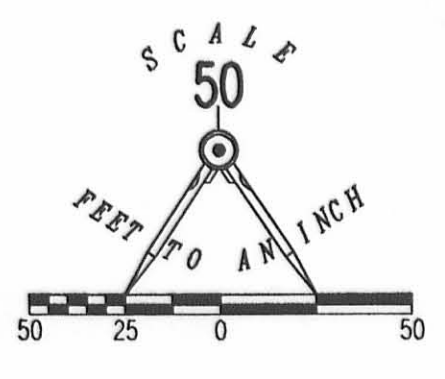
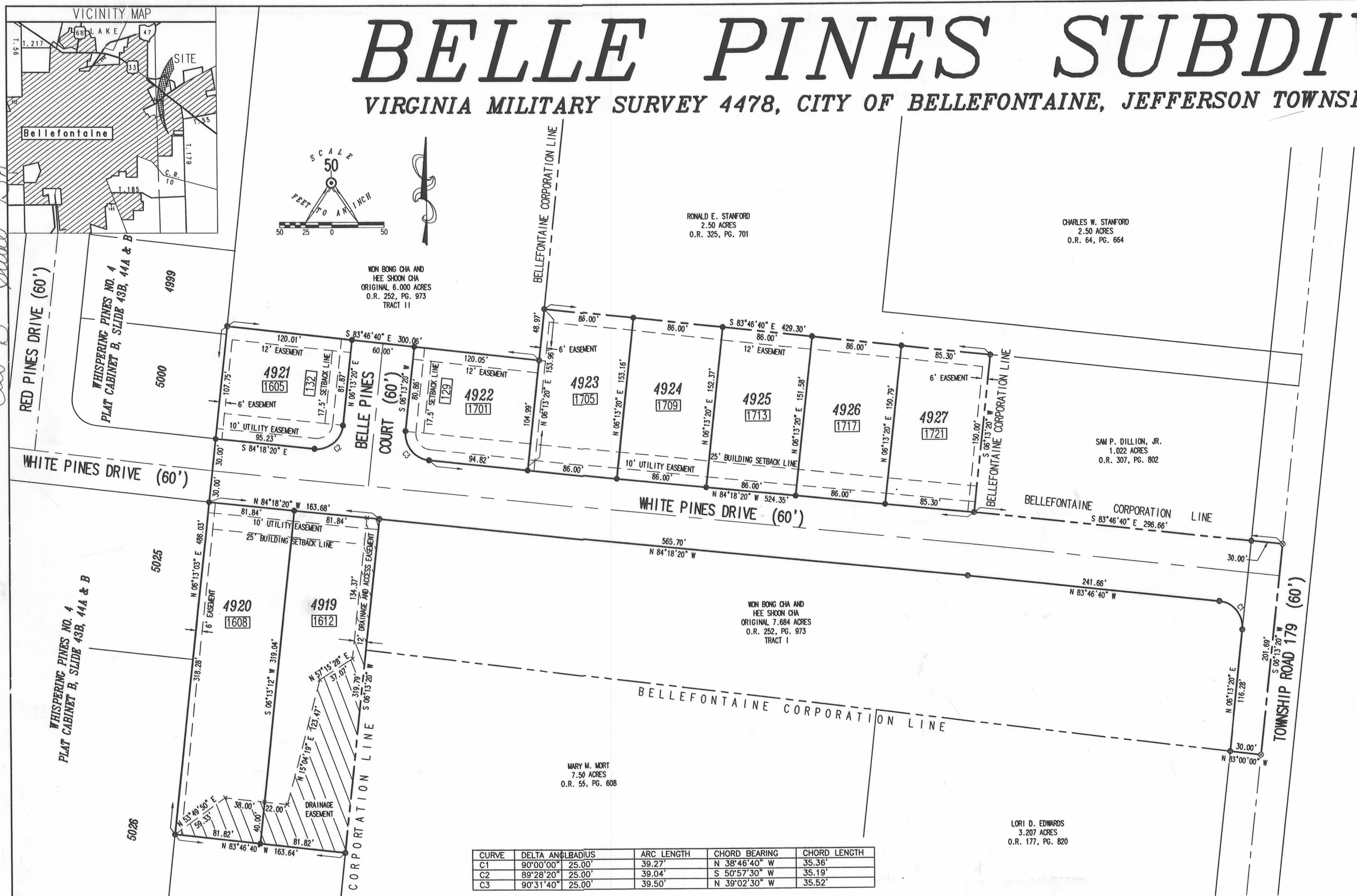


