

OWNER/DEVELOPER: OWNER: SURVEYOR:

LEVAN'S INVESTMENTS LLC.
4198 US 68 SOUTH
WEST LIBERTY, OH 43357

PAUL & DEBRA CLAASSEN
228 WHITE PINES DR
BELLEFONTAINE, OH 43311

GUIDER SURVEYING, Inc.
19550 DELAWARE COUNTY LINE RD
MARYSVILLE, OH 43040

(937) 599-2535

(740) 666-8902

MARIS PARK

CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP,
LOGAN COUNTY, OHIO
VMS 4478

NOVEMBER 2020
9.562 ACRES

SITE INFORMATION:

LOCATION: TOWNSHIP ROAD #179 AND WHITE PINES DRIVE
SITE AREA: PHASE 1 - 9.562 ACRES
LOTS - 7.526 ACRES
STREETS - 2.036 ACRES
ZONING: R-1 RESIDENTIAL

SURVEYOR'S CERTIFICATION

The accompanying plat represents a subdivision of land in V.M.S. 4478, Jefferson Township, City of Bellefontaine, Logan County, Ohio. The tract has an area of 2.036 acres in streets and 7.526 acres in lots, making a total of 9.562 total acres.

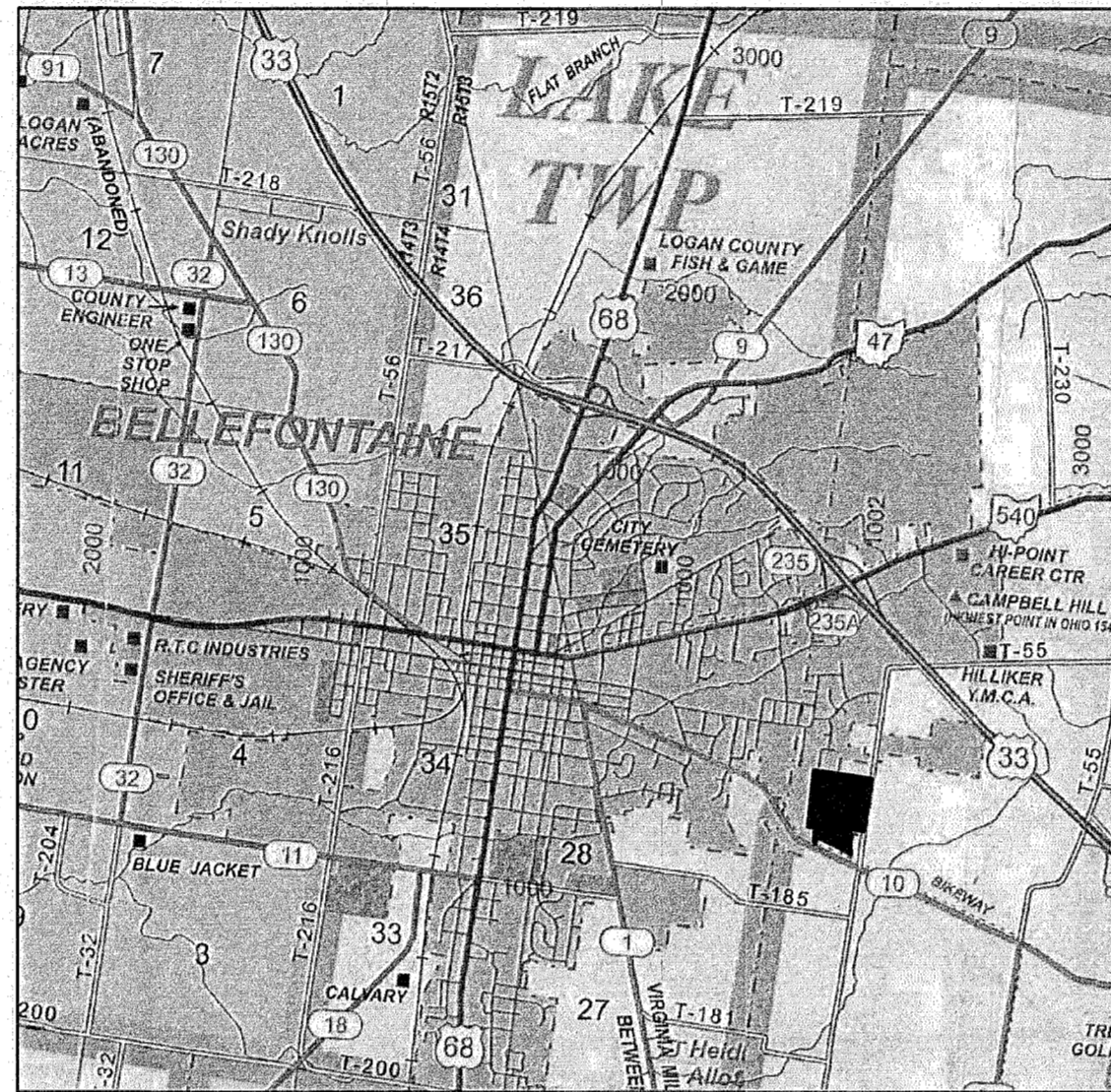
All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments will be placed after construction activity or have been found as indicated.

