West, 66.17 feet, to a 5/8" iron pin with cap set;

thence, North 89°-56'-32" East, 183.44 feet, to a 5/8" iron pin with cap set;

thence, South 00°-03'-28" East, 10.00 feet, to a 5/8" iron pin with cap set;

thence, North 89°-56'-32" East, 316.88 feet, to a 5/8" iron pin with cap set on the west line of Lot 637 of the said Woods of Lakeview, Phase 1;

thence, with the west line of the said Woods of Lakeview, Phase 1 the following 3 bearings and distances:

South 00°-03'-28" East, 84.59 feet, to a 5/8" iron pin found at the southwest corner of said Lot 637, also being on the north right-of-way line of Pine Street;

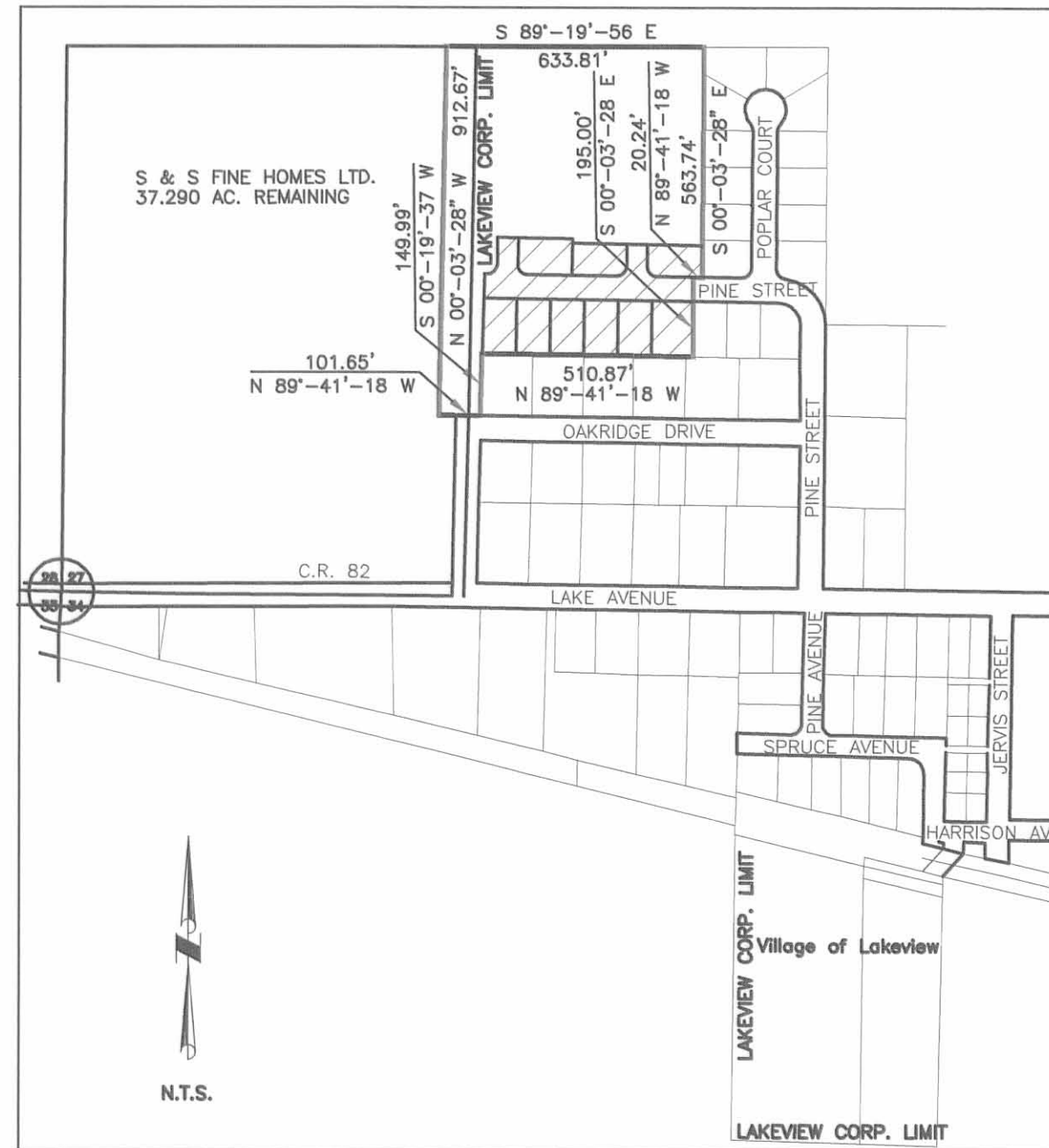
North 89°-41'-18" West, 20.24 feet, along the said north right-of-way line of Pine Street to a 5/8" iron pin found;

South 00°-03'-28" East, 195.00 feet, along the west line of said Pine Street and the west line of Lot 638 to the place of beginning.

Containing a 3.283 acres more or less and being subject to any legal highways and easements of record.

The bearing of South 00°-03'-28" East is based on the west line of Lot 638 of The Woods of Lakeview Phase 1 as recorded in Plat Cabinet B, Slides 27B and 28A at the Logan County Recorder's Office.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on an actual survey performed under his direct supervision dated February 24, 2004.



OVERLAY MAP

22. Invalidation of any one or more of these covenants and restrictions by judgment or order issued by a court of competent jurisdiction shall in no way affect or invalidate any of the other covenants and restrictions, all of which shall remain in full force and effect.

23. These covenants and restrictions are to run with the land and shall be binding on all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, their successors and assigns, and all parties and all persons claiming under any of them, unless by the affirmative vote of 75% all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, it is determined to change these covenants and restrictions, in whole or in part. In any such revision(s) shall not take effect until a written amendment, containing such revision(s) and signed by the requisite percentage of lot owners, is properly filed in the real property records of the Logan County Recorder.

24. Each owner of a lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall automatically become a member of the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, which shall be established for the purpose, among other things, of maintaining, repairing and mowing regularly all park areas, public areas and areas within designated walking paths of Woodland Park Estates. As a member of Woodland Park Estates Homeowners Association, each lot owner shall be liable for assessments and/or dues as established from time to time in accordance with the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association. Such assessments and/or dues owed by each lot owner shall become a lien upon the lot(s) owned by such lot owner, subject only to the lien for real estate taxes and assessments, and any first mortgage lien against said lot(s). Subject to and in accordance with the provisions of the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association, for the purpose of determining each lot owner's membership share and corresponding number of votes in Woodland Park Estates Homeowners Association, said membership share and number of votes shall be determined on a per lot basis, meaning that each lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall have one (1) membership interest and one (1) vote in Woodland Park Estates Homeowners Association, without regard to the number of owners owning an interest in any single lot.

Lot Restrictions – Woodland Park Estates

1. On each lot as herein described, there shall be constructed no more than one single-family dwelling and each dwelling be used solely for residential purposes. Home offices shall be permitted as long as there are no employees other than family members.
2. Square footage of all dwellings shall not be less than:
 - a. 1500 sq. ft. on a ranch excluding porches, garages and basements. Plus have an attached 2-car garage minimum.
 - b. 1700 sq. ft. on a 1 1/2 story or 2-story, excluding porches, garages and basement. Plus have an attached 2-car garage minimum.
3. No house trailer, mobile home, camper, motor home, basement, tent, shack, garage, barn or other structure of a temporary nature shall be used as a residence on any lot, temporarily or permanently.
4. No structure or any part thereof shall be erected, placed or maintained on any lot nearer to any adjacent lot line or rear line than permitted by the appropriate Governmental authority's zoning and building requirements. No outbuildings shall be allowed for storage.
5. No building materials shall be stored outside of a residence or garage on any lot except building materials to be used in construction or improvements to such lot, and such materials should be used within 60 days.
6. All rubbish and debris, combustible and non-combustible and all garbage shall be stored in and maintained in proper containers.
7. No animals that may become a nuisance or annoyance to the neighborhood shall be bred, raised or kept on any lot. No animals, birds, insects, livestock, or poultry of any kind shall be bred, raised or kept on any lot except for dogs, cats or other household pets which are kept for domestic purposes only, and are not bred, raised or kept for any commercial purpose.
8. No gas powered vehicles, other than maintenance vehicles, shall be permitted on the walking trails.
9. No recreational vehicles, snowmobiles, boats, motorcycles, trailers, campers, large equipment, large trucks designed with a cargo weight in excess of 1 gross ton, and other similar vehicles/equipment shall be stored and/or parked on the streets of the development or on any lot, unless such vehicles/equipment are stored within a garage. No non-functioning automobile or other motor vehicle shall be parked more than 30 days on any street of the development or any lot, except within a garage. After such 30 day period, any non-functioning vehicle shall be considered a nuisance and detrimental to the welfare of the development.
10. All lots must be properly maintained and be well mowed, free of debris and have leaves removed on a regular basis.
11. Back yards only may be fenced, and must be fenced in either permanent black or white vinyl, aluminum or wood picket style fencing, that is substantially strong, not temporary in nature, and will not be more than 4 1/2 feet in height. No chain link fence is allowed.
12. No commercial signs shall be permitted in either the yards or affixed to the houses except for the development and sale of lots of Woodland Park Estates.
13. House colors and trim shall be conservative in nature.
14. Loud music and offensive noises shall not be permitted.
15. Swimming pools must be properly fenced in accordance with local zoning requirements. Only in-ground (i.e., pools constructed below the grade of the lot) shall be permitted on any lot.
16. Animals must be walked on leashes and owners shall properly dispose of all animal waste.
17. No new plantings or permanent structures to be permitted within an easement area.
18. No noxious or offensive trade or activity shall be transacted or engaged in on any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood, nor shall any lot be used in any way for any purpose that would endanger the health or disturb the peace and quiet of the neighborhood.
19. The walking trails indicated on the plat shall be for the use and benefit of all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. Each lot owner shall be responsible for mowing and trimming grass and vegetation along the boundaries of the portion of the walking path located on such owner's lot. Further, each lot owner shall be responsible for keeping the portion of the walking path located on such owner's lot free of debris and obstacles, except that lot owners shall not be responsible for the removal of snow and ice from the walking paths.
20. Except for the duties required of lot owners in Section 19 of these lot use restrictions, all park areas, public areas and areas within the boundaries of designated walking paths set forth on the plat, if any, shall be maintained, repaired and mowed regularly by the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation.
21. These covenants and restrictions are for the benefit of: (i) all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, (ii) the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, and (iii) S & S Fine Homes, Ltd., an Ohio limited liability company, which is the developer of Woodland Park Estates. All of said parties shall have the right and legal standing, but not the obligation, to enforce these covenants and restrictions. Enforcement of these restrictions shall be by proceedings at law or equity against any person(s) or party(ies) violating or attempting to violate any covenant or restriction, seeking either to restrain any violation or to recover damages, including attorney fees and court costs resulting from said violation, together with any other remedy permissible under Ohio law.



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

WOODLAND PARK ESTATES - PHASE 1
VILLAGE OF LAKEVIEW
WOODLAND PARK ESTATES - PHASE 1 FINAL PLAT

REVISIONS:
3-23-2004
4-30-2004
5-24-2004
6-02-2004
7-07-2004

FILE NAME
LOGLAK0403COV

DRAWN BY
jmk

CHECKED BY
SEB

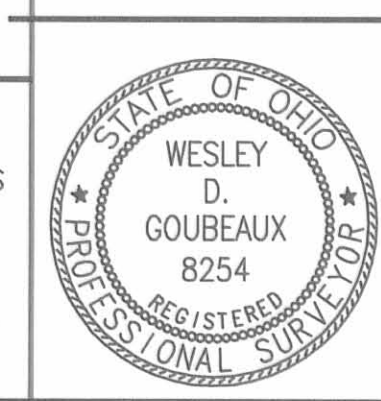
PROJECT No.
LOGLAK0403

DATE
2-24-2004

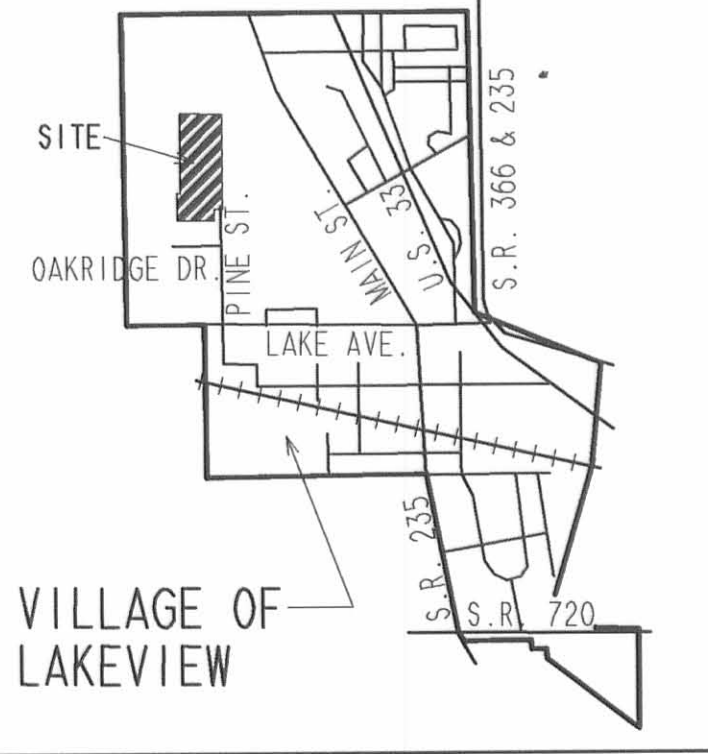
SHEET NUMBER
2 OF 2

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 02-07-2004



VICINITY MAP

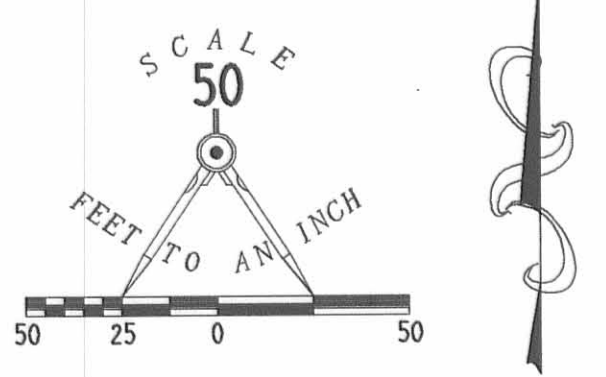


THOMAS R. L. FETTER
ORIG. 78.78 ACRES
O.R. 164, PG. 866

PLAT OF

THE WOODS OF LAKEVIEW
PHASE I

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



- LEGEND
- 5/8" IRON ROD SET
 - 5/8" IRON ROD FOUND
 - 1-1/2" IRON PIPE FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊙ SANITARY SEWER MANHOLE
 - ⊗ MAG NAIL SET

