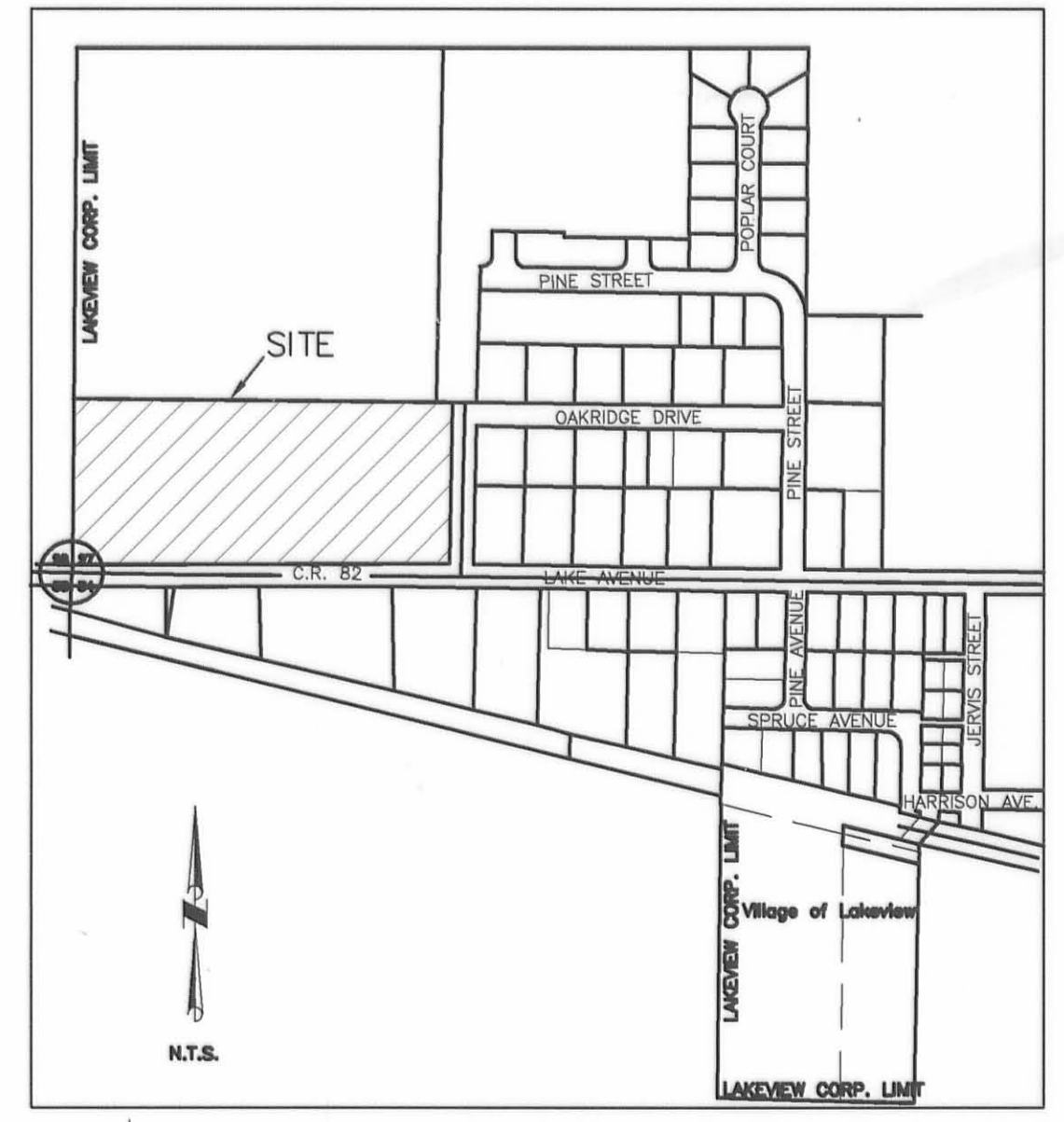


Calc. B Slide 94-B

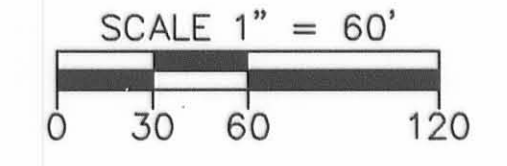
# WOODLAND PARK ESTATES - PHASE 2

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



VICINITY MAP

- 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.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) FRONT BUILDING SETBACKS ARE SHOWN AT 25.00'.



## OWNER AND DEVELOPER

S & S FINE HOMES LTD.  
10828 SCIOTO DRIVE  
P.O. BOX 304  
HUNTSVILLE, OHIO 43324  
(937) 686-6251

## 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 HEREON, 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.

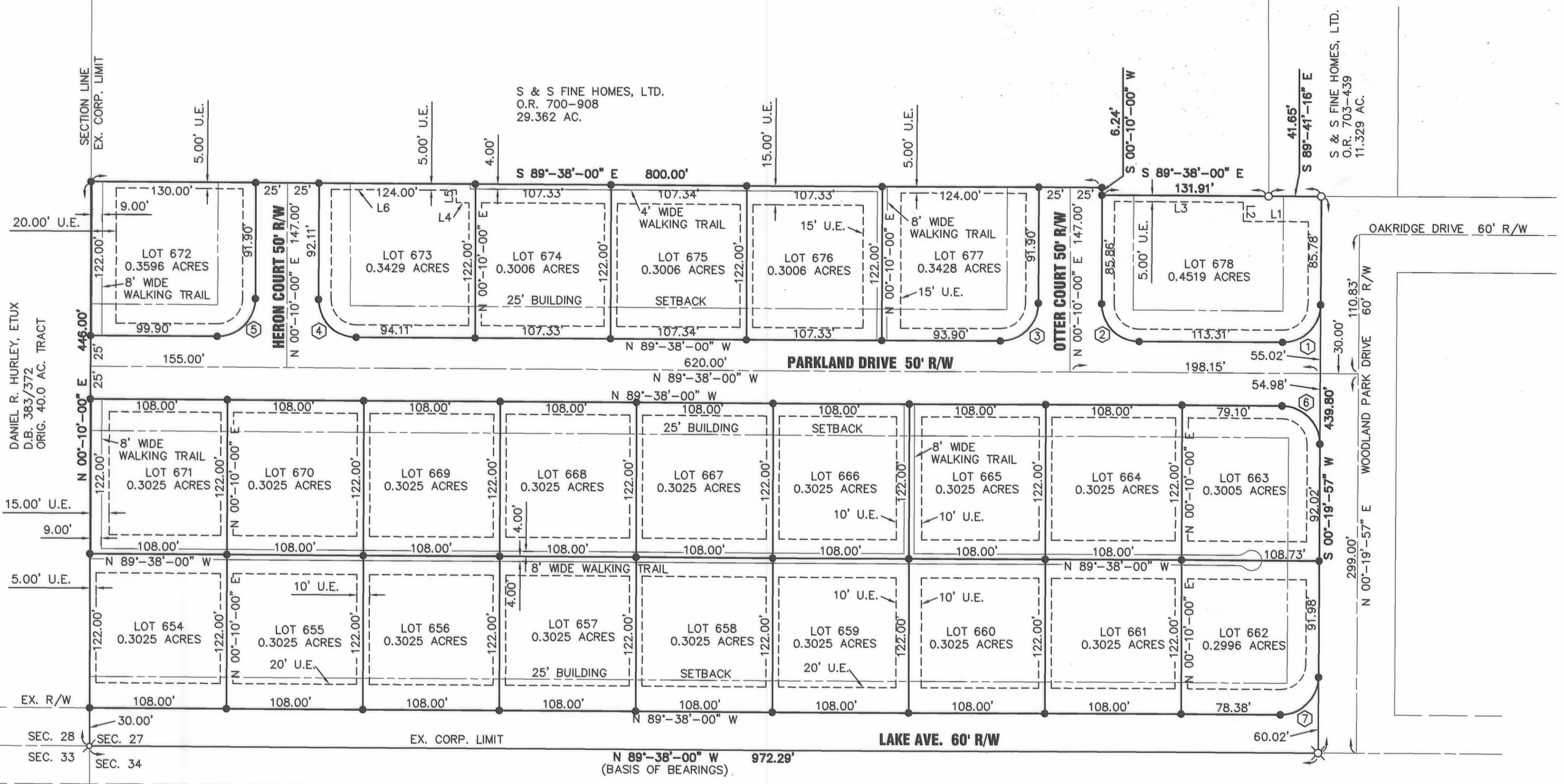
OWNER:  
S & S FINE HOMES, LTD.  
*Steve Barnes*  
STEVE BARNES, MEMBER