"I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and belief."

Timothy L. Guider
Timothy L. Guider, PS
Registered Surveyor S-7752
Date: 12-2-20



EXHIBIT A
Maris Park
Deed Restrictions



VICINITY MAP
(NO SCALE)

- No structures or plantings, etc., will be permitted in the easement areas;
- Each Lot shall be used for single family residential purposes only;
- Each Lot shall contain only one dwelling house and every dwelling house shall have an attached two-car garage;
- Construction on a dwelling house shall not begin until its design is approved in writing by LeVan Investments, LLC ("Grantor"), Grantor's heirs, legal representatives, and/or assigns;
- No other improvements such as outbuildings, sheds, pole barns, gazebos, and the like shall be permitted unless first approved, in writing, by Grantor, Grantor's heirs, legal representatives, and/or assigns;
- No dwelling house or other building shall be erected, altered, placed, or permitted to remain on the above-described premises that exceeds two and one-half (2 1/2) stories in height and in no event shall any dwelling house or other building be erected to a height exceeding thirty-five (35) feet from the finish grade of the dwelling house or building;
- No business, trade, nor other commercial activity shall be conducted upon any Lot;
- At no time shall a chain-link fence be permitted on any Lot;
- No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste;
- No clothesline shall be permitted anywhere on a Lot;
- No motor vehicle shall be left upon or abutting a Lot for a period longer than thirty (30) days within a ninety-day (90) period, in a condition wherein the motor vehicle is not able to be operated upon the public street or highway. After such period, the motor vehicle shall be considered a nuisance and shall be removed at the motor vehicle owner's expense;
- Lot Owner shall plant a minimum of 2 ornamental trees in the street boulevard per City of Bellefontaine Shade Tree Commission;
- All dwelling houses shall have a minimum roof pitch of 8-12 (rise over run);
- All porch roofs shall have a minimum roof pitch of 4-12 (rise over run);
- All dwelling houses shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeways, and garage areas:

Ranch-style home	1,500 sq. ft. first floor
Multi-level or split-level home	1,700 sq. ft. with 1,100 sq. ft. above grade level
One-and-one-half-story home	1,700 sq. ft. with no less than 1,100 sq. ft. on first floor
Two-story home	1,800 sq. ft. with no less than 1,100 sq. ft. on first floor
- All dwelling houses or other buildings shall have exterior coverings of wood, shingle, brick, stone, stucco, or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any dwelling house or other building. Reclaimed brick or other new/modern materials may be utilized when architecturally compatible with the design of the dwelling house or other building;
- Exterior metal siding with respect to any dwelling house or other building shall be prohibited;
- The front of each dwelling house shall have a minimum of thirty percent (30%) exterior finish of brick, stone, and/or precast/cultured stone. All porches on the front of each dwelling house shall be constructed on cast-in-place concrete slabs. No wood nor engineered lumber may be used in place of a concrete slab;
- No billboard sign nor advertising device of any kind, other than a "For Sale" or "For Rent" sign, shall be permitted. This restriction does not include the display of any traditional American flag;
- All trash, rubbish, and/or recycling containers shall be maintained either inside the garage, or housed to the rear of the residence, and shall be returned to their place of keeping within twelve (12) hours of any schedule trash or recycle pick-up time;
- All dwelling houses shall have concrete driveways. Asphalt driveways shall not be permitted on a Lot;
- Within six (6) months after completion of construction of a dwelling house, all of the following must be installed and completed: concrete driveways, concrete sidewalks, landscaping, and lawns;
- All dwelling houses shall be connected to the City of Bellefontaine sanitary sewer, water, and storm systems;
- All dwelling houses shall be connected to a natural gas provider;
- No propane tanks shall be installed on the above-described premises; and
- Each Lot shall be final graded so that storm water or surface water does not flood any adjoining Lot or dwelling house.

