

OWNER/DEVELOPER: SURVEYOR:

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

(937) 599-2535

GUIDER WINKLE PARTNERS Inc.
19541 DELAWARE COUNTY LINE RD
MARYSVILLE, OH 43040

(740) 666-8902

MARIS PARK PHASE 3

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

AUGUST 2024
11.794 ACRES

SITE INFORMATION:

LOCATION: WHITE PINES DRIVE AND KENDALL STREET
SITE AREA: PHASE 3 - 11.794 ACRES
LOTS - 9.427 ACRES
STREETS - 2.367 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 2.367 acres in streets and 9.427 acres in lots making a total of 11.794 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."

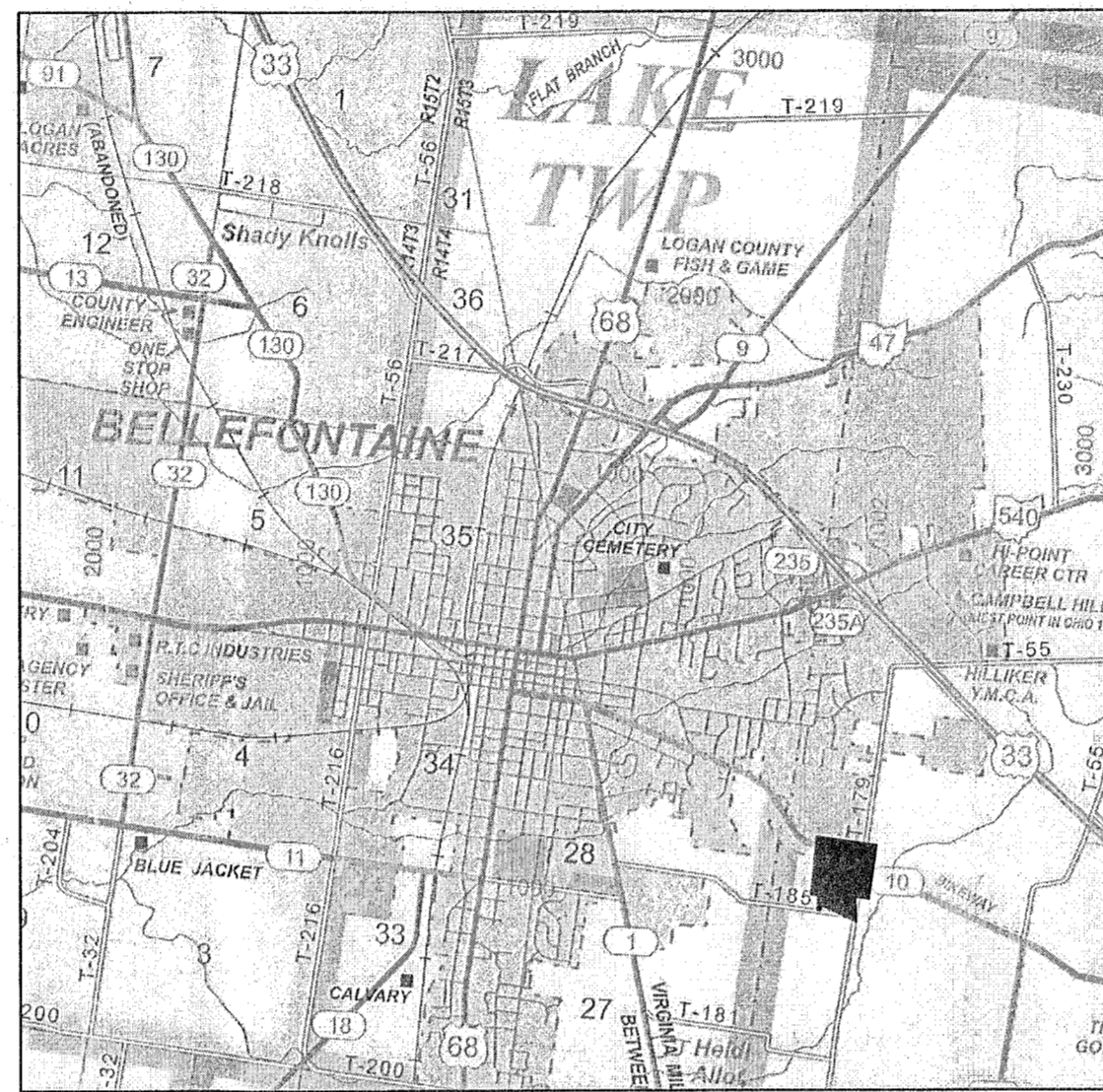
Timothy L. Guider 9-10-24
Timothy L. Guider, P.S.
Registered Surveyor S-7752