OWNER:  
S & S FINE HOMES, LTD.  
*Steve Wallace*  
STEVE WALLACE, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, SS, 28 DAY OF November, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME S & S FINE HOMES, LTD. BY MEMBERS STEVE BARNES 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.

*Wm. W. Moore*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 6-24-05



## VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 28th DAY OF November, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

*Steve Wallace* CHAIRMAN *Mary Ellen Krings* SECRETARY

## VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 28th DAY OF September, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-4-53 -2004, EFFECTIVE September 2004

*Bob K. Miller* MAYOR *Dennis Woodard* PRESIDENT OF COUNCIL *Linda K. Miller* CLERK OF COUNCIL

## INDIAN LAKE WATER AND POLLUTION CONTROL

AT A MEETING OF THE INDIAN LAKE WATER AND POLLUTION CONTROL, HELD THIS 27th DAY OF November, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

*Janis E. Pugh* DIRECTOR

## AREA SUMMARY

25 BUILDING LOTS	7.839 AC.
DEDICATED STREET R/W	2.098 AC.
TOTAL	9.937 AC.

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

## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- 5/8" IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE ABOVE)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER

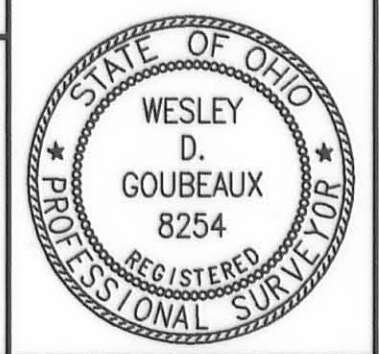
## CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30.00'	90°-02'-03"	47.14'	42.44'	N 45°-20'-58" E
C2	30.00'	89°-48'-00"	47.02'	42.35'	N 44°-44'-00" W
C3	30.00'	90°-12'-00"	47.23'	42.50'	N 45°-16'-00" E
C4	30.00'	89°-48'-00"	47.02'	42.35'	N 44°-44'-00" W
C5	30.00'	90°-12'-00"	47.23'	42.50'	N 45°-16'-00" E
C6	30.00'	89°-57'-57"	47.11'	42.41'	N 44°-39'-02" W
C7	30.00'	90°-02'-03"	47.14'	42.44'	N 45°-20'-58" E

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°-41'-16" W	51.51'
L2	N 00°-03'-28" W	15.02'
L3	N 89°-38'-00" W	101.93'
L4	N 89°-38'-00" W	10.00'
L5	N 00°-10'-00" E	10.00'
L6	N 89°-38'-00" W	99.00'

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.



*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254 DATE 10-11-2004

PREAPPROVAL *Jan P. Ho* 10-12-04  
PLAT CHECKED *Jan P. Ho* 11-12-04  
TRANSFERRED THIS DAY OF Nov. 13, 2004  
*Michael E. Godwin*  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B  
SLIDE 94-B RECEIVED FOR RECORD  
AT 15:21:39 O'CLOCK P M  
THIS 16 DAY OF Nov., 2004  
*Linda Dawson*  
RECORDER, LOGAN COUNTY, OHIO

WOODLAND PARK ESTATES - PHASE 2  
VILLAGE OF LAKEVIEW  
WOODLAND PARK ESTATES - PHASE 2 FINAL PLAT

REVISIONS:	5-12-2004
	5-24-2004
	7-07-2004
	8-23-2004
	10-11-2004
FILE NAME	LOGLAK0305FIN
DRAWN BY	jmk
CHECKED BY	SEB
PROJECT No.	LOGLAK0305
DATE	4-20-2004
SHEET NUMBER	1 OF 2



Calc. B. slide 95A

# WOODLAND PARK ESTATES - PHASE 2

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

LEGAL DESCRIPTION  
WOODLAND PARK ESTATES, PHASE 2  
9.937 ACRES

BEING A PART OF A PART OF A 29.362 ACRE TRACT OF LAND OWNED BY S & S FINE HOMES LTD. AS DESCRIBED IN OFFICIAL RECORD 700, PAGE 908 OF THE LOGAN COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 8 EAST, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a P.K. nail found at the southwest corner of the southwest quarter of Section 27, also being on the centerline of Lake Avenue;

thence, North 00°-10'-00" East, 446.00 feet, along the west line of said quarter section and the east line of the Daniel R. Hurley, et ux original 40 acre tract as described in Deed Book 383, Page 372 to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 800.00 feet, to a 5/8" iron pin with cap set;

thence, South 00°-10'-00" West, 6.24 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 131.91 feet, to a 5/8" iron pin found at the southwest corner of a 11.329 acre tract owned by S & S Fine Homes Ltd. as described in Official Record 703, Page 439;

thence, South 89°-41'-16" East, 41.65 feet, along the south line of said 11.329 acre tract to a 5/8" iron pin found at an angle in the west line of Woodland Park Drive;