DEDICATION

Know by all men by these present that LEVAN INVESTMENTS, LLC, and Paul and Debra Claassen proprietors of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate White Pines Drive & Raymond Avenue to the public use forever.

Owners of Land: LeVan Investments, LLC
Paul and Debra Claassen

By: *Jeremy R LeVan*
Jeremy R LeVan (Owner)

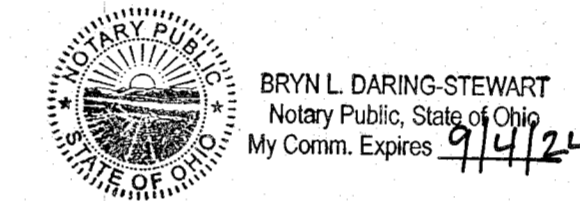
By: *Paul Claassen*
Paul Claassen (Owner)

By: *Debra L Claassen*
Debra Claassen (Owner)

STATE OF OHIO
COUNTY OF LOGAN Before me a Notary Public in and for said County personally came:

Jeremy LeVan, Paul Claassen, Debra Claassen, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness

whereof, I have hereunto set my hand and affixed my official seal this 2nd day of December, 2020.



By: *Bryn L Darling-Stewart*
Notary Public

The within streets are hereby approved and accepted for public maintenance by

Ordinance No. 20-45 recorded in City Council's

record book 2020 on this 14th day of July, 2020.

By: *Ben Stahl*
City of Bellefontaine Mayor

By: *Bonnie Campbell*
Clerk of City Council

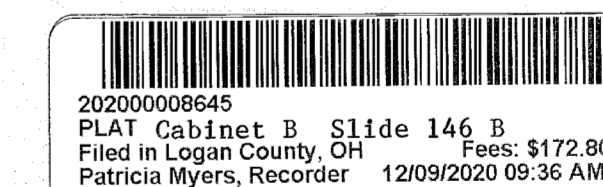
APPROVED this 1st day of December, 2020
By: *[Signature]*
President of City Council

APPROVED this 3rd day of December, 2020
By: *[Signature]*
Bellefontaine City Engineer

APPROVED this 8th day of DECEMBER, 2020
By: *[Signature]*
Chairman, City Planning Commission

PREAPPROVAL *[Signature]* 12-3-2020

PLAT CHECKED *[Signature]* 12-9-2020



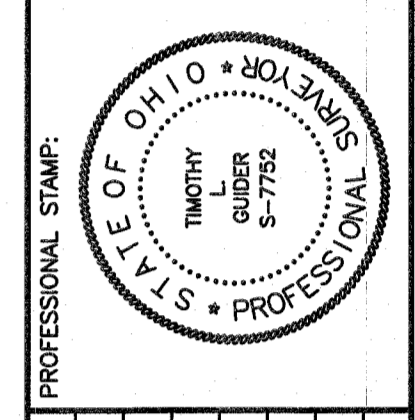
TRANSFERRED this 9 day of December, 2020
By: *[Signature]*
Auditor, Logan County, Ohio

Filed for record this 9th day of December, 2020 at 9:36 o'clock A.M.