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	89° 37' 51"	51.54'	80.63'	51.21'	72.65'	S 44° 52' 27" E
C 2	79° 10' 29"	100.00'	138.19'	82.69'	127.45'	N 50° 06' 09" W
C 3	83° 15' 03"	111.54'	162.07'	99.12'	148.18'	N 41° 28' 30" W
C 4	83° 02' 31"	25.00'	36.23'	22.13'	33.15'	N 41° 34' 41" W
C 5	90° 22' 01"	25.00'	39.43'	25.16'	35.47'	S 45° 07' 40" W
C 6	42° 49' 49"	25.00'	18.69'	9.81'	18.26'	S 21° 28' 23" E
C 7	42° 49' 38"	25.00'	18.69'	9.81'	18.26'	N 21° 21' 31" E
C 8	72° 50' 01"	50.00'	63.56'	36.89'	59.37'	N 06° 21' 33" E
C 9	60° 00' 00"	50.00'	52.36'	28.87'	50.00'	N 60° 03' 28" W
C 10	60° 00' 00"	50.00'	52.36'	28.87'	50.00'	S 59° 56' 32" W
C 11	72° 49' 58"	50.00'	63.56'	36.89'	59.36'	S 06° 28' 28" E
C 12	10° 27' 33"	100.00'	18.25'	9.15'	18.23'	N 05° 17' 09" W

THOMAS R. L. FETTER
ORIG. 78.78 ACRES
O.R. 164, PG. 866

NORMAN E. ARMSTRONG
1.02 ACRES
O.R. 329, PG. 605

EASEMENTS

- EASEMENTS - NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT.
- UTILITY EASEMENTS ARE AS DEPICTED ON THE PLAT. UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS. HOWEVER, A TWO FOOT DIAMETER EASEMENT IS RESERVED, CENTERED ON ALL LOT CORNERS AND AT REFERENCE MONUMENT LOCATIONS FOR PLACEMENT OF SURVEY MONUMENTS, AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT.

SURVEYOR'S STATEMENT

THE ACCOMPANYING PLAT REPRESENTS THE WOODS OF LAKEVIEW, PHASE I IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, AND RANGE 8 EAST, VILLAGE OF LAKEVIEW, STOKES TOWNSHIP, LOGAN COUNTY, OHIO

THE TRACT HAS AN AREA OF 5.194 ACRES, OF WHICH 1.155 ACRE IS WITHIN STREET RIGHTS-OF-WAY AND 4.039 ACRES ARE IN USEABLE LOTS

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE WOODS OF LAKEVIEW, PHASE I, AS SURVEYED ON FEBRUARY 28, 1997, AND ALL MONUMENTS AND IRON RODS AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET BY THE SURVEYOR UPON COMPLETION OF CONSTRUCTION

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 19, 1997



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONALD W. ROPP AND CAROLYN L. ROPP, BEING THE PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING HEREOF AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER AND THEY WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED

WITNESSES: *Jeffrey I. Lee* (Signature)
JEFFREY I. LEE (Printed Name)

OWNERS: *Donald W. Ropp* (Signature)
BY DONALD W. ROPP

Mary Ann Conkle (Signature)
SIGNATURE
BY *Carolyn L. Ropp* (Signature)
CAROLYN L. ROPP

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF LOGAN, SS:

ON THIS 19 DAY OF December, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME DONALD W. ROPP AND CAROLYN L. ROPP BOTH OWNERS OF PLATTED LAND, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

WITNESS MY OFFICIAL SIGNATURE AND SEAL ON THE DAY LAST ABOVE MENTIONED.

Mary Ann Conkle (Signature)
NOTARY PUBLIC

MARY ANN CONKLE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 10, 1999

APPROVALS

- THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE
- BY RESOLUTION NO. 98-1 RECORDED IN THE VILLAGE OF LAKEVIEW JOURNAL
- APPROVED THIS 12 DAY OF January, 1998, *Dennis Harbord* (Signature)
VILLAGE OF LAKEVIEW PLANNING COMMISSION
- APPROVED THIS 12 DAY OF January, 1998, *Franklin J. Hart* (Signature)
PRESIDENT, VILLAGE OF LAKEVIEW COUNCIL
- REVIEWED THIS 12 DAY OF January, 1998, *Shari J. Steves* (Signature)
MAYOR, VILLAGE OF LAKEVIEW, OHIO
- APPROVED THIS 2 DAY OF January, 1998, *Louis E. Rush* (Signature)
INDIAN LAKE WATER-POLLUTION CONTROL DISTRICT
- PLAT PRE-APPROVED *Jon C. Hines* 12-17-97
- PLAT CHECKED *Jon C. Hines* 3-26-97
- TRANSFERRED THIS 26th DAY OF March, 1998, *Michael E. Godek* (Signature)
AUDITOR, LOGAN COUNTY, OHIO
- FILED FOR RECORD THIS 31st DAY OF March, 1998, AT 02:45 PM.
- RECORDED THIS 31st DAY OF March, 1998, IN PLAT CABINET B, SLIDE 27B & 28A
- Carolyn Collins* (Signature)
RECORDER, LOGAN COUNTY, OHIO

9802807

PLAT OF THE WOODS OF LAKEVIEW

PHASE I

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

DESCRIPTION

THE WOODS OF LAKEVIEW, PHASE I
5.194 ACRES

Lying in Section 27, Town 6, Range 8, Village of Lakeview, Stokes Township, Logan County, Ohio.

Being out of the Donald W. Ropp and Carolyn L. Ropp original 45.901 acre tract as deeded and described in Official Record 215, Page 27, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of the center-lines of Oakridge Drive and Pine Street.

THENCE, with the center-line of Pine Street (60 feet wide), N 0°-03'-29" W, a distance of 245.64 feet to a MAG nail set.

THENCE, with a curve to the left having a central angle of 10°-27'-33", a radius of 100.00 feet, and arc length of 18.25 feet and having a chord bearing N 5°-17'-09" W, a distance of 18.23 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the Village of Lakeview 0.93 acre tract (Vol. 312, Pg. 98), the following two (2) courses:

N 89°-40'-09" W, a distance of 28.34 feet to a 5/8 inch iron rod found.

S 0°-03'-28" E, a distance of 83.80 feet to a 5/8 inch iron rod found.

THENCE, with the north lines of the Howard C. Blackburn 0.52 acre tract (Vol. 350, Pg. 531), and the Dale L. Beck 0.43 acre tract (Vol. 376, Pg. 74), N 89°-41'-18" W, a distance of 260.25 feet to a 5/8 inch iron rod set.

THENCE, N 0°-03'-28" W, a distance of 195.00 feet to a 5/8 inch iron rod set.

THENCE, S 89°-41'-18" E, a distance of 20.24 feet to a 5/8 inch iron rod set.

THENCE, N 0°-03'-28" W, a distance of 563.74 feet to a 5/8 inch iron rod set on the south line of the Thomas R. L. Fetter original 78.78 acre tract (O.R. 164, Pg. 866).

THENCE, with the lines of the said 78.78 acre tract the following two (2) courses:

S 89°-19'-56" E, a distance of 300.02 feet to a 5/8 inch iron rod set.

S 0°-03'-28" E, a distance of 673.10 feet to a 1-1/2 inch iron pipe found.

THENCE, with the north line of the aforementioned 0.93 acre tract, N 89°-40'-09" W, a distance of 31.66 feet to the point of beginning.

Containing 5.194 acres.

The basis for bearings is the north line of the aforementioned 0.52 acre tract and 0.43 acre tract, being N 89°-41'-18" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 28, 1997.

Jeffrey I. Lee, Professional Surveyor 6359, September 19, 1997

OVERLAY MAP

PER O.R.C. 711.02 (B)



COVENANTS AND RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE PROVIDED FOR THE MUTUAL BENEFIT OF ALL LOTS WITHIN THE SUBDIVISION, AND RUN WITH THE LAND UNTIL OCTOBER 1, 2017, AND SHALL AUTOMATICALLY CONTINUE TO RUN WITH THE LAND FOR SUCCESSIVE 10 YEAR PERIODS THEREAFTER UNTIL SUCH TIME AS THE THEN-OWNERS OF A MAJORITY OF THE LOTS SHALL TAKE SUCH FORMAL ACTION IN WRITING OF RECORD AMENDING IN WHOLE OR IN PART ONE OR MORE OF THE FOLLOWING PROVISIONS:

1. HOUSE SIZE AND LOCATION - RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1400 SQUARE FEET. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LAKEVIEW MANDATES OR AS SHOWN ON THE PLAT. NO UNATTACHED OUTBUILDINGS SHALL BE ERRECTED.

2. VEHICLES NOT IN USE - NO HOUSE TRAILER, MOTOR HOME, TRAILER, OR BOAT SHALL BE PARKED ON ANY LOT.

NO AUTOMOBILE OR MOTOR-DRIVEN VEHICLE SHALL BE LEFT UPON ANY LOT FOR A PERIOD LONGER THAN FIVE (5) DAYS WITHIN A THIRTY (30) DAY PERIOD, IN A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON A PUBLIC HIGHWAY. AFTER SUCH PERIOD, THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE ABOVE-DESCRIBED REAL ESTATE AND SHALL BE SUBJECT TO REMOVAL.

3. SIGHT NUISANCE - LOTS SHALL BE MAINTAINED FREE OF VISIBLE DEBRIS, JUNK, LITTER, OR STORED COMMERCIAL MATERIAL OF ANY KIND. NO WEEDS, UNDERBRUSH OR UNSIGHTLY MATTER OR OBJECTS OF ANY KIND SHALL BE PERMITTED.

EQUIPMENT FOR THE COLLECTION OR DISPOSAL OF WASTE MATERIAL SHALL BE MAINTAINED IN AN ORDERLY AND SANITARY CONDITION.

UNIMPROVED LOTS SHALL BE PLANTED TO GRASS AND MOWED REGULARLY UNTIL SUCH TIME THAT CONSTRUCTION IS STARTED.

4. LIVESTOCK - NO LIVESTOCK SHALL BE ALLOWED EXCEPT FOR HOUSE PETS SUCH AS DOGS AND CATS. NO MORE THAN TWO (2) DOGS AND/OR CATS WILL BE PERMITTED PER RESIDENCE EXCEPT FOR LITTERS FOR SALE.

5. EASEMENTS - EASEMENTS AND RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. NO PLANTINGS OR OBSTRUCTIONS ARE TO BE PLACED IN THESE AREAS.

6. DRIVEWAYS - ALL DRIVEWAYS ARE TO BE EITHER ASPHALT OR CONCRETE.

7. FENCES AND STORAGE TANKS - NO CHAIN LINK FENCES SHALL BE PERMITTED. NO FENCES SHALL BE PLACED IN FRONT OF RESIDENCES. NO SIDE FENCE OR SHRUBS SHALL EXCEED FOUR (4) FEET IN HEIGHT. BACK YARD PRIVACY FENCES OR SHRUBS MUST NOT EXCEED SIX (6) FEET IN HEIGHT.

NO STORAGE TANKS SHALL BE ERRECTED ON THE PROPERTY.

8. SIGNAGE - NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERRECTED ON ANY LOT.

9. COURT ORDER - ENFORCEMENT OR DAMAGE ACTION AGAINST OR IN RESPONSE TO ANY VIOLATION OF THE WITHIN COVENANTS AND RESTRICTIONS MAY BE INSTITUTED AND PERSECUTED BY ANY LOT-OWNER(S) WITHIN THIS SUBDIVISION. INVALIDATION OF ANY COVENANT OR RESTRICTION BY COURT ORDER SHALL NOT AFFECT THE REMAINING COVENANTS AND RESTRICTIONS.

