

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT S & S FINE HOMES, LTD., BEING THE PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING HEREOF AND DO HEREBY DEDICATE CHAMPION DRIVE TO THE PUBLIC USE FOREVER.

WITNESSES:

Brenda L. Moots
SIGNATURE:
Brenda L. Moots
PRINTED NAME:

OWNERS:

Steven L. Barnes
BY: *Steven L. Barnes*
STEVEN L. BARNES, CPA-CHIEF FINANCIAL PARTNER

SIGNATURE:

PRINTED NAME:

Steve Wallace
BY: *Steve Wallace*
STEVE WALLACE, CONSTRUCTION MANAGER, PARTNER

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF LOGAN SS:

ON THIS 18 DAY OF October, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME STEVEN L. BARNES, CPA-CHIEF FINANCIAL PARTNER AND STEVE WALLACE - CONSTRUCTION MANAGER, PARTNER, FOR S & S FINE HOMES, LTD., OWNERS OF THE PLATTED LAND, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

WITNESS MY OFFICIAL SIGNATURE AND SEAL ON THE DAY LAST ABOVE MENTIONED.

Brenda L. Moots
NOTARY PUBLIC
CHIEF exp 1/29/06

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS CHAMPION COURT SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION NO. 27, TOWN 6 SOUTH, RANGE 8 EAST, VILLAGE OF LAKEVIEW, TOWNSHIP OF STOKES, LOGAN COUNTY, OHIO.
THE TRACT HAS AN AREA OF 1.019 ACRES, OF WHICH 0.184 ACRES ARE WITHIN THE RIGHT OF WAY OF CHAMPION DRIVE AND 0.835 ACRES ARE IN USEABLE LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT THE ACCOMPANYING IS A CORRECT REPRESENTATION OF CHAMPION COURT SUBDIVISION AS SURVEYED BY ME ON MARCH 14, 2003, AND ALL MONUMENTATION AS SHOWN HEREON HAVE BEEN FOUND OR SET.



Daniel E. Gilbert, P.S.
DANIEL E. GILBERT, P.S.
PROFESSIONAL SURVEYOR NO. 5402

APPROVALS

THE WITHIN STREET IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE

BY RESOLUTION NO. _____ RECORDED IN THE VILLAGE OF LAKEVIEW JOURNAL _____

APPROVED THIS 16th DAY OF October, 2003 *Dennis Harland* PRES.
VILLAGE OF LAKEVIEW PLANNING COMMISSION

APPROVED THIS 16th DAY OF October, 2003 *Harry Shaker*
PRESIDENT, LAKEVIEW VILLAGE COUNCIL

REVIEWED THIS 16th DAY OF October, 2003 *Ray A. Silfstedt*
MAYOR, VILLAGE OF LAKEVIEW, OHIO

APPROVED THIS 16th DAY OF October, 2003 *Harro E. Rugh, General Manager*
INDIAN LAKE WATER POLLUTION CONTROL DISTRICT

PLAT PRE-APPROVED *Jan C. H...* 8-19-03

PLAT CHECKED *Jan C. H...* 10-31-03

TRANSFERRED THIS 31st DAY OF October, 2003 *Michael E. Groden*
AUDITOR, LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 31st DAY OF October, 2003 AT 9:16 A.M.

RECORDED THIS 31st DAY OF October, 2003 IN PLAT CABINET B, SLIDE 86 A.