Tab B slide 93A

BELLE PINES SUBDIVISION

VIRGINIA MILITARY SURVEY 4478, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

Tab B slide 93A



WON BONG CHA AND
HEE SHOON CHA
ORIGINAL 6.000 ACRES
O.R. 252, PG. 973
TRACT 11

RONALD E. STANFORD
2.50 ACRES
O.R. 325, PG. 701

CHARLES W. STANFORD
2.50 ACRES
O.R. 64, PG. 664

WON BONG CHA AND
HEE SHOON CHA
ORIGINAL 7.684 ACRES
O.R. 252, PG. 973
TRACT 1

MARY M. MORT
7.50 ACRES
O.R. 55, PG. 608

LORI D. EDWARDS
3.207 ACRES
O.R. 177, PG. 820

WON BONG CHA AND
HEE SHOON CHA
ORIGINAL 7.684 ACRES
O.R. 252, PG. 973
TRACT 1

NOTE:
THE PLAT CONSISTS OF TWO PAGES AND EACH PAGE
MUST BE PRESENT FOR A COMPLETE REPRESENTATION.

NOTES:
THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE
ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION
OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN
THE BELLE PINES SUBDIVISION AREA. IT SHALL BE
LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES
OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER
UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE
OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-
OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED
WITHIN ANY UTILITY EASEMENT.

IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE
TWO FEET DIAMETER EASEMENT IS RESERVED AT ALL PROPERTY
CORNERS AND POINTS OF CURVATURE FOR MONUMENTATION. NO
SURFACE OR BURIED UTILITIES OF ANY KIND MAY BE PLACED WITHIN
THESE EASEMENT AREAS.

EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES
SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN
R-1 ZONE.

CURVE	DELTA ANGL	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N 38°46'40" W	35.36'
C2	89°28'20"	25.00'	39.04'	S 50°57'30" W	35.19'
C3	90°31'40"	25.00'	39.50'	N 39°02'30" W	35.52'

LOT	SQUARE FEET	ACREAGE
4919	26,136	0.600
4920	26,075	0.599
4921	12,733	0.292
4922	12,533	0.288
4923	13,206	0.303
4924	13,138	0.302
4925	13,070	0.300
4926	13,002	0.298
4927	12,829	0.295
R/W	72,591	1.666
TOTAL	215,313	4.943

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WON BONG CHA AND HEE SHOON CHA, OWNERS OF THE
LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREON AND
DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER.
THEY WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION
OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES
SIGNATURE Cindy Cushman
PRINTED NAME Cindy Cushman
SIGNATURE Katharine S. Robinson
PRINTED NAME KATHARINE S. ROBINSON

Won Bong Cha
WON BONG CHA, DEVELOPER
Hee Shoon Cha
HEE SHOON CHA, DEVELOPER

STATE OF OHIO
COUNTY OF LOGAN
BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME WON BONG CHA
AND HEE SHOON CHA WHO ACKNOWLEDGES 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
14th DAY OF October 2004.
Cindy Cushman
NOTARY PUBLIC



APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE
BY ORDINANCE NO. 04-56 RECORDED IN CITY COUNCIL'S RECORD BOOK 04
ON THIS 10th DAY OF August 2004.

Robert E. Saly Mayor
William R. Patterson President, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 14th DAY OF October 2004 John N. ... BELLEFONTAINE CITY ENGINEER
APPROVED THIS 15th DAY OF August 2004 Ed Wallace CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION
APPROVED THIS 14th DAY OF October 2004 Vicki ... CLERK, BELLEFONTAINE CITY COUNCIL

PRE-APPROVAL Jan C. ... 10-13-04
PLAT CHECKED Jan C. ... 10-15-04

TRANSFERRED THIS 15th DAY OF October 2004 Michael E. ... AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 93A-93B RECEIVED FOR RECORD AT 8:29:50 O'CLOCK A.M.
THIS 18 DAY OF Oct. 2004
Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA
MILITARY SURVEY 4478, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN
COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 4.943 ACRES OF WHICH 1.666 ACRES ARE IN THE
STREET RIGHT-OF-WAY, LEAVING A NET AREA OF 3.277 ACRES IN BUILDING LOTS.
ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS
ON CURVES ARE ARC DISTANCES.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION
OF BELLE PINES SUBDIVISION AS SURVEYED IN OCTOBER 7, 2003, AND THAT
ALL MONUMENTS AS SHOWN HEREON HAVE BEEN FOUND, SET OR WILL BE SET UPON
COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETOR.