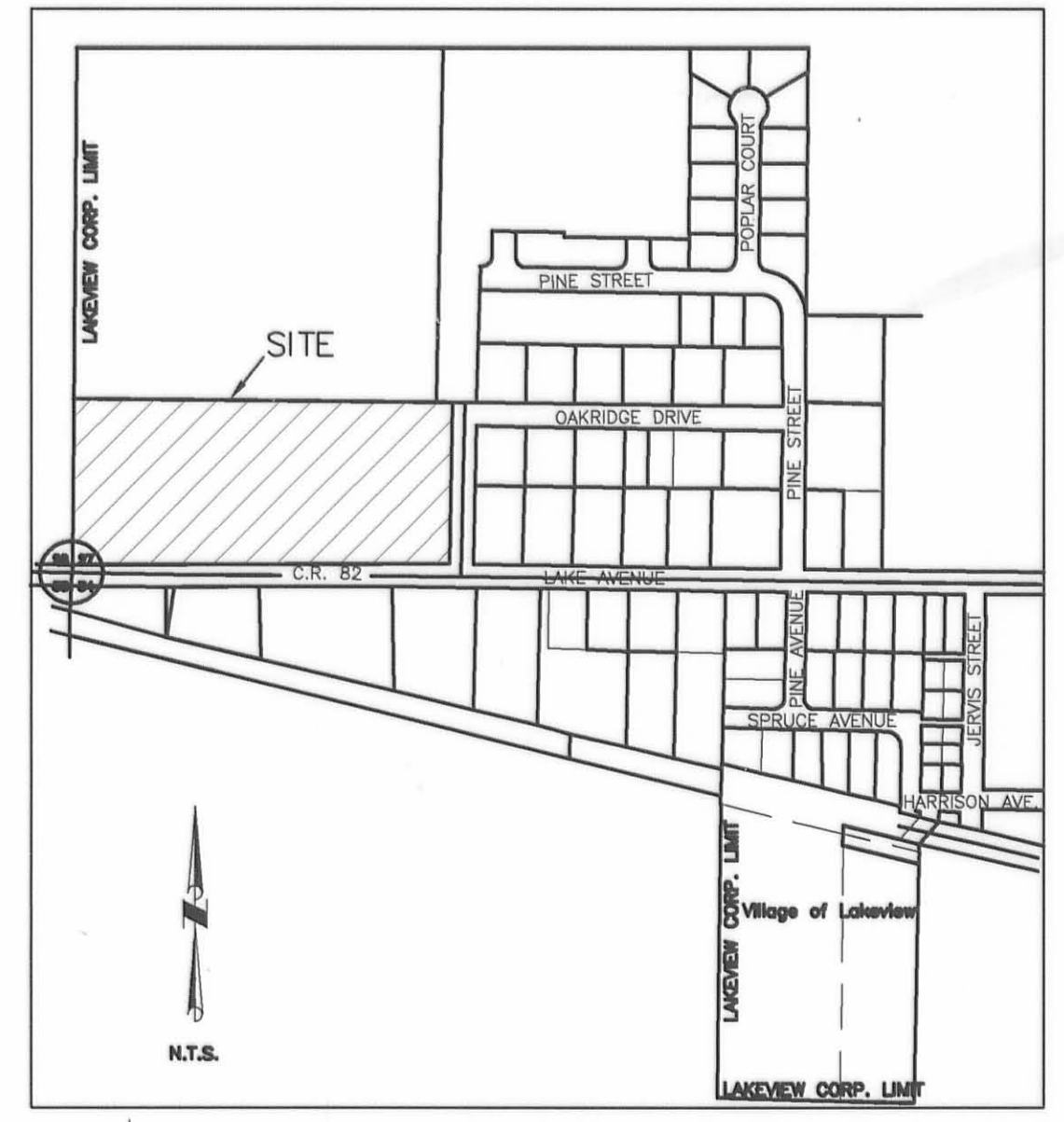
10. ENFORCEMENT - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

GRANTEES, THEIR HEIRS AND ASSIGNS, AGREE NOT TO DELIVER A DEED WITHOUT INCORPORATING THESE RESTRICTIONS IN THEIR ENTIRETY ON THE DEED DOCUMENT.

Calc. B Slide 94-B

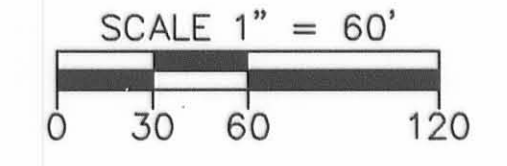
WOODLAND PARK ESTATES - PHASE 2

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



VICINITY MAP

- 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'



OWNER AND DEVELOPER

S & S FINE HOMES LTD.
10828 SCIOTO DRIVE
P.O. BOX 304
HUNTSVILLE, OHIO 43324
(937) 686-6251

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.

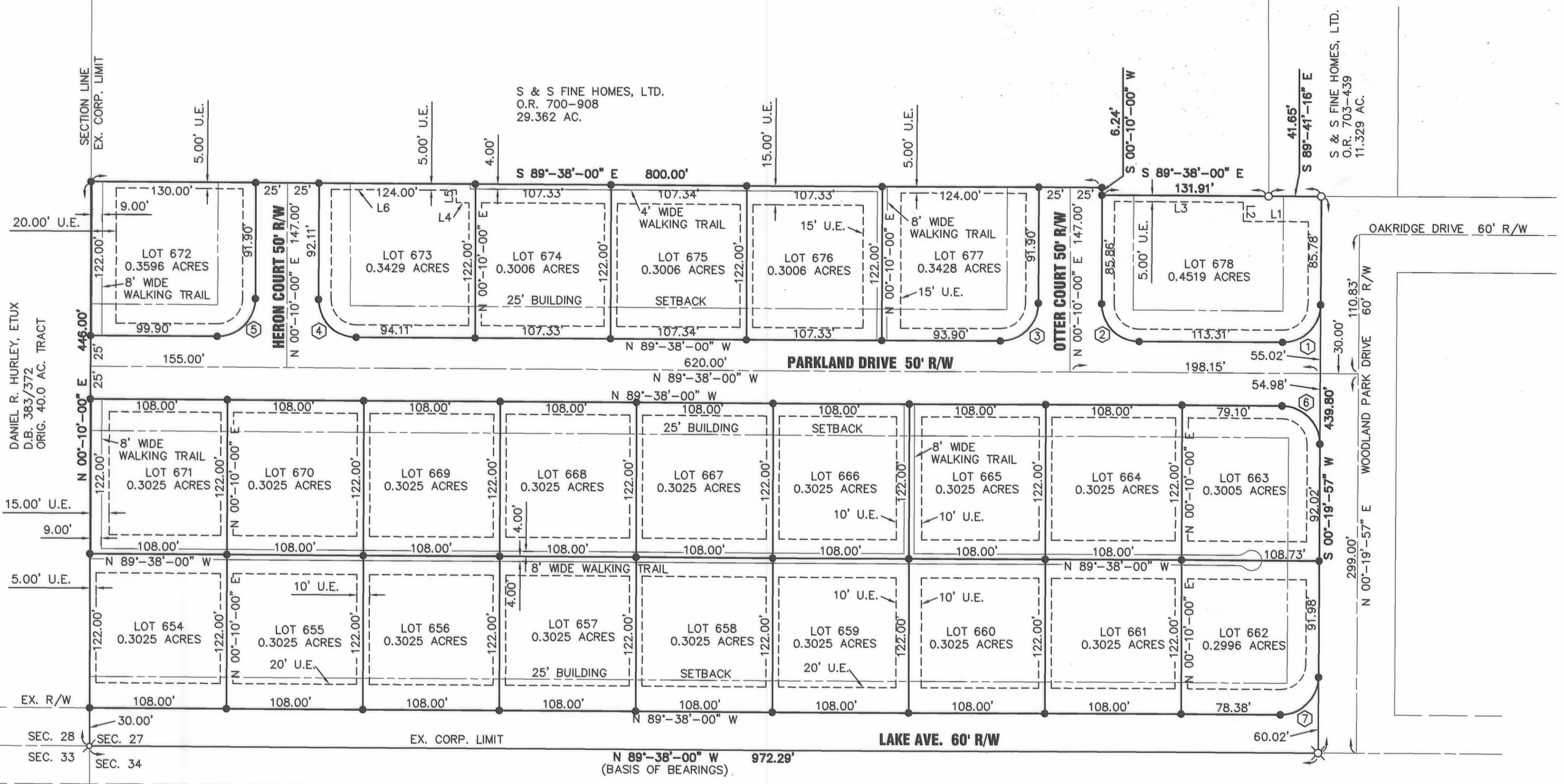
OWNER:
S & S FINE HOMES, LTD.
Steve Barnes
STEVE BARNES, MEMBER

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

STATE OF OHIO, COUNTY OF MIAMI, SS, 28 DAY OF November, 2004, 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.

Wm. R. Moore
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6-24-05



VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 28 DAY OF November, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Steve Wallace CHAIRMAN *Mary Ellen Krings* SECRETARY

VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 28 DAY OF September, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-4-53 -2004, EFFECTIVE September 2004

Bob K. Miller MAYOR *Dennis Woodard* PRESIDENT OF COUNCIL *Linda K. Miller* CLERK OF COUNCIL

INDIAN LAKE WATER AND POLLUTION CONTROL

AT A MEETING OF THE INDIAN LAKE WATER AND POLLUTION CONTROL, HELD THIS 27 DAY OF November, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Janis E. Pugh DIRECTOR

AREA SUMMARY

25 BUILDING LOTS	7.839 AC.
DEDICATED STREET R/W	2.098 AC.
TOTAL	9.937 AC.

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

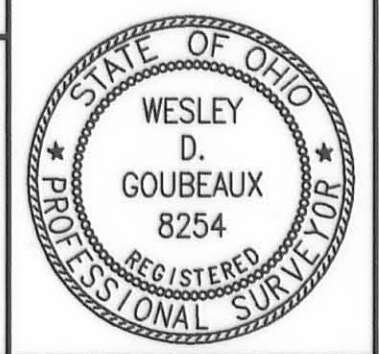
CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30.00'	90°-02'-03"	47.14'	42.44'	N 45°-20'-58" E
C2	30.00'	89°-48'-00"	47.02'	42.35'	N 44°-44'-00" W
C3	30.00'	90°-12'-00"	47.23'	42.50'	N 45°-16'-00" E
C4	30.00'	89°-48'-00"	47.02'	42.35'	N 44°-44'-00" W
C5	30.00'	90°-12'-00"	47.23'	42.50'	N 45°-16'-00" E
C6	30.00'	89°-57'-57"	47.11'	42.41'	N 44°-39'-02" W
C7	30.00'	90°-02'-03"	47.14'	42.44'	N 45°-20'-58" E

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°-41'-16" W	51.51'
L2	N 00°-03'-28" W	15.02'
L3	N 89°-38'-00" W	101.93'
L4	N 89°-38'-00" W	10.00'
L5	N 00°-10'-00" E	10.00'
L6	N 89°-38'-00" W	99.00'

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 10-11-2004

PREAPPROVAL *Jan P. Ho* 10-12-04
PLAT CHECKED *Jan P. Ho* 11-12-04
TRANSFERRED THIS DAY OF Nov. 13, 2004
Michael E. Godwin
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B
SLIDE 94-B RECEIVED FOR RECORD
AT 15:21:39 O'CLOCK P M
THIS 16 DAY OF Nov., 2004
Linda Dawson
RECORDER, LOGAN COUNTY, OHIO

WOODLAND PARK ESTATES - PHASE 2
VILLAGE OF LAKEVIEW
WOODLAND PARK ESTATES - PHASE 2 FINAL PLAT

REVISIONS:	5-12-2004
	5-24-2004
	7-07-2004
	8-23-2004
	10-11-2004
FILE NAME	LOGLAK0305FIN
DRAWN BY	jmk
CHECKED BY	SEB
PROJECT No.	LOGLAK0305
DATE	4-20-2004
SHEET NUMBER	1 OF 2

Calc. B. slide 95A

WOODLAND PARK ESTATES - PHASE 2

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

LEGAL DESCRIPTION
WOODLAND PARK ESTATES, PHASE 2
9.937 ACRES

BEING A PART OF A PART OF A 29.362 ACRE TRACT OF LAND OWNED BY S & S FINE HOMES LTD. AS DESCRIBED IN OFFICIAL RECORD 700, PAGE 908 OF THE LOGAN COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 8 EAST, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a P.K. nail found at the southwest corner of the southwest quarter of Section 27, also being on the centerline of Lake Avenue;

thence, North 00°-10'-00" East, 446.00 feet, along the west line of said quarter section and the east line of the Daniel R. Hurley, et ux original 40 acre tract as described in Deed Book 383, Page 372 to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 800.00 feet, to a 5/8" iron pin with cap set;

thence, South 00°-10'-00" West, 6.24 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 131.91 feet, to a 5/8" iron pin found at the southwest corner of a 11.329 acre tract owned by S & S Fine Homes Ltd. as described in Official Record 703, Page 439;

thence, South 89°-41'-16" East, 41.65 feet, along the south line of said 11.329 acre tract to a 5/8" iron pin found at an angle in the west line of Woodland Park Drive;

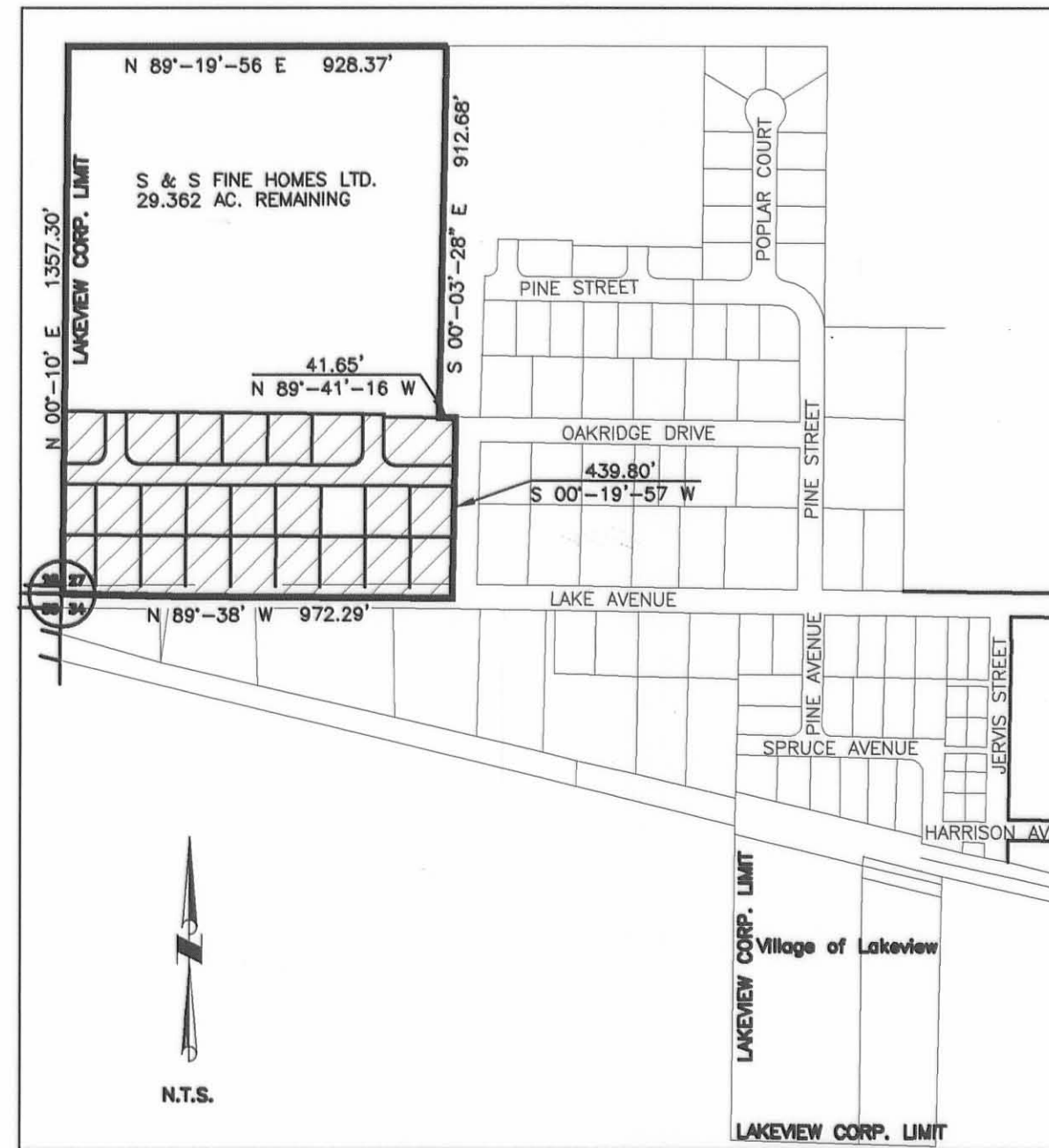
thence, South 00°-19'-57" West, 439.80 feet, along the west line of said Woodland Park Drive to a railroad spike found on the centerline of Lake Avenue;

thence, North 89°-38'-00" West, 972.29 feet, along the centerline of said Lake Avenue to the place of beginning.

