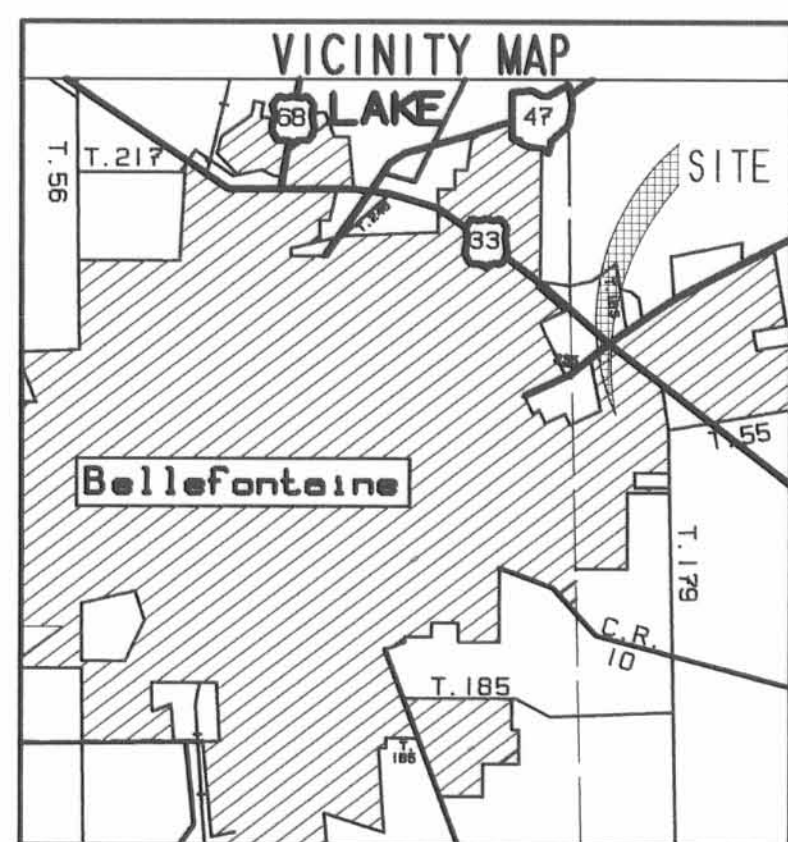


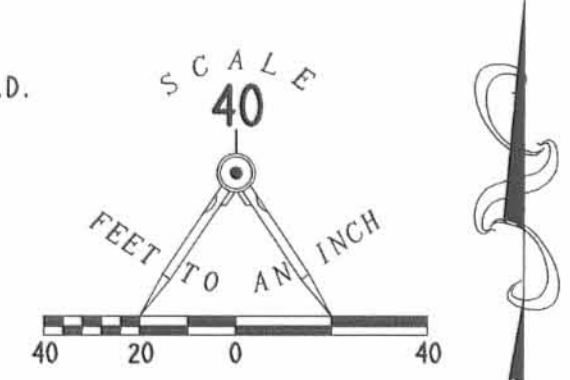
# GLENWOOD EAST ALLOTMENT NO. 6

VIRGINIA MILITARY SURVEY 3683, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	72° 04' 15"	70.00'	88.05'	50.92'	82.36'	N 56° 44' 40" E
C 2	16° 06' 02"	70.00'	19.67'	9.90'	19.60'	S 79° 08' 57" E
C 3	23° 32' 53"	50.00'	20.55'	10.42'	20.41'	S 82° 53' 37" E
C 4	93° 05' 21"	25.00'	40.61'	26.38'	36.29'	N 38° 46' 59" E
C 5	93° 05' 21"	55.00'	89.36'	58.04'	79.85'	N 38° 47' 08" E

- LEGEND**
- 5/8 INCH IRON ROD SET WITH 1/4" CAP STAMPED "LEE P6359"
  - 5/8 INCH IRON ROD TO BE SET
  - 1 INCH IRON ROD FOUND
  - ⊕ RAILROAD SPIKE SET
  - ⊕ CONCRETE MONUMENT SET