Jeffrey L. Lee
JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
MAY 21, 2004
REVISED OCTOBER 13, 2004

DEVELOPER
WON BONG CHA AND HEE SHOON CHA
309 E. COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

COPYRIGHT 2004 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madison Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

LEGEND:
● RAILROAD SPIKE FOUND
○ 5/8 INCH IRON ROD FOUND
● 5/8 INCH IRON ROD SET OR TO BE SET WITH I.D. CAP STAMPED "LEE PS6359" UPON COMPLETION OF SURVEY
● CONCRETE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
□ INDICATES STREET ADDRESS

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

ROSS INVESTMENTS PARTNERSHIP
60.254 ACRES
O.R. 214, PG. 278

BELLE PINES SUBDIVISION

VIRGINIA MILITARY SURVEY 4478, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS

DESCRIPTION:

VICINITY AND OVERLAY MAP AS PER 711.02B OHIO REVISED CODE

ARTICLE I

A. LAND USE: All of the said lots in Belle Pines Subdivision shall be used for single family residential purpose only. All garages shall be attached to the residence building and no unattached permanent structures of any type or any other out buildings shall be constructed or erected on any lot.

B. HEIGHT RESTRICTIONS: No building shall be erected, altered, placed or permitted to remain on any lot that would exceed two and one half stories in height and in no event shall any building be erected to a height exceeding 35 feet from the finish grade of the building, together with necessary accessory buildings including a garage.

C. LOT SPLIT: No lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise, so as to create a new lot.

D. TRADE OR COMMERCIAL ACTIVITY BARRED: No trade or commercial activity shall be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners of any said lot in Belle Pines Subdivision.

E. PLAN APPROVAL: The following provisions shall apply to all of the lots. For the purpose of maintaining specific architectural guidelines and standards for the development of all said lots within Belle Pines Subdivision, each owner of a lot shall be required to submit two sets of complete building and site plans with specifications for the building intended to be erected thereon to the grantor, setting forth the general arrangements of the interior and exterior of the structure, including the color and texture of the building materials, the type and character of all windows, doors, exterior light fixtures and appurtenances such as chimneys, driveways and walkways and detailing the location of the structure on the lot including setbacks, driveway locations, garage openings, orientation of the structure to the topography and conformance with the grading and drainage plan.

Each owner covenants that no excavation shall be made, no building shall be erected and no materials shall be stored upon the premises by said owner or his agents, heirs, successors, or assigns until the grantor shall have approved said plans and specifications in writing. If the grantor fails within thirty days after receipt of said plans to either approve or disapprove said plans and specifications, they shall be deemed to have been approved and the requirements herein fulfilled. If the grantor disapproves said plans and specifications, the owner may revise and resubmit said plans and specifications until approval is received. If satisfactory plans and specifications are not received or approved by grantor within one year following conveyance of title to said owner (or such extension of time as grantor may, at its sole option extend) grantor reserves and grantee and each owner hereby acknowledge the right of grantor, at its option, to repurchase the lot at the original purchase price thereof as evidenced by the closing statement executed at the time of purchase.

Each lot owner further acknowledges that in considering plans and specifications submitted, grantor will take into consideration plans and specifications already approved, or in the process of being reviewed, for approval of proposed improvements on adjacent lots and the effect upon the neighboring properties and the overall development of Belle Pines Subdivision and acknowledges that the grantor may require submission of samples of material to be used in the construction of said single family residence as a condition of the approval of said plans and specifications. Each lot owner further acknowledges that the grantor shall not be responsible or liable to said owner and to any other owner of lots in the subdivisions by reason of the exercise of its judgment in approving or disapproving plans submitted. The grantor shall not be liable for any expenses incurred by any lot owner in the preparation, submission and, if necessary, resubmission of proposed plans and specifications. Each lot owner further agrees that no tree removal, excavation, construction or other site work which would in any way alter the lot from its present state shall be commenced until the plans and specifications shall first have been approved in writing by grantor in accordance herewith.

