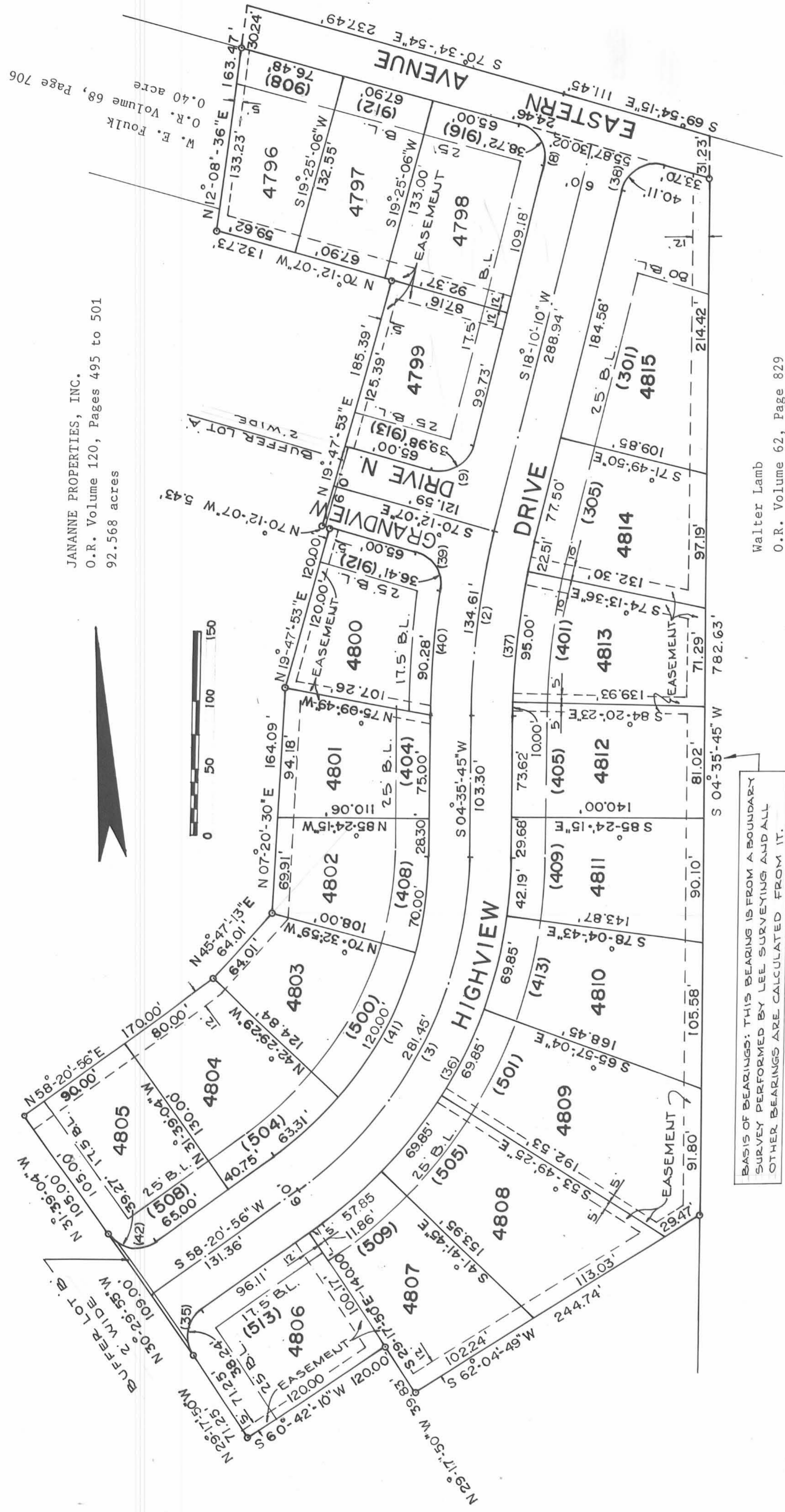


# HIGHVIEW ESTATES NO. 3

BEING A PART OF V.M.S. 4478, CITY OF BELLEFONTAINE, LAKE TWP., LOGAN COUNTY, OHIO



JANANNE PROPERTIES, INC.  
 O.R. Volume 120, Pages 495 to 501  
 92.568 acres

Walter Lamb  
 O.R. Volume 62, Page 829  
 20.97 acres

### LEGAL DESCRIPTION

Situated in the State of Ohio, County of Logan, in the City of Bellefontaine, and in the Township of Lake, being a part of V.M.S. 4478, bounded and described as follows:

Beginning at a point in the centerline of Eastern Avenue, said point being the northeast corner of a 19.144 acre parcel of land recorded in O.R. Volume 120, Pages 495 to 501, also being the northwest corner of a 20.97 acre parcel of land recorded in O.R. Volume 62, Page 829; thence S. 04°-33'-45" W. a distance of 782.63 feet along the common line as cited above to a concrete monument set, also passing a concrete monument set at 31.23 feet;

thence S. 62°04'-49" W. a distance of 244.74 feet to a concrete monument set;

thence N. 29°17'-50" W. a distance of 39.83 feet to a concrete monument set;

thence S. 60°42'-10" W. a distance of 120.00 feet to a concrete monument set;

thence N. 29°17'-50" W. a distance of 71.25 feet to a concrete monument set;

thence N. 30°29'-55" W. a distance of 109.00 feet to a concrete monument set;

thence N. 31°39'-04" W. a distance of 105.00 feet to a concrete monument set;

thence N. 58°20'-56" E. a distance of 170.00 feet to a concrete monument set;

thence N. 45°47'-13" E. a distance of 64.01 feet to a concrete monument set;

thence N. 07°20'-30" E. a distance of 164.09 feet to a concrete monument set;

thence N. 19°47'-53" E. a distance of 120.00 feet to a concrete monument set;

thence N. 70°12'-07" W. a distance of 5.43 feet to a concrete monument set;

thence N. 19°47'-53" E. a distance of 185.39 feet to a concrete monument set;

thence N. 70°12'-07" W. a distance of 132.73 feet to a concrete monument set;

thence N. 12°08'-36" E. a distance of 163.47 feet to a point in the centerline of Eastern Avenue, passing the southeast corner of an 0.40 acre parcel at 14.74 feet as recorded in O.R. Volume 68, Page 706, also passing the northeast corner of the same 0.40 acre parcel at a distance of 133.23 feet at which point a concrete monument is set.

thence S. 70°-34'-54" E. a distance of 237.49 feet along the centerline of Eastern Avenue to a point;

thence S. 69°-54'-15" E. a distance of 111.45 feet along the centerline of Eastern Avenue to the point of beginning.

HIGHVIEW ESTATES NO. 3 is out of land recorded in O.R. Volume 120, Pages 495 to 501.

### SURVEYOR'S CERTIFICATION

The accompanying plat "HIGHVIEW ESTATES NO. 3" represents a subdivision of land in VMS 4478, Lake Township, City of Bellefontaine, Logan County, Ohio.

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

The tract has an area of 1.678 acres in streets and 5.455 acres in lots, making a total of 7.133 acres.

I hereby certify that the accompanying plat is a correct representation of "HIGHVIEW ESTATES NO. 3", as surveyed and that all monuments and iron bars as shown hereon have been set or will be set as a part of work that surety is posted for.

5/8" iron bars are set at all lot corners & beginning and ending of all curve points  
 Concrete monuments are set at points shown thus: o (o' dia. x 36" length w/ 1/2" iron bar)



Harold A. Moores, RLS #44431  
 Date 11-17-92

### CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
2	13°-34'-25"	568.23'	134.61'	67.62'	134.30'	S 11°-22'-57.5" W
3	53°-45'-11"	300.00'	281.45'	152.04'	271.24'	S 31°-28'-20.5" W
8	88°-45'-04"	25.00'	38.72'	24.46'	34.97'	S 28°-12'-22" E
9	91°-37'-43"	25.00'	39.98'	25.72'	35.85'	S 63°-59'-01.5" W
35	87°-38'-46"	25.00'	38.24'	23.99'	34.62'	N 14°-31'-33" E
36	59°-45'-11"	330.00'	309.59'	167.25'	298.37'	N 31°-28'-20.5" E
37	13°-34'-25"	538.23'	127.51'	64.05'	127.21'	N 11°-22'-57.5" E
38	91°-55'-35"	25.00'	40.11'	25.85'	35.94'	N 64°-07'-57.5" E
39	83°-26'-41"	25.00'	36.41'	22.29'	33.28'	S 28°-28'-46.5" E
40	08°-38'-49"	598.23'	90.28'	45.23'	90.20'	S 08°-55'-09.5" W
41	53°-45'-11"	270.00'	253.31'	136.84'	244.12'	S 31°-28'-20.5" W
42	90°-00'-00"	25.00'	39.27'	25.00'	35.36'	N 76°-39'-04" W

### APPROVALS

Approved this 11<sup>th</sup> day of February, 1993.

