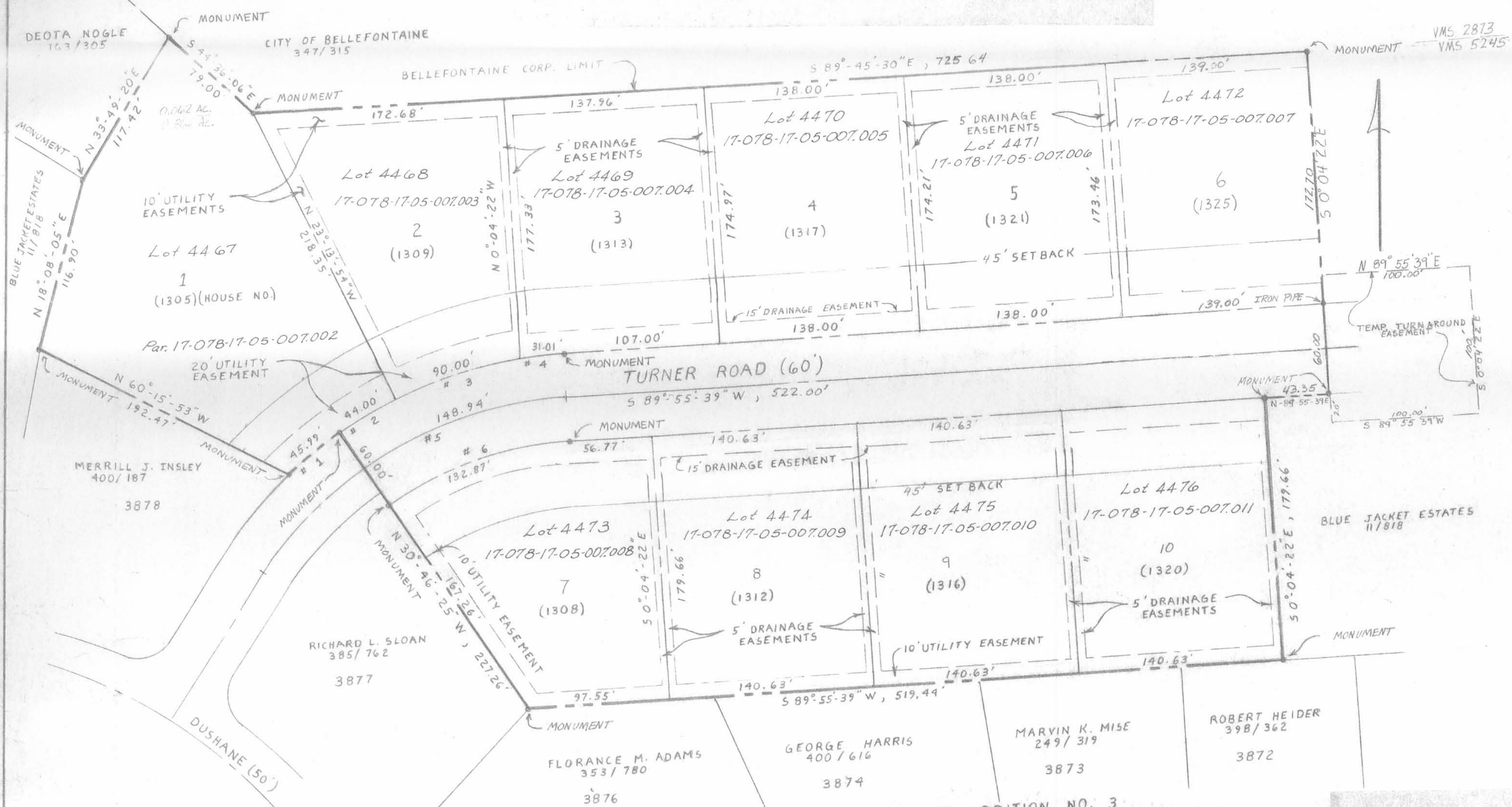


BLUE JACKET ESTATES



BLUE JACKET ESTATES, INC.