Within the easement areas designated on the recorded plat of Belle Pines Subdivision, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and the direction of the flow of the drainage channels or water over said easement areas. The easement areas of each lot and all surface improvements thereon shall be maintained continuously by the owner of said lot, except for those improvements for which a public authority or public utility is responsible.

F. BUILDING LOCATION, FENCES: No building shall be located on any lot nearer to the front line or nearer to a side street than the minimum building setback lines shown on the recorded plat. No portion of any lot nearer to any street than the building setback lines shall be used for any purpose other than that of a lawn nor shall any fence or wall of any kind, for any purpose, be erected, placed or suffered to remain on any lot nearer to any street now existing, or any hereafter created, than the front building lines of the building thereon, excepting ornamental railing, or fences not exceeding three feet in height located on or adjacent to entrance platforms or steps. This provision shall not be applicable to limit the size or location of the subdivision entry signs, identification or walls. Nothing herein contained, however, shall be construed as preventing the use of such portion of the lots for walks, drives, the planting of trees or shrubbery, entrance ways, fountains or similar ornamentations for the purpose of beautifying said premises. No vegetable, or grains of the ordinary garden or field variety shall be grown on such portions of said lots, and no weed, underbrush or other unsightly growths shall be permitted to grow or remain anywhere on said lots and no unsightly object shall be allowed to be placed or suffered to remain anywhere thereon. Nothing herein contained shall be construed so as to permit a violation of any applicable law, ordinance or governmental regulations.

No chain link fencing shall be permitted in the subdivision.

G. TEMPORARY RESIDENCE: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

H. TEMPORARY STRUCTURE: No temporary building, trailer, garage, storage building or structure shall be placed upon any lot for storage without the express written consent of grantor.

I. ANIMALS: No animals, birds, insects, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets which are kept for domestic purposes only, and are not kept, bred or maintained for any commercial purpose. No more than two dogs or two cats may be kept on any lot except such dogs or cats in excess of such numbers are less than three months of age. All animals must be restrained on the owners lot and owners shall take all steps necessary to insure the same.

J. LOT MAINTENANCE AND WASTE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and removed from view and abutting properties. All lots which have been developed but not built upon shall be maintained to include two mowings each year, not later than June 15 and September 15.

K. CLOTHES LINE: No clothing or any other household fabrics shall be hung in the open on any lot, and no outside clothes drying or airing facilities shall be permitted.

L. VEHICLES NOT IN USE: No automobile or motor-driven vehicle shall be left upon any lot for a period longer than 30 days, within a 90 day period, in a condition wherein it is not able to be operated upon the 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 removed therefrom.

M. HOBBIES: Hobbies or other activities which tend to detract from the aesthetic character of Belle Pines Subdivision and any improvements used in connection with such hobbies or activities shall not be permitted unless carried out or conducted within the building erected upon the lot and not viewable from either the street or adjoining properties. This restriction refers specifically but not exclusively to such activities as automobile, bicycle, moped, motorboat and sailboat repair.

N. BOAT, TRAILER, AND VEHICLE PARKING AND STORAGE: No truck, trailer, boat, camper, recreational vehicle or commercial vehicle shall be parked or stored on any lot unless it is in a garage or other vehicle permanent enclosure out of view from the street and abutting properties; provided, however, that nothing herein shall prohibit the occasional non-recurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed 72 hours in any period of thirty days.

O. GARAGE: No dwelling may be constructed on any lot unless an enclosed garage for at least two automobiles is also constructed thereon.

P. SIGNS: No signs of any kind shall be displayed to the public view, on any lot, except one temporary sign of not more than twelve square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction sales period.

Q. ANTENNAS: Television and radio-antennas, including satellite dishes, whether roof-top or ground mounted, shall be prohibited on the exterior of any house or lot.

R. GRADING AND DRAINAGE: No construction, grading or other improvements shall be made to any lot if such improvement would interfere with or otherwise alter the general grading and drainage plan of the subdivision or any existing swales, floodways, or other drainage configurations.

S. LANDSCAPING: The following minimum landscaping standards shall apply:

1. Front yards must be sodded except around trees where mulching shall be permitted.
2. Along the front foundation area, a minimum of twelve shrubs with height no less than eighteen inches must be installed and maintained.
3. In front yards, there must exist at least one shade or ornamental tree with minimum collar of two inches.

