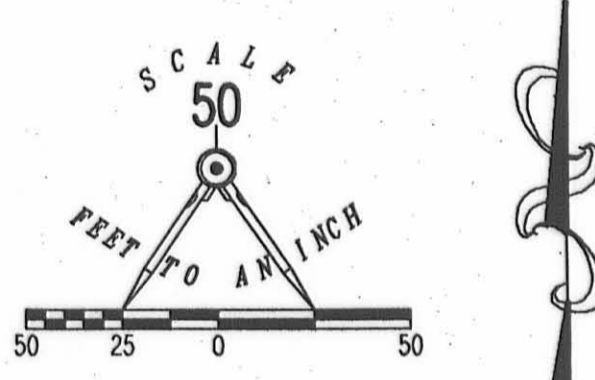
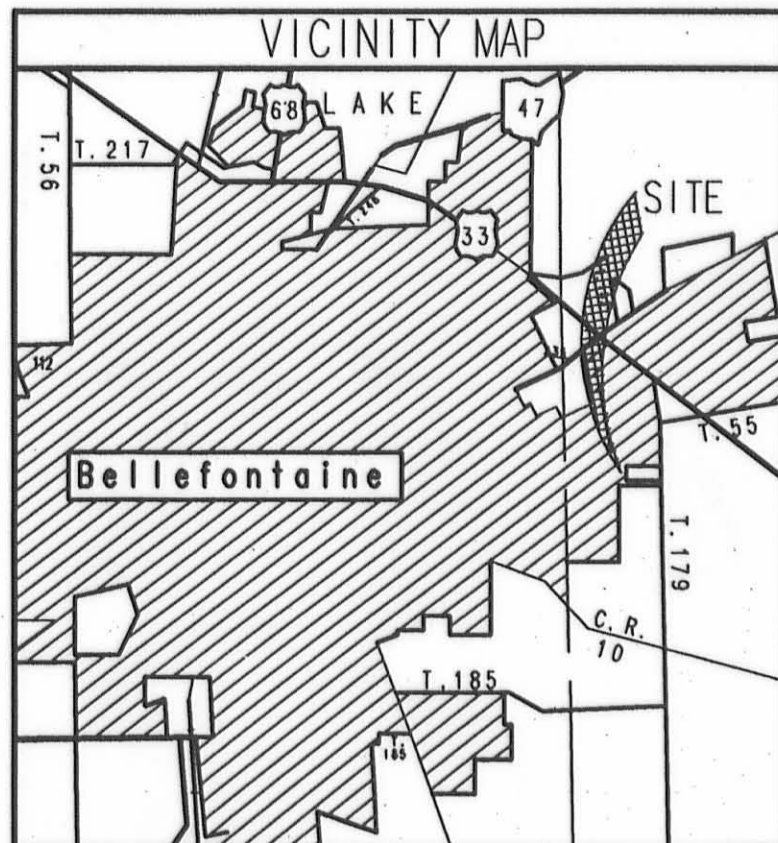


BELLE PINES SUBDIVISION

PHASE II

1
2

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



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 AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR 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.