Containing 9.937 acres more or less and being subject to any legal highways and easements of record.

The basis for bearings is the south line of Section 27, being North 89°-38'-00" West, and all other bearings are from angles and distances measured in a field survey by Choice One Engineering on April 20, 2004.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on an actual survey performed under his direct supervision dated May 12, 2004.



OVERLAY MAP

22. Invalidation of any one or more of these covenants and restrictions by judgment or order issued by a court of competent jurisdiction shall in no way affect or invalidate any of the other covenants and restrictions, all of which shall remain in full force and effect.

23. These covenants and restrictions are to run with the land and shall be binding on all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, their successors and assigns, and all parties and all persons claiming under any of them, unless by the affirmative vote of 75% all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, it is determined to change these covenants and restrictions, in whole or in part. In any such revision(s) shall not take effect until a written amendment, containing such revision(s) and signed by the requisite percentage of lot owners, is properly filed in the real property records of the Logan County Recorder.

24. Each owner of a lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall automatically become a member of the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, which shall be established for the purpose, among other things, of maintaining, repairing and mowing regularly all park areas, public areas and areas within designated walking paths of Woodland Park Estates. As a member of Woodland Park Estates Homeowners Association, each lot owner shall be liable for assessments and/or dues as established from time to time in accordance with the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association. Such assessments and/or dues owed by each lot owner shall become a lien upon the lot(s) owned by such lot owner, subject only to the lien for real estate taxes and assessments, and any first mortgage lien against said lot(s). Subject to and in accordance with the provisions of the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association, for the purpose of determining each lot owner's membership share and corresponding number of votes in Woodland Park Estates Homeowners Association, said membership share and number of votes shall be determined on a per lot basis, meaning that each lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall have one (1) membership interest and one (1) vote in Woodland Park Estates Homeowners Association, without regard to the number of owners owning an interest in any single lot.

Lot Restrictions - Woodland Park Estates

1. On each lot as herein described, there shall be constructed no more than one single-family dwelling and each dwelling be used solely for residential purposes. Home offices shall be permitted as long as there are no employees other than family members.
2. Square footage of all dwellings shall not be less than:
 - a. 1500 sq. ft. on a ranch excluding porches, garages and basements. Plus have an attached 2-car garage minimum.
 - b. 1700 sq. ft. on a 1 1/2 story or 2-story, excluding porches, garages and basement. Plus have an attached 2-car garage minimum.
3. No house trailer, mobile home, camper, motor home, basement, tent, shack, garage, barn or other structure of a temporary nature shall be used as a residence on any lot, temporarily or permanently.
4. No structure or any part thereof shall be erected, placed or maintained on any lot nearer to any adjacent lot line or rear line than permitted by the appropriate Governmental authority's zoning and building requirements. No outbuildings shall be allowed for storage.
5. No building materials shall be stored outside of a residence or garage on any lot except building materials to be used in construction or improvements to such lot, and such materials should be used within 60 days.
6. All rubbish and debris, combustible and non-combustible and all garbage shall be stored in and maintained in proper containers.
7. No animals that may become a nuisance or annoyance to the neighborhood shall be bred, raised or kept on any lot. No animals, birds, insects, livestock, or poultry of any kind shall be bred, raised or kept on any lot except for dogs, cats or other household pets which are kept for domestic purposes only, and are not bred, raised or kept for any commercial purpose.
8. No gas powered vehicles, other than maintenance vehicles, shall be permitted on the walking trails.
9. No recreational vehicles, snowmobiles, boats, motorcycles, trailers, campers, large equipment, large trucks designed with a cargo weight in excess of 1 gross ton, and other similar vehicles/equipment shall be stored and/or parked on the streets of the development or on any lot, unless such vehicles/equipment are stored within a garage. No non-functioning automobile or other motor vehicle shall be parked more than 30 days on any street of the development or any lot, except within a garage. After such 30 day period, any non-functioning vehicle shall be considered a nuisance and detrimental to the welfare of the development.
10. All lots must be properly maintained and be well mowed, free of debris and have leaves removed on a regular basis.
11. Back yards only may be fenced, and must be fenced in either permanent black or white vinyl, aluminum or wood picket style fencing, that is substantially strong, not temporary in nature, and will not be more than 4 1/2 feet in height. No chain link fence is allowed.
12. No commercial signs shall be permitted in either the yards or affixed to the houses except for the development and sale of lots of Woodland Park Estates.
13. House colors and trim shall be conservative in nature.
14. Loud music and offensive noises shall not be permitted.
15. Swimming pools must be properly fenced in accordance with local zoning requirements. Only in-ground (i.e., pools constructed below the grade of the lot) shall be permitted on any lot.
16. Animals must be walked on leashes and owners shall properly dispose of all animal waste.
17. No new plantings or permanent structures to be permitted within an easement area.
18. No noxious or offensive trade or activity shall be transacted or engaged in on any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood, nor shall any lot be used in any way for any purpose that would endanger the health or disturb the peace and quiet of the neighborhood.
19. The walking trails indicated on the plat shall be for the use and benefit of all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. Each lot owner shall be responsible for mowing and trimming grass and vegetation along the boundaries of the portion of the walking path located on such owner's lot. Further, each lot owner shall be responsible for keeping the portion of the walking path located on such owner's lot free of debris and obstacles, except that lot owners shall not be responsible for the removal of snow and ice from the walking paths.
20. Except for the duties required of lot owners in Section 19 of these lot use restrictions, all park areas, public areas and areas within the boundaries of designated walking paths set forth on the plat, if any, shall be maintained, repaired and mowed regularly by the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation.
21. These covenants and restrictions are for the benefit of: (i) all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, (ii) the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, and (iii) S & S Fine Homes, Ltd., an Ohio limited liability company, which is the developer of Woodland Park Estates. All of said parties shall have the right and legal standing, but not the obligation, to enforce these covenants and restrictions. Enforcement of these restrictions shall be by proceedings at law or equity against any person(s) or party(ies) violating or attempting to violate any covenant or restriction, seeking either to restrain any violation or to recover damages, including attorney fees and court costs resulting from said violation, together with any other remedy permissible under Ohio law.

CHOICE ONE ENGINEERING
the choice that exceeds...

CHOICE ONE ENGINEERING
440 E. HOBBSHER ROAD
SIDNEY, OHIO 45386
(937) 487-0500
FAX (937) 497-0300
www.choiceoneengineering.com

WOODLAND PARK ESTATES - PHASE 2
VILLAGE OF LAKEVIEW
WOODLAND PARK ESTATES - PHASE 2 FINAL PLAT

REVISIONS:
5-12-2004
5-24-2004
7-07-2004
8-23-2004
10-11-2004

FILE NAME
LOGLAK0305COV

DRAWN BY
jmk

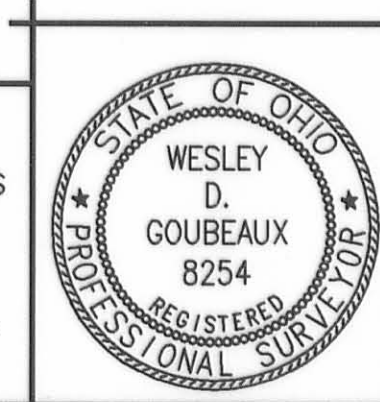
CHECKED BY
SEB

PROJECT No.
LOGLAK0305

DATE
4-20-2004

SHEET NUMBER
2 OF 2

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
10-11-2004
DATE



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.

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.

Ray Williams CHAIRMAN *Mary Ellen Stiger* 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 Williams MAYOR *Jim Demers* 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. Pugh 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

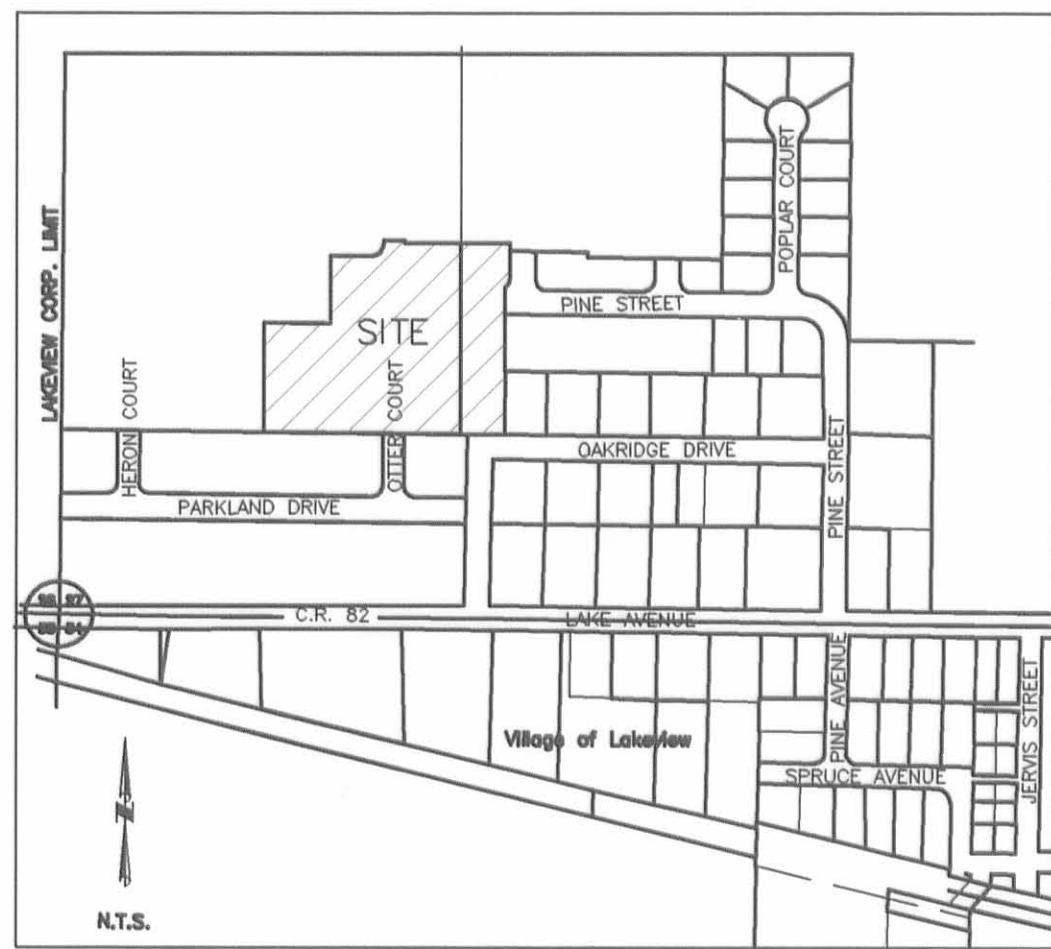
FLOOD ZONE C
AREA OF MINIMAL FLOODING
COMMUNITY PANEL NUMBER
390772 0025 C
25 OF 225
EFFECTIVE DATE:
MAY 15, 1985

LEGEND

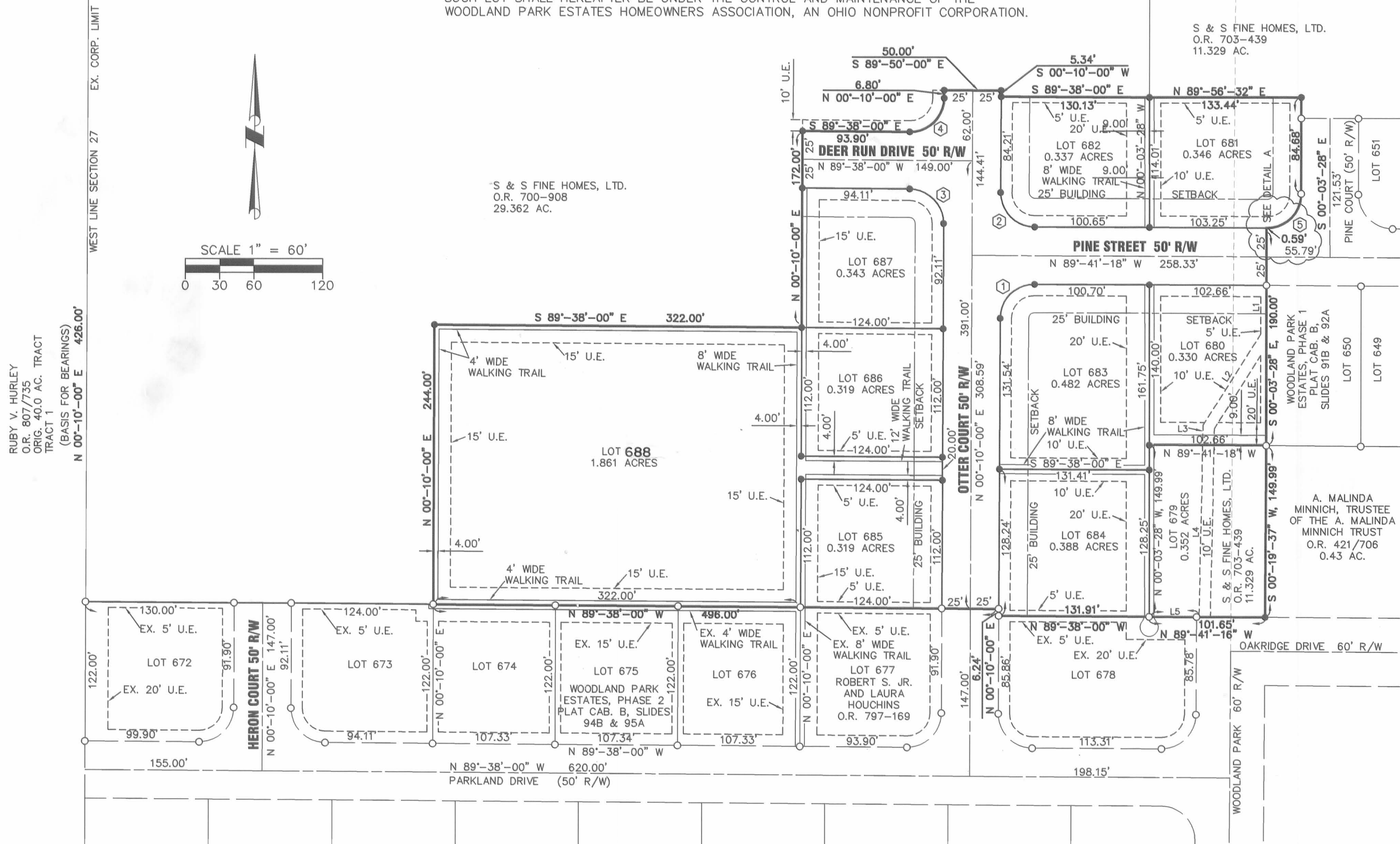
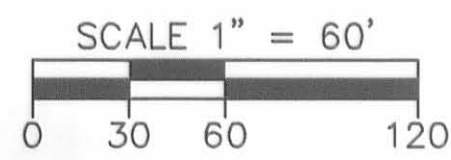
- 5/8" X 30" REBAR W/CAP TO BE SET
- 5/8" IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE ABOVE)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER

PREAPPROVAL *Ernie M. Hestley*
PLAT CHECKED *J.C. De 2/25/08*
TRANSFERRED THIS DAY OF 2-25, 2008
Michael E. Graw
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

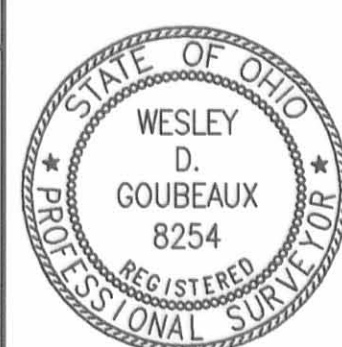
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30.00'	90°-08'-42"	47.20'	42.48'	N 45°-14'-21" E
C2	30.00'	89°-51'-18"	47.05'	42.37'	N 44°-45'-39" W
C3	30.00'	89°-48'-00"	47.02'	42.35'	N 44°-44'-00" W
C4	30.00'	90°-12'-00"	47.23'	42.50'	N 45°-16'-00" E
C5	30.00'	90°-22'-10"	47.32'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

J-31

LEGAL DESCRIPTION
WOODLAND PARK ESTATES, PHASE 3
6.024 ACRES

Situated in the State of Ohio, County of Logan, Township of Stokes, in the Village of Lakeview, being part of Section 27, Town 6 South, Range 8 East, and being part of a 29.362 acre tract conveyed to S. & S. Fine Homes, Ltd. by O.R. Volume 700, Page 908 and a 11.329 acre tract conveyed to S. & S. Fine Homes, Ltd. by O.R. Volume 703, Page 439 and being more particularly described as follows:

Beginning at a 5/8" iron pin with cap found at the northwest corner of Lot 674 of Woodland Park Estates, Phase 2 as recorded in Plat Cabinet B, Slides 94B and 95A;

thence, North 00°-10'-00" East, 244.00 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 322.00 feet, to a 5/8" iron pin with cap set;

thence, North 00°-10'-00" East, 172.00 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 93.90 feet, to a 5/8" iron pin with cap set;

thence, northeasterly, 47.23 feet, along a curve to the left having a radius of 30.00 feet, and internal angle of 90°-12'-00", and a chord 42.50 feet in length bearing North 45°-16'-00" East, to a 5/8" iron pin with cap set;

thence, North 00°-10'-00" East, 6.80 feet, to a 5/8" iron pin with cap set;

thence, South 89°-50'-00" East, 50.00 feet, to a 5/8" iron pin with cap set;

thence, South 00°-10'-00" West, 5.34 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 130.13 feet, to a 5/8" iron pin with cap set;

thence, North 89°-56'-32" East, 133.44 feet, to a 5/8" iron pin with cap set on the extension of the west right-of-way line of Pine Court;

thence, South 00°-03'-28" East, 84.68 feet, along the extension of the west line and the west line of said Pine Court and the west line of Woodland Park Estates, Phase 1 as recorded in Plat Cabinet B, Slides 91B and 92A to a 5/8" iron pin with cap found;

thence, southwesterly, 47.32 feet, along a curve to the right having a radius of 30.00 feet, an internal angle of 90°-22'-10", and a chord 42.56 feet in length bearing South 45°-07'-37" West, along the west line of Woodland Park Estates, Phase 1 to a 5/8" iron pin with cap found on the north right-of-way line of Pine Street;

thence, North 89°-41'-18" West, 0.59 feet, along the north line of said Pine Street and the west line of Woodland Park Estates, Phase 1 to a 5/8" iron pin with cap found;

thence, South 00°-03'-28" East, 190.00 feet, along the west line of Lot 650 of Woodland Park Estates, Phase 1 to a 5/8" iron pin with cap found at the northwest corner of a 0.43 tract owned by A. Malinda Minnich, trustee of the A. Malinda Minnich Trust as described in Official Record 421, Page 706;

thence, South 00°-19'-37" West, 149.99 feet, along the west line of said Minnich tract to a 5/8" iron pin with cap set on the north right-of-way line of Oakridge Drive;

thence, North 89°-41'-16" West, 101.65 feet, along the north line of said Oakridge Drive and the north line of Lot 678 of the Woodland Park Estates, Phase 2 to a 5/8" iron pin with cap found;

thence, with the north line of the said Woodland Park Estates, Phase 2 the following 3 bearings and distances:

thence, North 89°-38'-00" West, 131.91 feet, along the north line of said Lot 678 to a 5/8" iron pin with cap found on the east right-of-way line of Otter Court;

thence, North 00°-10'-00" East, 6.24 feet, along the east line of said Otter Court to a 5/8" iron pin with cap found;

thence, North 89°-38'-00" West, 496.00 feet, along the north line of the said Woodland Park Estates, Phase 2 to the place of beginning.

Containing 6.024 acres more or less and being subject to any legal highways and easements of record.

The basis for bearings is the west line of Section 27, being North 00°-10'-00" East, and all other bearings are from angles and distances measured in a field survey by Choice One Engineering on February 11, 2008.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on an actual survey performed under his direct supervision dated February 11, 2008.

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

Lot Restrictions – Woodland Park Estates

- On each lot as herein described, there shall be constructed no more than one (1) single-family dwelling and each dwelling must be used for residential purposes. Home offices shall be permitted as long as there are no employees other than family members. Notwithstanding the forgoing provisions, the owner of any lot with a single-family dwelling constructed thereon may construct a maximum of one (1) free-standing garage on one (1) other lot adjacent to said owner's lot containing the single-family dwelling. Any such permitted garage must be at least a two (2) car garage and have minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet. Said garage must match the appearance and overall scheme of the single-family dwelling located on the adjacent lot, and the style and appearance of the garage must be approved in writing by the Woodland Park Estate Homeowners Association prior to construction.
- Square footage of all dwellings shall not be less than:
 - 1,300 square feet on a ranch, excluding porches, garages and basements. Dwellings must have an attached two (2) car garage minimum, with minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet.
 - 1,500 square feet on a one and one-half (1 ½) or two (2) story, excluding porches, garages and basements. Dwellings must have an attached two (2) car garage minimum, with minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet.
- No house trailer, mobile home, camper motor home, basement, tent shack, garage, barn or other structure of a temporary nature shall be used as a residence on any lot, temporarily or permanently.
- No structure or any part thereof shall be erected, placed or maintained on any lot nearer to any adjacent lot line or rear line than permitted by the appropriate Governmental authority's zoning and building requirements. No outbuildings, with the exception of any garage on an adjacent lot permitted by Section 1 hereof, shall be allowed for storage.
- No building materials shall be stored outside of residence or garage on any lot except building materials to be used in construction or improvements to such lot, and such materials should be used with in 60 days.
- All rubbish and debris, combustible and non-combustible and all garbage shall be stored in and maintained in proper containers.
- No animals that may become a nuisance or annoyance to the neighborhood shall be bred, raised or kept on any lot. No animals, birds, insects, livestock, or poultry of any kind shall be bred, raised or kept on any lot except for dogs, cats or other household pets which are kept for domestic purposes only, and are not bred, raised or kept for any commercial purpose.
- No gas-powered vehicles, other than maintenance vehicles, shall be permitted on the walking trails.
- No recreational vehicles, snowmobiles, boats, motorcycles, trailers, campers, large equipment, large trucks designed with a cargo weight in excess of 1 gross ton, and other similar vehicles/equipment shall be stored and/or parked on the streets of the development or on any lot, unless such vehicles/equipment are stored within a garage. No non-functioning automobile or other motor vehicle shall be parked more than 30 days on any street of the development or any lot, except with in a garage. After such 30 day period, any non-functioning vehicle shall be considered a nuisance and detrimental to the welfare of the development.
- All lots must be properly maintained and well mowed, free of debris and have leaves removed on a regular basis.
- Back yards only may be fenced, and must be fenced in either permanent black or white vinyl, aluminum or wood picket style fencing, that is substantially strong, not temporary in nature, and will not be more than 4½ feet in height. No chain link fence allowed.
- No commercial signs shall be permitted in either the yards or affixed to the houses except for the development and sale of lots of Woodland Park Estates.
- House colors and trim shall be conservative in nature.
- Loud music and offensive noises shall not be permitted.
- Swimming pools must be properly fenced in accordance with local zoning requirements. Only in-ground (i.e., pools constructed below the grade of the lot) shall be permitted on any lot.
- Animals must be walked on leashes and owners shall properly dispose of all animal waste.
- No new plantings or permanent structures to be permitted within an easement area.

18. No noxious or offensive trade or activity shall be transacted or engaged in on any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood, nor shall any lot be used in any way for any purpose that would endanger the health or disturb the peace and quiet of the neighborhood.

19. The walking trails indicated on the plat shall be for the use and benefit of all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. Each lot owner shall be responsible for mowing and trimming grass and vegetation along the boundary of, or within, the portion of the walking path located on such owner's lot. Further, each lot owner shall be responsible for keeping the portion of the walking path located on such owner's lot free of debris and obstacles, except that lot owners shall not be responsible for the removal of snow and ice from the walking paths. The Woodland Park Estates Homeowners Association has installed stone columns and light poles and fixtures on certain lots within the Woodland Park Estate development. Said items are the property of the Woodland Park Estate Homeowners Association. The Woodland Park Estate Homeowners Association shall be responsible for maintaining, repairing and replacing all of such stone columns and light poles and fixtures.

20. Except for the duties required of lot owners in section 19 of these lot use restrictions, all park areas, public areas and areas within the boundaries of designated walking paths set forth on the plat, if any, shall be maintained, repaired and mowed regularly by the Woodland Park Estates Homeowners Association, an Ohio Nonprofit Corporation.

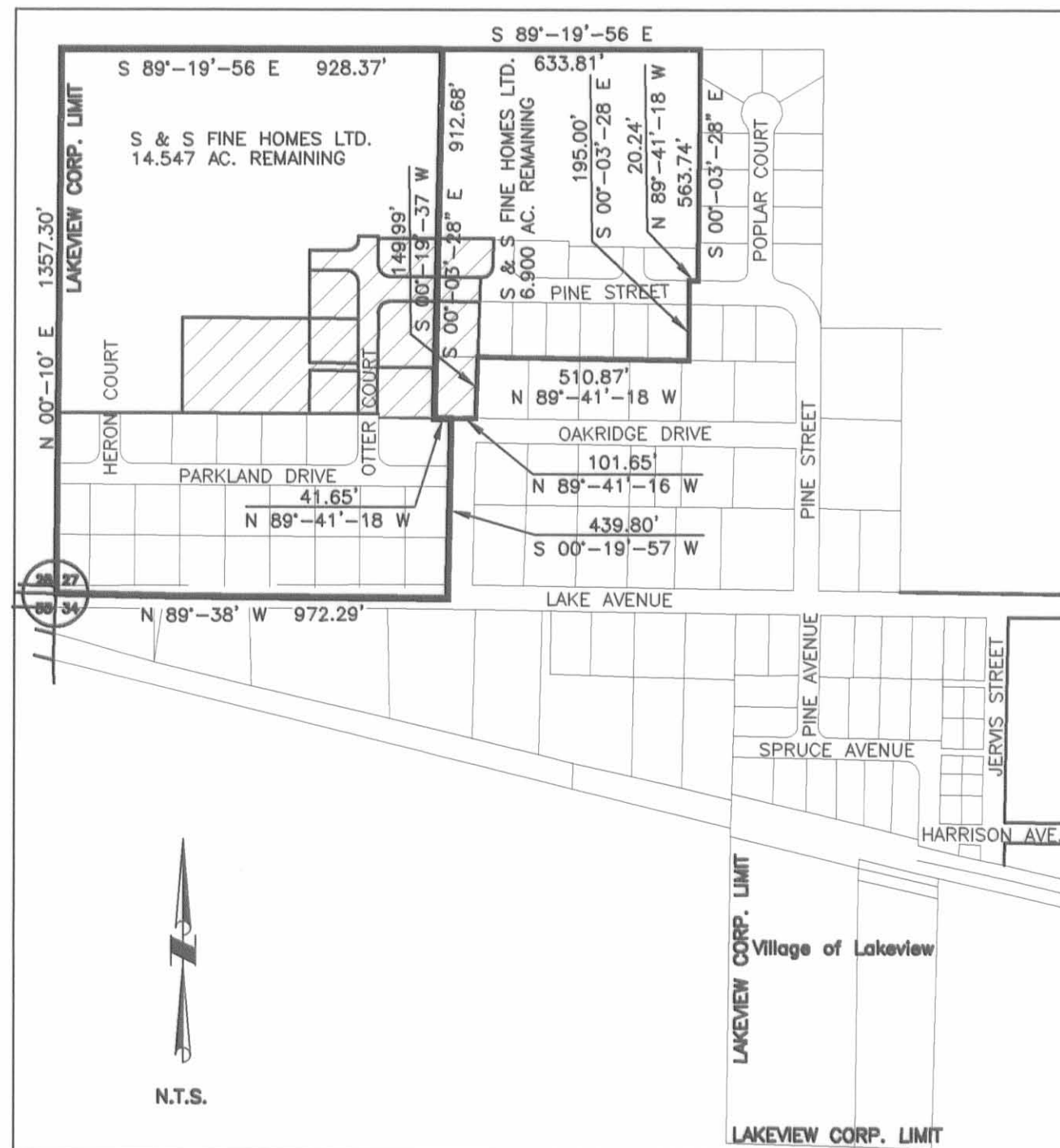
21. These covenants and restrictions are for the benefit of: (i) all lot owners in all phases of the Woodland Park Estates development, whether such phase was created before or is created after this phase, (ii) the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, and (iii) S & S Fine Homes, Ltd., an Ohio limited liability company, which is the developer of Woodland Park Estates. All of said parties shall have the right and legal standing, but not the obligation, to enforce these covenants and restrictions. Enforcements of these restrictions shall be by proceedings at law or equity against any person (s) or party (ies) violating or attempting to violate any covenant or restriction, seeking either to restrain any violation or to recover damages, including attorney fees and court costs resulting from said violation, together with any other remedy permissible under Ohio law.

