

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	30.00'	47.23'	90°12'00"	42.50'	S45°43'15"W
C2	30.00'	47.02'	89°48'00"	42.35'	N44°16'45"W
C3	30.00'	47.23'	90°12'00"	42.50'	N45°43'15"E
C4	30.00'	47.02'	89°48'00"	42.35'	S44°16'45"E
C5	30.00'	47.23'	90°12'00"	42.50'	N45°43'15"E

**FLOOD MAP**

FLOOD ZONE C  
AREA OF MINIMAL FLOODING  
COMMUNITY PANEL NUMBER  
390772 0025 C  
25 OF 225  
EFFECTIVE DATE:  
MAY 15, 1985

**REFERENCES**

-ROPP SURVEY BY JEFFREY I. LEE  
PS 6359 IN JANUARY OF 2003  
-WOODLAND PARK ESTATES-PHASE 2  
PLAT CABINET B PAGE 94B-95A  
-WOODLAND PARK ESTATES-PHASE 3  
PLAT CABINET B PAGE 113B-114A

**AREA SUMMARY**

15 BUILDABLE LOTS 4.982 ACRES  
DEDICATED STREET R/W 1.289 ACRES  
TOTAL 6.271 ACRES

**WOODLAND PARK ESTATES - PHASE 4**

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

**6.271 ACRES**

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREBY, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:  
WOODLAND PARK, LLC

*Joan Haushalter*  
JOAN HAUSHALTER, MEMBER

OWNER:  
WOODLAND PARK, LLC

*Steve Wallace*  
STEVE WALLACE, MEMBER



STATE OF OHIO, COUNTY OF Logan, S.S.

BE IT REMEMBERED THAT ON THIS 18 DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WOODLAND PARK, LLC BY MEMBERS JOAN HAUSHALTER AND STEVE WALLACE, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*J. K. W.*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

**VILLAGE OF LAKEVIEW PLANNING COMMISSION**

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 22 DAY OF APRIL, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

*Randy Chastain* CHAIRMAN *Steve Wallace* SECRETARY

**VILLAGE OF LAKEVIEW COUNCIL**

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 13 DAY OF JULY, 2024, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-20-2024, EFFECTIVE 7-1, 2024

*Steve Wallace* MAYOR *Randy Chastain* PRESIDENT OF COUNCIL *Steve Wallace* CLERK OF COUNCIL

**LOGAN COUNTY SEWER DISTRICT**

AT A MEETING OF THE LOGAN COUNTY SEWER DISTRICT, HELD THIS 23 DAY OF JANUARY, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

*David Schell* DIRECTOR

PREAPPROVAL *123 1-3-25*

PLAT CHECKED *1-3-25*

TRANSFERRED THIS 3 DAY OF JAN, 2025

*J. K. W.*  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B  
SLIDE 1058-14  
RECEIVED FOR RECORD AT 8:25 O'CLOCK A.M.  
THIS 18 DAY OF January, 2025

*Patricia W. Myers*  
RECORDER, LOGAN COUNTY, OHIO

20250000086 Cabinet B Slide: 1058  
PLAT  
Filed in Logan County, OH Fees: \$36.40  
Patricia Myers, Recorder 01/09/2025 08:28 AM

**NOTES**

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL REAR LOT LINES ARE SUBJECT TO A 15' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
- 2.) BUILDING SETBACKS  
FRONT-25'  
REAR-30'
- 3.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN FEBRUARY, 2022. ALL MEASUREMENTS ARE CORRECT AND 5/8" X 30" IRON PINS ARE TO BE SET AT ALL LOT CORNERS AS SHOWN.