EXHIBIT A
Maris Park Phase 3
Deed Restrictions (Revised from Phase 1)

- * All of the lots in Maris Park shall be used for single-family residential purposes only. All garages shall be attached to the residence building. Outbuildings and or sheds shall be approved by the developer or HOA.
- * No buildings shall be erected altered placed or permitted to remain on any lot that could exceed two and one-half stories in height and in no event shall any building be erected to a height exceeding 35 feet from the finish grade of the building
- * Trade or commercial activity shall not be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners of any said lot
- * No chain link fencing shall be permitted in the subdivision
- * No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers
- * No clothesline shall be installed in the front yard of any developed lot
- * No automobile or motor-driven vehicle shall be left upon any lot for a period longer than 30 days, within a 90-day period, in a condition wherein it is not able to be operated upon the public highway. After such period the motor vehicle shall be considered a nuisance and shall be removed at the owner's expense
- * No dwelling may be constructed on any lot unless an enclosed attached garage for at least two automobiles is also constructed thereon
- * Television and radio antennas shall not be permitted on any lot and or dwelling
- * The lot may not be further subdivided
- * One second structure or outbuilding other than the primary residence structure may be built on the premises. The second structure shall contain not less than 100 square feet and not more than 1000 square feet. The exterior color and materials of the second structure must be compatible with the exterior colors and materials of the primary residence structure.
- * The roof pitch of the primary residence structure shall be a minimum of 6-12 on all homes. The roof pitch on all second structures or outbuildings shall be a minimum of 4-12
- * Any residence structure constructed on the premises shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeways, and garage areas.

Ranch-style home	1400 sf first floor
Multi-level or split-level	1500 sf
One and one-half story home	1500 sf
Two-story home	1500 sf
- * The exterior surface of any structure or any addition thereto shall be of wood, shingle, brick, stone, stucco or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any structure except reclaimed brick or other new or modern materials that may be utilized when architecturally compatible with the design of the structure. Modular homes are permitted provided they comply with the requirements of these conditions and restrictions, sit on a basement and or crawlspace and are assembled with onsite construction, and have no metal framing.
- * The front of each house and/or garage shall have a minimum of 30% exterior finish consisting of upgraded materials such as brick, stone, and/or pre-cast/cultured stone. Vinyl board and batten and shake siding is considered upgraded material. Homes with a covered front porch across the entire front of the home shall be excluded from the brick, stone, and/or pre-cast/cultured stone requirement.
- * All homes must have a covered front entryway with cast-in-place concrete floor or landing. No wooded decks or wooded porches are allowed on the front of the homes.
- * No billboard sign, or advertising devise of any kind other than a "For Sale" or "For Rent" sign shall be permitted.
- * All trash 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 scheduled trash pick-up.
- * Driveways must be concrete. Asphalt will not be allowed.
- * Within six months after completion of construction of the primary residence structure all concrete driveways, concrete sidewalks, and all landscaping and lawns must be installed and completed.
- * All homes shall be connected to public utilities which include city sanitary sewer, water, and stormwater system.
- * No propane tanks shall be installed on the property. All homes shall be connected to the natural gas provider for the community.
- * Lots shall be final grade so that stormwater does not flood your neighbor's property and or residence
- * And everything included in the Declaration of Covenants, Easements, Conditions, Restrictions, and Assessments for Maris Park, Filed in Logan County Records office being OR 1418, PG 2958 - 3019.



VICINITY MAP
(NO SCALE)

GW GUIDER WINKLE PARTNERS

SURVEYING & ENGINEERING

Legal Description
11.794 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 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:

Beginning at a 5/8" iron pin found in the extension of the west line of Kendall Street (60') marking the southeast corner of Lot 5184 of Maris Park Phase 2 (Plat Cabinet B, Slides 160A-B).