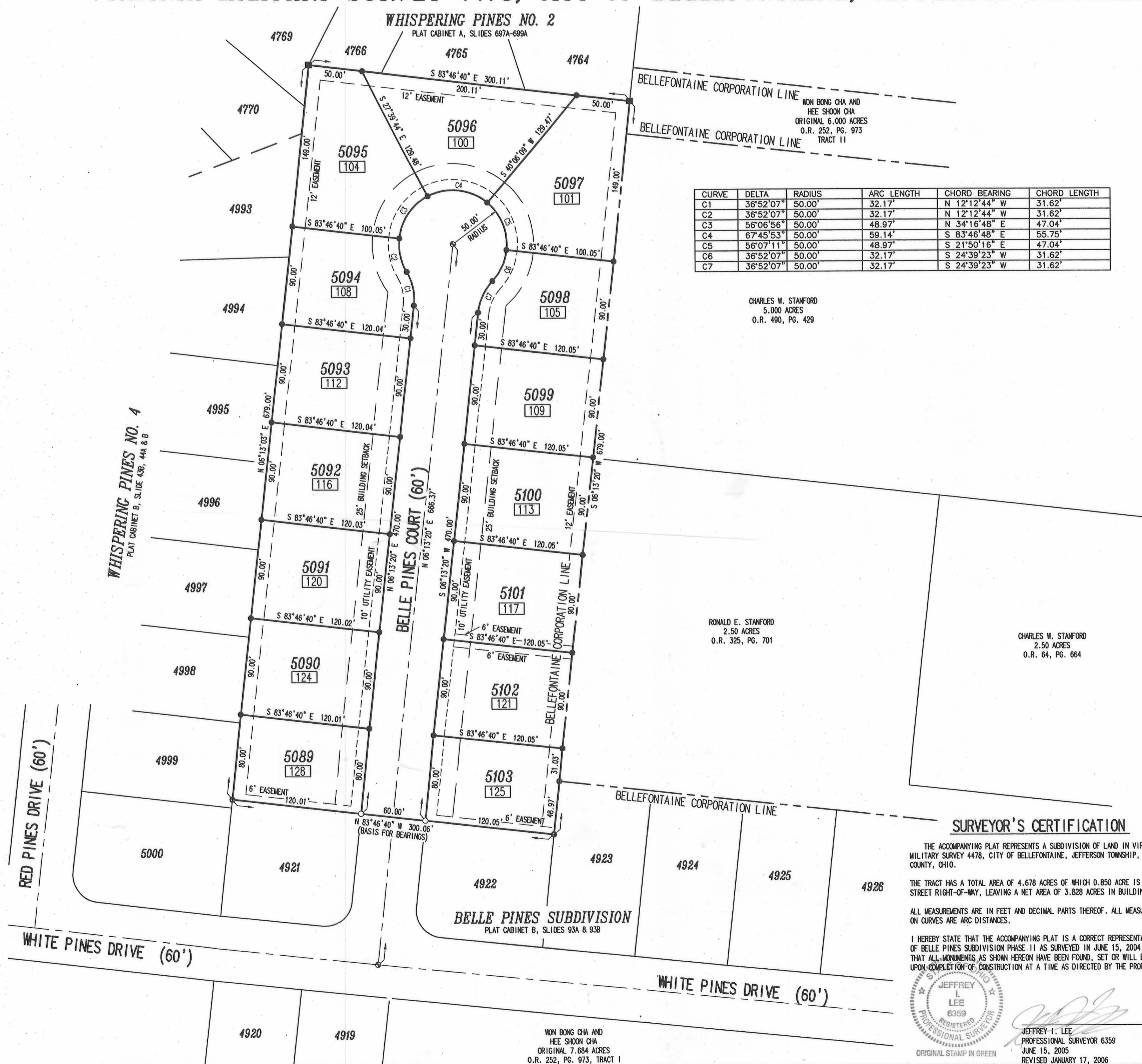
LOT	SQUARE FEET	ACREAGE
5089	9,601	0.220
5090	10,802	0.248
5091	10,802	0.248
5092	10,803	0.248
5093	10,804	0.248
5094	10,204	0.234
5095	13,680	0.314
5096	13,430	0.308
5097	13,679	0.314
5098	10,204	0.234
5099	10,804	0.248
5100	10,804	0.248
5101	10,804	0.248
5102	10,804	0.248
5103	9,604	0.220
R/W	36,929	0.850
TOTAL	203,758	4.678

LEGEND:

- 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
- CONCRETE MONUMENT FOUND
- RAILROAD SPIKE SET OR TO BE SET UPON COMPLETION OF CONSTRUCTION

INDICATES STREET ADDRESS

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°52'07"	50.00'	32.17'	N 12°12'44" W	31.62'
C2	36°52'07"	50.00'	32.17'	N 12°12'44" W	31.62'
C3	56°06'56"	50.00'	48.97'	N 34°16'48" E	47.04'
C4	67°45'53"	50.00'	59.14'	S 83°46'48" E	55.75'
C5	56°07'11"	50.00'	48.97'	S 21°50'16" E	47.04'
C6	36°52'07"	50.00'	32.17'	S 24°39'23" W	31.62'
C7	36°52'07"	50.00'	32.17'	S 24°39'23" W	31.62'