*Wesley G. Goubeaux*  
WESLEY G. GOUBEAUX, P.S. #8254

1/09/2024  
DATE

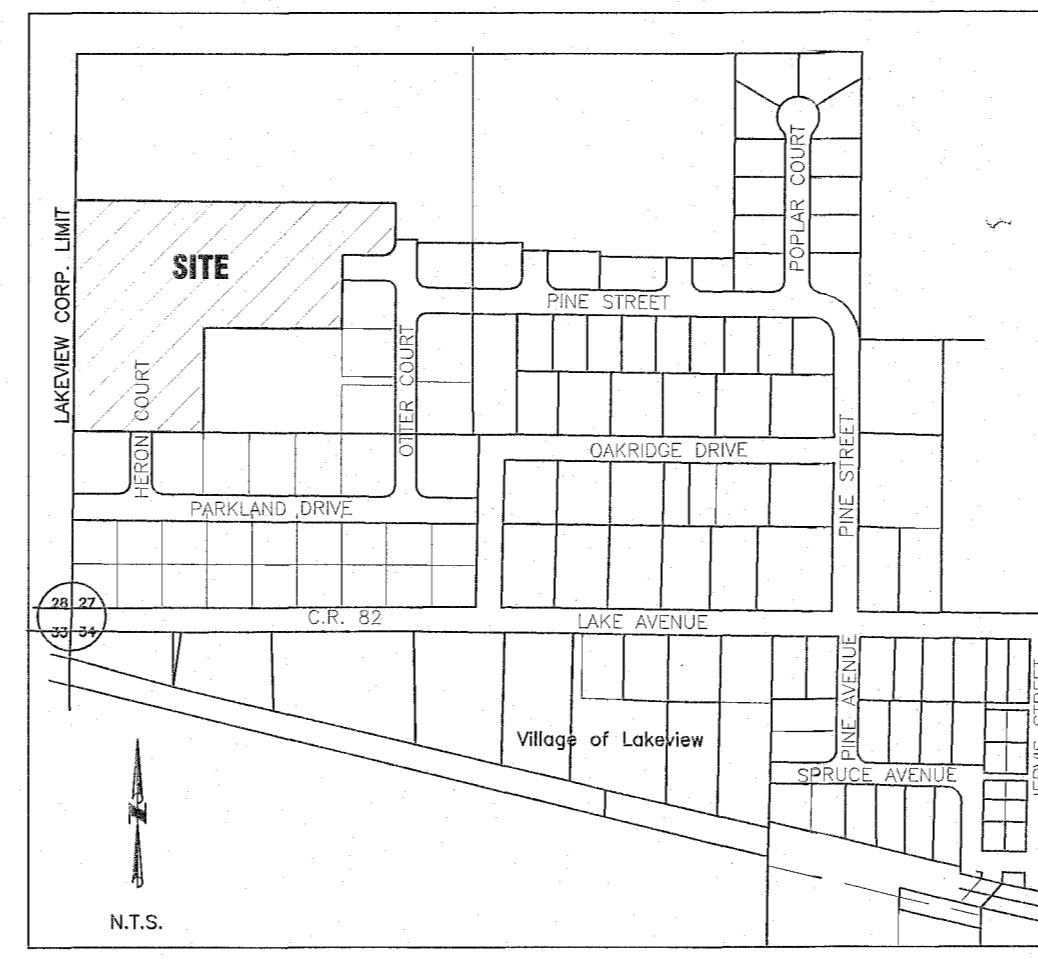
	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	01-09-2024
	WESLEY D. GOUBEAUX 8254	DRAWN BY:
	SHINEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	MPL
JOB NUMBER: LOGLAK2101		SHEET NUMBER: 1 OF 2