Andrea Hanson
RECORDER, LOGAN COUNTY, OHIO

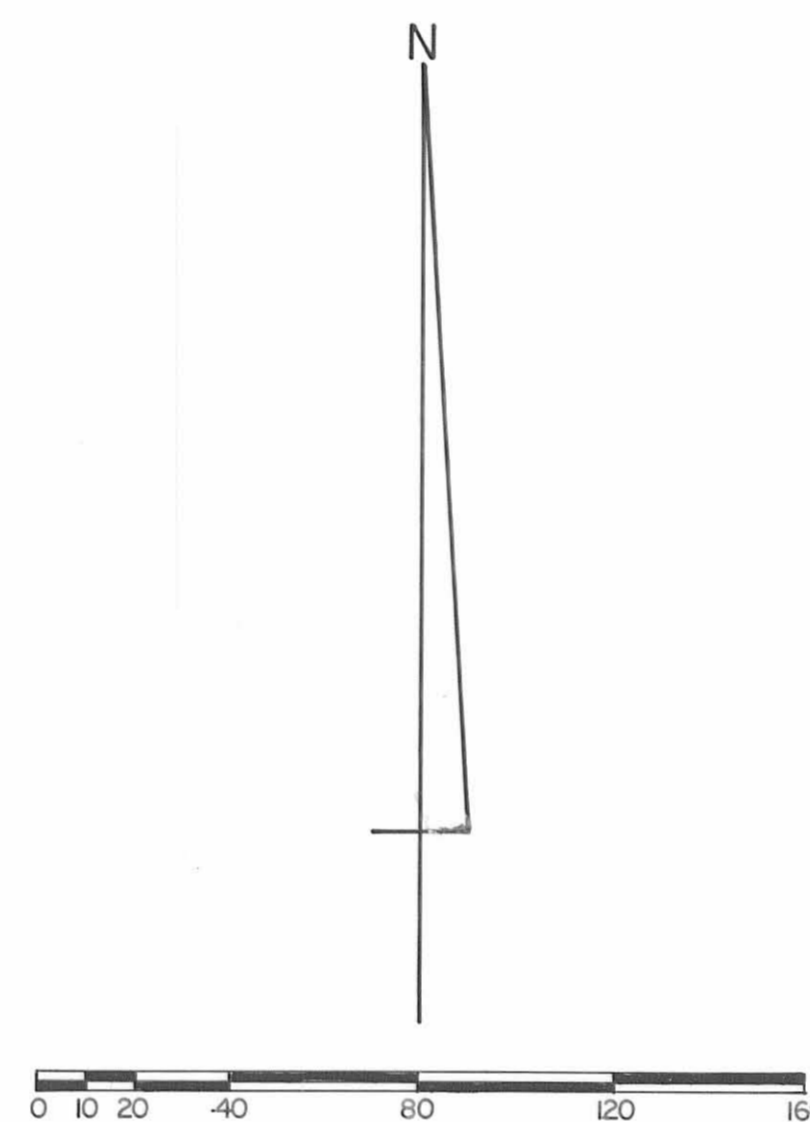
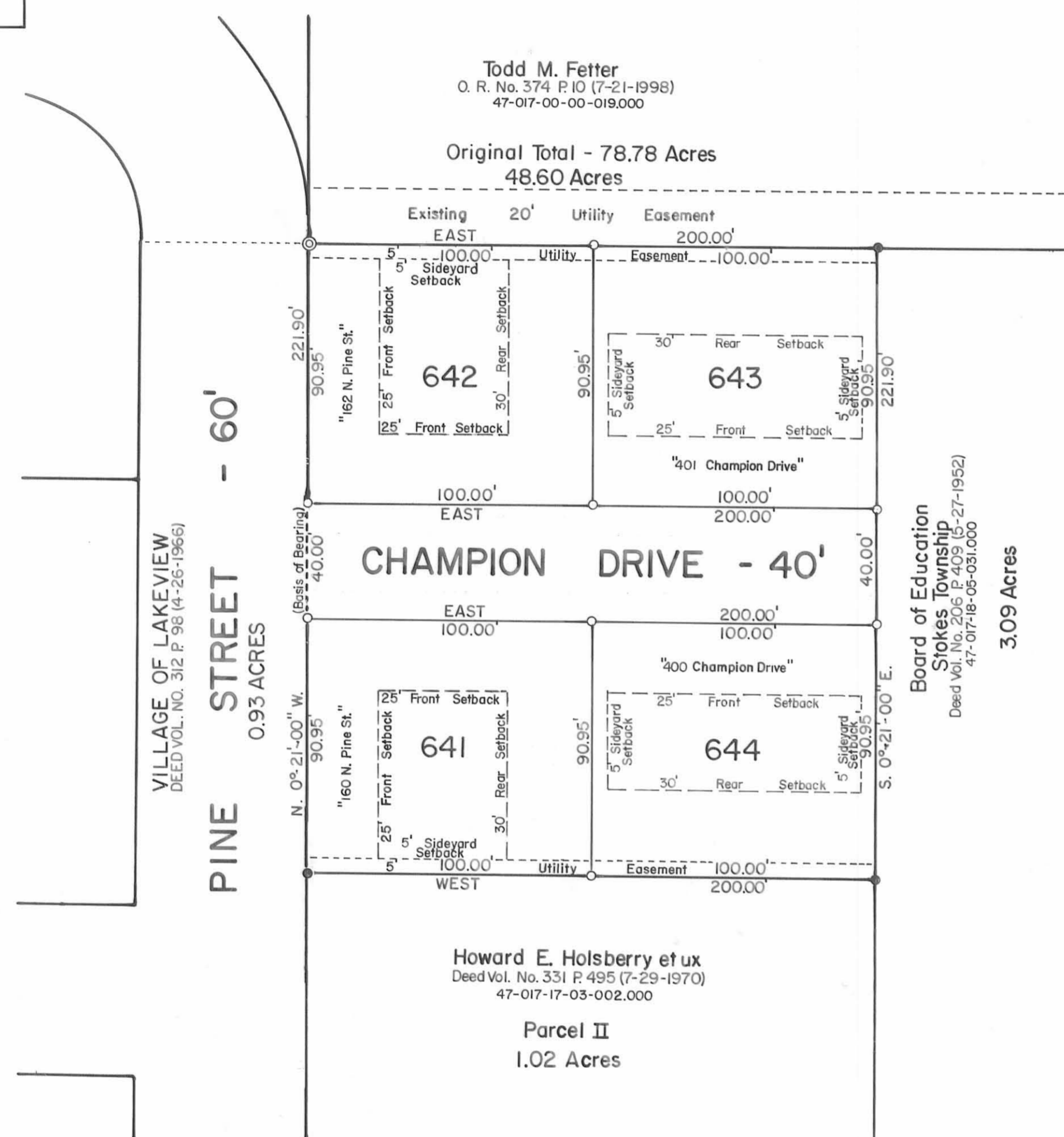
2003013843