BOWEN E. GILLESPIE, TRUSTEE  
ORIGINAL 21.961 ACRE TRACT  
O.R. 345, PG. 822



CITY OF BELLEFONTAINE  
17.19 ACRE TRACT  
VOL. 333, PG. 820  
TRACT 11

**GLENWOOD EAST ALLOTMENT NO. 5**  
PLAT CABINET B, SLIDE 216

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

**WHISPERING PINES**  
PLAT CABINET A, SLIDE 681-683

### DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 3683, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

BEING ALL OF THE RICHARD E. WESTERMAN AND CYNTHIA WESTERMAN 5.001 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 512, PAGE 953 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET ON THE SOUTH LINE OF VIRGINIA MILITARY SURVEY 3683 AND THE NORTH LINE OF THE GLENWOOD EAST ALLOTMENT NO. 5 (PLAT CABINET B, SLIDE 216) AT THE SOUTHEAST CORNER OF THE CITY OF BELLEFONTAINE 17.19 ACRE TRACT (VOL. 333, PG. 820, TRACT 11).

THENCE, WITH THE EAST LINE OF THE SAID 17.19 ACRE TRACT, N 6° 25' 04" W, A DISTANCE OF 358.32 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE SOUTH LINE OF THE BOWEN E. GILLESPIE, TRUSTEE ORIGINAL 21.961 ACRE TRACT (O.R. 345, PG. 822), N 85° 19' 56" E, A DISTANCE OF 609.38 FEET TO A CONCRETE MONUMENT SET.

THENCE, WITH THE WEST LINE OF THE STATE OF OHIO 25.0 ACRE TRACT (VOL. 276, PG. 506), S 6° 03' 01" E, A DISTANCE OF 358.26 FEET TO A 1 INCH IRON ROD FOUND.

THENCE, WITH THE SOUTH LINE OF VIRGINIA MILITARY SURVEY 3683 AND THE NORTH LINE OF WHISPERING PINES (PLAT CABINET A, SLIDE 681) AND THE NORTH LINE OF THE SAID GLENWOOD EAST ALLOTMENT NO. 5, S 85° 19' 56" W, A DISTANCE OF 607.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.001 ACRES.

THE BASIS FOR BEARINGS IS THE SOUTH LINE OF VIRGINIA MILITARY SURVEY 3683 BEING S 85° 19' 56" W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON JULY 12, 2001.

DESCRIPTION PREPARED BY: JEFFREY I. LEE, PROFESSIONAL SURVEYOR 6359, JUNE 20, 2002.

LOT	SQUARE FEET	ACREAGE
5054	15058.978	0.346
5055	14465.653	0.332
5056	14630.129	0.336
5057	14630.127	0.336
5058	14630.126	0.336
5059	14630.124	0.336
5047	14531.297	0.334
5048	11235.648	0.258
5049	11309.575	0.260
5050	11309.575	0.260
5051	11309.575	0.260
5052	11309.574	0.260
5053	12534.647	0.288
R/W	46258.273	1.059
TOTAL	217843.301	5.001

**A. GENERAL**  
1. BY THE RECORDING OF THE ATTACHED PLAT OF GLENWOOD EAST ALLOTMENT NO. 6 AND FOR THE PURPOSE OF FURTHERING THE GENERAL PLAN OF DEVELOPMENT OF THE SAID PLAT, THE REAL ESTATE DESCRIBED BY THE SAID PLAT IS HEREBY MADE SUBJECT TO THE PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS HEREINAFTER DESCRIBED.

2. THESE COVENANTS, RESTRICTIONS, CONDITIONS, AND REGULATIONS PERTAINING TO THE USE, OWNERSHIP, AND OCCUPANCY OF THE LAND IN SAID PLAT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY OWNER OR OWNER'S HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, OR ASSIGNS AS THE CASE MAY BE, FROM WHICH TIME THE SAME SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY AN AFFIRMATIVE VOTE OF THE THEN OWNERS OF A MAJORITY OF THE LOTS IN SAID PLAT, IT IS AGREED TO CHANGE THESE RESTRICTIONS, AND REVISED SET OF RESTRICTIONS ARE FILED IN THE RECORDER'S OFFICE OF LOGAN COUNTY, OHIO.