**LEGEND**

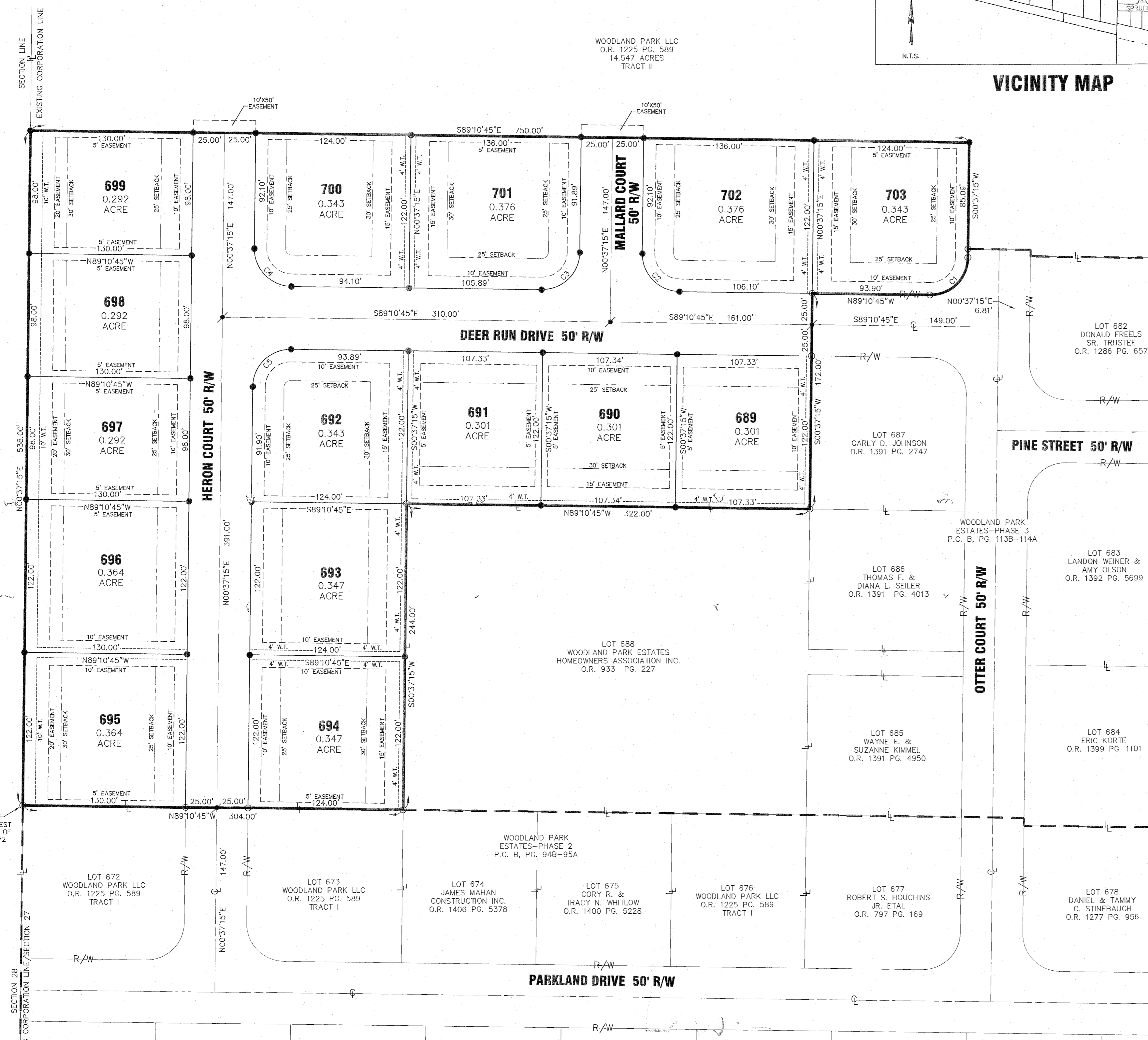
- 5/8" X 30" REBAR W/CAP TO BE SET
- 5/8" IRON PIN FOUND
- ✕ MAG NAIL SET
- ✕ MAG NAIL FOUND
- UTILITY EASEMENT LINE (SEE NOTES)
- BUILDING SETBACK LINE
- EXISTING SUBDIVISION LINE
- CX CURVE NUMBER
- (X) W.T. WIDTH OF WALKING TRAIL

THE BEARINGS ARE BASED ON NAD 83  
CORS 96 ADJUSTMENT, OHIO NORTH  
ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50'