PLAT OF
CHAMPION COURT SUBDIVISION

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

Todd M. Fetter
O. R. No. 374 P. 10 (7-21-1998)
47-07-00-00-019.000

Original Total - 78.78 Acres
48.60 Acres



SCALE: 1" = 40'
SYMBOLS
● - 1 1/2" Iron Pipe Fd.
○ - 5/8" x 30" Rebars Fd.
○ - 5/8" x 30" Rebars Set.

DESCRIPTION
CHAMPION COURT SUBDIVISION

The following described real estate situated in the Village of Lakeview, Township of Stokes, County of Logan, State of Ohio and being a part of the Southwest Quarter of Section No. 27, Town 6 South, Range 8 East and being all of the original 1.02 Acre tract in the name of S & S Fine Homes, LTD. as recorded in Official Record No. 603 Page 796 (11-16-2002) and now being more particularly described as follows:

Beginning of a One and One Half Inch Iron Pipe found at the northwest corner to said 1.02 Acre tract and a southwest corner to an original 78.78 Acre tract in the name of Todd M. Fetter as recorded in Official Record No. 374 Page 10 (7-21-1998).

Thence with Fetter's south line, EAST 200.00 Feet to a 5/8" x 30" Rebar found at the northeast corner to said 1.02 Acre tract and the northeast corner to the Board of Education - Stokes Township original 3.09 Acre tract as recorded in Deed Vol. No. 206 Page 409 (5-27-1952);

Thence with the west line of said 3.09 Acre tract, S. 0°-21'-00" E. 221.90' Feet to a 5/8" x 30" Rebar found at the northeast corner to an original 1.02 Acre tract in the name of Howard E. Holsberry et ux as recorded in Deed Vol. No. 331 Page 495 (7-29-1970);

Thence with the north line of Holsberry's 1.02 Acre tract, WEST 200.00 Feet to a 5/8" x 30" Rebar found at the northwest corner to said Holsberry's 1.02 Acre tract and in the east right of way line of PINE STREET;

Thence with the east right of way line of PINE STREET, N. 0°-21'-00" W. 221.90' Feet to the place of beginning, containing 44,360.000 Square Feet or 1.019 Acres, more or less.

The Basis of Bearing for this survey is the east right of way line of PINE STREET, N. 0°-21'-00" W.

I hereby certify that this description is the result of a field survey made by me on November 8, 2002.

