OWNER/DEVELOPER:

SURVEYOR:

LEVAN'S INVESTMENTS LLC. 4198 US 68 SOUTH WEST LIBERTY, OH 43357 GUIDER WINKLE PARTNERS Inc. 19541 DELAWARE COUNTY LINE RD MARYSVILLE, OH 43040

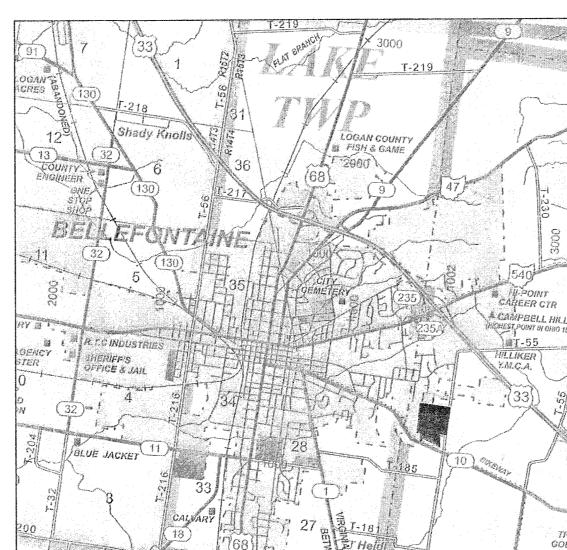
(937) 599-2535

(740) 666-8902

MARIS PARK PHASE 2

CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO VMS 4478

> NOVEMBER 2023 5.833 ACRES



(NO SCALE)

SITE INFORMATION:

LOCATION: TOWNSHIP ROAD #179 AND RAYMOND AVENUE SITE AREA: PHASE 2 - 5.833 ACRES

LOTS - 3.891 ACRES RESERVES - 0.547 ACRES STREETS - 1.395 ACRES

ZONING: R-1 RESIDENTIAL

The accompanying plat represents a subdivision of land in V.M.S. 4478, Jefferson Township, City of Bellefontaine, Logan County, Ohio. The tract has an area of 1.395 acres in streets, 3.891 acres in lots, and 0.547 acres in reserves making a total of 5.833 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments will be placed after construction activity or have been found as indicated.

"I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and

EXHIBIT A Maris Park Phase 2 Deed Restrictions (Revised from Phase 1)

- * All of the lots in Maris Park shall be used for single-family residential purposes only. All garages shall be attached to the residence building. Outbuildings and or sheds shall be approved by the
- * No buildings shall be erected altered placed or permitted to remain on any lot that could 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
- * Trade or commercial activity shall not 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
- * No chain link fencing shall be permitted in the subdivision
- * 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
- * No clothesline shall be installed in the front yard of any developed lot
- * 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 motor vehicle shall be considered a nuisance and shall be removed at the owner's expense
- * No dwelling may be constructed on any lot unless an enclosed attached garage for at least two automobiles is also constructed thereon
- * Television and radio antennas shall not be permitted on any lot and or dwelling
- * The lot may not be further subdivided
- * One second structure or outbuilding other than the primary residence structure may be built on the premises. The second structure shall contain not less than 100 square feet and not more than 1000 square feet. The exterior color and materials of the second structure must be compatible with the exterior colors and materials of the primary residence structure.
- * The roof pitch of the primary residence structure shall be a minimum of 6-12 on all homes. The roof pitch on all second structures or outbuildings shall be a minimum of 4-12
- * Any residence structure constructed on the premises shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeways, and garage areas.

1400 sf first floor Ranch-style home 1500 sf Multi-level or split-level

One and one-half story home 1500 sf

- 1500 sf * The exterior surface of any structure or any addition thereto shall be of wood, shingle, brick, stone, stucco or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any structure except reclaimed brick or other new or modern materials that may be utilized when architecturally compatible with the design of the structure. Modular homes are permitted provided they
- comply with the requirements of these conditions and restrictions, sit on a basement and or crawlspace and are assembled with onsite construction, and have no metal framing. * The front of each house and/or garage shall have a minimum of 30% exterior finish consisting of upgraded materials such as brick, stone, and/or pre-cast/cultured stone. Vinyl board and batten and
- shake siding is considered upgraded material. Homes with a covered front porch across the entire front of the home shall be excluded from the brick, stone, and/or pre-cast/cultured stone requirement.
- * All homes must have a covered front entryway with cast-in-place concrete floor or landing. No wooded decks or wooded porches are allowed on the front of the homes. * No billboard sign, or advertising devise of any kind other than a "For Sale" or "For Rent" sign shall be permitted.
- * All trash containers shall be maintained either inside the garage or housed to the rear of the residence and shall be returned to their place of keeping within twelve (12) hours of any scheduled trash pick-up.
- * Driveways must be concrete. Asphalt will not be allowed.
- * Within six months after completion of construction of the primary residence structure all concrete driveways, concrete sidewalks, and all landscaping and lawns must be installed and completed.
- * All homes shall be connected to public utilities which include city sanitary sewer, water, and stormwater system.
- * No propane tanks shall be installed on the property. All homes shall be connected to the natural gas provider for the community.
- * Lots shall be final grade so that stormwater does not flood your neighbor's property and or residence

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BELLEFONTAINE 130 0008
5 (35) FOINT CAREER CTR CAMPBELL HILL HOMEST POINT IN OHIO ISE
GENEY SHERIFF'S OFFICE & JAH. 1
BLUE JACKET (11) (5) (6) (7) (8) (9) (10)

COUNTY OF LOGAN Before me a Notary Public in and for said County personally came:

STATE OF OHIO

DEDICATION

Jeremy R. LeVan, authorized member of LeVan Investments, LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness

Know by all men by these present that LEVAN INVESTMENTS, LLC, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate Township Road 179, Kendall Street, and Raymond Avenue to the public use forever.