**VICINITY MAP**



CHARLES J. &  
JESSICA K. SCHULZE  
O.R. 1375 PG. 488  
40 ACRES

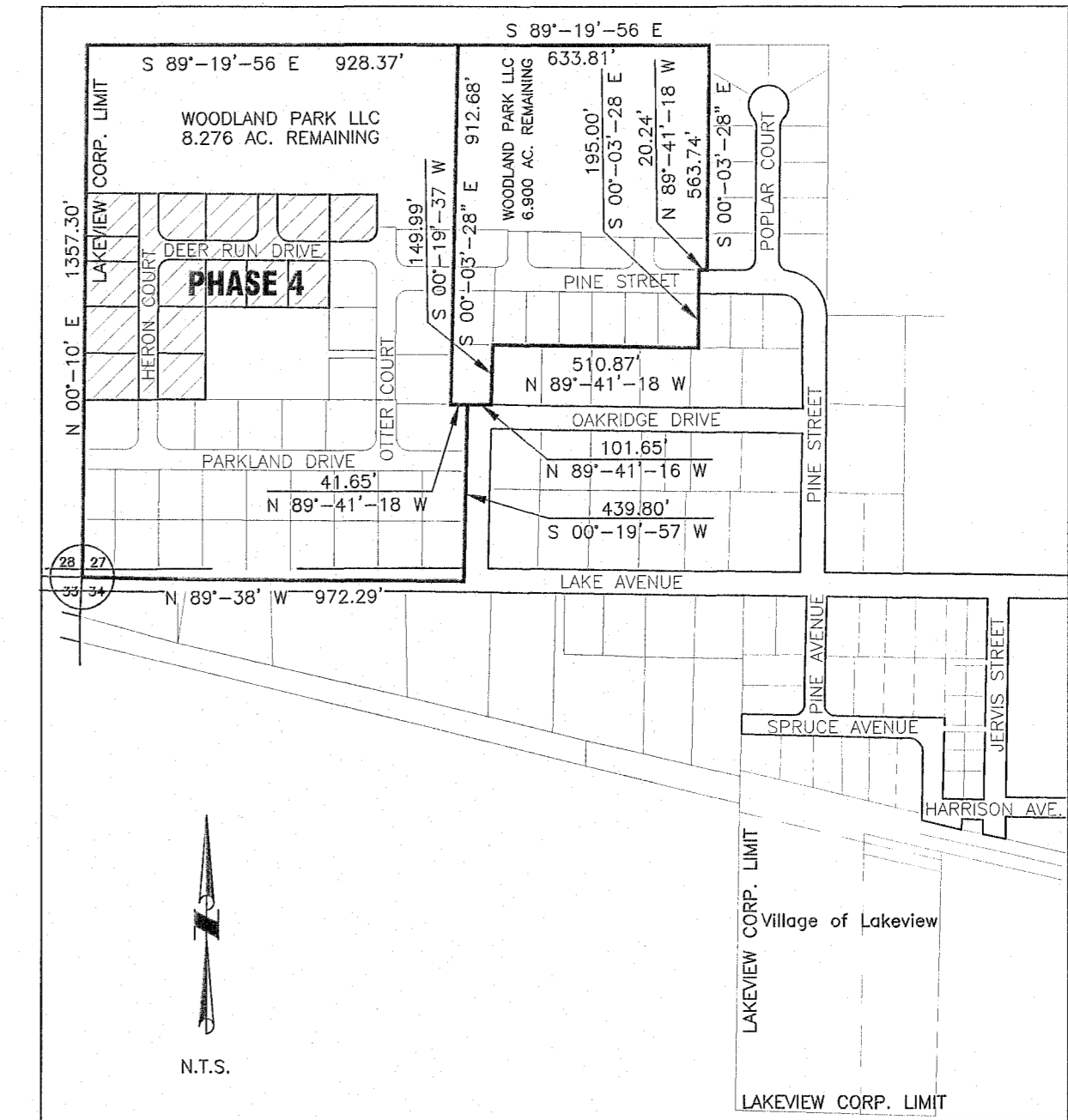
**OWNER**  
WOODLAND PARK LLC  
1400 TURNER ROAD  
BELLEFONTAINE, OH 43311

**DEVELOPER**  
WOODLAND PARK LLC  
1400 TURNER ROAD  
BELLEFONTAINE, OH 43311  
937-592-8603

# WOODLAND PARK ESTATES - PHASE 4

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

6.271 ACRES



OVERLAY MAP

## LOT RESTRICTIONS - WOODLAND PARK ESTATES

- On each lot as herein described, there shall be constructed no more than one (1) single-family dwelling and each dwelling must be used for residential purposes. Home offices shall be permitted as long as there are no employees other than family members. Notwithstanding the foregoing provisions, the owner of any lot with a single-family dwelling constructed thereon may construct a maximum of one (1) free-standing garage on one (1) other lot adjacent to said owner's lot containing the single-family dwelling. Any such permitted garage must be at least a two (2) car garage and have minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet. Said garage must match the appearance and overall scheme of the single-family dwelling located on the adjacent lot, and the style and appearance of the garage must be approved in writing by the Woodland Park Estate Homeowners Association prior to construction.
- Square footage of all dwellings shall not be less than:
  - 1,300 square feet on a ranch, excluding porches, garages and basements. Dwellings must have an attached two (2) car garage minimum, with minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet.
  - 1,500 square feet on a one and one-half (1 1/2) or two (2) story, excluding porches, garages and basements. Dwellings must have an attached two (2) car garage minimum, with minimum dimensions of twenty-eight (28) feet by twenty-eight (28) feet.
- No house trailer, mobile home, camper motor home, basement, tent shack, garage, barn or other structure of a temporary nature shall be used as a residence on any lot, temporarily or permanently.
- No structure or any part thereof shall be erected, placed or maintained on any lot nearer to any adjacent lot line or rear line than permitted by the appropriate Governmental authority's zoning and building requirements. No outbuildings, with the exception of any garage on an adjacent lot permitted by Section 1 hereof, shall be allowed for storage.
