

RICHEY SURVEY No. 1

(March 5, 1974)

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. No. 5864, being part of Robert C. Richey and Patricia S. Richey's second described tract of land described in Logan County Recorders Deed Record Volume 330, Page 315, being more particularly described as follows:

Commencing at a R.R. spike on the centerline of T.R. No. 55 at Sta. 70 + 29 as referenced in Logan County Engineer's Field Book 49, Page 47, said R.R. spike being the PLACE of BEGINNING,

thence following the centerline of T.R. No. 55, N 86°-08' W, 353.93 feet to a point,

thence perpendicular to the centerline of T.R. No. 55, N 03°-52' E, 15.00 feet to a point,

thence following a line parallel and 15.00 feet north of the centerline of T.R. No. 55, N 86°-08' W, 113.13 feet to a point of deflection in said roadway,

thence continuing along a line parallel and 15.00 feet north of the centerline of T.R. No. 55, N 86°-37' W, 91.44 feet to a point,

thence along the east line of Robert Mann's 0.666 acre tract, N 03°-13' E, 84.72 feet to an iron pin, passing over the northerly right-of-way line of T.R. No. 55 at 15.00 feet,

thence continuing along the east line of Mann's 0.666 acre tract, S 86°-47' E, 56.00 feet to an iron pin,

thence continuing along the east line of Mann's 0.666 acre tract, N 03°-13' E, 135.00 feet to an iron pin in the south line of Lot No. 6 platted in Logan Heights Subdivision as recorded in the Logan County Recorders office,

thence along the south line of Lot No. 6 and Lot No. 7 in said Subdivision, S 86°-47' E, 177.47 feet to an iron pin,

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RICHEY SURVEY No. 1
(March 5, 1974)

thence following the east line of Lot No. 7 thru Lot No. 11, N 04⁰-00' E, 1006.40 feet to an iron pin in the south line of Vada M. Kauffman's 83.85 acre tract,

thence following the south line of Kauffman's 83.85 acre tract, S 88⁰-20' E, 326.08 feet to an iron pin being the southeast corner of said Kauffman's tract,

thence S 05⁰-19.5' W, 529.08 feet to an iron pin,

thence S 02⁰-50' W, 726.71 feet, passing thru the northerly right-of-way line of T.R. No. 55 at 696.71 feet, to the PLACE of BEGINNING.

The above described tract contains 10.20 acres of which 0.31 acre is dedicated to the public for highway purposes. The above tract is also subject to all legal easements of record.

The above description is the result of a survey completed March 2, 1974 by Daniel Gilbert, P.S. No. 5402, and Paul Clapsaddle, S.I.T.

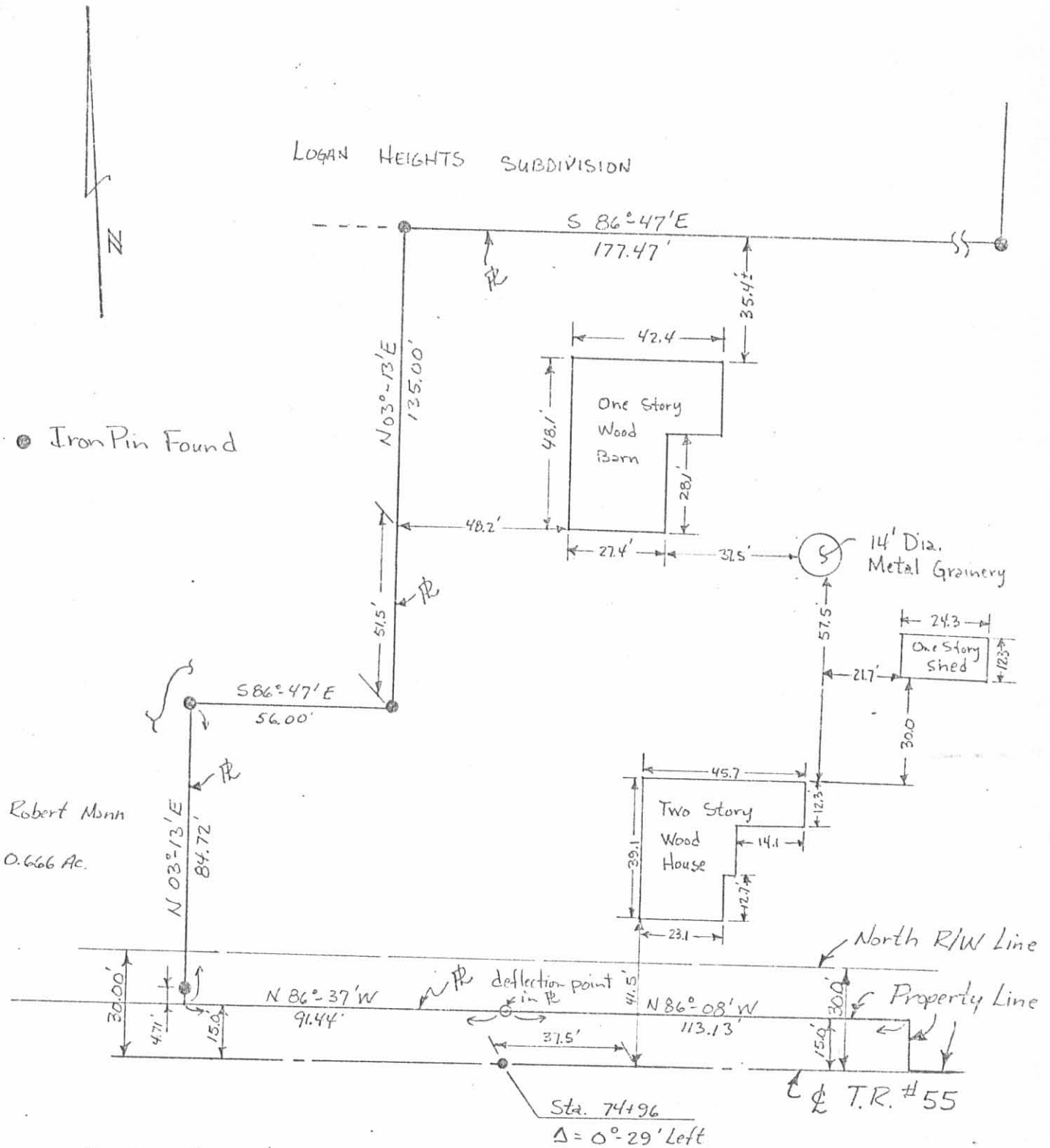
ATTEST:

Daniel C. Gilbert, P.S.

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LOGAN HEIGHTS SUBDIVISION



● Iron Pin Found

Robert Monn
0.666 Ac.

Scale: 1" = 40'

Date: 3/5/74

Surveyed By: Daniel Gilbert, P.S.
& Paul Chapsaddle, S.I.T.

I certify the above to be a correct representation of buildings on Robert Richeys 10.20 Ac. tract in the State of Ohio, County of Logan, Township of Monroe, V.M.S. # 5864.

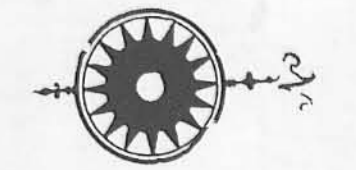
ATTEST:

Daniel C. Gilbert, P.S. IP-2

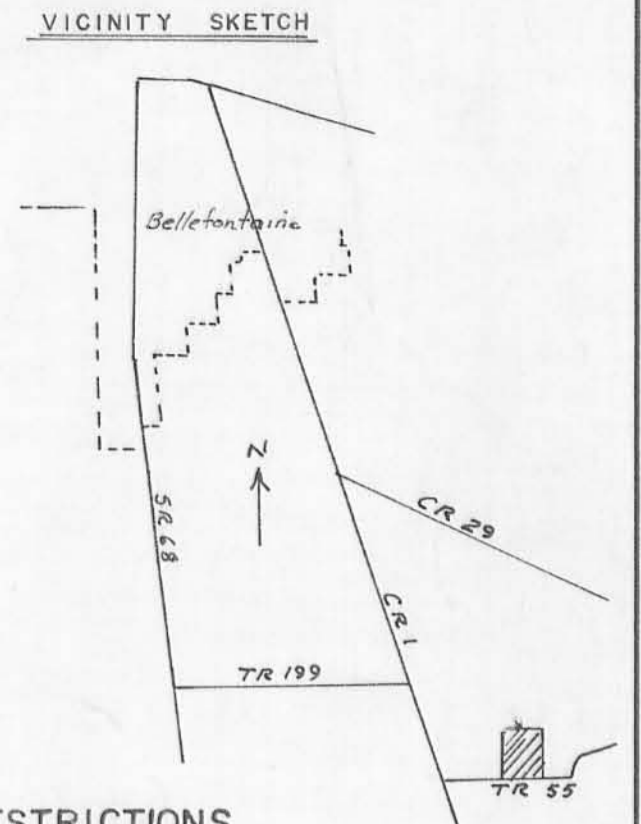
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STA. 82+50 IRON ON E FOUND