Recorded this 9th day of December, 2020 at 9:36 o'clock A.M. in Plat CABINET B, SLIDE 147A

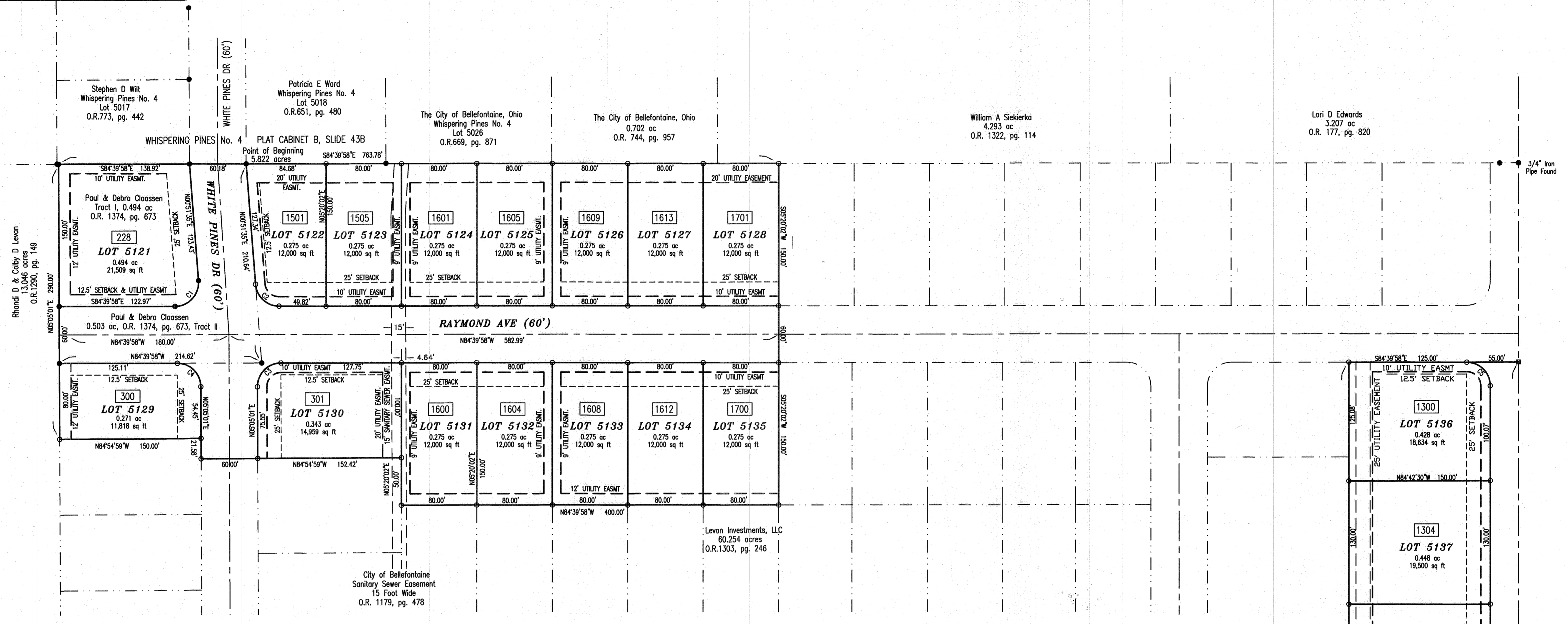
By: *Daricia W. Myer*
Logan County Recorder

PREPARED BY: **Guider Surveying, Inc.**
19550 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040
PH. (740) 666-8902 www.guidersurveying.com
DRAWN BY: J.L.
FILE/CABINET:
DRAWING NAME: CE - SUBDIVISION DESIGN/DWG
LAYOUT: FINAL PLAT TITLE



NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK TITLE SHEET**
MARRIS PARK, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP
PREPARED FOR: **LEVAN INVESTMENTS, LLC**
4198 US 68, WEST LIBERTY, OHIO 43357
SCALE:
DATE: 11-18-2020
SHEET:
1/2
JOB # 20100



CURVE DATA

C1 - Curve Data Radius - 25' Length - 41.22' Chord - 36.71' Bearing - S48°05'48"W Delta - 94°28'27"	C2 - Curve Data Radius - 25' Length - 37.32' Chord - 33.95' Bearing - S41°54'12"E Delta - 94°28'27"	C3 - Curve Data Radius - 25' Length - 39.38' Chord - 35.43' Bearing - S50°12'31"W Delta - 90°15'01"	C4 - Curve Data Radius - 25' Length - 39.16' Chord - 35.28' Bearing - S39°47'29"E Delta - 90°15'01"	C5 - Curve Data Radius - 25' Length - 39.26' Chord - 35.35' Bearing - S39°40'42"E Delta - 90°15'01"
--	--	--	--	--

GUIDER SURVEYING, INC.