- No building materials shall be stored outside of residence or garage on any lot except building materials to be used in construction or improvements to such lot, and such materials should be used within 60 days.
- All rubbish and debris, combustible and non-combustible and all garbage shall be stored in and maintained in proper containers.
- No animals that may become a nuisance or annoyance to the neighborhood shall be bred, raised or kept on any lot. No animals, birds, insects, livestock, or poultry of any kind shall be bred, raised or kept on any lot except for dogs, cats or other household pets which are kept for domestic purposes only, and are not bred, raised or kept for any commercial purpose.
- No gas-powered vehicles, other than maintenance vehicles, shall be permitted on the walking trails.
- No recreational vehicles, snowmobiles, boats, motorcycles, trailers, campers, large equipment, large trucks designed with a cargo weight in excess of 1 gross ton, and other similar vehicles/equipment shall be stored and/or parked on the streets of the development or on any lot, unless such vehicles/equipment are stored within a garage. No non-functioning automobile or other motor vehicle shall be parked more than 30 days on any street of the development or any lot, except with in a garage. After such 30 day period, any non-functioning vehicle shall be considered a nuisance and detrimental to the welfare of the development.
- All lots must be properly maintained and well mowed, free of debris and have leaves removed on a regular basis.
- Back yards only may be fenced, and must be fenced in either permanent black or white vinyl, aluminum or wood picket style fencing, that is substantially strong, not temporary in nature, and will not be more than 4 1/2 feet in height. No chain link fence allowed.
- No commercial signs shall be permitted in either the yards or affixed to the houses except for the development and sale of lots of Woodland Park Estates.
- House colors and trim shall be conservative in nature.
- Loud music and offensive noises shall not be permitted.
- Swimming pools must be properly fenced in accordance with local zoning requirements. Only in-ground (i.e., pools constructed below the grade of the lot) shall be permitted on any lot.
- Animals must be walked on leashes and owners shall properly dispose of all animal waste.
- No new plantings or permanent structures to be permitted within an easement area.