*Frederick L. Nottme*  
 Bellefontaine City Engineer

The within streets and easements are hereby approved and accepted for public maintenance by Ordinance No. 18-91 recorded in City Council's record book 93 on this 9<sup>th</sup> day of February 1993.

*Richard J. Hinnis*  
 Mayor

*William R. Roeburn*  
 President, Bellefontaine City Council

*Christie Pedmore*  
 Clerk of Council

Approved this 19<sup>th</sup> day of Feb., 1993.  
*James A. Stebbins*  
 Chairman, City Planning Commission

Plat pre-approval J.C.H. 2-12-93 Plat checked J.C.H. 2-26-93  
 Transferred this 9<sup>th</sup> day of MARCH, 1993.

*Frank Jones*  
 Logan County Auditor

Filed for record this 9<sup>th</sup> day of March, 1993, at 12:59 P.M.

Recorded this 9<sup>th</sup> day of March, 1993, in Plat cabinet A,  
 Slide 153B-1754

*Carolyn Collins*  
 Logan County Recorder

LL-22A



# HIGHVIEW ESTATES NO. 3

BEING A PART OF V.M.S. 4478, CITY OF BELLEFONTAINE, LAKE TWP., LOGAN COUNTY, OHIO

COVENANTS AND RESTRICTIONS

1. Said premises shall be used solely and exclusively for residential purposes only.
2. No residence shall be constructed with less than 1500 square feet of living area, excluding breezeways, garages and basements.
3. The front, back and side setback line of the building shall conform to zoning requirements of the City of Bellefontaine as they now exist.
4. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 3 feet square advertising the property for sale orient, or signs used by a builder to advertise the property during construction period.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except domesticated household pets may be kept on said premises provided same are not kept, bred or maintained for any commercial purpose.
6. No auxiliary or storage buildings shall be permitted on sold lots excepting those buildings that architecturally conform to the one-family residence building.
7. No nuisance shall be suffered to remain on said premises nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of any adjoining land.
8. No weeds, underbrush, trash or any unsightly growth shall be permitted to grow or remain in any way on said premises.
9. Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damage.
10. No trailers of any type, campers, mobile homes, motor homes, boats, non-operable automobiles or buses are to be kept on the premises unless within a building.
11. These covenants are to run with the land and shall be binding on all parties until June 1, 2002, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots in said subdivision has been recorded agreeing to change said covenants in whole or in part.
12. Invalidiation 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.
13. No permanent structures or planting, etc. shall be permitted in any of the easements delineated on the plat. This is a permanent restriction and not subject to 11 and 12 above.
14. The slope of the roof on all one story residential structures shall be a ratio of not less than 7 feet of rise to 12 feet horizontal.

OWNERS

Robert E. Bagshaw  
8406 State Route 124  
Hillsboro, Ohio 45133

Kelly D. Ferguson  
2483 Stonebridge Drive  
Orange Park, Florida 32073

SURVEYOR

Harold A. Moores  
5360 Savina Avenue  
Dayton, Ohio 45415

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS, that Robert E. Bagshaw and Kelly D. Ferguson of JANANNE PROPERTIES, an OHIO GENERAL PARTNERSHIP, as Proprietors of the land indicated on the accompanying Plat, have authorized the platting thereof and do hereby dedicate the streets to the public use forever.

Buffer Lots A and B are dedicated conditionally until such time as the adjacent land is subdivided and a part thereof is dedicated for the purpose of extending the public right-of-way hereon shown.

WITNESSES

*Robert E. Bagshaw*  
*Kelly D. Ferguson*

PROPRIETORS

*Robert E. Bagshaw*  
*Kelly D. Ferguson*

STATE OF OHIO  
LOGAN COUNTY  
SS.

Before me, a Notary Public in and for said County, personally came Robert E. Bagshaw and Kelly D. Ferguson of JANANNE PROPERTIES, an OHIO GENERAL PARTNERSHIP, as Proprietors, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 13th day of March, 1993.

*Robert D. Kennard*  
Notary Public

Robert D. Kennard  
Notary Public, State of Ohio  
My Commission Expires 3/12/96



HIGHVIEW ESTATES, NO. 3 CONSISTS OF:  
1.513 AC. OUT OF TRACT II }  
2.18 AC. OUT OF TRACT III } FROM O.R. 120, P. 495-501  
3.44 AC. OUT OF TRACT IV }

SCALE: 1"=200'