T. MINIMUM SQUARE FOOTAGE: Any residence constructed on this tract shall contain the following prescribed minimum square feet of living area exclusive of basement areas, porches, breezeways, or garage areas:

1. Ranch Style Home 1,500 square feet
2. One and one half Story 1,700 square feet
3. Two Story 1,700 square feet

ARTICLE II

Grantor reserves the right to modify or amend these deed restrictions during the period of constructing improvements and selling all lots. However, any modifications or amendment shall not further restrict those requirements set forth herein.

ARTICLE III

A. These restrictions shall run with the land and shall be binding upon all parties until 2019, after which time said restrictions shall be automatically extended for successive periods of ten 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 restrictions in whole or in part.

B. Enforcement of these restrictions shall be by proceedings at law or equity against any person or persons violating or attempting to violate any restriction, either to restrain violation or to recover damage including attorney fees and court costs.

C. Invalidation of any one of these restrictions by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

LYING IN VIRGINIA MILITARY SURVEY 4478, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE WON BONG CHA AND HEE SHOON CHA 7.684 ACRE AND 6.000 ACRE TRACTS AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 252, PAGE 973, TRACTS I & II AND THE 0.207 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 729, PAGE 584, OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET ON THE EAST LINE OF LOT 5028 OF WHISPERING PINES NO. 4 (PLAT CABINET B, SLIDE 43B, 44A & B), SAID POINT BEING S 6°-13'-03"W, A DISTANCE OF 318.28 FROM A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 6025

THENCE, WITH THE EAST LINES OF LOT 6028 AND 5025, WHITE PINES DRIVE, LOT 5000 AND 4999 OF WHISPERING PINES NO. 4, N 6°-13'-03"E, A DISTANCE OF 488.03 FEET TO A CONCRETE MONUMENT SET, PASSING A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 5025 AT 318.28 FEET.

THENCE, S 83°-46'-40"E, A DISTANCE OF 300.06 FEET TO A CONCRETE MONUMENT SET.

THENCE, N 6°-13'-20"E, A DISTANCE OF 48.87 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE SOUTH LINE OF THE RONALD E. STANFORD 2.50 ACRE TRACT (O.R. 325, PG. 701), S 83°-46'-40"E, A DISTANCE OF 429.30 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE LINES OF THE SAM P. DILLION, JR. 1.022 ACRE TRACT (O.R. 307, PG. 802), THE FOLLOWING TWO COURSES:

S 6°-13'-20"W, A DISTANCE OF 160.00 FEET TO A CONCRETE MONUMENT SET.

S 83°-46'-40"E, A DISTANCE OF 286.66 FEET TO A RAILROAD SPIKE FOUND, PASSING A CONCRETE MONUMENT SET AT 286.66 FEET.

THENCE, WITH THE CENTER-LINE OF TOWNSHIP ROAD 179, N 6°-13'-20"W, A DISTANCE OF 201.69 FEET TO A RAILROAD SPIKE FOUND.

THENCE, WITH THE NORTH LINE OF THE LORI D. EDWARDS 3.207 ACRE TRACT (O.R. 177, PG. 820), N 83°-00'-00"W, A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE WEST RIGHT-OF-WAY OF TOWNSHIP ROAD 179, N 6°-13'-20"E, A DISTANCE OF 116.28 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°-00'-00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF N 38°-46'-40"W, A CHORD DISTANCE OF 35.36 FEET TO A CONCRETE MONUMENT SET.

THENCE, N 83°-46'-40"W, A DISTANCE OF 241.66 FEET TO A CONCRETE MONUMENT SET.

THENCE, N 84°-18'-20"W, A DISTANCE OF 565.70 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE WEST LINE EXTENDED AND THE WEST LINE OF THE MARY M. MORT 7.50 ACRE TRACT (O.R. 55, PG. 608), S 6°-13'-20"W, A DISTANCE OF 319.79 FEET TO A CONCRETE MONUMENT SET.

