

PLAT OF THE WOODS OF LAKEVIEW

PHASE I

A SINGLE FAMILY SUBDIVISION IN
PART OF THE SOUTHWEST QUARTER OF SECTION 27
TOWN 6 SOUTH, RANGE 8 EAST
THE VILLAGE OF LAKEVIEW
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

DESCRIPTION

THE WOODS OF LAKEVIEW, PHASE I
5.194 ACRES

Lying in Section 27, Town 6, Range 8, Village of Lakeview, Stokes Township, Logan County, Ohio.

Being out of the Donald W. Ropp and Carolyn L. Ropp original 45.901 acre tract as deeded and described in Official Record 215, Page 27, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of the center-lines of Oakridge Drive and Pine Street.

THENCE, with the center-line of Pine Street (60 feet wide), N 0°-03'-29" W, a distance of 245.64 feet to a MAG nail set.

THENCE, with a curve to the left having a central angle of 10°-27'-33", a radius of 100.00 feet, and arc length of 18.25 feet and having a chord bearing N 5°-17'-09" W, a distance of 18.23 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the Village of Lakeview 0.93 acre tract (Vol. 312, Pg. 98), the following two (2) courses:

N 89°-40'-09" W, a distance of 28.34 feet to a 5/8 inch iron rod found.

S 0°-03'-28" E, a distance of 83.80 feet to a 5/8 inch iron rod found.

THENCE, with the north lines of the Howard C. Blackburn 0.52 acre tract (Vol. 350, Pg. 531), and the Dale L. Beck 0.43 acre tract (Vol. 376, Pg. 74), N 89°-41'-18" W, a distance of 260.25 feet to a 5/8 inch iron rod set.

THENCE, N 0°-03'-28" W, a distance of 195.00 feet to a 5/8 inch iron rod set.

THENCE, S 89°-41'-18" E, a distance of 20.24 feet to a 5/8 inch iron rod set.

THENCE, N 0°-03'-28" W, a distance of 563.74 feet to a 5/8 inch iron rod set on the south line of the Thomas R. L. Fetter original 78.78 acre tract (O.R. 164, Pg. 866).

THENCE, with the lines of the said 78.78 acre tract the following two (2) courses:

S 89°-19'-56" E, a distance of 300.02 feet to a 5/8 inch iron rod set.

S 0°-03'-28" E, a distance of 673.10 feet to a 1-1/2 inch iron pipe found.

THENCE, with the north line of the aforementioned 0.93 acre tract, N 89°-40'-09" W, a distance of 31.66 feet to the point of beginning.

Containing 5.194 acres.

The basis for bearings is the north line of the aforementioned 0.52 acre tract and 0.43 acre tract, being N 89°-41'-18" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 28, 1997.

Jeffrey I. Lee, Professional Surveyor 6359, September 19, 1997

OVERLAY MAP

PER O.R.C. 711.02 (B)



COVENANTS AND RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE PROVIDED FOR THE MUTUAL BENEFIT OF ALL LOTS WITHIN THE SUBDIVISION, AND RUN WITH THE LAND UNTIL OCTOBER 1, 2017, AND SHALL AUTOMATICALLY CONTINUE TO RUN WITH THE LAND FOR SUCCESSIVE 10 YEAR PERIODS THEREAFTER UNTIL SUCH TIME AS THE THEN-OWNERS OF A MAJORITY OF THE LOTS SHALL TAKE SUCH FORMAL ACTION IN WRITING OF RECORD AMENDING IN WHOLE OR IN PART ONE OR MORE OF THE FOLLOWING PROVISIONS:

1. HOUSE SIZE AND LOCATION - RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1400 SQUARE FEET. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LAKEVIEW MANDATES OR AS SHOWN ON THE PLAT. NO UNATTACHED OUTBUILDINGS SHALL BE ERRECTED.

2. VEHICLES NOT IN USE - NO HOUSE TRAILER, MOTOR HOME, TRAILER, OR BOAT SHALL BE PARKED ON ANY LOT.

NO AUTOMOBILE OR MOTOR-DRIVEN VEHICLE SHALL BE LEFT UPON ANY LOT FOR A PERIOD LONGER THAN FIVE (5) DAYS WITHIN A THIRTY (30) DAY PERIOD, IN A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON A 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 SUBJECT TO REMOVAL.

3. SIGHT NUISANCE - LOTS SHALL BE MAINTAINED FREE OF VISIBLE DEBRIS, JUNK, LITTER, OR STORED COMMERCIAL MATERIAL OF ANY KIND. NO WEEDS, UNDERBRUSH OR UNSIGHTLY MATTER OR OBJECTS OF ANY KIND SHALL BE PERMITTED.

EQUIPMENT FOR THE COLLECTION OR DISPOSAL OF WASTE MATERIAL SHALL BE MAINTAINED IN AN ORDERLY AND SANITARY CONDITION.

UNIMPROVED LOTS SHALL BE PLANTED TO GRASS AND MOWED REGULARLY UNTIL SUCH TIME THAT CONSTRUCTION IS STARTED.

4. LIVESTOCK - NO LIVESTOCK SHALL BE ALLOWED EXCEPT FOR HOUSE PETS SUCH AS DOGS AND CATS. NO MORE THAN TWO (2) DOGS AND/OR CATS WILL BE PERMITTED PER RESIDENCE EXCEPT FOR LITTERS FOR SALE.

5. EASEMENTS - EASEMENTS AND RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. NO PLANTINGS OR OBSTRUCTIONS ARE TO BE PLACED IN THESE AREAS.

6. DRIVEWAYS - ALL DRIVEWAYS ARE TO BE EITHER ASPHALT OR CONCRETE.

7. FENCES AND STORAGE TANKS - NO CHAIN LINK FENCES SHALL BE PERMITTED. NO FENCES SHALL BE PLACED IN FRONT OF RESIDENCES. NO SIDE FENCE OR SHRUBS SHALL EXCEED FOUR (4) FEET IN HEIGHT. BACK YARD PRIVACY FENCES OR SHRUBS MUST NOT EXCEED SIX (6) FEET IN HEIGHT.

NO STORAGE TANKS SHALL BE ERRECTED ON THE PROPERTY.

8. SIGNAGE - NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERRECTED ON ANY LOT.

9. COURT ORDER - ENFORCEMENT OR DAMAGE ACTION AGAINST OR IN RESPONSE TO ANY VIOLATION OF THE WITHIN COVENANTS AND RESTRICTIONS MAY BE INSTITUTED AND PERSECUTED BY ANY LOT-OWNER(S) WITHIN THIS SUBDIVISION. INVALIDATION OF ANY COVENANT OR RESTRICTION BY COURT ORDER SHALL NOT AFFECT THE REMAINING COVENANTS AND RESTRICTIONS.

10. ENFORCEMENT - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

GRANTEES, THEIR HEIRS AND ASSIGNS, AGREE NOT TO DELIVER A DEED WITHOUT INCORPORATING THESE RESTRICTIONS IN THEIR ENTIRETY ON THE DEED DOCUMENT.