DEED RESTRICTIONS

- Said premises shall be used solely and exclusively for single-family residence purposes only. There shall be erected no multiple-dwelling type building nor shall any single-family residence be thereafter remodelled into a dwelling containing two or more apartments. Upon each lot there shall be erected no more than one such single-family residence.
- The front line of such residence shall be at least 45 feet from the front line of the lots, and side line of residence to be at least 20 feet from side lines of lot.
- No residence shall be constructed with less than 1800 square feet of living area, excluding breezeways, garages and basements, and plans and specifications for any residence shall meet with the approval of Blue Jacket Estates, Inc., and before construction is commenced.
- No structure of a temporary character, tower, trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- No unattached permanent structures of any type or any other outbuildings shall be constructed or erected on any lot.
- No Satellite Dishes larger than 5 feet in diameter shall be erected on any lot. If a Satellite Dish is installed, said property owner shall provide adequate screening of the dish to obstruct view of the same from street and adjoining property owners.
- No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 2 feet square advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction period.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- No nuisance shall be suffered to remain on said premises nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of any adjoining land.
- No weeds, underbrush or any unsightly growth shall be permitted to grow or remain in any way on said premises.
- No structure shall be erected, placed or altered on the premises until plot plan, complete architectural floor plans, elevations of all sides, written specifications, exterior materials and location thereof have been approved in writing by the grantors, their heirs and assigns.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 10 YEARS, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots in said Addition has been recorded, agreeing to change said covenants in whole or in part.
- (a). These covenants and restrictions shall not be applicable to existing structures on adjacent real estate which may be added to this plat at the time of recording.
- Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.
- Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- Grantee hereby accepts notice that the premises herein conveyed are a part of an allotment, other lots in which are subject to the same restrictive covenants, all in a general plan to maintain high residential standards of all of the lots in such allotment.
- Grantee agrees not to deliver a deed to said premises without incorporating in full the above restrictions therein.
- Driveway pipes shall be 8 inch diameter reinforced concrete pipe laid at a .25% gradient, for Lots #3, #4, #5 and #6. Driveway pipes for Lots #8, #9 and #10 shall be 6 inch reinforced concrete pipe laid at a .15% gradient.
- Driveways for Lots #3, #4, #5 and #6 shall be constructed on the westerly side of the property and shall fall between the southwest property pin and a point 60' east of the property pin along the north Turner Road right-of-way line. Driveways for Lots #8, #9 and #10 shall be located on the westerly side of the property and shall be between the northwest property pin and a point 60' east of the property pin along the south Turner Road right-of-way line.

NOTE: SEE ATTACHMENT FOR PERIMETER PLAT AND SURVEY

CURVE	i
C BG N 54	1 9 E
CHD DIST	45.948
RADIUS	300.000
ARC DIST	45.993
TAN DIST	23.042
DELTA	8 47 2
CURVE 2	
C BG N 62	36 48 E
CHD DIST	43.965
RADIUS	300.000
ARC DIST	44.004
TAN DIST	22.842
DELTA	8 24 15
CURVE 3	
C BG N 75	24 35 E
CHD DIST	89.663
RADIUS	300.000
ARC DIST	90.000
TAN DIST	45.341
DELTA	17 11 20
CURVE 4	
C BG N 86	57 57 E
CHD DIST	30.999
RADIUS	300.000
ARC DIST	31.013
TAN DIST	15.520
DELTA	5 55 23
CURVE 5	
C BG S 24	2 26 W
CHD DIST	142.062
RADIUS	270.000
ARC DIST	148.943
TAN DIST	76.420
DELTA	31 36 24
CURVE 6	
C BG N 24	4 2 E
CHD DIST	131.178
RADIUS	240.000
ARC DIST	132.868
TAN DIST	68.185
DELTA	31 43 12

DEDICATION

Know all men by these presents that the Blue Jacket Estates, Inc. and Ewing H. and Sue C. Crawfis proprietors of the land indicated on the accompanying plat have authorized the platting thereof and do hereby dedicate the streets and easements to the public use forever.