Daniel E. Gilbert, P.S.
DANIEL E. GILBERT, P.S.
PROFESSIONAL SURVEYOR
NO. 5402
MARCH 14, 2003

EASEMENTS

- EASEMENTS - NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT AREA.
- UTILITY EASEMENTS ARE AS SHOWN ON THIS PLAT. UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

COVENANTS AND RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE PROVIDED FOR THE MUTUAL BENEFIT OF ALL LOTS WITHIN THE SUBDIVISION AND WILL RUN WITH THE LAND FOREVER OR UNTIL SUCH TIME AS THE THEN MAJORITY OF THE LOT OWNERS SHALL TAKE SUCH FORMAL ACTION, IN WRITING, AMENDING, IN WHOLE OR IN PART, ONE OR MORE OF THE FOLLOWING PROVISIONS:

- 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.
- 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) 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 AT THE OWNERS EXPENSE.
- 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, ONLY PLACED AT CURB, DAY OF PICKUP, TAKEN AWAY BEFORE DUSK.
- 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 LITTERS FOR SALE.
- 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.

- DRIVEWAYS: ALL DRIVEWAYS ARE TO BE EITHER ASPHALT OR CONCRETE.
- 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 ERCTED ON THE PROPERTY.
- SIGNAGE: NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERCTED ON ANY LOT.
- 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-OWNERS WITHIN THIS SUBDIVISION. INVALIDATION OF ANY COVENANT OR RESTRICTION BY COURT ORDER SHALL NOT AFFECT THE REMAINING COVENANTS AND RESTRICTIONS.
- ENFORCEMENT: THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
- ALL OUTBUILDINGS MUST BLEND BY COLOR AND STYLE TO THE HOME. GRANTEES, THEIR HEIRS AND ASSIGNS, AGREE NOT TO DELIVER A DEED WITHOUT INCORPORATING THESE RESTRICTIONS IN THEIR ENTIRETY ON THE DEED DOCUMENT.

Askren Survey (Dr. Office) Lakeview April 1964 3.09 Acres)

The following described land in the Village of Lakeview, Stokes Township, Logan County, Ohio and being in Section 27 Town 6 S, Range 8 E.

Beginning at an iron in the center of Lake Ave. at the S.W. Corner of the present School Grounds.

Thence with the center of Lake Ave. West 200.00 feet to an iron. The last described line passing an iron at the East side of Pine Street at 193.30 feet. (Pine Ave. being a Street 50 feet wide leading South from Lake Ave.,)

Thence N. 0° - 21' W. 673.40 feet to an iron. The last described line passing an iron at the North side of Lake Ave. at 30.00 feet. The last described line being the East side of a proposed Street.

Thence East 200.00 feet to a post at the N.W. corner of the present School Grounds.

Thence with the West side of the present School Grounds S. 0° - 21' E. 673.40 feet to the place of beginning. The last described line passing an iron at the North side of Lake Ave. at 643.40 feet.

The above described tract contains 3.09 acres.

cc
Logan County Engineer.



3682

1D-1

INDEXED ON MAR

Askren Survey Stokes Township (Street) April 1964 0.93 Acre

The following described land in Stokes Township, Logan County, Ohio,
and being in Section 27 Town 6 S. Range 8 E,

Beginning at an iron in the center of Lake Ave. at the S.W. corner of
the present School Grounds. Thence West with the center of Lake Ave. ^{West}
200.00 feet to an iron said iron being the true beginning point of
this survey. The last described line passing an iron at the East
side of Pine Street at 193.30 feet. (Pine Street being a Street
50 feet wide leading South from Lake Ave.)

Thence again with the center of Lake Ave. West 60.00 feet to an iron.

Thence N. 0° - 21' W. 673.40 feet to an iron. The last described
line passing an iron at the North side of Lake Ave. at 30.00 feet.

Thence East 60.00 feet to an iron.

Thence S. 0° - 21' E. 673.40 feet to the place of beginning. The
last described line passing an iron at the North side of Lake Ave.
at 643.40 feet. The last described line being the West side of a
3.09 acre tract.

The above described tract contains 0.93 of one acre.