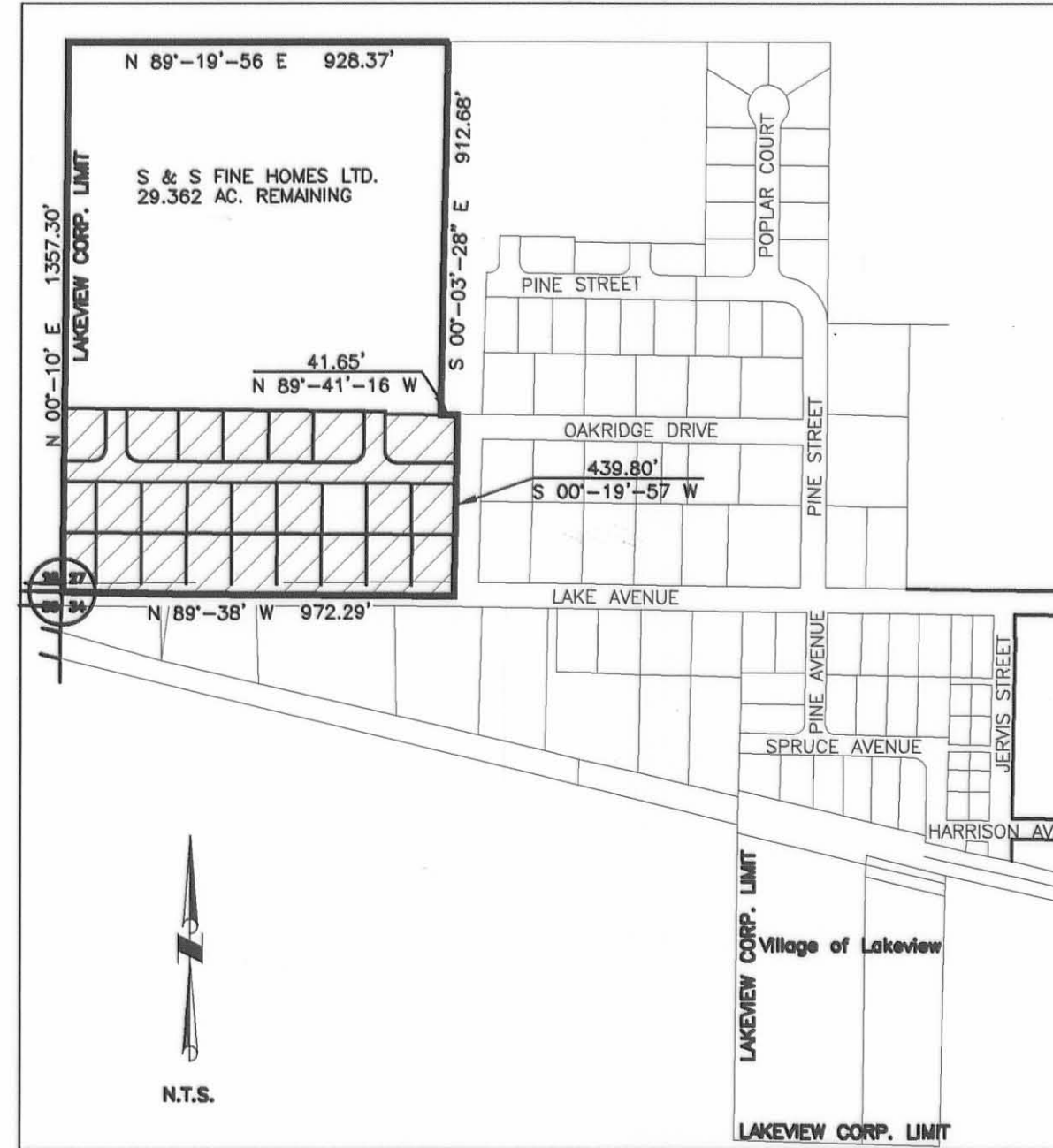
thence, South 00°-19'-57" West, 439.80 feet, along the west line of said Woodland Park Drive to a railroad spike found on the centerline of Lake Avenue;

thence, North 89°-38'-00" West, 972.29 feet, along the centerline of said Lake Avenue to the place of beginning.

Containing 9.937 acres more or less and being subject to any legal highways and easements of record.

The basis for bearings is the south line of Section 27, being North 89°-38'-00" West, and all other bearings are from angles and distances measured in a field survey by Choice One Engineering on April 20, 2004.

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 May 12, 2004.



OVERLAY MAP

22. 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.

23. 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, unless by the affirmative vote of 75% all lot owners in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, it is determined to change these covenants and restrictions, in whole or in part. In any such revision(s) shall not take effect until a written amendment, containing such revision(s) and signed by the requisite percentage of lot owners, is properly filed in the real property records of the Logan County Recorder.

24. 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. As a member of Woodland Park Estates Homeowners Association, 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.

## Lot Restrictions - Woodland Park Estates

- On each lot as herein described, there shall be constructed no more than one single-family dwelling and each dwelling be used solely for residential purposes. Home offices shall be permitted as long as there are no employees other than family members.
- Square footage of all dwellings shall not be less than:
  - 1500 sq. ft. on a ranch excluding porches, garages and basements. Plus have an attached 2-car garage minimum.
  - 1700 sq. ft. on a 1 1/2 story or 2-story, excluding porches, garages and basement. Plus have an attached 2-car garage minimum.
- 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 shall be allowed for storage.
- No building materials shall be stored outside of a 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 within 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 be 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 is 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 boundaries of 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 path 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.
- 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 Woodland Park Estates, 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) S & S Fine Homes, Ltd., 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. Enforcement 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.

CHOICE ONE ENGINEERING  
the choice that exceeds...