Witness:

Margaret A. ...
Veta M. ...
...
...

Proprietors:

By *Thomas J. Simon*
 Mr. Tom Simon, President
 Mrs. Lois Humble, Secretary
 Mrs. Kim Kress, Treasurer
 AND *Ewing H. Crawfis* INDIVIDUAL PROPRIETOR
Sue C. Crawfis INDIVIDUAL PROPRIETOR

STATE OF OHIO
 COUNTY OF LOGAN

Before me a Notary Public and for said County personally came *Thomas J. Simon, Lois Humble, Kim Kress* IN THEIR OFFICIAL CAPACITY AS OFFICERS AND *Ewing H. Crawfis* AND *SUE C. CRAWFIS* AS INDIVIDUALS who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed this 20th day of June, 1986.

By *Veta M. ...*

ACCEPTANCE OF DEDICATION

The within streets and easements are hereby approved and accepted for public maintenance by ORDINANCE number 36-52 recorded in City Council's Record Book 44 on this the 24th day of JUNE, 1986.

ATTEST:

Arlythe Predmore
 Clerk ARLYTHE PREDMORE

Howard T. Leep, Jr.
 HOWARD T. LEEP, JR.
 Bellefontaine City Council PRESIDENT

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in the Virginia Military Survey Nos. 2873 and 5245, Lake Township, City of Bellefontaine, County of Logan, Ohio. The tract has an area of 0.424 acres in streets and 6.024 acres in lots making a total of 6.448 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are arc distances. Monuments have been placed as indicated.

I hereby certify that the accompanying plat is a correct representation of the Blue Jacket Estates Subdivision as surveyed December 27, 1985.

Fleming, Page, Stolte, Inc.
 130 North Main Street
 Marysville, Ohio 43040

APPROVED this 2nd day of June, 1986.

APPROVED this 23rd day of June, 1986.

APPROVED this 14th day of May, 1986.

TRANSFERRED this 1st day of July, 1986.

REVIEWED this 23rd day of JUNE, 1986.

FILED for record this 8th day of JULY, 1986 at 2:36

RECORDED this 8th day of JULY, 1986 in Plat Book A Page No. 639

James A. Page
 James A. Page, PS
 Registered Surveyor S-6034
Donald A. Wilson
 Bellefontaine City Engineer
William D. Verbeke, D.E.M., M.P.S.
 Logan County Health Department
Paul H. ...
 Chairman, City Planning Commission
...
 Logan County Auditor
...
 LOGAN COUNTY SOIL & WATER CONSERVATION DISTRICT
Carolyn Collins
 Logan County Recorder

GENERAL NOTES:

- Name of Subdivision: Blue Jacket Estates
 10 proposed lots for the construction of single family residential dwellings
 Zoning: R-1 Present Land Use: Agricultural
- 6.448 acres located in Lake Township, Logan County, VMS Nos. 2873 & 5245
- Developer: Blue Jacket Estates, Inc.
 111 South Madriver
 Bellefontaine, Ohio 43311
- Professional Engineers and Surveyors: Fleming, Page, Stolte, Inc.
 130 North Main Street
 Marysville, Ohio 43030
- Plat prepared based on survey performed by James A. Page (S-6034)
- Sanitary sewage from the subdivision will be treated at the existing City of Bellefontaine Wastewater Treatment Plant.
- Water will be supplied by the existing City of Bellefontaine Water Treatment facility.
- See accompanying drawings for tentative street and utility profiles and specifications.
- No structures, plantings, etc. are permitted in easement areas.
- Monuments are 6" DIA. BY 36" LONG CONCRETE MARKERS
- Bearings based on Maple Hill Subdivision #3.

DESCRIPTION CHECKED

LOGAN CO. ENGINEER

BY *...*



SCALE	1" = 50'
DRAWN	D. WILSON
REVISION	
DATE	
NUMBER	
FINAL PLAT	
BLUE JACKET ESTATES SUBDIVISION	
PHASE I	
APPROVED	fleming, page, stolte, inc.
DATE	
NUMBER	85-123
consulting engineers marysville ohio	