CHARLES W. STANFORD
5.000 ACRES
O.R. 490, PG. 429

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BUCKEYE LINKS, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER. IT WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES
SIGNATURE Katharine S. Robinson
PRINTED NAME KATHARINE S. ROBINSON
SIGNATURE Alan Westcott
PRINTED NAME Alan Westcott

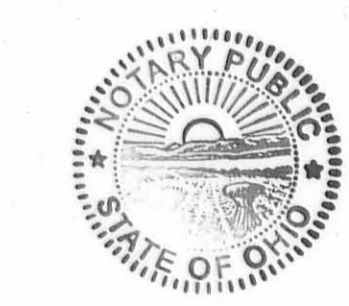
BUCKEYE LINKS, LTD., AN OHIO LIMITED LIABILITY COMPANY
BY Lloyd S. Linhorn, Sr.
LLOYD S. LINHORN, SR., DIRECTOR OF REAL ESTATE OF COMMONWEALTH CAPITAL CORPORATION, SOLE MEMBER OF BUCKEYE LINKS, LTD., DEVELOPER

STATE OF OHIO
COUNTY OF LOGAN

THE FOREGOING INSTRUMENT WAS SIGNED AND ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2006, BY LLOYD S. LINHORN, SR., DIRECTOR OF REAL ESTATE OF COMMONWEALTH CAPITAL CORPORATION, SOLE MEMBER OF BUCKEYE LINKS, LTD., AN OHIO LIMITED LIABILITY COMPANY, DEVELOPER, ON BEHALF OF THE COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

23rd DAY OF March 2006.



Cindy Cushman
NOTARY PUBLIC

APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE

BY ORDINANCE NO. 67 RECORDED IN CITY COUNCIL'S RECORD BOOK 05

ON THIS 23rd DAY OF August 2005

Robert E. Switz William R. Patten
MAYOR PRESIDENT, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 6th DAY OF March 2006 [Signature]
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 7 DAY OF March 2006 [Signature]
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

APPROVED THIS 14 DAY OF March 2006 [Signature]
CLERK, BELLEFONTAINE CITY COUNCIL

PREAPPROVAL Jan C. Ho 3-2-06

PLAT CHECKED Jan C. Ho 3-23-06

TRANSFERRED THIS 23rd DAY OF March 2006 [Signature]
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 102 A+B RECEIVED FOR RECORD AT 1:38 O'CLOCK P.M.

THIS 24th DAY OF March 2006 [Signature]
RECORDER, LOGAN COUNTY, OHIO

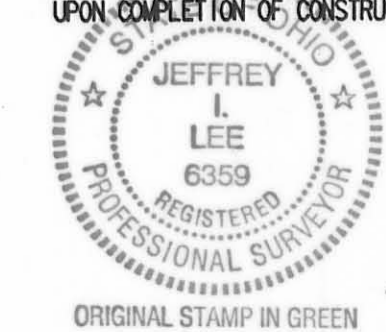
SURVEYOR'S CERTIFICATION

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 4.678 ACRES OF WHICH 0.850 ACRE IS IN THE STREET RIGHT-OF-WAY, LEAVING A NET AREA OF 3.828 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 PHASE II AS SURVEYED IN JUNE 15, 2004, 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.

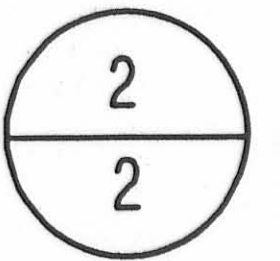


Jeffrey L. Lee
PROFESSIONAL SURVEYOR 6359
JUNE 15, 2005
REVISED JANUARY 17, 2006

DEVELOPER
BUCKEYE LINKS, LTD.
565 METRO PLACE SOUTH
SUITE 470
DUBLIN, OHIO 43017

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LEE SURVEYING & MAPPING CO., INC.
117 North Modriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
KSR D0106 3383016A.DWG L-3383-1

BELLE PINES SUBDIVISION PHASE II



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

COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS

DESCRIPTION:

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

BEING ALL OF THE BUCKEYE LINKS, LTD. 4.678 ACRE TRACT AS DEEDED AND DEESD IN OFFICIAL RECORD 801, PAGE 614, PARCEL ONE OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 4921 OF BELLE PINES SUBDIVISION (PLAT CABINET B, SLIDES 93A AND 93B), ON THE EAST LINE OF LOT 4998 OF WHISPERING PINES NO. 4 (PLAT CABINET B, SLIDE 438, 44A & B);

THENCE, WITH THE EAST LINES OF LOTS 4999, 4998, 4997, 4996, 4995, 4994 AND 4993 OF WHISPERING PINES NO. 4 AND LOTS 4770 AND 4769 OF WHISPERING PINES NO. 2 (PLAT CABINET A, SLIDES 637A-639A), N 8°-13'-03" E, A DISTANCE OF 679.00 FEET TO A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF LOT 4766 OF WHISPERING PINES NO. 2.

THENCE, WITH THE SOUTH LINES OF LOTS 4766, 4765 AND 4764 OF WHISPERING PINES NO. 2, S 83°-46'-40" E, A DISTANCE OF 300.11 FEET TO A CONCRETE MONUMENT SET.

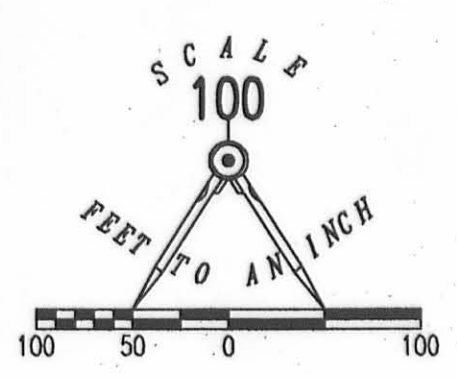
THENCE, WITH THE WEST LINE EXTENDED AND THE WEST LINES OF THE CHARLES W. STANFORD 5.000 ACRE TRACT (O.R. 490, PG. 429), THE RONALD E. STANFORD 2.50 ACRE TRACT (O.R. 325, PG. 701) AND LOT 4923 OF BELLE PINES SUBDIVISION, S 8°-13'-20" W, A DISTANCE OF 679.00 FEET TO A CONCRETE MONUMENT FOUND, PASSING A CONCRETE MONUMENT FOUND AT 830.03 FEET.

THENCE, WITH THE NORTH LINES OF LOT 4922, BELLE PINES COURT (60 FEET WIDE) AND LOT 4921 OF BELLE PINES SUBDIVISION, N 83°-46'-40" W, A DISTANCE OF 300.06 FEET TO THE POINT OF BEGINNING.