CHOICE ONE ENGINEERING  
440 E. HOBBSHER ROAD  
SIDNEY, OHIO 45386  
(937) 487-0500  
FAX (937) 497-0300  
www.choiceoneengineering.com

WOODLAND PARK ESTATES - PHASE 2  
VILLAGE OF LAKEVIEW  
WOODLAND PARK ESTATES - PHASE 2 FINAL PLAT

REVISIONS:  
5-12-2004  
5-24-2004  
7-07-2004  
8-23-2004  
10-11-2004

FILE NAME  
LOGLAK0305COV

DRAWN BY  
jmk

CHECKED BY  
SEB

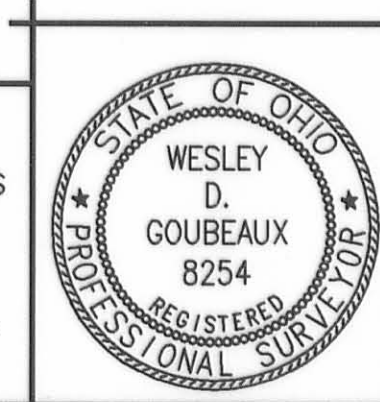
PROJECT No.  
LOGLAK0305

DATE  
4-20-2004

SHEET NUMBER  
2 OF 2

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Wesley D. Goubeaux  
10-11-2004  
WESLEY D. GOUBEAUX, P.S. #8254 DATE





# WOODLAND PARK ESTATES - PHASE 3

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

- 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.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) FRONT BUILDING SETBACKS ARE SHOWN AT 25.00'.
  - 4.) LOT 679 SHALL BE USED, AND IS HEREBY DEDICATED AS, A DETENTION BASIN, AND SUCH LOT SHALL HEREAFTER BE UNDER THE CONTROL AND MAINTENANCE OF THE WOODLAND PARK ESTATES HOMEOWNERS ASSOCIATION, AN OHIO NONPROFIT CORPORATION.
  - 5.) LOT 688 SHALL BE USED, AND IS HEREBY DEDICATED AS, A RETENTION POND, AND SUCH LOT SHALL HEREAFTER BE UNDER THE CONTROL AND MAINTENANCE OF THE WOODLAND PARK ESTATES HOMEOWNERS ASSOCIATION, AN OHIO NONPROFIT CORPORATION.

## OWNER AND DEVELOPER

S & S FINE HOMES LTD.  
WOODLAND PARK ESTATES  
610 WEST LAKE ST.  
LAKEVIEW, OH. 43331  
(937) 842-9663

## 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 HEREON, 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:  
S & S FINE HOMES, LTD.  
*Steve Barnes*  
STEVE BARNES, MEMBER

OWNER:  
S & S FINE HOMES, LTD.  
*Steve Wallace*  
STEVE WALLACE, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 22 DAY OF February, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME S & S FINE HOMES, LTD. BY MEMBERS STEVE BARNES 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.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 6.29.2010

## VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 10th DAY OF February, 2008, THIS PLAT WAS REVIEWED AND APPROVED.

*Ron Callahan* CHAIRMAN *Mary Ellen Stiger* SECRETARY

## VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 16 DAY OF August, 2004 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-27 -2004 EFFECTIVE 08/16, 2004

*Ray A. Miller* MAYOR *James Miller* PRESIDENT OF COUNCIL *Cliff Miller* CLERK OF COUNCIL

## INDIAN LAKE WATER POLLUTION CONTROL DISTRICT

AT A MEETING OF THE INDIAN LAKE WATER POLLUTION CONTROL DISTRICT, HELD THIS 20 DAY OF February, 2008, THIS PLAT WAS REVIEWED AND APPROVED.

*Lawrence E. Pugh* DIRECTOR

## AREA SUMMARY

8 BUILDABLE LOTS 2.863 AC.  
2 NON-BUILDABLE LOTS 2.213 AC.  
DEDICATED STREET R/W 0.948 AC.  
TOTAL 6.024 AC.

1.146 AC. WITHIN O.R. 703-439  
0.383 AC. - PARCEL #47-017-17-01-002-001  
0.763 AC. - PARCEL #47-017-17-01-001-000

4.878 AC. WITHIN O.R. 700-908

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

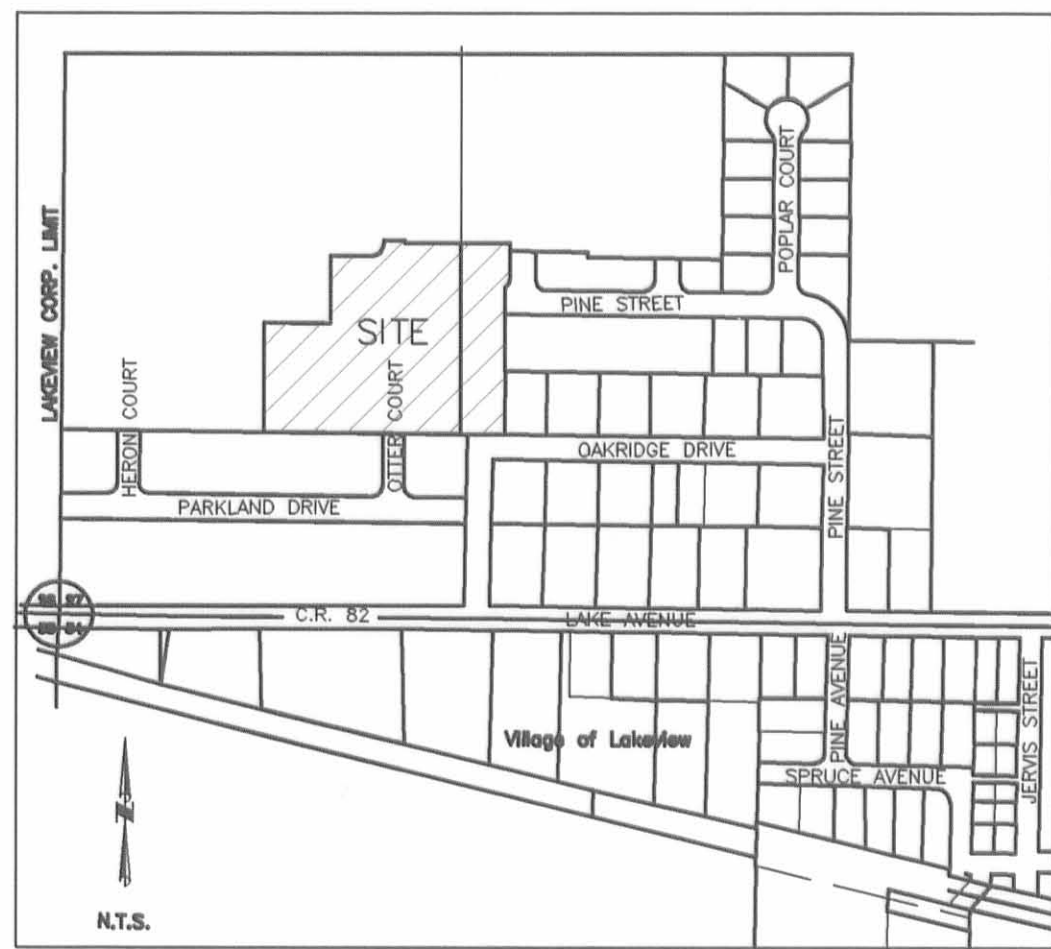
## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- 5/8" IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE ABOVE)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER

PREAPPROVAL *Ernie M. Hestley*  
PLAT CHECKED *J.C. De 2/25/08*

TRANSFERRED THIS DAY OF 2-25, 2008  
*Michael E. Graw*  
AUDITOR, LOGAN COUNTY, OHIO

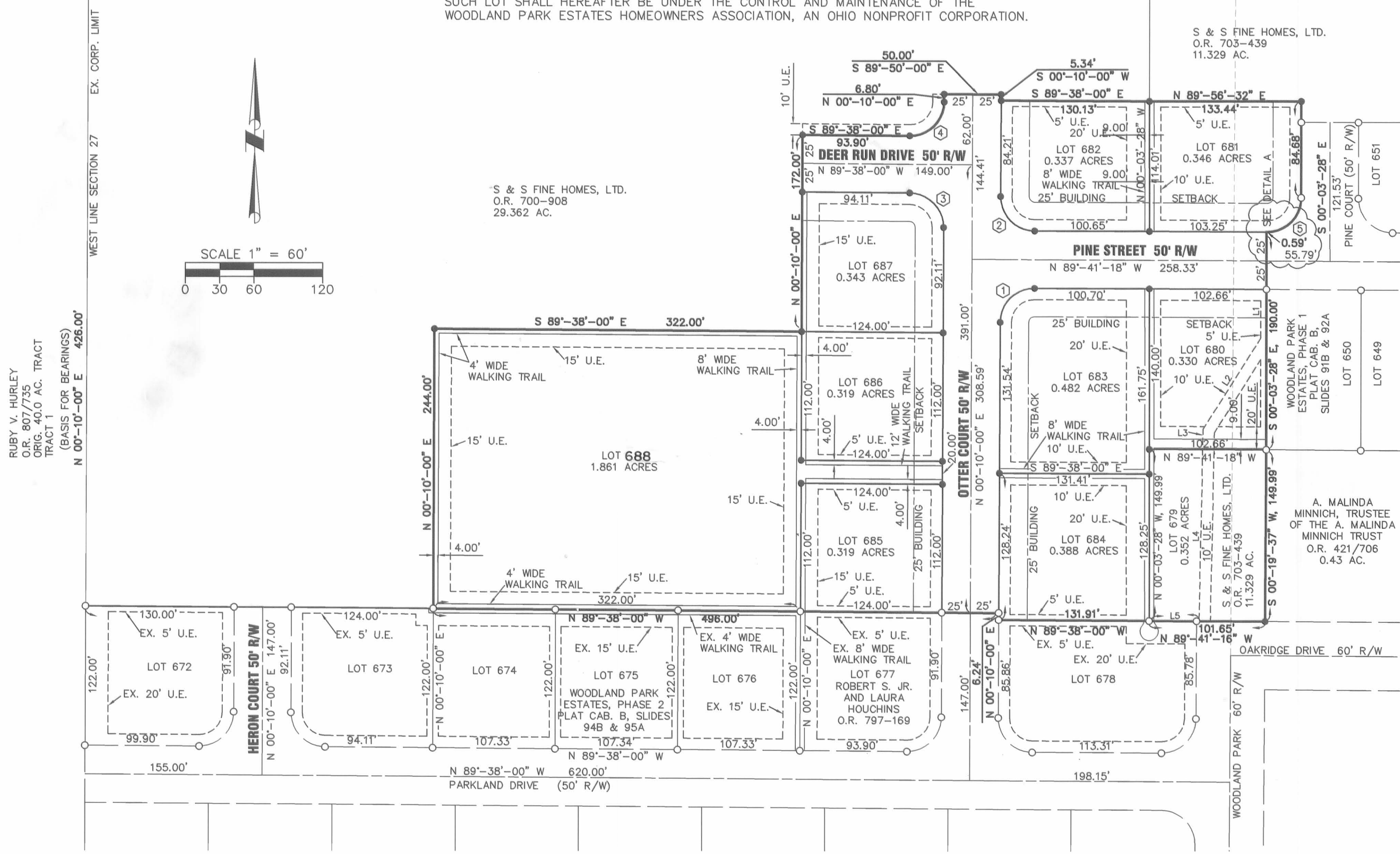
RECORDED IN PLAT CABINET B,  
SLIDE 118, RECEIVED FOR RECORD  
AT 3:35 O'CLOCK P M  
THIS 25 DAY OF Feb, 2008  
*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO



## VICINITY MAP



SCALE 1" = 60'



## CURVE TABLE

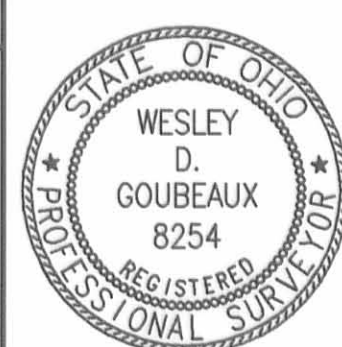
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30.00'	90°-08'-42"	47.20'	42.48'	N 45°-14'-21" E
C2	30.00'	89°-51'-18"	47.05'	42.37'	N 44°-45'-39" W
C3	30.00'	89°-48'-00"	47.02'	42.35'	N 44°-44'-00" W
C4	30.00'	90°-12'-00"	47.23'	42.50'	N 45°-16'-00" E
C5	30.00'	90°-22'-10"	47.32'	42.56'	S 45°-07'-37" W

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°-03'-28" E	32.83'
L2	S 32°-25'-34" W	93.92'
L3	S 01°-09'-22" W	17.62'
L4	S 01°-09'-22" W	150.01'
L5	N 89°-41'-16" W	43.66'

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 02-11-2008



**WOODLAND PARK ESTATES - PHASE 3**  
**VILLAGE OF LAKEVIEW**  
**WOODLAND PARK ESTATES - PHASE 3 FINAL PLAT**

**CHOICE ONE ENGINEERING**  
 440 E. HOEVISSER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200  
 FAX (937) 497-0300  
 www.choiceoneengineering.com

REVISIONS:  
 02-14-2008

FILE NAME  
 LOGLAK0702FIN3

DRAWN BY  
 JMK

CHECKED BY  
 WDG

PROJECT No.  
 LOGLAK0702

DATE  
 02-11-2008

SHEET NUMBER  
 1 OF 2

J-31



LEGAL DESCRIPTION  
WOODLAND PARK ESTATES, PHASE 3  
6.024 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 29.362 acre tract conveyed to S. & S. Fine Homes, Ltd. by O.R. Volume 700, Page 908 and a 11.329 acre tract conveyed to S. & S. Fine Homes, Ltd. by O.R. Volume 703, Page 439 and being more particularly described as follows:

Beginning at a 5/8" iron pin with cap found at the northwest corner of Lot 674 of Woodland Park Estates, Phase 2 as recorded in Plat Cabinet B, Slides 94B and 95A;

thence, North 00°-10'-00" East, 244.00 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 322.00 feet, to a 5/8" iron pin with cap set;

thence, North 00°-10'-00" East, 172.00 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 93.90 feet, to a 5/8" iron pin with cap set;

thence, northeasterly, 47.23 feet, along a curve to the left having a radius of 30.00 feet, and internal angle of 90°-12'-00", and a chord 42.50 feet in length bearing North 45°-16'-00" East, to a 5/8" iron pin with cap set;

thence, North 00°-10'-00" East, 6.80 feet, to a 5/8" iron pin with cap set;

thence, South 89°-50'-00" East, 50.00 feet, to a 5/8" iron pin with cap set;

thence, South 00°-10'-00" West, 5.34 feet, to a 5/8" iron pin with cap set;

thence, South 89°-38'-00" East, 130.13 feet, to a 5/8" iron pin with cap set;

thence, North 89°-56'-32" East, 133.44 feet, to a 5/8" iron pin with cap set on the extension of the west right-of-way line of Pine Court;

thence, South 00°-03'-28" East, 84.68 feet, along the extension of the west line and the west line of said Pine Court and the west line of Woodland Park Estates, Phase 1 as recorded in Plat Cabinet B, Slides 91B and 92A to a 5/8" iron pin with cap found;

thence, southwesterly, 47.32 feet, along a curve to the right having a radius of 30.00 feet, an internal angle of 90°-22'-10", and a chord 42.56 feet in length bearing South 45°-07'-37" West, along the west line of Woodland Park Estates, Phase 1 to a 5/8" iron pin with cap found on the north right-of-way line of Pine Street;

thence, North 89°-41'-18" West, 0.59 feet, along the north line of said Pine Street and the west line of Woodland Park Estates, Phase 1 to a 5/8" iron pin with cap found;

thence, South 00°-03'-28" East, 190.00 feet, along the west line of Lot 650 of Woodland Park Estates, Phase 1 to a 5/8" iron pin with cap found at the northwest corner of a 0.43 tract owned by A. Malinda Minnich, trustee of the A. Malinda Minnich Trust as described in Official Record 421, Page 706;

thence, South 00°-19'-37" West, 149.99 feet, along the west line of said Minnich tract to a 5/8" iron pin with cap set on the north right-of-way line of Oakridge Drive;

thence, North 89°-41'-16" West, 101.65 feet, along the north line of said Oakridge Drive and the north line of Lot 678 of the Woodland Park Estates, Phase 2 to a 5/8" iron pin with cap found;

thence, with the north line of the said Woodland Park Estates, Phase 2 the following 3 bearings and distances:

thence, North 89°-38'-00" West, 131.91 feet, along the north line of said Lot 678 to a 5/8" iron pin with cap found on the east right-of-way line of Otter Court;

thence, North 00°-10'-00" East, 6.24 feet, along the east line of said Otter Court to a 5/8" iron pin with cap found;

thence, North 89°-38'-00" West, 496.00 feet, along the north line of the said Woodland Park Estates, Phase 2 to the place of beginning.

Containing 6.024 acres more or less and being subject to any legal highways and easements of record.

The basis for bearings is the west line of Section 27, being North 00°-10'-00" East, and all other bearings are from angles and distances measured in a field survey by Choice One Engineering on February 11, 2008.

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 February 11, 2008.

# WOODLAND PARK ESTATES - PHASE 3

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

## 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 forgoing 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 ½) 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 with in 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 4½ 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.

18. 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.

19. 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 path 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.

20. 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.

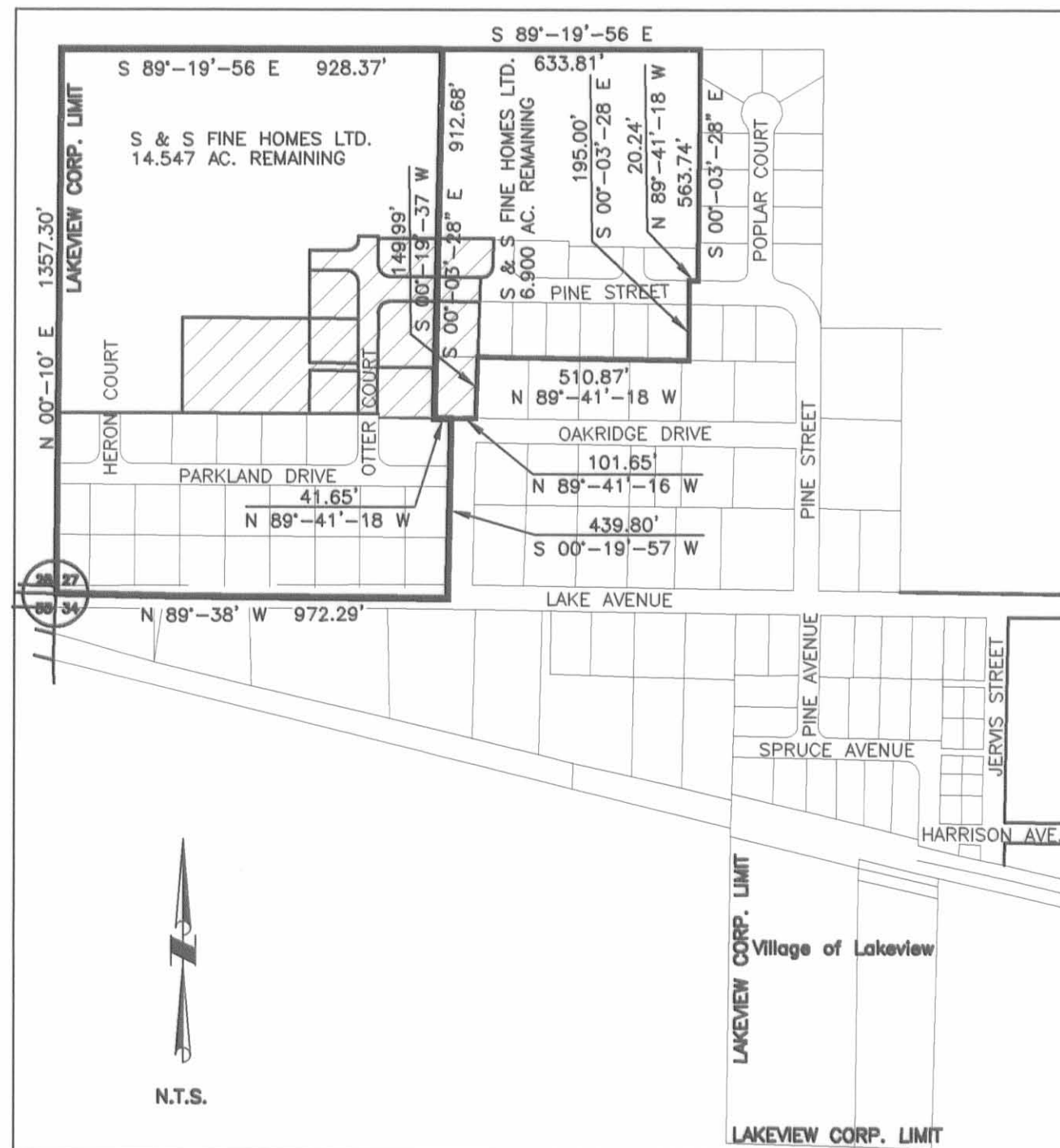
21. These covenants and restrictions are for the benefit of: (i) all lot owners in all phases of the Woodland Park Estates development, whether such phase was created before or is created after this phase, (ii) the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, and (iii) S & S Fine Homes, Ltd., 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.