- No noxious or offensive trade or activity shall be transacted or engaged in on any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood, nor shall any lot be used in any way for any purpose that would endanger the health or disturb the peace and quiet of the neighborhood.
- The walking trails indicated on the plat shall be for the use and benefit of all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. Each lot owner shall be responsible for mowing and trimming grass and vegetation along the boundary of, or within, the portion of the walking path located on such owner's lot. Further, each lot owner shall be responsible for keeping the portion of the walking trail located on such owner's lot free of debris and obstacles, except that lot owners shall not be responsible for the removal of snow and ice from the walking paths. The Woodland Park Estates Homeowners Association has installed stone columns and light poles and fixtures on certain lots within the Woodland Park Estate development. Said items are the property of the Woodland Park Estate Homeowners Association. The Woodland Park Estate Homeowners Association shall be responsible for maintaining, repairing and replacing all of such stone columns and light poles and fixtures.
- Except for the duties required of lot owners in section 19 of these lot use restrictions, all park areas, public areas and areas within the boundaries of designated walking paths set forth on the plat, if any, shall be maintained, repaired and mowed regularly by the Woodland Park Estates Homeowners Association, an Ohio Nonprofit Corporation.
- These covenants and restrictions are for the benefit of: (i) all lot owners in all phases of the Woodland Park Estates development, whether such phase was created before or is created after this phase, (ii) the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, and (iii) Woodland Park LLC, an Ohio limited liability company, which is the developer of Woodland Park Estates. All of said parties shall have the right and legal standing, but not the obligation, to enforce these covenants and restrictions. Enforcements of these restrictions shall be by proceedings at law or equity against any person (s) or party (ies) violating or attempting to violate any covenant or restriction, seeking either to restrain any violation or to recover damages, including attorney fees and court costs resulting from said violation, together with any other remedy permissible under Ohio law.
- Invalidation of any one or more of these covenants and restrictions by judgment or order issued by a court of competent jurisdiction shall in no way affect or invalidate any of the other covenants and restrictions, all of which shall remain in full force and effect.
- These covenants and restrictions are to run with the land and shall be binding on all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, their successors and assigns, and all parties and all persons claiming under any of them. These covenants and restrictions may be changed by the affirmative vote of owners owning at least seventy-five percent (75%) of the lots in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase. For the purpose of voting under this Section 23, each lot in all phases of Woodland Park Estates will have one (1) vote, without regard to the number of owners owning an interest in any single lot. Notwithstanding the foregoing provisions, for so long as Woodland Park, LLC, is the owner of any lot in any phase of Woodland Park Estates, any change to these covenants and restrictions must be approved by Woodland Park, LLC, in order for said change to be effective. Any such change(s) shall not take effect until a written amendment, containing such change(s) and signed by the owners of the requisite percentage of lots (and Woodland Park, LLC, as applicable), is properly filed in the real property records of the Logan County Recorder.
- Each owner of a lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall automatically become a member of the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, which shall be established for the purpose, among other things, of maintaining, repairing and mowing regularly all park areas, public areas and areas within designated walking paths of Woodland Park Estates. Each lot owner shall be liable for assessments and/or dues as established from time to time in accordance with the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association. Such assessments and/or dues owed by each lot owner shall become a lien upon the lot(s) owned by such lot owner, subject only to the lien for real estate taxes and assessments, and any first mortgage lien against said lot(s). Subject to and in accordance with the provisions of the Articles of Incorporation and Code of Regulations of Woodland Park Estates Homeowners Association, for the purpose of determining each lot owner's membership share and corresponding number of votes in Woodland Park Estates Homeowners Association, said membership share and number of votes shall be determined on a per lot basis, meaning that each lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall have one (1) membership interest and one (1) vote in Woodland Park Estates Homeowners Association, without regard to the number of owners owning an interest in any single lot. Notwithstanding the foregoing provisions, as long as Woodland Park, LLC, owns any lot(s) in any phase of Woodland Park Estates, for assessment and dues purposes only, Woodland Park, LLC, shall be treated and assessed as owning only one (1) lot, regardless of the actual number of lots actually owned by Woodland Park, LLC, at any given point in time.
- All mailboxes, light posts and fixtures, and columns proposed for construction and/or installation by lot owners shall be consistent with the style and external design of mailboxes, light posts and fixtures, and columns located throughout the Woodland Park Estates development, and the proposed location, design and materials for said items must be approved in writing by the Woodland Park Estates Homeowners Association prior to construction and/or installation of same by a lot owner. After approval, construction and/or installation of same, all such mailboxes, light posts and fixtures, and columns must be maintained in good condition and repair by the lot owner. Any repairs and/or replacements of such items shall utilize materials that are approved in writing by the Woodland Park Estates Homeowners Association.

