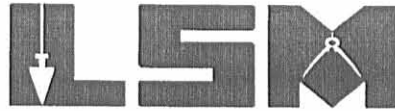


REC'D 2-20-04 SMM OK

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

ROPP 11.329 ACRES

Lying in Section 27, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being all of the remainder of the Donald W. Ropp and Carolyn L. Ropp original 45.901 acre tract as deeded and described in Official Record 215, Page 27, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at PK nail found at the southwest corner of Section 27, on the center-line of County Highway 82 (60 feet wide).

THENCE, with the south line of Section 27, and the center-line of County Highway 82, S 89°-38'-00"E, a distance of 972.29 feet to a railroad spike found.

THENCE, with an east line of the S and S Fine Homes Ltd., 29.362 acre tract (O.R. 700, Pg. 908), and the west right-of-way of Oakridge Drive (60 feet wide), N 0°-19'-57"E, a distance of 439.80 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the said 29.362 acre tract the following two courses:

N 89°-41'-16"W, a distance of 41.65 feet to a 5/8 inch iron rod set.

N 0°-03'-28"W, a distance of 912.68 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Todd M. Fetter, original 78.78 acre tract (O.R. 374, Pg. 10), S 89°-19'-56"E, a distance of 633.81 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of The Woods of Lakeview (Plat Cabinet B, Slide 27B & 28A), the following three courses:

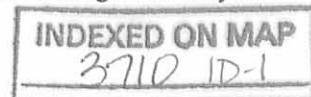
S 0°-03'-28"E, a distance of 563.74 feet to a 5/8 inch iron rod set.

N 89°-41'-18"W, a distance of 20.24 feet, to a 5/8 inch iron rod set.

S 0°-03'-28"E, a distance of 195.00 feet to a 5/8 inch iron rod set.

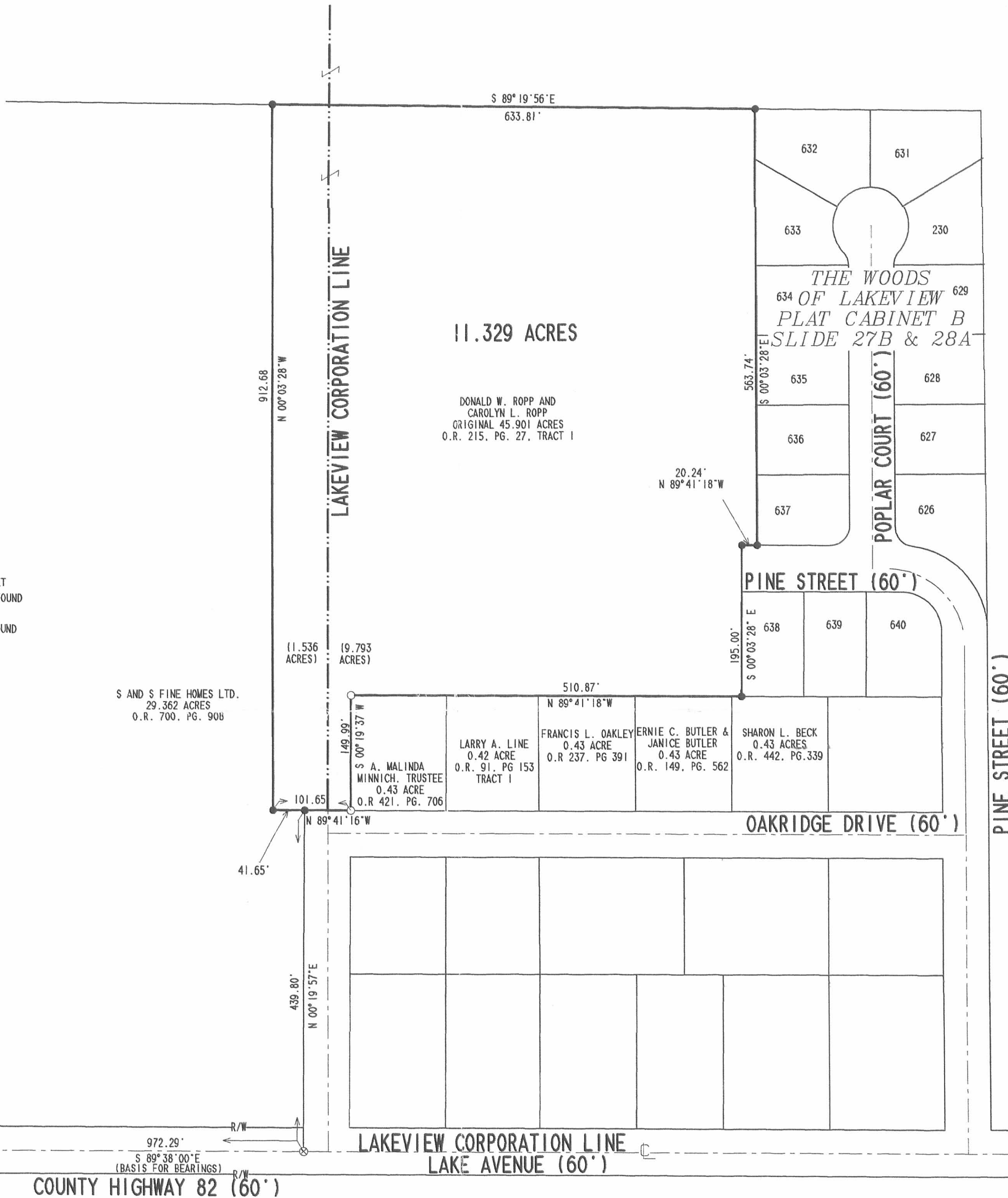
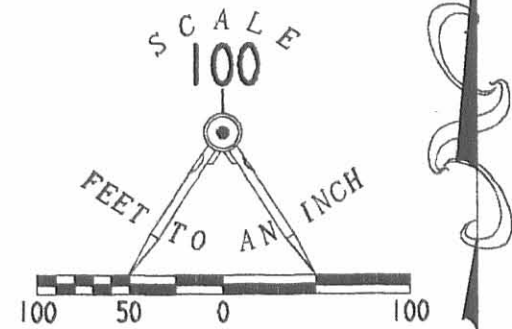
THENCE, with the north lines of the Sharon L. Beck, 0.43 acre tract (O.R. 442, Pg. 339), the Ernie C. Butler and Janice Butler 0.43 acre tract (O.R. 149, Pg. 562), the Francis L. Oakley, 0.43 acre tract (O.R. 237, Pg. 391), the Larry A. Line, 0.42 acre tract (O.R. 91, Pg. 153 Tract I), and the A. Malinda Minnich, Trustee, 0.43 acre tract (O.R. 421, Pg. 706), N 89°-41'-18"W, a distance of 510.87 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the said A. Malinda Minnich, Trustee, 0.43 acre tract S 0°-19'-37"W, a distance of 149.99 feet to a 5/8 inch iron rod found on the north right-of-way of Oakridge Drive.