22. Invalidity of any one or more of these covenants and restrictions by judgment or order issued by a court of competent jurisdiction shall in no way affect or invalidate any of the other covenants and restrictions, all of which shall remain in full force and effect.

23. These covenants and restrictions are to run with the land and shall be binding on all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, their successors and assigns, and all parties and all persons claiming under any of them. These covenants and restrictions may be changed by the affirmative vote of owners owning at least seventy-five percent (75%) of the lots in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. For the purpose of voting under this Section 23, each lot in all phases of Woodland Park Estates will have one (1) vote, without regard to the number of owners owning an interest in any single lot. Notwithstanding the foregoing provisions, for so long as S & S Fine Homes, Ltd. is the owner of any lot in any phase of Woodland Park Estates, any change to these covenants and restrictions must be approved by S & S Fine Homes, Ltd. in order for said change to be effective. Any such change(s) shall not take effect until a written amendment, containing such change(s) and signed by the owners of the requisite percentage of lots (and S & S Fine Homes, Ltd., as applicable), is properly filed in the real property records of the Logan County Recorder.

24. Each owner of a lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall automatically become a member of the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, which shall be established for the purpose, among other things, of maintaining, repairing and mowing regularly all park areas, public areas and areas within designated walking paths of Woodland Park Estates. Each lot owner shall be liable for assessments and/or dues as established from time to time in accordance with the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association. Such assessments and/or dues owed by each lot owner shall become a lien upon the lot(s) owned by such lot owner, subject only to the lien for real estate taxes and assessments, and any first mortgage lien against said lot(s). Subject to and in accordance with the provisions of the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association, for the purpose of determining each lot owner's membership share and corresponding number of votes in Woodland Park Estates Homeowners Association, said membership share and number of votes shall be determined on a per lot basis, meaning that each lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall have one (1) membership interest and one (1) vote in Woodland Park Estates Homeowners Association, without regard to the number of owners owning an interest in any single lot. Notwithstanding the foregoing provisions, as long as S&S Fine Homes, Ltd. owns any lot(s) in any phase of Woodland Park Estates, for assessment and dues purposes only, S&S Fine Homes, Ltd. shall be treated and assessed as owning only one (1) lot, regardless of the actual number of lots actually owned by S&S Fine Homes, Ltd. at any given point in time.

25. All mailboxes, light posts and fixtures, and columns proposed for construction and/or installation by lot owners shall be consistent with the style and external design of mailboxes, light posts and fixtures, and columns located throughout the Woodland Park Estates development, and the proposed location, design and materials for said items must be approved in writing by the Woodland Park Estates Homeowners Association prior to construction and/or installation of same by a lot owner. After approval, construction and/or installation of same, all such mailboxes, light posts and fixtures, and columns must be maintained in good condition and repair by the lot owner. Any repairs and/or replacements of such items shall utilize materials that are approved in writing by the Woodland Park Estates Homeowners Association.

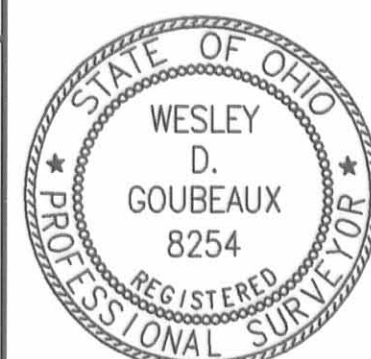


OVERLAY MAP

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

02-11-2008
DATE



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365

(937) 497-0200
FAX (937) 497-0300
www.choiceoneengineering.com

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

REVISIONS:
02-14-2008

FILE NAME
LOGLAK0702FIN3

DRAWN BY
JMK

CHECKED BY
WDG

PROJECT No.
LOGLAK0702

DATE
02-11-2008

SHEET NUMBER
2 OF 2

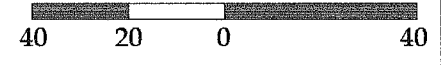
J-319

6-18-18

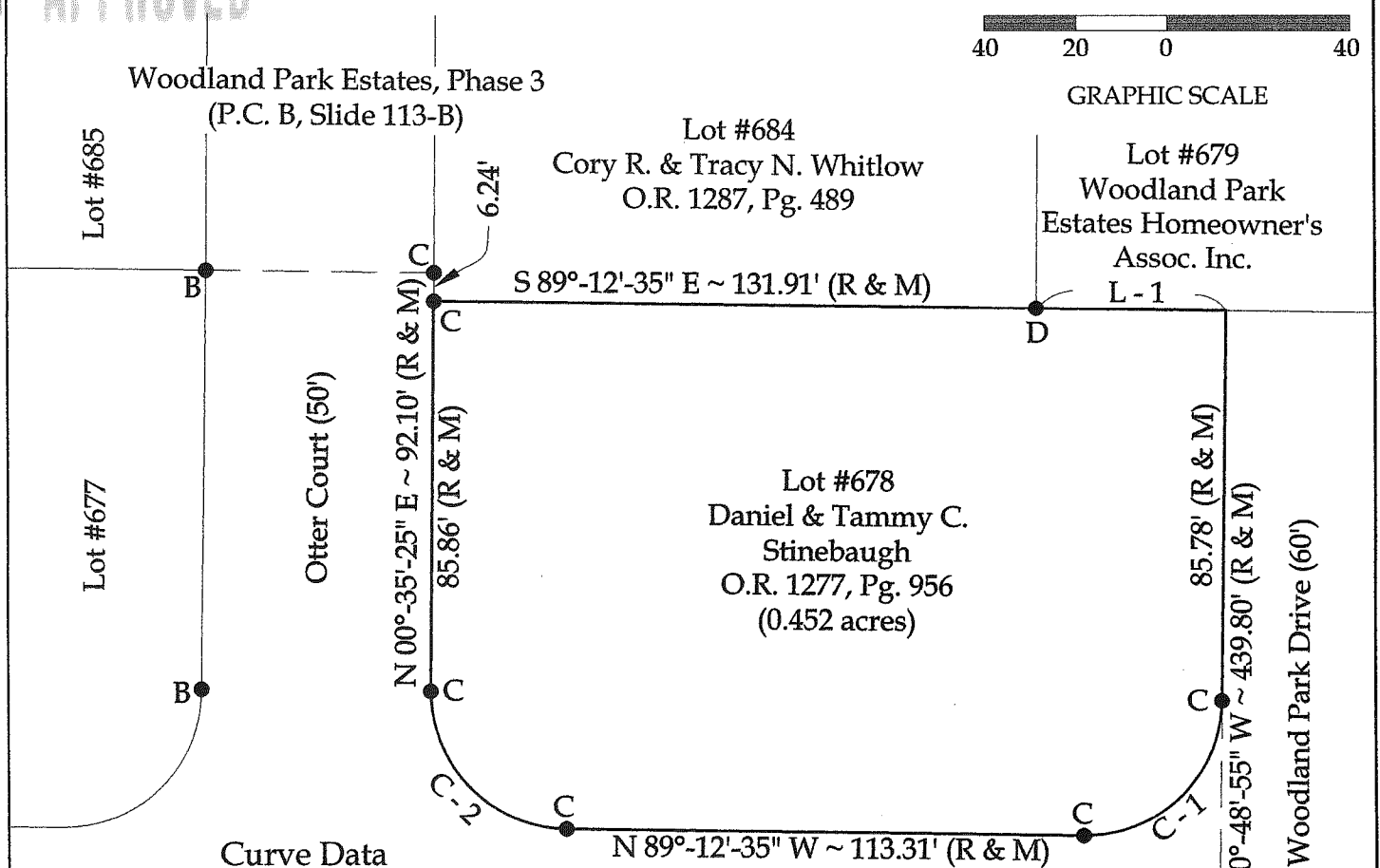
Retracement Survey of Parcel #47-017-17-01-001-026 and being Lot #678 of Woodland Park Estates, Phase 2 (P.C. B, Slide 94-B) to the Village of Lakeview, Logan County, Ohio. (Deed Referenced in O.R. 1277, Pg. 956)

APPROVED

SCALE: 1" = 40'



GRAPHIC SCALE



Curve Data

(C - 1)
Radius = 30.00'
Arc Length = 47.14' (R) 47.06' (M)
Delta = 89°-52'-29"
Chord Length = 42.44' (R) 42.38' (M)
Chord Bearing = S 45°-41'-19" W

(C - 2)
Radius = 30.00'
Arc Length = 47.02' (R & M)
Delta = 89°-47'-38"
Chord Length = 42.35' (R & M)
Chord Bearing = N 44°-18'-35" W

Parkland Drive (50')

Legend

- A = Existing Railroad Spike on the S line of the SW 1/4 of Section 27 (centerline of Lake Avenue)
- B = Existing #5 Rebar
- C = Set #5 Rebar
- D = Set Mag Nail



This plat represents an actual boundary survey completed under my direct supervision on May 08, 2018.

[Signature]
Kyle J. Binkley, P.S. #8587

Line Data

L - 1 = S 89°-15'-51" E ~ 41.65' (R & M)

Note:
All distances shown are measured unless otherwise noted.

BASIS OF BEARINGS : The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

INDEXED ON MAP
3710

121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Tom Stinebaugh			
SURVEYED BY: K.J.B.	DATE: 05-08-2018	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE OF PAGES 1 OF 1		

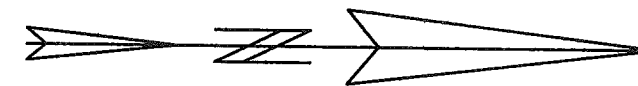
8-17-2023

APPROVED

FILE COPY ONLY

PLAT OF SURVEY

LOTS 629 & 630, THE WOODS OF LAKEVIEW, PHASE 1 VILLAGE OF LAKEVIEW STOKES TOWNSHIP, LOGAN COUNTY, OHIO

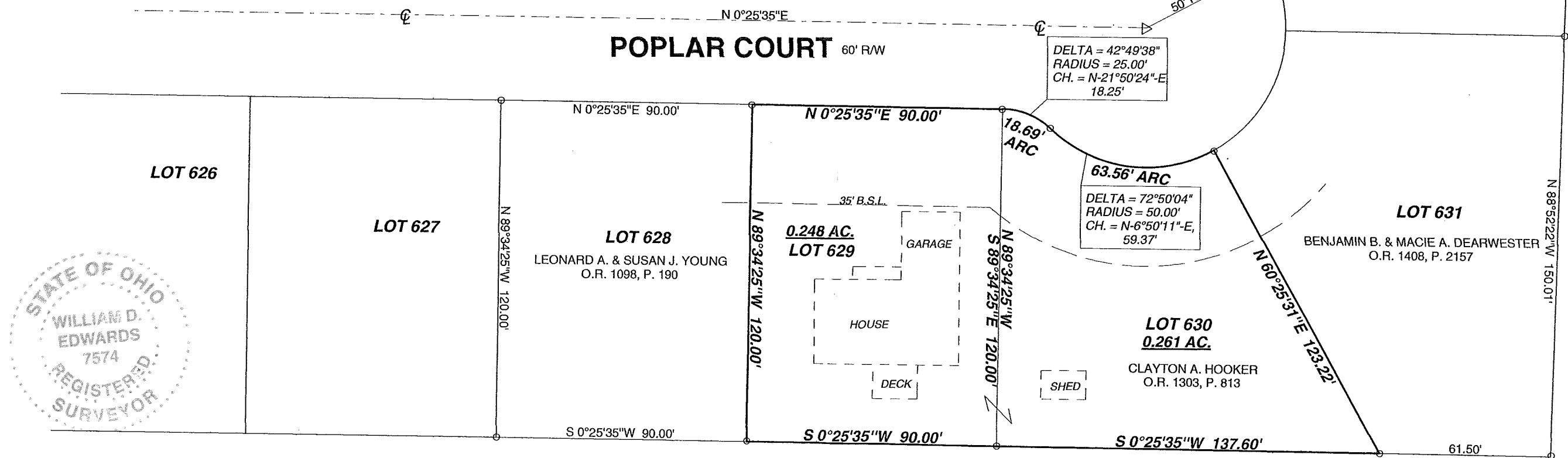


SCALE: 1" = 40'
-20 0 20 40 60

DATE: AUGUST 15, 2023

LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- ∅ = 1" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

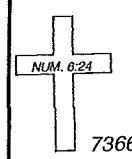


SURVEYED BY: *William D. Edwards*
WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

- NOTE:
- BEARINGS ARE BASED ON THE EAST LINE OF POPLAR COURT ROAD PER AN ASSUMED BEARING OF N-0°25'35"-E.
 - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, RECORD PLAT OF THE WOODS OF LAKEVIEW, PHASE I (PLAT CABINET "B", SLIDES 27B & 28B).
 - WOOD STAKES WERE SET ALONG THE REAR & SIDE PROPERTY LINES.
 - THERE IS A 12' UTILITY EASEMENT ALONG THE REAR LOT LINES & A 5' UTILITY EASEMENT ALONG THE FRONT LOT LINES.