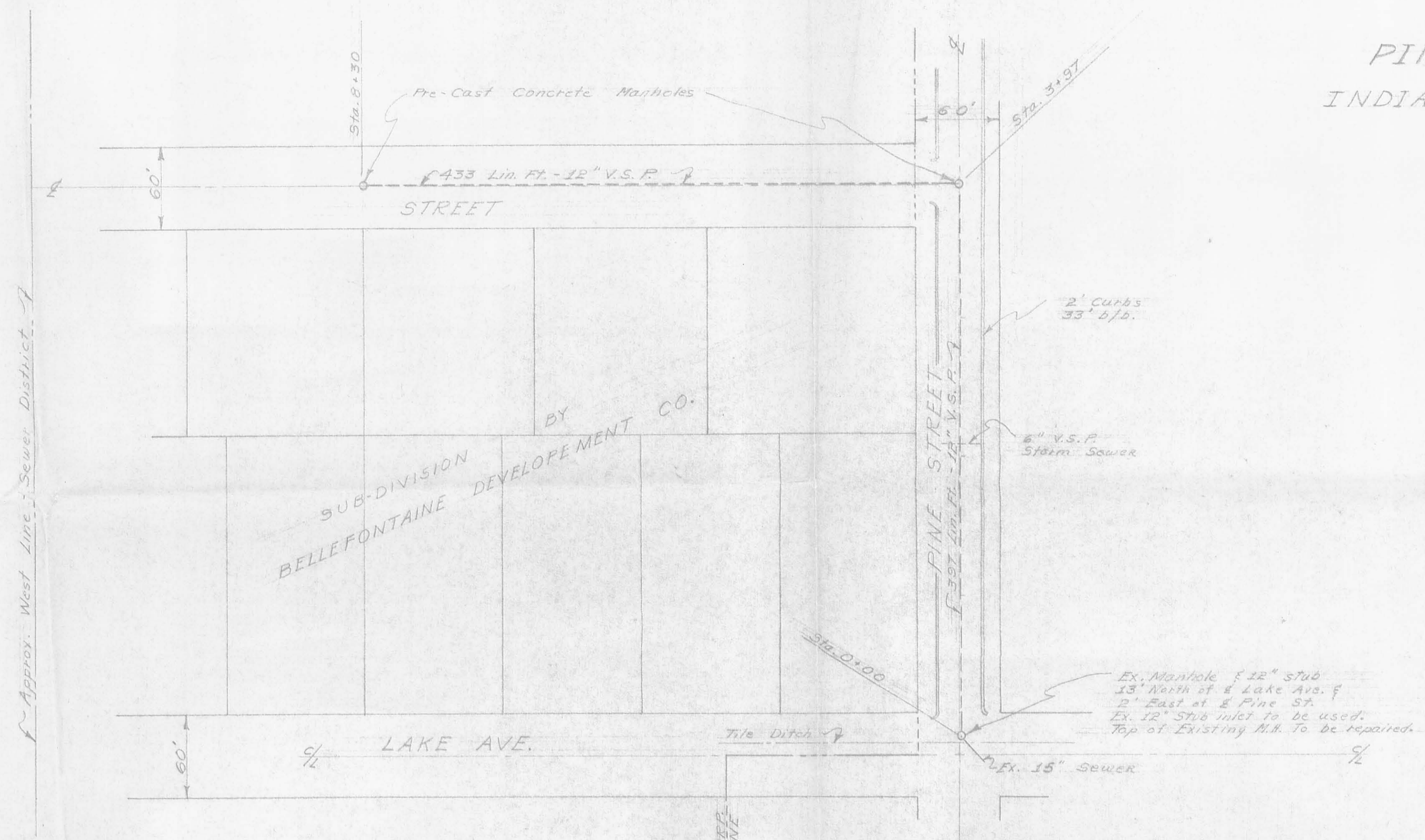
cc
Logan County Engineer.