22. Invalidity 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.

23. 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 S & S Fine Homes, Ltd. is the owner of any lot in any phase of Woodland Park Estates, any change to these covenants and restrictions must be approved by S & S Fine Homes, Ltd. 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 S & S Fine Homes, Ltd., as applicable), is properly filed in the real property records of the Logan County Recorder.

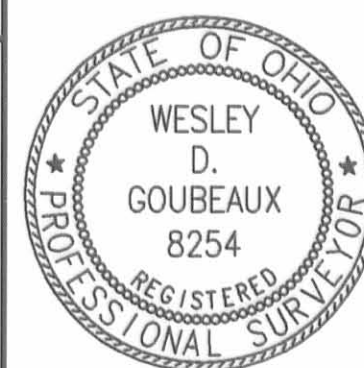
24. Each owner of a lot in all phases of Woodland Park Estates, whether such phase was created before or is created after this phase, shall automatically become a member of the Woodland Park Estates Homeowners Association, an Ohio nonprofit corporation, which shall be established for the purpose, among 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 S&S Fine Homes, Ltd. owns any lot(s) in any phase of Woodland Park Estates, for assessment and dues purposes only, S&S Fine Homes, Ltd. shall be treated and assessed as owning only one (1) lot, regardless of the actual number of lots actually owned by S&S Fine Homes, Ltd. at any given point in time.

25. 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.



## OVERLAY MAP

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.



Wesley D. Goubeaux  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 02-11-2008

CHOICE ONE ENGINEERING  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200  
FAX (937) 497-0300  
www.choiceoneengineering.com

WOODLAND PARK ESTATES - PHASE 3  
VILLAGE OF LAKEVIEW  
WOODLAND PARK ESTATES - PHASE 3 FINAL PLAT

REVISIONS:  
02-14-2008

FILE NAME  
LOGLAK0702FIN3  
DRAWN BY  
JMK  
CHECKED BY  
WDG  
PROJECT No.  
LOGLAK0702  
DATE  
02-11-2008  
SHEET NUMBER  
2 OF 2

J-319

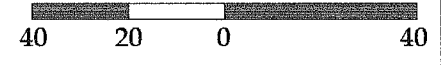


6-18-18

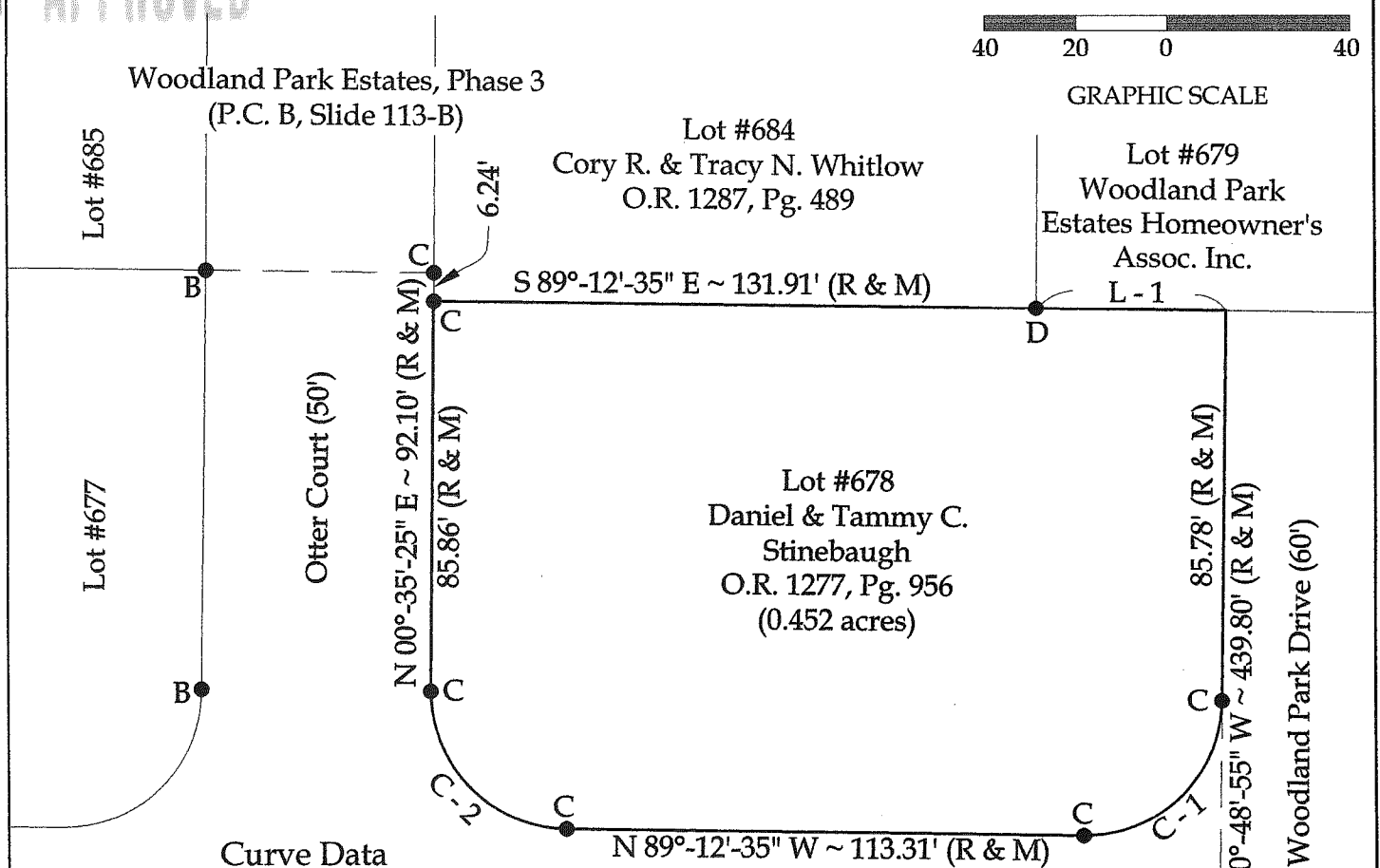
Retracement Survey of Parcel #47-017-17-01-001-026 and being Lot #678 of Woodland Park Estates, Phase 2 (P.C. B, Slide 94-B) to the Village of Lakeview, Logan County, Ohio. (Deed Referenced in O.R. 1277, Pg. 956)