3. THE OWNER OF ANY LOT OR PART OF A LOT IN SAID PLAT MAY ENFORCE THESE RESTRICTIONS, EASEMENTS, OR RESERVATIONS HEREIN CONTAINED BY ANY APPROPRIATE ACTION IN A COURT OF COMPETENT JURISDICTION AGAINST ANY PERSON, FIRM, OR CORPORATION WHO, OR WHICH VIOLATES SAID COVENANTS, RESTRICTIONS, EASEMENTS OR RESERVATIONS.

4. INVALIDATION OF ANY ONE OF THE HEREINAFTER CONTAINED RESTRICTIONS BY JUDGMENT OF A COURT OF COMPETENT JURISDICTION, SHALL IN NO WAY AFFECT ANY OTHER COVENANTS, RESTRICTIONS, EASEMENTS, OR RESERVATIONS HEREIN CONTAINED AND SAID OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RESERVATIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

**B. SPECIFIC:**  
1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF (2-1/2) STORIES IN HEIGHT AND A PRIVATE 2 CAR GARAGE.

2. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT OR LOTS IN THIS PLAT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD, INCLUDING THE STORING OF HOUSE TRAILERS, MOBILE HOMES AND/OR NON-OPERABLE AUTOMOBILES EXCEPT IN CLOSED GARAGES.

3. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

4. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS, MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. FOR THE PURPOSES OF THESE COVENANTS, POT BELLED PIGS ARE NOT CONSIDERED HOUSEHOLD PETS.

5. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUNDS FOR RUBBISH, GARBAGE AND TRASH SHALL NOT BE KEPT OUT OF DOORS EXCEPT IN CLOSED CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH TRASH, GARBAGE OR OTHER WASTE, SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. A NEATLY MAINTAINED COMPOST PILE MAY BE KEPT BEHIND ANY RESIDENCE.

6. EASEMENTS:  
THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN THE GLENWOOD EAST RESIDENTIAL COMMUNITY AREA. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY UTILITY EASEMENT.

IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE TWO FEET DIAMETER EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE FOR MONUMENTATION. NO SURFACE OR BURIED UTILITIES OF ANY KIND MAY BE PLACED WITHIN THESE EASEMENT AREAS.

THE RIGHTS AND PRIVILEGES WITH RESPECT TO UTILITY EASEMENTS AND RIGHTS-OF-WAY AS SET FORTH IN THIS SECTION SHALL NOT BE SUBJECT TO THE TERMINATION PROVISION SET FORTH IN SECTION A-2 HEREOF.

7. BUILDINGS:  
A. THE GROUND FLOOR AREA OF A ONE FLOOR PLAN HOUSE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQUARE FEET, EXCLUDING BREEZEWAYS, GARAGES, AND BASEMENTS.  
B. NO DWELLING SHALL BE CONSTRUCTED ON THE PREMISES WITHOUT THE PLANS THEREOF HAVING FIRST BEEN APPROVED IN WRITING BY THE SUBDIVIDER HEREIN. IT BEING THE INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS IN THE VICINITY OF THE PREMISES SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS EQUIVALENT TO AND COMPATIBLE WITH OTHER DWELLINGS IN THE VICINITY, AND IT BEING THE FURTHER INTENT OF THIS COVENANT TO ASSURE THAT THE ARCHITECTURAL DESIGN OF THE DWELLINGS IN THE GENERAL LOCALE OF THE PREMISES SHALL BE AESTHETICALLY COMPATIBLE AND HARMONIOUS.

8. NO BILLBOARDS OR OTHER ADVERTISING SIGNS SHALL BE ERECTED OR MAINTAINED ON THE PREMISES OTHER THAN A SIGN NOT TO EXCEED FIVE SQUARE FEET IN SIZE USED SPECIFICALLY FOR THE ADVERTISEMENT OF THE PREMISES FOR SALE.