## LEGAL DESCRIPTION

WOODLAND PARK ESTATES, PHASE 4  
6.271 ACRES

Situated in the State of Ohio, County of Logan, Township of Stokes, in the Village of Lakeview, being part of Section 27, Town 6 South, Range 8 East, and being part of a 14.547 acre tract conveyed to Woodland Park LLC, by O.R. 1225, Page 589 Tract II and being more particularly described as follows:

Beginning at a 5/8" iron pin found at the northwest corner of Lot 672 of Woodland Park Estates-Phase 2 as recorded in Plat Cabinet B, Slides 94B and 95A, the east line of a 40.0 acre tract owned by Charles J. and Jessica K. Schulze as described in O.R. 1375, Page 488, the west line of said Section 27 and the west corporation line of said Village;

thence, North 00°37'15" East, 538.00 feet, along the east line of said Schulze tract, the west line of said Section 27, and the west corporation line of said Village, to a 5/8" iron pin set;

thence, South 89°10'45" East, 750.00 feet, to a 5/8" iron pin set;

thence, South 00°37'15" West, 85.09 feet, to a 5/8" iron pin found at west right of way line of Otter Court;

thence, South 00°37'15" West, 6.81 feet, along the west right of way line of Otter Court, to a 5/8" iron pin found;

thence, southwesterly, along a curve to the right having a radius of 30.00 feet, arc length of 47.23 feet, an internal angle of 90°12'00", and a chord 42.50 feet in length bearing South 45°43'15" West, to a 5/8" iron pin found;

thence, North 89°10'45" West, 93.90 feet, along the north right of way line of Deer Run Drive, to a 5/8" iron pin found;

thence, South 00°37'15" West, 50.00 feet, along the west terminus of Deer Run Drive, to a 5/8" iron pin found at the northwest corner of Lot 687 of Woodland Park Estates-Phase 3 as recorded in Plat Cabinet B, Page 113B-114A;

thence, South 00°37'15" West, 122.00 feet, along the west line of said Lot 687, to a 5/8" iron pin found at the northeast corner of Lot 688 of said Woodland Park Estates-Phase 3;

thence, North 89°10'45" West, 322.00 feet, along the north line of said Lot 688, to a 5/8" iron pin found;

thence, South 00°37'15" West, 244.00 feet, along the west line of said Lot 688, to a 5/8" iron pin found at the northeast corner of Lot 673 of said Woodland Park Estates-Phase 2;

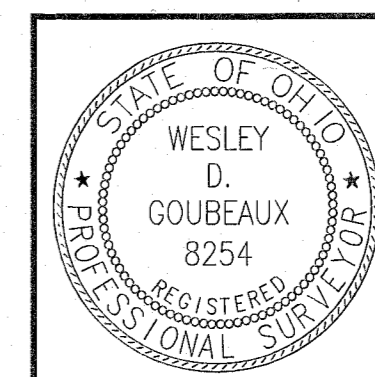
thence, North 89°10'45" West, 304.00 feet, along the north line of Lot 673, the north terminus of Heron Court, and the north line of Lot 672 of said Woodland Park Estates-Phase 2, to the place of beginning.

Containing 6.271 acres more or less and being subject to any legal highways and easements of record.

The basis for bearings are based on NAD 83 CORS 96 adjustments, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on an actual survey performed under his direct supervision dated March 8, 2022.

20220000087 Cabinet: B Slide: 166A  
PLAT  
Filed in Logan County, OH Fees: \$86.40  
Patricia Myers, Recorder 01/03/2025 08:28 AM



PREPARED BY:  
**ChoiceOne**  
Engineering  
SNEY, OHIO 937-497-0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
01-09-2024  
DRAWN BY:  
MPL  
JOB NUMBER:  
LOGLAK2101  
SHEET NUMBER  
2 OF 2