APPROVED

SCALE: 1" = 40'



GRAPHIC SCALE



Curve Data

(C - 1)  
Radius = 30.00'  
Arc Length = 47.14' (R) 47.06' (M)  
Delta = 89°-52'-29"  
Chord Length = 42.44' (R) 42.38' (M)  
Chord Bearing = S 45°-41'-19" W

(C - 2)  
Radius = 30.00'  
Arc Length = 47.02' (R & M)  
Delta = 89°-47'-38"  
Chord Length = 42.35' (R & M)  
Chord Bearing = N 44°-18'-35" W

Legend

- A = Existing Railroad Spike on the S line of the SW 1/4 of Section 27 (centerline of Lake Avenue)
- B = Existing #5 Rebar
- C = Set #5 Rebar
- D = Set Mag Nail



This plat represents an actual boundary survey completed under my direct supervision on May 08, 2018.

*[Signature]*  
Kyle J. Binkley, P.S. #8587

Line Data

L - 1 = S 89°-15'-51" E ~ 41.65' (R & M)

Note:  
All distances shown are measured unless otherwise noted.

**BASIS OF BEARINGS :** The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

INDEXED ON MAP  
3710

**Binkley**  
LAND SURVEYING, LLC

121 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT: Tom Stinebaugh			
SURVEYED BY: K.J.B.	DATE: 05-08-2018	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE 1		OF PAGES 1

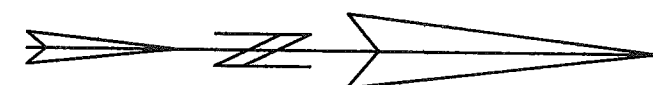
8-17-2023

**APPROVED**

FILE COPY ONLY

# PLAT OF SURVEY

## LOTS 629 & 630, THE WOODS OF LAKEVIEW, PHASE 1 VILLAGE OF LAKEVIEW STOKES TOWNSHIP, LOGAN COUNTY, OHIO

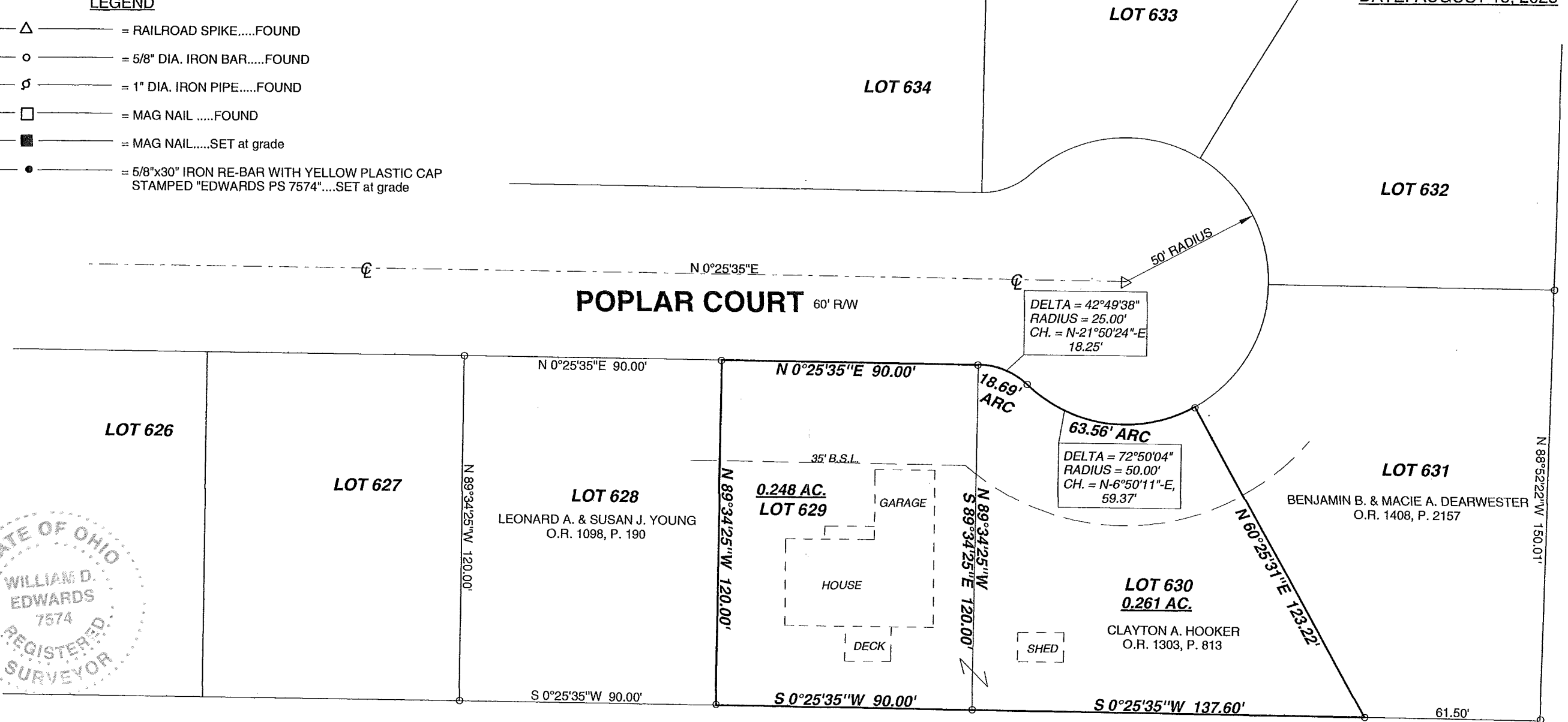


SCALE: 1" = 40'  
-20 0 20 40 60

DATE: AUGUST 15, 2023

### LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- ∅ = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL .....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*  
**WILLIAM D. EDWARDS**  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

- NOTE:
- BEARINGS ARE BASED ON THE EAST LINE OF POPLAR COURT ROAD PER AN ASSUMED BEARING OF N-0°25'35"-E.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, RECORD PLAT OF THE WOODS OF LAKEVIEW, PHASE I (PLAT CABINET "B", SLIDES 27B & 28B).
  - WOOD STAKES WERE SET ALONG THE REAR & SIDE PROPERTY LINES.
  - THERE IS A 12' UTILITY EASEMENT ALONG THE REAR LOT LINES & A 5' UTILITY EASEMENT ALONG THE FRONT LOT LINES.

FS LAND COMPANY, LLC  
 76.574 AC.  
 O.R. 884, P. 90

INDEXED ON MAP  
 3710