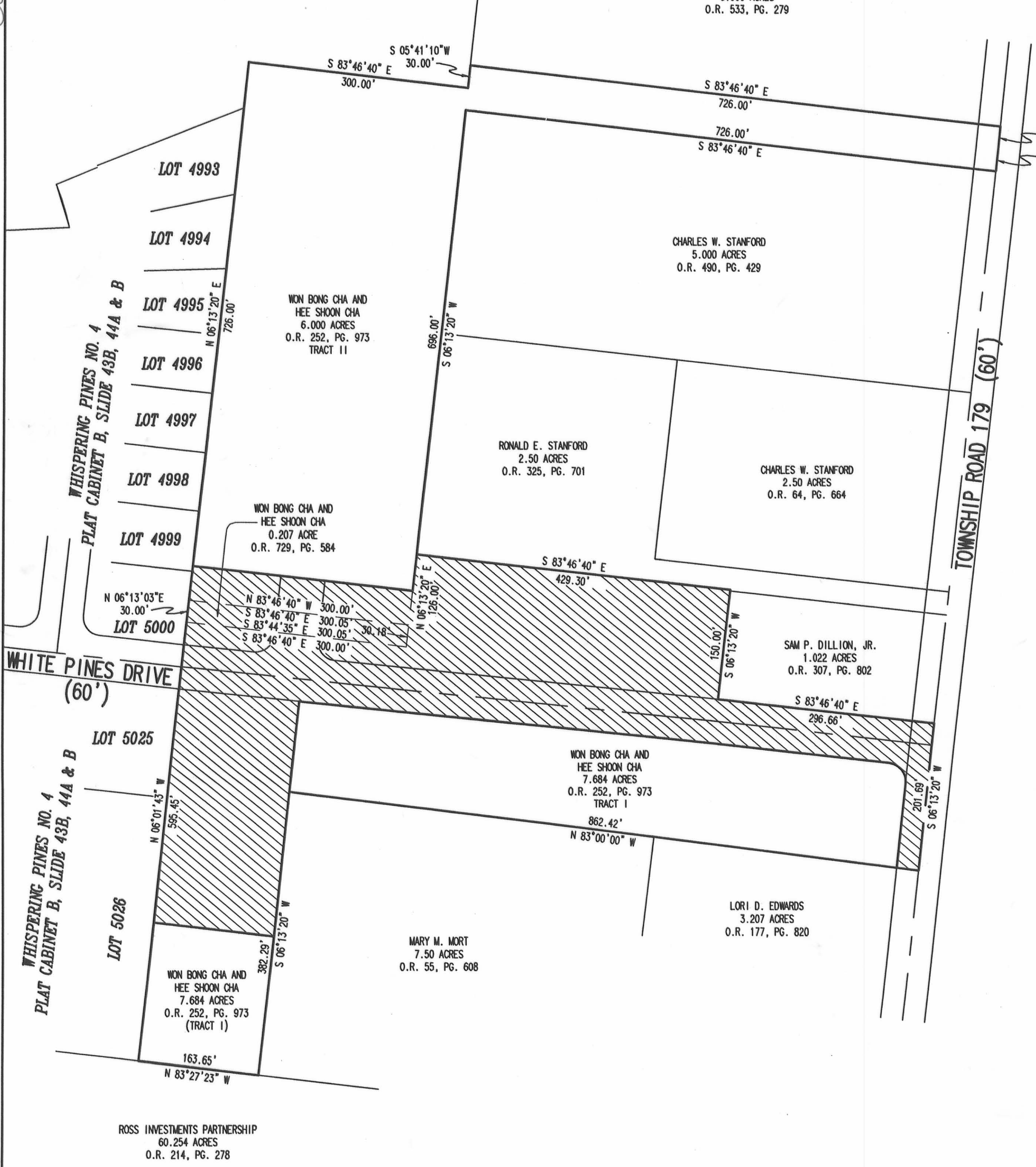
THENCE, N 83°-46'-40"W, A DISTANCE OF 163.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.943 ACRES, OF WHICH 0.139 ACRES IS WITHIN THE HIGHWAY RIGHT-OF-WAY.

THE BASIS FOR BEARINGS IS THE CENTER-LINE OF TOWNSHIP ROAD 179, BEING S 6°-13'-20"E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON OCTOBER 7, 2003.

DESCRIPTION PREPARED BY JEFFREY I. LEE, PROFESSIONAL SURVEYOR 8369, APRIL 23, 2004.

WHISPERING PINES NO. 2
PLAT CABINET A, SLIDE 697A-699A



ROSS INVESTMENTS PARTNERSHIP
60.254 ACRES
O.R. 214, PG. 278

Cal B Slide 93B

200410228