Thence **North 05°18'34" East 7.03 feet**, following the east line of Lot 5184 to a 5/8" iron pin found;

Thence **South 84°42'30" East 210.00 feet**, following the south line of Maris Park Phase 2 to a 5/8" iron pin found marking the southeast corner of Lot 5186 of Maris Park Phase 2 and in the west line of Lot 5137 of Maris Park (Plat Cabinet B, Slides 146B-147A);

Thence **South 05°18'34" West 376.92 feet**, following the west line of Maris Park to an iron pin set;

Thence entering said 60.254 acre tract the following courses:

North 84°42'30" West 150.00 feet, to an iron pin set;

North 05°18'34" East 9.85 feet, to an iron pin set;

North 84°39'58" West 1005.78 feet, to an iron pin set;

North 05°05'01" East 10.93 feet, to an iron pin set;

North 84°54'59" West 210.00 feet, to an iron pin set in the east line of Rhandi D. and Colby LeVan's 13.046 acre tract (O.R. 1290, page 149);

Thence **North 05°05'01" East 420.00 feet**, following the east line of said 13.046 acre tract to a 5/8" iron pin found marking the southwest corner of Lot 5129 of Maris Park;

Thence following the south line of Maris Park the following courses:

South 84°54'59" East 150.00 feet, to a 5/8" iron pin found;

South 05°05'01" West 21.59 feet, to an iron pin set;

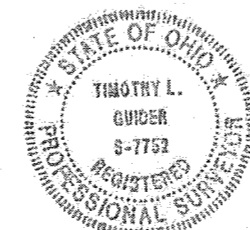
South 84°54'59" East 212.42 feet, to a 5/8" iron pin found;

South 05°20'02" West 50.00 feet, to a 5/8" iron pin found;

Thence **South 84°39'58" East 795.00 feet**, following the south line of Maris Park and Maris Park Phase 2, to the **point of beginning**, containing 11.794 acres, more or less, and subject to all valid easements 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 August 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider
Timothy L. Guider R.S. #7752
Guder Winkle Partners, Inc.
19541 Delaware County Line Rd.
Marysville, Ohio 43040



Date: 8/26/24
Job#: 24162-11.794
(740)666-8902

DEDICATION

Know by all men by these present that LEVAN INVESTMENTS, LLC, proprietor of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate White Pines Drive, Kendall Street, and Kash Avenue to the public use forever.

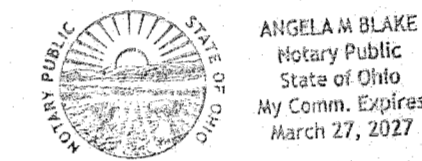
Owners of Land: LeVan Investments, LLC

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

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

Jeremy R. LeVan, authorized member of LeVan Investments, LLC, 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 10th day of September, 2024.



By: *Angela M. Blake*
Notary Public

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

Ordinance No. 24-72 recorded in City Council's

record book _____ on this 24th day of September, 2024.

Paul Mason
City of Bellefontaine Mayor

Bonnie Hosain
Clerk of City Council

APPROVED this 24th day of September, 2024

Z. Ugar
President of City Council

APPROVED this 10 day of September, 2024

John R. Hoff
Bellefontaine City Engineer

APPROVED this 10 day of September, 2024

John P. Palmer
Chairman, City Planning Commission

PREAPPROVAL *James M. Lehman*
9-10-2024

PLAT CHECKED *Jonathan Williams*
9-25-2024

TRANSFERRED this 3rd day of OCT., 2024

John P. Palmer
Auditor, Logan County, Ohio

Filed for record this 3rd day of October, 2024 at 9:02 o'clock A.M.

Recorded this 3rd day of October, 2024 at 9:02 o'clock A.M. in Plat CABINET B, SLIDE 162B-163A



Dorinda W. Myer
Logan County Recorder

PREPARED BY: **Guider Winkle Partners Inc.**
19541 DELAWARE COUNTY LINE RD. MARYSVILLE, OHIO 43040
PH. (740) 666-8902 www.guderwinkle.com
DRAWING NAME: CE - FINAL PLAT PHASE 3.DWG
LAYOUT: FINAL PLAT TITLE
FILE/CABINET: JLL

PROFESSIONAL STAMP:
STATE OF OHIO
TIMOTHY L. GUIDER
S-7752
REGISTERED SURVEYOR

NO.	DATE	DESCRIPTION

SHEET NAME: **MARIS PARK PHASE 3 TITLE SHEET**
MARRIS PARK, CITY OF BELLEFONTAINE, JEFFERSON TOWNSHIP
PREPARED FOR: **LEVAN INVESTMENTS, LLC**
4198 US 68, WEST LIBERTY, OHIO 43357

SCALE: _____
DATE: 8-22-2024
SHEET: **1/2**
JOB # 24162