Owners of Land: LeVan Investments, LLC

The within streets are hereby approved and accepted for public maintenance by

Ordinance No. 24-07 recorded in City Council's

record book 2014 on this 978 day of January, 2024

APPROVED this 9th day of January, 2024

Bellefontaine City Engine

APPROVED this 2th day of January, 2024

PREAPPROVAL SAMMA. Codum 1-10-2024

PLAT CHECKED SIMUM Calman 1-10-2024

TRANSFERED this 10 day of 120, 2024 Auditor, Logan County, Ohio

Filed for record this 1013 day of Sanuary., 2023 at 3:09 o'clock P. M

Recorded this 10th day of ganuary, 2024 at 3.09 o'clock PM in Plat CABINET B, SLIDE 160 A&B

202400000174 Cabinet: B Slide: 160 A Filed in Logan County, OH Fees: \$172.80

JOB # 23100

11-15-202

SHEE

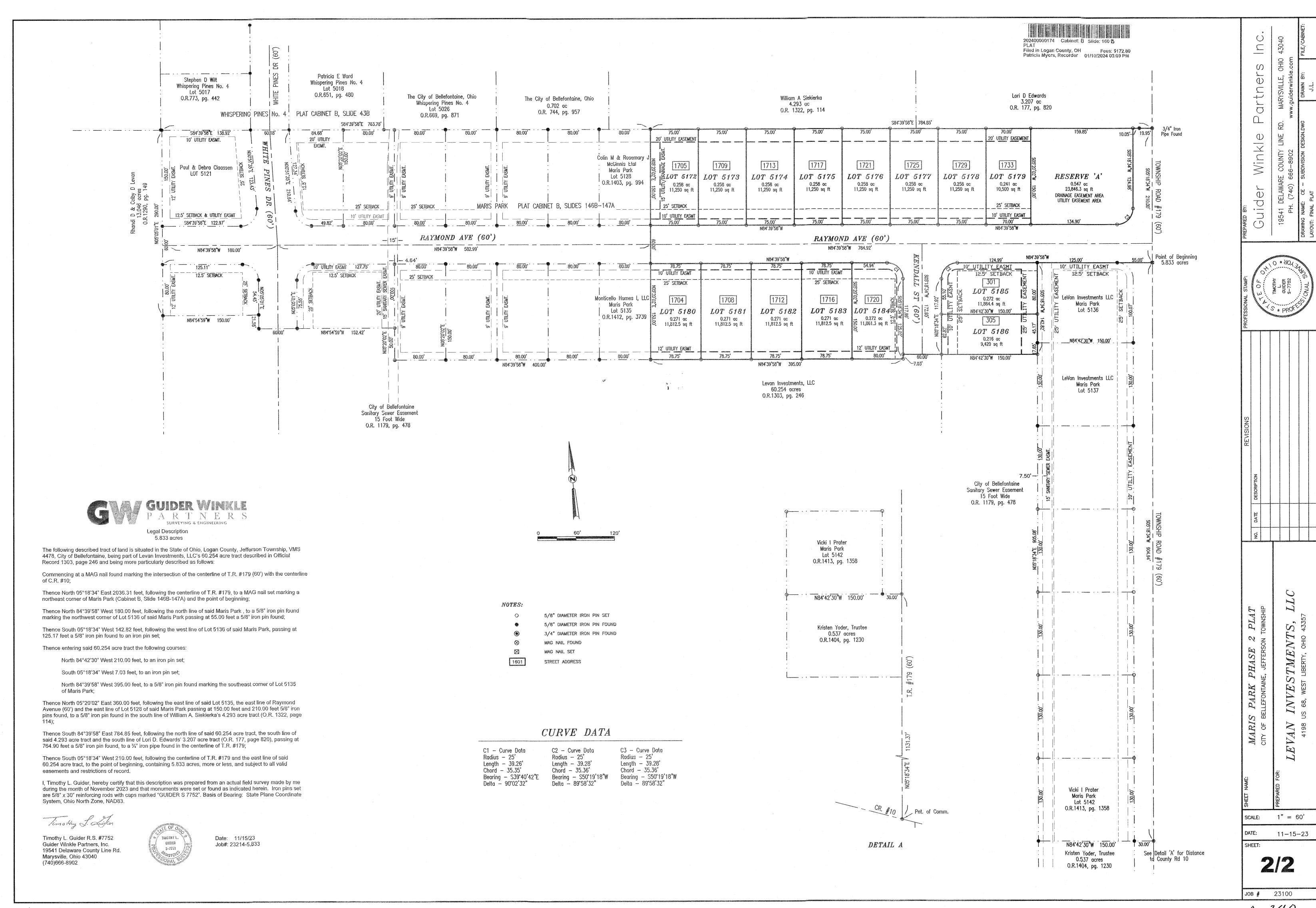
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