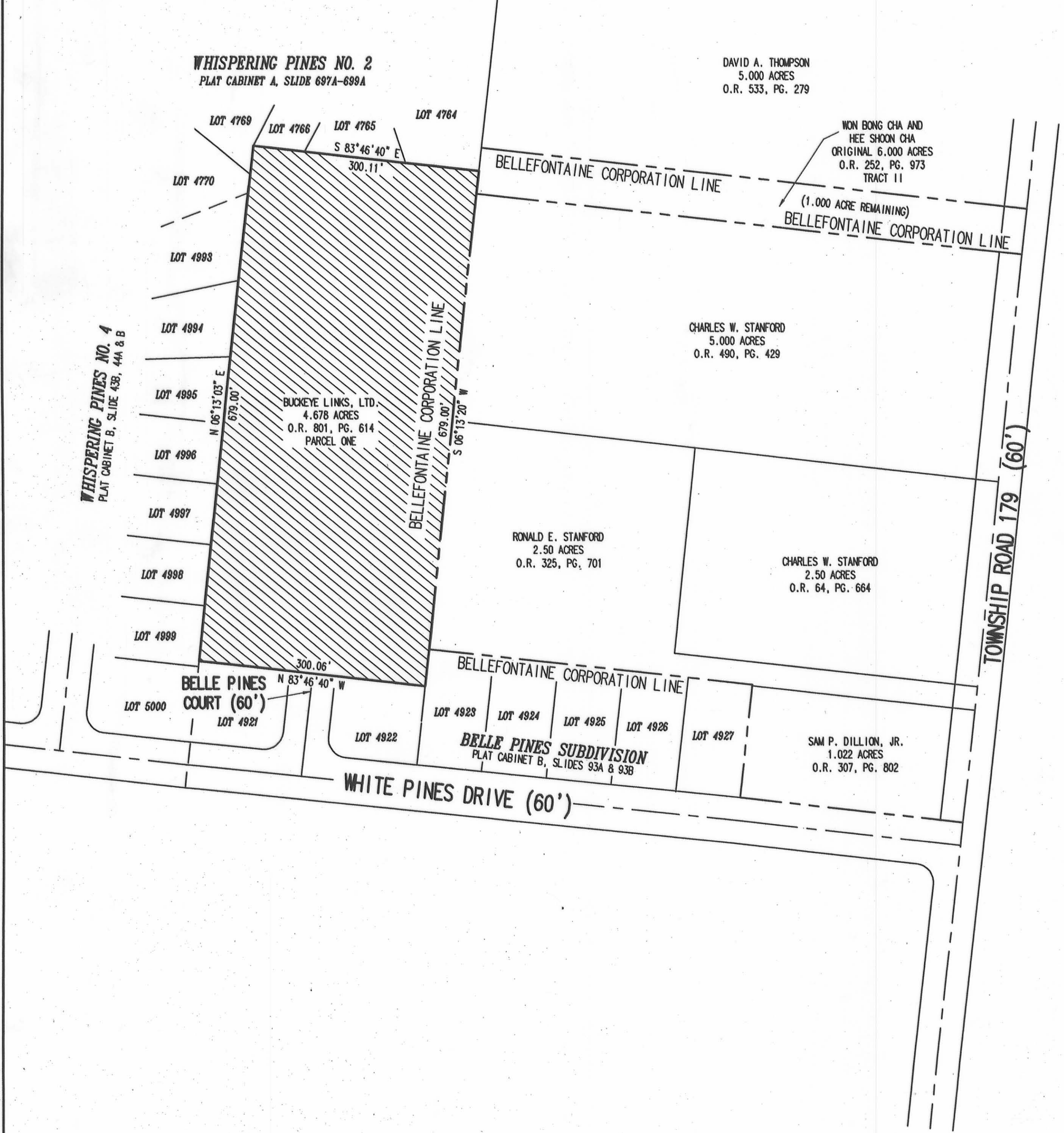
CONTAINING 4.678 ACRES.

THE BASIS FOR BEARINGS IS THE NORTH LINE OF BELLE PINES SUBDIVISION, BEING N 83°-46'-40" W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON JUNE 15, 2005.

DESCRIPTION PREPARED BY JEFFREY L. LEE, PROFESSIONAL SURVEYOR 6369, JUNE 15, 2005, REVISED JANUARY 17, 2006.



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 Phase II 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 buildable 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 Phase II.

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 Phase II, 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 appurtenant elements such as decorative walls, 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 and 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 Phase II 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 Phase II, 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 company 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, the growing of flowers or other ornamental plants, or for small statuary entrance ways, fountains or similar ornamentals 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 from the street 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 Phase II 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; 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.

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 attached 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. EXPOSED BLOCK: No buildings or structures withinin Belle Pines Subdivision Phase II may have more than two (2) courses of exposed block.

T. 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 caliper of two inches.

U. TREE REMOVAL: In order that the natural beauty of Belle Pines Subdivision Phase II may be preserved, no living tree having a caliper measurement or diameter of four (4) inches or more shall be destroyed or removed from any lot unless approved by Grantor in connection with its approval of the plans and specifications for the construction of improvements on the lots or otherwise with the prior express written consent of the Grantor or the person or entity designated by Grantor to grant such approval.

V. 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 1,850 square feet
2. One and one half Story 2,100 square feet
3. Two Story 2,400 square feet

W. POOLS: Above ground pools, except standard size hot tubs, shall not be constructed or placed on any lot.

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 2020, 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 any 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.

NOTE:

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

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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(637) 593-7335

KSR 00106 33830168.DWG L-3383-1