RUSSELL H. PODOLL 10.0 ACRES



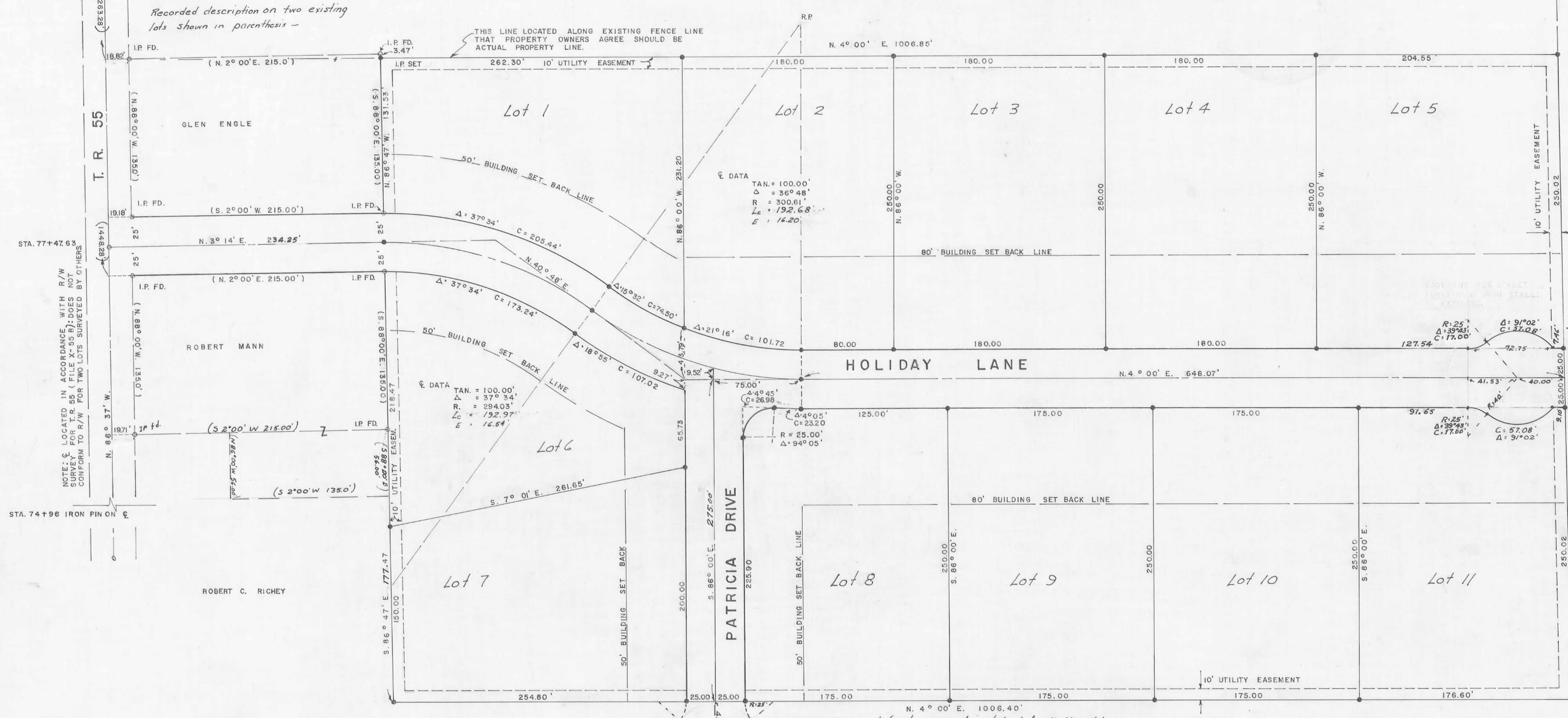
SCALE 1" = 50'



VADA M. KAUFFMAN 63.85 A.

COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS SUBDIVISION ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL LOTS, AND NOT MORE THAN ONE STRUCTURE SHALL BE USED FOR RESIDENTIAL PURPOSES. NO LOT SHALL BE SUB-DIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
2. NO SINGLE DWELLING HOUSE SHALL BE ERRECTED CONTAINING LESS THAN 1400 SQUARE FEET OF FLOOR AREA IF MORE THAN A ONE STORY HOUSE, OR LESS THAN 1000 SQUARE FEET OF FLOOR AREA IF A ONE STORY HOUSE.
3. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT AND NO CONDITION SHALL BE ALLOWED TO EXIST WHICH MAY BE OR BECOME A NUISANCE OR AN ANNOYANCE TO THE NEIGHBORHOOD.
4. NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT, EXCEPT FOR A PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT IN AREA AND EXCEPT FOR "FOR SALE" OR "FOR RENT" SIGNS NOT TO EXCEED FIVE SQUARE FEET IN AREA. ADVERTISING SIGNS DURING THE CONSTRUCTION AND SALE PERIOD MAY BE USED BY THE BUILDER.
5. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND, BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JUNE 1990, AT WHICH TIME SAID COVENANTS ARE TO BE EXTENDED AUTOMATICALLY FOR PERIODS OF TEN YEARS, UNLESS BY VOTE OF THE THEN OWNERS OF THE LOTS, A MAJORITY OF SAID LOT OWNERS AGREES TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
6. THESE COVENANTS AND RESTRICTIONS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE, BY THE GRANTOR, HIS HEIRS, SUCCESSORS, OR ASSIGNS, OR BY ANY LOT OWNER AT THE TIME OF ANY VIOLATION.
7. NO BUILDING SHALL BE ERRECTED NEARER TO THE FRONT OR SIDE LINES THAN THE BUILDING SET BACK LINES SHOWN HEREON. NO BUILDING SHALL BE ERRECTED WITH SIDE YARDS OF LESS THAN 10% OF LOT FRONTAGE.
8. NO HOUSE TRAILERS OR OTHER OUTBUILDINGS SHALL BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.
9. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE HEREBY RESERVED AS SHOWN.
10. NO LOT SHALL BE USED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIAL. ALL SUCH WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND SHALL NOT BE ALLOWED TO ACCUMULATE.



LOGAN HEIGHTS SUBDIVISION

LOCATED IN THE COUNTY OF LOGAN, TOWNSHIP OF MONROE, STATE OF OHIO AND BEING IN V.M.S. 5864 AND BEING FURTHER DESCRIBED AS DELINEATED ON THE ATTACHED PLAT, CONTAINING 12.96 ACRES, 11.23 ACRES BEING IN LOTS AND 1.73 ACRES BEING IN RIGHT OF WAY FOR PUBLIC USE.

THE UNDERSIGNED, ROBERT C. RICHEY AND PATRICIA S. RICHEY, HEREBY CERTIFIES THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THEIR LOGAN HEIGHTS SUBDIVISION, IT BEING LAND CONVEYED TO THEM BY DEED RECORD AS RECORDED IN DEED BOOK VOL. 301 PAGE 515, RECORDER'S OFFICE, LOGAN COUNTY, OHIO. ALL RIGHT OF WAY AS SHOWN ON THE PLAT IS HEREBY DEDICATED FOR PUBLIC USE.

STATE OF OHIO SS COUNTY OF LOGAN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ROBERT C. RICHEY AND PATRICIA S. RICHEY, WHO ACKNOWLEDGES 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 HERE UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS 14th DAY OF May 1970.

VERDIN B. STUCKEY NOTARY PUBLIC LOGAN COUNTY, OHIO MY COMMISSION EXPIRES

Witness signatures: Joe L. Long, William V. Stephenson

NEW ROADS SHALL BE PRIVATE ROADS TO BE MAINTAINED BY GRANTORS UNTIL CONSTRUCTION OF SAID ROADS COMPLIES WITH MINIMUM REQUIREMENTS FOR COUNTY & TOWNSHIP ROADS ESTABLISHED AND DETERMINED BY LOGAN COUNTY ENGINEER.

PLAT APPROVED THIS 19th DAY OF May 1970. Charles H. Pung Jr. CHAIRMAN BELLEFONTAINE PLANNING COMMISSION

PLAT APPROVED THIS 14th DAY OF May 1970. Board of Health, Logan County, Ohio

PLAT APPROVED THIS 26th DAY OF May 1970. Chester R. Kurtz LOGAN COUNTY ENGINEER

PLAT APPROVED AND ACCEPTED THIS 13th DAY OF JUNE 1970. Don Dunning, Nancy A. Knill, John R. Imkept COMMISSIONERS, LOGAN COUNTY, OHIO

TRANSFERRED THIS 30th DAY OF JUNE 1970. Charles H. Chamberlain AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT BOOK 6F, PAGE 38, RECEIVED FOR RECORD AT 10:00 O'CLOCK A.M. THIS 30th DAY OF June 1970. Ruth Rayer RECORDER, LOGAN COUNTY, OHIO

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME, ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF, DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS, IRON PINS SET ARE SHOWN THUS

Bernard B. Hurst Jr. BERNARD B. HURST JR. REGISTERED ENGINEER 26568 REGISTERED SURVEYOR 4668

GRANTOR signatures: Robert C. Richey, Patricia S. Richey

NOTE: THIS PLAT TO BE FILED IN THE OFFICE OF THE LOGAN COUNTY ENGINEER.