Legal Description
5.822 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, WMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and all of Paul and Debra Claassen's 0.494 acre tract and 0.503 acre tracts described in Official Record 1374 page 673, Tracts I and II and being more particularly described as follows:

Beginning at a 5/8" iron pin found in the north line of said 60.254 acre tract and marking the southwest corner of Lot 5018 Whispering Pines No. 4 (Plat Cabinet B, slide 43B);

Thence **South 84°39'58" East 564.88 feet**, following the north line of said 60.254 acre tract, the south line of Whispering Pines No. 4, the south line of The City of Bellefontaine, Ohio's 0.702 acre tract (O.R. 744, page 957) and the south line of William A. Siskierka's 4.293 acre tract (O.R. 1322, page 114), to an iron pin set;

Thence **entering said 60.254 acre tract the following courses:**

South 09°20'02" West 380.00 feet, to an iron pin set;

North 84°39'58" West 400.00 feet, to an iron pin set;

North 09°20'02" East 50.00 feet, to an iron pin set;

North 84°34'58" West 212.43 feet, to an iron pin set;

North 09°08'01" East 21.88 feet, to an iron pin set;

North 84°54'59" West 150.00 feet, to an iron pin set in the west line of said 60.254 acre tract and in the east line of Rhond D. and Colby D. Levan's 13.046 acre tract (O.R. 1280, page 149);

Thence **North 09°08'01" East 230.00 feet**, following the west line of said 60.254 acre tract, the west line of said 0.503 acre and 0.494 acre tracts and the east line of said 13.046 acre tract, to a 5/8" iron pin found in the south line of Lot Number 5017 of said Whispering Pines No. 4;

Thence **South 84°39'58" East 198.10 feet**, following the north line of said 0.494 acre and 0.503 acre tracts and the south line of Whispering Pines No. 4 to the point of beginning, containing 5.822 acres, more or less. Subject to all valid assessments and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2020 and that monuments were set or found as indicated herein. Iron pin set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7782". Base of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider
Timothy L. Guider R.S. #7782
Guider Surveying, Inc.
19550 Delaware County Line Rd.
Marysville, Ohio 43040
(740)888-8902

Date: 11/18/20
Job#: 20100-5.822

GUIDER SURVEYING, INC.

Legal Description
3.740 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, WMS 4478, City of Bellefontaine, being part of Levan Investments, LLC's 60.254 acre tract described in Official Record 1303, page 246 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of T.R. #179 (60') with the centerline of C.R. #10;

Thence **North 08°19'34" East 1131.37 feet**, following the centerline of T.R. #179, to a MAG nail found marking the northeast corner of Richard W. and Shelley A. Nease's 0.537 acre tract (O.R. 1380, page 809) and marking the **point of beginning**;

Thence **North 84°42'30" West 180.00 feet**, following the north line of said 0.537 acre tract, passing at 30.00 feet a 5/8" iron pin found, to a 5/8" iron pin found marking the northwest corner of said 0.537 acre tract;

Thence **North 08°18'34" East 906.08 feet**, entering said 60.254 acre tract, to an iron pin set;

Thence **South 84°39'58" East 180.00 feet**, passing at 125.00 feet an iron pin set to a MAG nail set in the centerline of T.R. #179 and the east line of said 60.254 acre tract;