FS LAND COMPANY, LLC
 76.574 AC.
 O.R. 884, P. 90

INDEXED ON MAP
 3710



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	30.00'	47.23'	90°12'00"	42.50'	S45°43'15"W
C2	30.00'	47.02'	89°48'00"	42.35'	N44°16'45"W
C3	30.00'	47.23'	90°12'00"	42.50'	N45°43'15"E
C4	30.00'	47.02'	89°48'00"	42.35'	S44°16'45"E
C5	30.00'	47.23'	90°12'00"	42.50'	N45°43'15"E

FLOOD MAP

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

REFERENCES

-ROPP SURVEY BY JEFFREY I. LEE
PS 6359 IN JANUARY OF 2003
-WOODLAND PARK ESTATES-PHASE 2
PLAT CABINET B PAGE 94B-95A
-WOODLAND PARK ESTATES-PHASE 3
PLAT CABINET B PAGE 113B-114A

AREA SUMMARY

15 BUILDABLE LOTS 4.982 ACRES
DEDICATED STREET R/W 1.289 ACRES
TOTAL 6.271 ACRES

WOODLAND PARK ESTATES - PHASE 4

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

6.271 ACRES

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 HEREBY, TO THE PUBLIC USE FOREVER.

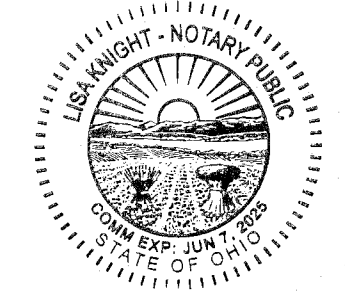
EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER 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:
WOODLAND PARK, LLC

Joan Haushalter
JOAN HAUSHALTER, MEMBER

OWNER:
WOODLAND PARK, LLC

Steve Wallace
STEVE WALLACE, MEMBER



STATE OF OHIO, COUNTY OF Logan, S.S.

BE IT REMEMBERED THAT ON THIS 18 DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WOODLAND PARK, LLC BY MEMBERS JOAN HAUSHALTER 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.

J. K. W.
NOTARY PUBLIC IN AND FOR STATE OF OHIO

VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 22 DAY OF APRIL, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

Randy Chastain CHAIRMAN *Steve Wallace* SECRETARY

VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 13 DAY OF JULY, 2024, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-20-2024, EFFECTIVE 7-1, 2024

Steve Wallace MAYOR *Randy Chastain* PRESIDENT OF COUNCIL *Steve Wallace* CLERK OF COUNCIL

LOGAN COUNTY SEWER DISTRICT

AT A MEETING OF THE LOGAN COUNTY SEWER DISTRICT, HELD THIS 23 DAY OF JANUARY, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

David Schell DIRECTOR

PREAPPROVAL *1-3-25*

PLAT CHECKED *1-3-25*

TRANSFERRED THIS 3 DAY OF JAN, 2025

John Casar
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B
SLIDE 165B-165C RECEIVED FOR RECORD
AT 8:25 O'CLOCK A.M.
THIS 6th DAY OF January, 2025

Patricia W. Myers
RECORDER, LOGAN COUNTY, OHIO

20250606086 Cabinet B Slide: 165B
PLAT
Filed in Logan County, OH Fees: \$36.40
Patricia Myers, Recorder 01/09/2025 08:28 AM

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.) BUILDING SETBACKS
FRONT-25'
REAR-30'
- 3.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN FEBRUARY, 2022. ALL MEASUREMENTS ARE CORRECT AND 5/8" X 30" IRON PINS ARE TO BE SET AT ALL LOT CORNERS AS SHOWN.

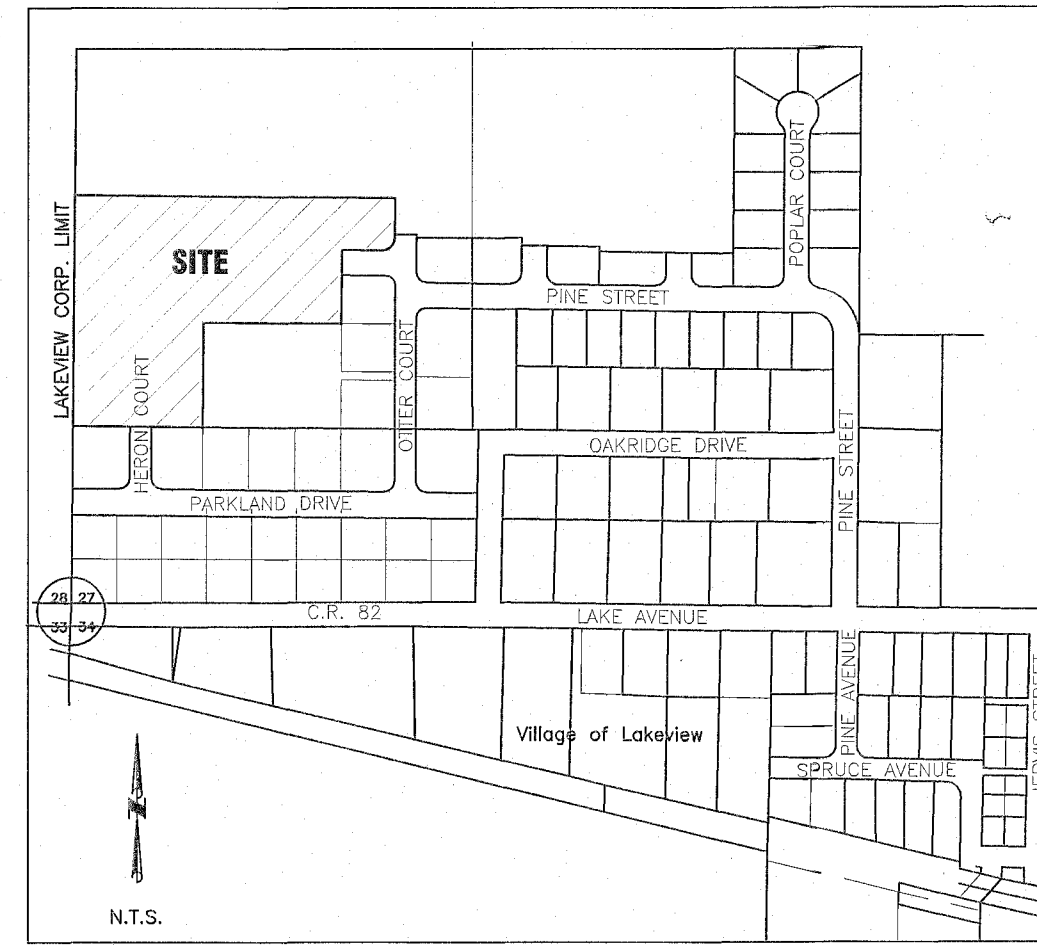
Wesley G. Goubeaux
WESLEY G. GOUBEAUX, P.S. #8254

1/09/2024
DATE

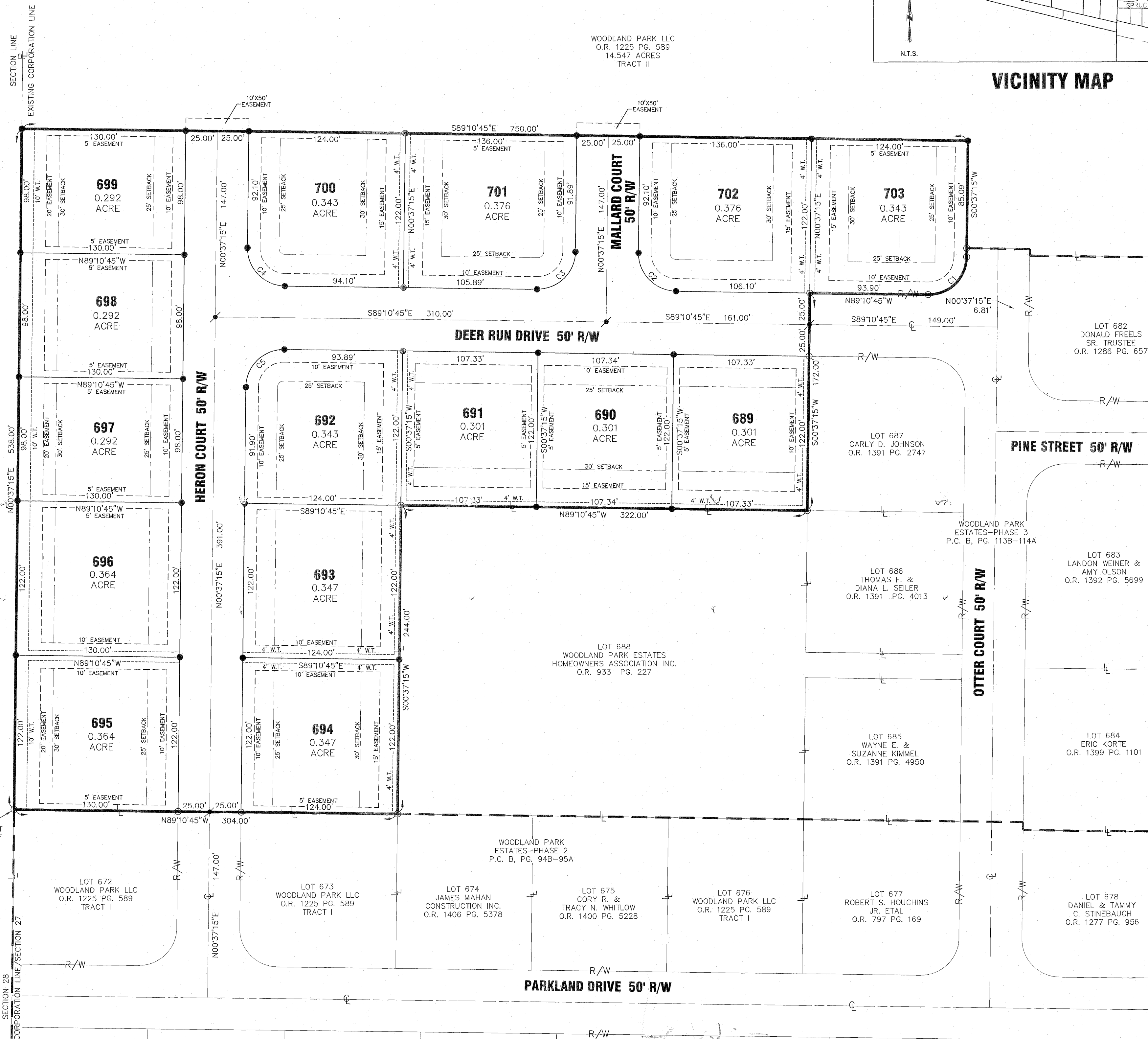
	PREPARED BY:		DATE:
	Choice One Engineering SIONEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com		01-09-2024 DRAWN BY: MPL JOB NUMBER: LOGLAK2101 SHEET NUMBER: 1 OF 2

OWNER
WOODLAND PARK LLC
1400 TURNER ROAD
BELLEFONTAINE, OH 43311

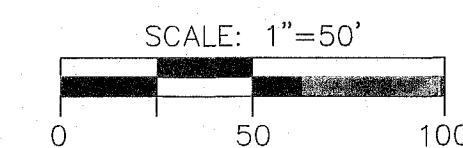
DEVELOPER
WOODLAND PARK LLC
1400 TURNER ROAD
BELLEFONTAINE, OH 43311
937-592-8603