9. NO FENCE SHALL BE PLACED OR ERECTED ON THE PREMISES NEARER TO THE STREET THAN THE MINIMUM BUILDING SET-BACK LINES DESCRIBED ABOVE, AND NO WALL, FENCE OR HEDGE OF ANY TYPE SHALL BE ERECTED OR PERMITTED TO GROW THAT SHALL EXCEED SEVEN FEET IN HEIGHT.

10. ALL CONSTRUCTION COMMENCED ON THE PREMISES SHALL BE COMPLETED WITHIN 18 MONTHS OF THE BEGINNING THEREOF.

11. ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE CONSTRUCTED OF CONCRETE OR PAVING BRICKS. SUCH DRIVEWAYS SHALL BE COMPLETED PRIOR TO THE OCCUPANCY OF THE RESIDENCE. A REASONABLE DELAY IN PAVING THE DRIVEWAY DUE TO SEASONAL WINTER WEATHER CONDITIONS IS PERMISSIBLE, BUT THE DRIVEWAY MUST BE PAVED PRIOR TO THE FOLLOWING MAY 15.

12. NO ABOVE GROUND POOLS SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION.

### NOTES:

THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN THE GLENWOOD EAST RESIDENTIAL COMMUNITY AREA. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY UTILITY EASEMENT.

IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE TWO FEET DIAMETER EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE FOR MONUMENTATION. NO SURFACE OR BURIED UTILITIES OF ANY KIND MAY BE PLACED WITHIN THESE EASEMENT AREAS.

EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN R-1 ZONE.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD E. WESTERMAN AND CYNTHIA WESTERMAN OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREON AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER. THEY WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

**WITNESSES**  
SIGNATURE Brandi Simpson  
PRINTED NAME Brandi Simpson  
SIGNATURE Richard E. Westerman  
PRINTED NAME Richard E. Westerman  
SIGNATURE Cynthia Westerman  
PRINTED NAME Cynthia Westerman

STATE OF OHIO  
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME RICHARD E. WESTERMAN AND CYNTHIA WESTERMAN, 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS  
20<sup>th</sup> DAY OF August 2002



Cindy Cushman  
NOTARY PUBLIC

### APPROVALS

STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE

BY ORDINANCE NO. 68 RECORDED IN CITY COUNCIL'S RECORD BOOK 02

ON THIS 13<sup>th</sup> DAY OF August 2002

Robert C. Lutz William J. Patterson  
MAYOR PRESIDENT, BELLEFONTAINE CITY COUNCIL

APPROVED THIS 20<sup>th</sup> DAY OF August 2002 Jeffrey I. Lee  
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 30<sup>th</sup> DAY OF August 2002 Doug E. Zimmerman  
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

APPROVED THIS 22<sup>nd</sup> DAY OF August 2002 Ticki Yorkham  
CLERK, BELLEFONTAINE CITY COUNCIL

PREAPPROVAL Don C. Dims 8-16-02

PLAT CHECKED Don C. Dims 9-6-02

TRANSFERRED THIS 9<sup>th</sup> DAY OF September 2002 Richard E. Westerman  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 77, RECEIVED FOR RECORD AT 9:02 O'CLOCK AM

THIS 9<sup>th</sup> DAY OF September 2002 Linda Hanson  
RECORDER, LOGAN COUNTY, OHIO

### SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY 3683, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 5.001 ACRES OF WHICH 1.059 ACRES ARE IN THE STREET RIGHTS-OF-WAY, LEAVING A NET AREA OF 3.942 ACRES IN BUILDING LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.

THE OVERLAY MAP, AS REQUIRED BY OHIO REVISED CODE 711.02 B, IS DEPICTED AS THE ENTIRE TRACT SHOWN HEREON. THEREFORE A SEPARATE MAP IS NOT REQUIRED.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF GLENWOOD EAST NO. SIX AS SURVEYED IN MARCH OF 2002, AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.



Jeffrey I. Lee  
PROFESSIONAL SURVEYOR 6359  
MARCH 20, 2002

**DEVELOPER**  
RICHARD AND CYNTHIA WESTERMAN  
1662 COUNTY ROAD 10  
BELLEFONTAINE, OHIO 43311

LEE SURVEYING & MAPPING CO., INC.  
117 North Medway Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335