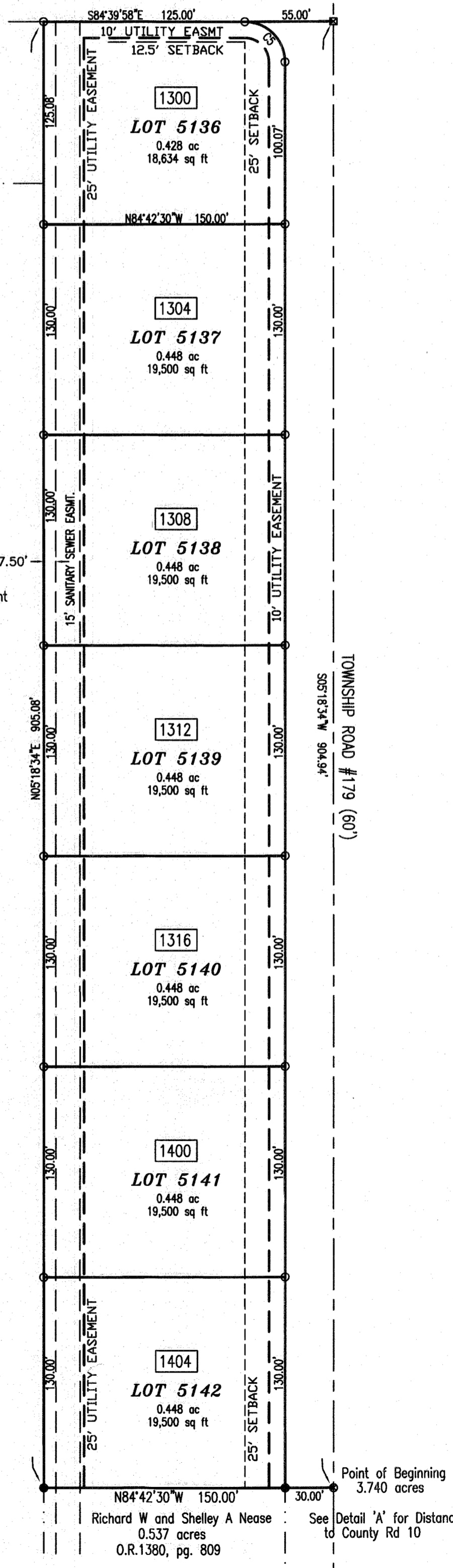
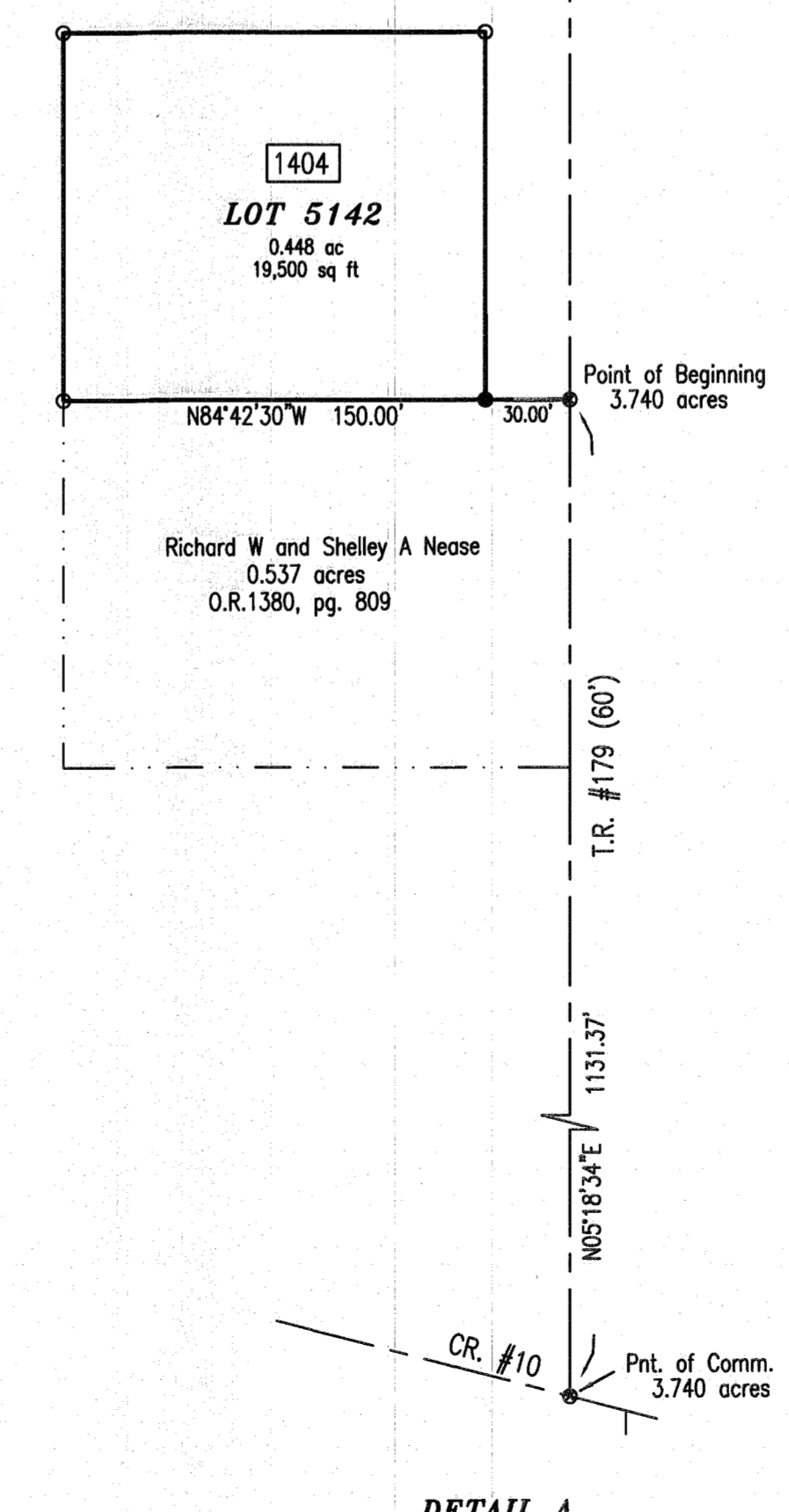
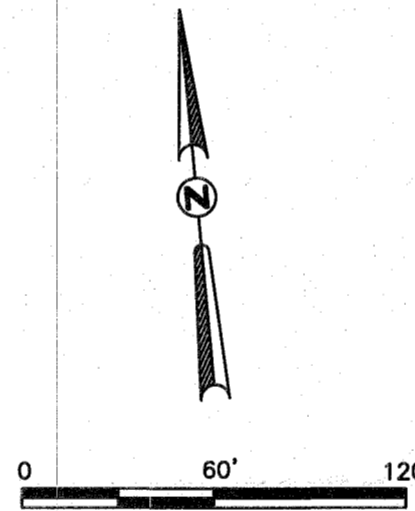
Thence **South 08°18'34" West 904.84 feet**, following the centerline of T.R. #179 and the east line of said 60.254 acre tract, to the point of beginning, containing 3.740 acres, more or less, and subject to all valid assessments and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2020 and that monuments were set or found as indicated herein. Iron pin set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7782". Base of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider
Timothy L. Guider R.S. #7782
Guider Surveying, Inc.
19550 Delaware County Line Rd.
Marysville, Ohio 43040
(740)888-8902

Date: 11/18/20
Job#: 20100-3.740

- NOTES:**
- 5/8" DIAMETER IRON PIN SET
 - 5/8" DIAMETER IRON PIN FOUND
 - ⊗ MAG NAIL FOUND
 - ⊗ MAG NAIL SET
 - STREET ADDRESS



202000009645
PLAT Cabinet B Slide 147 A
Filed in Logan County, OH Fees: \$172.80
Patricia Myers, Recorder 12/09/2020 09:36 AM

PREPARED BY: **Guider Surveying, Inc.**

19550 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040
PH. (740) 888-8902 www.guidersurveying.com

DRAWN BY: J.L.L.
LAYOUT: FINAL PLAT

PROFESSIONAL STAMP:
TIMOTHY L. GUIDER
S-7782
STATE OF OHIO PROFESSIONAL SURVEYOR

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK PLAT**
CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP

PREPARED FOR: **LEVAN INVESTMENTS, LLC**
4198 US 68, WEST LIBERTY, OHIO 43357

SCALE: 1" = 60'

DATE: 11-18-20

SHEET: **2/2**

JOB #: 20100