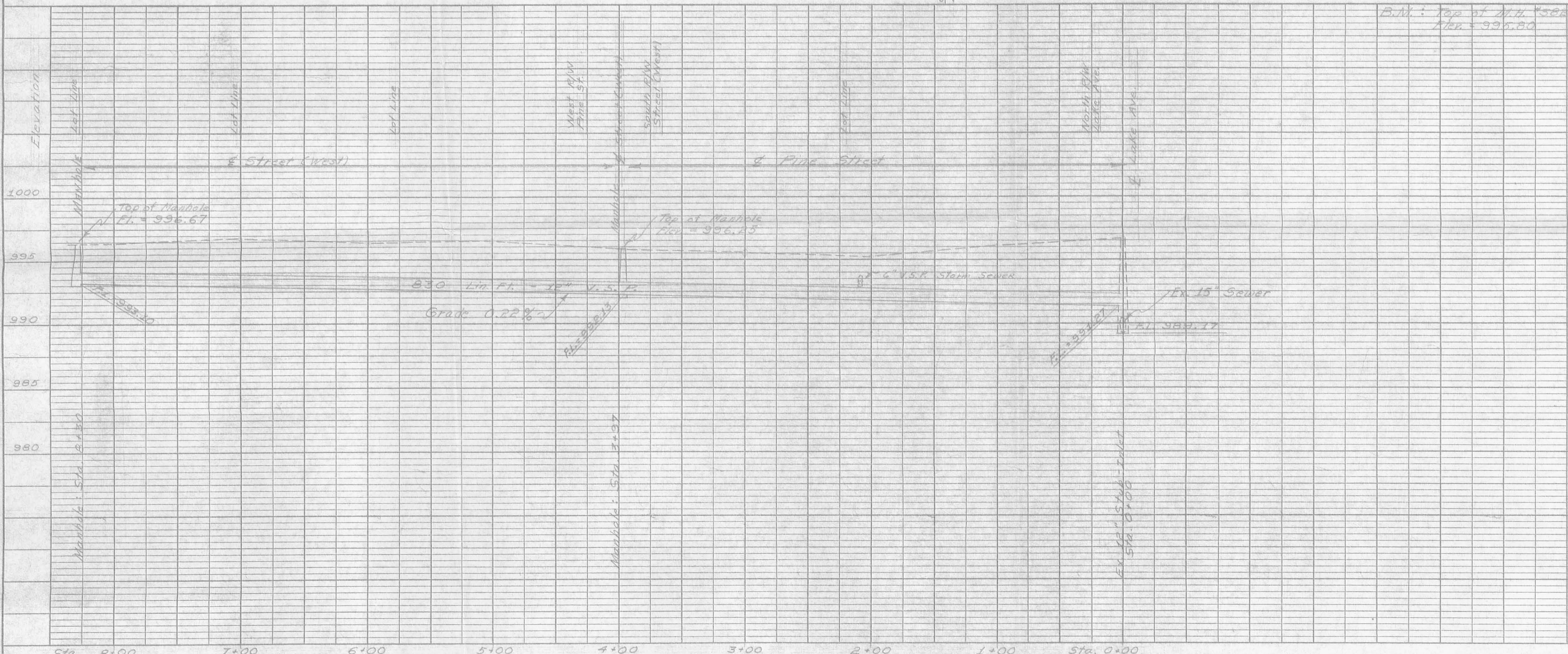
3682 ID-2

INDEXED ON MAP

PINE STREET SEWER EXTENSION
 INDIAN LAKE SANITARY SEWER DISTRICT
 LAKEVIEW, OHIO
 1966



APPROVED: Don W. Ellen
 29 Aug. 1966
 Date Logan County Sanitary Engineer



Note: Construction to be inspected and approved by Logan County Sanitary Engineer. All material to conform to Logan County Sanitary Sewer District Specifications. Backfill to be approved by Logan County Sanitary Engineer and compacted as directed. All pavement disturbed shall be replaced at expense of contractor.

Scale: 1" = 60' Plan
 --- Dashed Prepared Line
 O Existing Manholes

PLAN
 SURVEYED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

PROFILE
 SURVEYED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

PINE STREET -- 60'

N. 0°-21'-00" W. (Basis of Bearing) 221.90'

Todd M. Fetter
O. R. No. 374 P 10 (7-21-1998)
47-017-00-00-019.000

Original Total - 78.78 Acres
48.60 Acres

East 200.00'

Ralph Krouskop et al
O. R. No. 456 P 794 (7-27-2000)
47-017-17-03-001.000

44,380.000^{sq ft}
or
1.019 Acres

S. 0°-21'-00" E. 221.90'

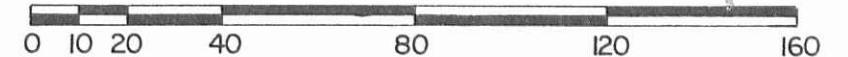
Board of Education
Stokes Township
Deed Vol. No. 206 P 409 (5-27-1952)
47-017-18-05-031.000

3.09 Acres

West 200.00'

Howard E. Holsberry et ux
Deed Vol. No. 331 P 495 (7-29-1970)
47-017-17-03-002.000

Parcel II
1.02 Acres



Scale: 1" = 40'

SYMBOLS:

- ⊙ - 1 1/2" Iron Pipe Fd.
- - 5/8" x 30" Rebars Set.

Resurvey of Ralph Krouskop's original 1.02 Acre tract,
Section No. 27, Town 6 South, Range 8 East, Village of Lakeview,
Stokes Township, Logan County, Ohio.

SCALE: 1" = 40'
DATE: 11-8-2002

APPROVED BY:

DRAWN BY DEG
REVISED

Daniel E. Gilbert

INDEXED ON MAP
3682 2P

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402

DRAWING NUMBER
2002-031