

SURVEYORS CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V. M. S. No. 12276, SEMINOLE ISLAND, STOKES TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS AN AREA OF 3.718 ACRES IN LOTS AND 1.060 ACRES IN WYANDOT DRIVE, MAKING A TOTAL OF 4.778 ACRES. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

0-5/8" IRON BARS ARE SET ON ALL LOT CORNERS.

THIS TRACT SURVEYED FEBRUARY 13, 1984.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SEMINOLE WOODS ALLOTMENT No. 1 AS SURVEYED BY ME.



Leslie H. Geeslin
LESLIE H. GEESLIN, P.S.
 REG. SUR. NO. 5248
 RUSHSVLVANIA, OHIO 43347

PROTECTIVE COVENANTS AND RESTRICTIONS

- Lots no. 1 through 15 within this subdivision shall be single family lots as established in Indian Isles Zoning District R-1, and shall be occupied in accordance with the appropriate zoning code.
- No noxious or offensive trades or activity shall be carried on upon any lot.
- These covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until 30 years after the date of recording of this plat, at which time said covenants and restrictions shall be automatically extended for successive 10 (10) year periods, unless changed by vote of the then owners of the lots.
- These covenants and restrictions shall be enforceable by injunction or by the grantors, his heirs, successors, or assigns.
- Invalidation of any of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.
- Essentials for installation and maintenance of utilities are as shown on the recorded plat. No structures of a permanent nature shall be permitted within said easements.
- No sign of any kind shall be exposed to the public view on any lot except one professional sign of not more than (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during construction and sales period.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs and cats or other household pets may be kept provided they are not kept, bred or incited for any commercial purpose.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- No unlicensed or damaged vehicles or junk shall be permitted to remain on the premises or stored thereon, for any purposes whatsoever.
- No storage tanks of any kind or nature shall be allowed to be installed on the premises which shall be observable from the street.
- All mail boxes must conform to architecture of premises it serves.
- No dwelling or any part thereof shall be occupied until the exterior of said dwelling is entirely completed according to the plans and specifications as submitted and approved by the Grantor.
- The premises between the dwelling structure and the street, or highway, shall be maintained by the grantee. Within one year of occupancy date, all landscaping, including but not limited to the planting of grass shall be completed.
- No building for any use shall be constructed that does not conform in architectural type to that of the adjoining neighborhood. No geodesic domes, underground homes or any other non conforming architectural type structures shall occupy the premises.
- All driveways shall be properly constructed after obtaining a permit from the county or township that maintains the road.
- All lots shall be graded so that surface water runs to the front drainage and not upon adjoining lots.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT The First National Bank and Trust Company of Troy, Ohio and Eugene P. Dragonette, Trustees PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE WYANDOT DRIVE TO THE PUBLIC USE FOREVER.

Wimberly A. Beckwith
Norman C. Millisar
 WITNESSES:
Eugene P. Dragonette
 PROPRIETORS.

STATE OF OHIO
 COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Eugene P. Dragonette and Norman C. Millisar, Trustees and Proprietors WHO ACKNOWLEDGED 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 7th DAY OF January, 1985.

BY: *Wimberly A. Beckwith*
 NOTARY PUBLIC
 December 9, 1980
 My Commission Expires

REVIEWED THIS 24th DAY OF January, 1985.
Robert K. Hurty
 CHAIRMAN, TOWNSHIP TRUSTEES

APPROVED THIS 24th DAY OF January, 1985.
Robert K. Hurty
 LOGAN COUNTY ENGINEER

APPROVED THIS 24th DAY OF January, 1985.
Robert K. Hurty
 LOGAN COUNTY SANITARY ENGINEER

APPROVED THIS 10th DAY OF January, 1985.
Richard J. Potts
 LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION

APPROVED THIS 26th DAY OF January, 1985.
Donald C. Carver
 LOGAN COUNTY COMMISSIONERS

TRANSFERRED THIS 29th DAY OF January, 1985.
Jean Jones
 LOGAN COUNTY AUDITOR

Subdivider:
 Eugene P. Dragonette
 9790 Buckeye Drive
 Seminole Island
 Huntsville, Ohio 43324

DESCRIPTION CHECKED
 LOGAN CO. ENGINEER
 BY R.L.R. 1-29-85

FILED FOR RECORD THIS 29th DAY OF JANUARY, 1985.
 AT 11:25 A.M.
 RECORDED THIS 29th DAY OF JANUARY, 1985.
 IN PLAT CABINET A, SLIDE 627
Carolyn Collins
 LOGAN COUNTY RECORDER

THE WITHIN STREET, KNOWN AS WYANDOT DRIVE, IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION NO. 30-15 AND RECORDED IN LOGAN COUNTY COMMISSIONERS JOURNAL ON THIS THE 4th DAY OF January, 1985.

Donald C. Carver
Richard J. Potts
 LOGAN COUNTY COMMISSIONERS

SEMINOLE WOODS ALLOTMENT No. 1
SEMINOLE ISLAND
 VIRGINIA MILITARY SURVEY No. 12276
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO
 1984
 SCALE: 1" = 50'