VICINITY MAP



THE BEARINGS ARE BASED ON NAD 83
CORS 96 ADJUSTMENT, OHIO NORTH
ZONE, ODOT VRS CORS NETWORK



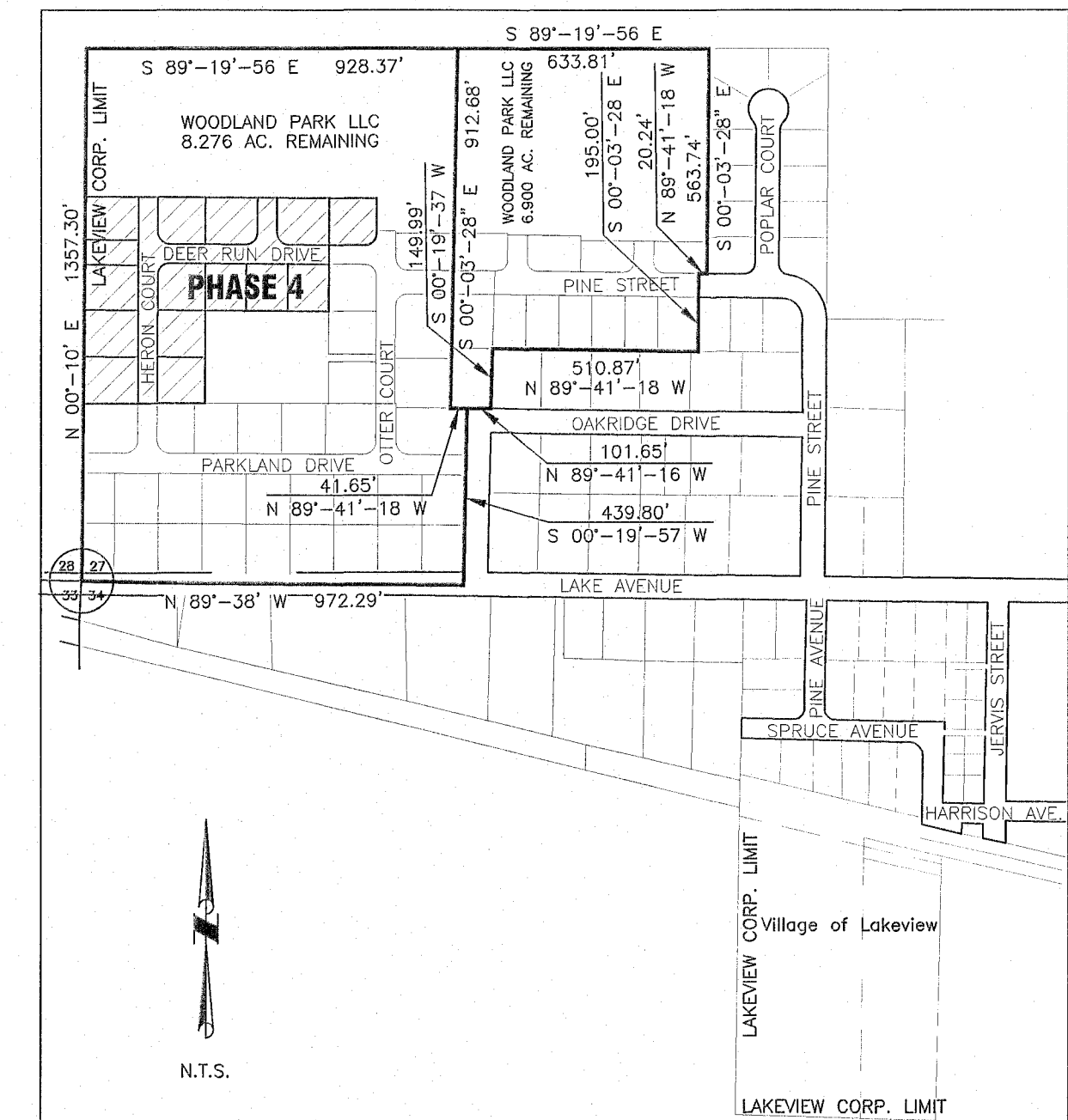
- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
 - 5/8" IRON PIN FOUND
 - ✕ MAG NAIL SET
 - ⚡ MAG NAIL FOUND
 - UTILITY EASEMENT LINE (SEE NOTES)
 - - - BUILDING SETBACK LINE
 - - - EXISTING SUBDIVISION LINE
 - CX CURVE NUMBER
 - (X) W.T. WIDTH OF WALKING TRAIL

CHARLES J. & JESSICA K. SCHULZE
O.R. 1375 PG. 488
40 ACRES

WOODLAND PARK ESTATES - PHASE 4

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

6.271 ACRES



OVERLAY MAP

LOT RESTRICTIONS - WOODLAND PARK ESTATES

- On each lot as herein described, there shall be constructed no more than one (1) single-family dwelling and each dwelling must be used for residential purposes. Home offices shall be permitted as long as there are no employees other than family members. Notwithstanding the foregoing provisions, the owner of any lot with a single-family dwelling constructed thereon may construct a maximum of one (1) free-standing garage on one (1) other lot adjacent to said owner's lot containing the single-family dwelling. Any such permitted garage must be at least a two (2) car garage and have minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet. Said garage must match the appearance and overall scheme of the single-family dwelling located on the adjacent lot, and the style and appearance of the garage must be approved in writing by the Woodland Park Estate Homeowners Association prior to construction.
- Square footage of all dwellings shall not be less than:
 - 1,300 square feet on a ranch, excluding porches, garages and basements. Dwellings must have an attached two (2) car garage minimum, with minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet.
 - 1,500 square feet on a one and one-half (1 1/2) or two (2) story, excluding porches, garages and basements. Dwellings must have an attached two (2) car garage minimum, with minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet.
- No house trailer, mobile home, camper motor home, basement, tent shack, garage, barn or other structure of a temporary nature shall be used as a residence on any lot, temporarily or permanently.
- No structure or any part thereof shall be erected, placed or maintained on any lot nearer to any adjacent lot line or rear line than permitted by the appropriate Governmental authority's zoning and building requirements. No outbuildings, with the exception of any garage on an adjacent lot permitted by Section 1 hereof, shall be allowed for storage.
- No building materials shall be stored outside of residence or garage on any lot except building materials to be used in construction or improvements to such lot, and such materials should be used within 60 days.
- All rubbish and debris, combustible and non-combustible and all garbage shall be stored in and maintained in proper containers.
- No animals that may become a nuisance or annoyance to the neighborhood shall be bred, raised or kept on any lot. No animals, birds, insects, livestock, or poultry of any kind shall be bred, raised or kept on any lot except for dogs, cats or other household pets which are kept for domestic purposes only, and are not bred, raised or kept for any commercial purpose.
- No gas-powered vehicles, other than maintenance vehicles, shall be permitted on the walking trails.
- No recreational vehicles, snowmobiles, boats, motorcycles, trailers, campers, large equipment, large trucks designed with a cargo weight in excess of 1 gross ton, and other similar vehicles/equipment shall be stored and/or parked on the streets of the development or on any lot, unless such vehicles/equipment are stored within a garage. No non-functioning automobile or other motor vehicle shall be parked more than 30 days on any street of the development or any lot, except with in a garage. After such 30 day period, any non-functioning vehicle shall be considered a nuisance and detrimental to the welfare of the development.
- All lots must be properly maintained and well mowed, free of debris and have leaves removed on a regular basis.
- Back yards only may be fenced, and must be fenced in either permanent black or white vinyl, aluminum or wood picket style fencing, that is substantially strong, not temporary in nature, and will not be more than 4 1/2 feet in height. No chain link fence allowed.
- No commercial signs shall be permitted in either the yards or affixed to the houses except for the development and sale of lots of Woodland Park Estates.
- House colors and trim shall be conservative in nature.
- Loud music and offensive noises shall not be permitted.
- Swimming pools must be properly fenced in accordance with local zoning requirements. Only in-ground (i.e., pools constructed below the grade of the lot) shall be permitted on any lot.
- Animals must be walked on leashes and owners shall properly dispose of all animal waste.
- No new plantings or permanent structures to be permitted within an easement area.

- No noxious or offensive trade or activity shall be transacted or engaged in on any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood, nor shall any lot be used in any way for any purpose that would endanger the health or disturb the peace and quiet of the neighborhood.
- The walking trails indicated on the plat shall be for the use and benefit of all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. Each lot owner shall be responsible for mowing and trimming grass and vegetation along the boundary of, or within, the portion of the walking path located on such owner's lot. Further, each lot owner shall be responsible for keeping the portion of the walking trail located on such owner's lot free of debris and obstacles, except that lot owners shall not be responsible for the removal of snow and ice from the walking paths. The Woodland Park Estates Homeowners Association has installed stone columns and light poles and fixtures on certain lots within the Woodland Park Estate development. Said items are the property of the Woodland Park Estate Homeowners Association. The Woodland Park Estate Homeowners Association shall be responsible for maintaining, repairing and replacing all of such stone columns and light poles and fixtures.
- Except for the duties required of lot owners in section 19 of these lot use restrictions, all park areas, public areas and areas within the boundaries of designated walking paths set forth on the plat, if any, shall be maintained, repaired and mowed regularly by the Woodland Park Estates Homeowners Association, an Ohio Nonprofit Corporation.
- These covenants and restrictions are for the benefit of: (i) all lot owners in all phases of the Woodland Park Estates development, whether such phase was created before or is created after this phase, (ii) the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, and (iii) Woodland Park LLC, an Ohio limited liability company, which is the developer of Woodland Park Estates. All of said parties shall have the right and legal standing, but not the obligation, to enforce these covenants and restrictions. Enforcements of these restrictions shall be by proceedings at law or equity against any person (s) or party (ies) violating or attempting to violate any covenant or restriction, seeking either to restrain any violation or to recover damages, including attorney fees and court costs resulting from said violation, together with any other remedy permissible under Ohio law.
- Invalidation of any one or more of these covenants and restrictions by judgment or order issued by a court of competent jurisdiction shall in no way affect or invalidate any of the other covenants and restrictions, all of which shall remain in full force and effect.
- These covenants and restrictions are to run with the land and shall be binding on all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, their successors and assigns, and all parties and all persons claiming under any of them. These covenants and restrictions may be changed by the affirmative vote of owners owning at least seventy-five percent (75%) of the lots in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. For the purpose of voting under this Section 23, each lot in all phases of Woodland Park Estates will have one (1) vote, without regard to the number of owners owning an interest in any single lot. Notwithstanding the foregoing provisions, for so long as Woodland Park, LLC, is the owner of any lot in any phase of Woodland Park Estates, any change to these covenants and restrictions must be approved by Woodland Park, LLC, in order for said change to be effective. Any such change(s) shall not take effect until a written amendment, containing such change(s) and signed by the owners of the requisite percentage of lots (and Woodland Park, LLC, as applicable), is properly filed in the real property records of the Logan County Recorder.
- Each owner of a lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall automatically become a member of the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, which shall be established for the purpose, among other things, of maintaining, repairing and mowing regularly all park areas, public areas and areas within designated walking paths of Woodland Park Estates. Each lot owner shall be liable for assessments and/or dues as established from time to time in accordance with the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association. Such assessments and/or dues owed by each lot owner shall become a lien upon the lot(s) owned by such lot owner, subject only to the lien for real estate taxes and assessments, and any first mortgage lien against said lot(s). Subject to and in accordance with the provisions of the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association, for the purpose of determining each lot owner's membership share and corresponding number of votes in Woodland Park Estates Homeowners Association, said membership share and number of votes shall be determined on a per lot basis, meaning that each lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall have one (1) membership interest and one (1) vote in Woodland Park Estates Homeowners Association, without regard to the number of owners owning an interest in any single lot. Notwithstanding the foregoing provisions, as long as Woodland Park, LLC, owns any lot(s) in any phase of Woodland Park Estates, for assessment and dues purposes only, Woodland Park, LLC, shall be treated and assessed as owning only one (1) lot, regardless of the actual number of lots actually owned by Woodland Park, LLC, at any given point in time.
- All mailboxes, light posts and fixtures, and columns proposed for construction and/or installation by lot owners shall be consistent with the style and external design of mailboxes, light posts and fixtures, and columns located throughout the Woodland Park Estates development, and the proposed location, design and materials for said items must be approved in writing by the Woodland Park Estates Homeowners Association prior to construction and/or installation of same by a lot owner. After approval, construction and/or installation of same, all such mailboxes, light posts and fixtures, and columns must be maintained in good condition and repair by the lot owner. Any repairs and/or replacements of such items shall utilize materials that are approved in writing by the Woodland Park Estates Homeowners Association.

LEGAL DESCRIPTION

WOODLAND PARK ESTATES, PHASE 4
6.271 ACRES

Situated in the State of Ohio, County of Logan, Township of Stokes, in the Village of Lakeview, being part of Section 27, Town 6 South, Range 8 East, and being part of a 14.547 acre tract conveyed to Woodland Park LLC, by O.R. 1225, Page 589 Tract II and being more particularly described as follows:

Beginning at a 5/8" iron pin found at the northwest corner of Lot 672 of Woodland Park Estates-Phase 2 as recorded in Plat Cabinet B, Slides 94B and 95A, the east line of a 40.0 acre tract owned by Charles J. and Jessica K. Schulze as described in O.R. 1375, Page 488, the west line of said Section 27 and the west corporation line of said Village;

thence, North 00°37'15" East, 538.00 feet, along the east line of said Schulze tract, the west line of said Section 27, and the west corporation line of said Village, to a 5/8" iron pin set;

thence, South 89°10'45" East, 750.00 feet, to a 5/8" iron pin set;

thence, South 00°37'15" West, 85.09 feet, to a 5/8" iron pin found at west right of way line of Otter Court;

thence, South 00°37'15" West, 6.81 feet, along the west right of way line of Otter Court, to a 5/8" iron pin found;

thence, southwesterly, along a curve to the right having a radius of 30.00 feet, arc length of 47.23 feet, an internal angle of 90°12'00", and a chord 42.50 feet in length bearing South 45°43'15" West, to a 5/8" iron pin found;

thence, North 89°10'45" West, 93.90 feet, along the north right of way line of Deer Run Drive, to a 5/8" iron pin found;

thence, South 00°37'15" West, 50.00 feet, along the west terminus of Deer Run Drive, to a 5/8" iron pin found at the northwest corner of Lot 687 of Woodland Park Estates-Phase 3 as recorded in Plat Cabinet B, Page 113B-114A;

thence, South 00°37'15" West, 122.00 feet, along the west line of said Lot 687, to a 5/8" iron pin found at the northeast corner of Lot 688 of said Woodland Park Estates-Phase 3;

thence, North 89°10'45" West, 322.00 feet, along the north line of said Lot 688, to a 5/8" iron pin found;

thence, South 00°37'15" West, 244.00 feet, along the west line of said Lot 688, to a 5/8" iron pin found at the northeast corner of Lot 673 of said Woodland Park Estates-Phase 2;

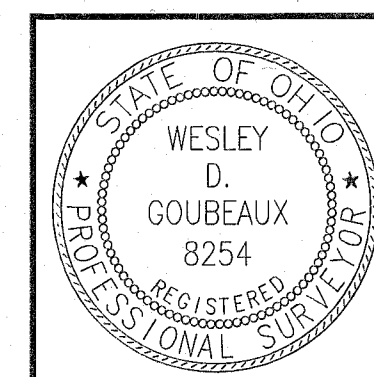
thence, North 89°10'45" West, 304.00 feet, along the north line of Lot 673, the north terminus of Heron Court, and the north line of Lot 672 of said Woodland Park Estates-Phase 2, to the place of beginning.

Containing 6.271 acres more or less and being subject to any legal highways and easements of record.

The basis for bearings are based on NAD 83 CORS 96 adjustments, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on an actual survey performed under his direct supervision dated March 8, 2022.

20220000087 Cabinet: B Slide: 166A
PLAT
Filed in Logan County, OH Fees: \$86.40
Patricia Myers, Recorder 01/03/2025 08:28 AM



PREPARED BY:
ChoiceOne
Engineering
SNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
01-09-2024
DRAWN BY:
MPL
JOB NUMBER:
LOGLAK2101
SHEET NUMBER
2 OF 2