REV'D 2-20-04 SMY OK

TODD M. FETTER
78.78 ACRES
O.R. 374, PG. 10



LEGEND

- 5/8" IRON ROD SET
- ⊗ RAILROAD SPIKE FOUND
- ⊗ PK NAIL FOUND
- 5/8" IRON ROD FOUND

S AND S FINE HOMES LTD.
29.362 ACRES
O.R. 700, PG. 90B

DONALD W. ROPP AND
CAROLYN L. ROPP
ORIGINAL 45.901 ACRES
O.R. 215, PG. 27, TRACT I

THE WOODS
634 OF LAKEVIEW 629
PLAT CABINET B
SLIDE 27B & 28A

LAKEVIEW CORPORATION LINE
LAKE AVENUE (60')

SURVEY OF 11.329 ACRES BEING ALL OF THE REMAINDER OF THE
DONALD W. ROPP AND CAROLYN L. ROPP
ORIGINAL 45.901 ACRE TRACT
OFFICIAL RECORD 215, PAGE 27, TRACT I
SECTION 27, TOWN 6, RANGE 8
STOKES TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY 18, 2003

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

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

ADW D412 WOODREMU 2147024-2

INDEXED ON MAP
3710 1P

3710
20

Corporation Line Extention Lakeview Ohio August 1964

INDEXED ON MAP

The following described land in Stokes Township, Logan County, Ohio and being in Section 27 Town 6 S. Range 8 E.

Beginning at an iron in the center of Lake Ave. at the west side of Pine Street (Pine Street being a fifty foot Street)

Thence with the center of Lake Ave. West 2.90 feet to an iron. this iron being the true beginning point of this survey.

Thence again with the center of Lake Ave. West 816.70 feet to an iron. The last described line passing an iron at an angle in the present Corporation Line at 151.80 feet. Said iron being the west side of Lot Number 613.

Thence turning ninty degrees to the right and measuring North 2654.00 feet to an iron in the south line of Kuthryn L. Brubaker's 79.74 acre tract.

Thence with the ~~center~~ south line of said Brubaker land and also with the south line of F.Houchin's 15.73 acre tract N. 89° - 38' E. 1088.00 feet to an iron in the center of Main Street. This iron being at an angle in the present Corporation Line.

Thence with the present Corporation Line S. 5° - 51' W. 2676.00 feet to the place of beginning.

The above described contains 58.14 acres.

The above described 58.14 acres is shown on a map on file in the Logan County Engineer's Office. File Number J-169.

cc
Logan County Engineer





I hereby certify that the annexed Plat is a correct representation of the property to be annexed to the Village of Lakeview, Ohio
 John F. Wright
 Registered Surveyor No. 1673

The annexed plat was approved and accepted by the Board of County Commissioners at a regular meeting
 13 day of December 1965 and Recorded
 in Journal Vol. 2-B Page 863

Don Dawson
 Harry C. Linnell
 William A. Fuf
 Logan County Commissioners

The annexed plat was adopted by Ordinance No. 490 as an addition to the Village of Lakeview, Ohio at a meeting of the Village Council on the 20th day of December 1965
 Jimmie L. Davis Mayor
 Don W. [Signature] Clerk

Chester R. Kurtz
 Logan County Engineer
 DECEMBER 13, 1965

Transferred this 13th day of DECEMBER 1965
 Chas H. Chamberlain
 Logan County Auditor

180677

Received for Record at 2:30 o'clock P.M. Dec. 21 1965
 Recorded in Plat Book F Vol. 6 Page 2.
 Ruth Rose
 Logan County Recorder



FILE FW-519
 IRONS

This tracing to be filed with Logan County Engineer

CORPORATION LINE EXTENTION
LAKEVIEW OHIO
 STOKES TOWNSHIP LOGAN COUNTY
 SECTION 27 TOWN 6 RANGE 8
 DEC. 1965 1" = 150'



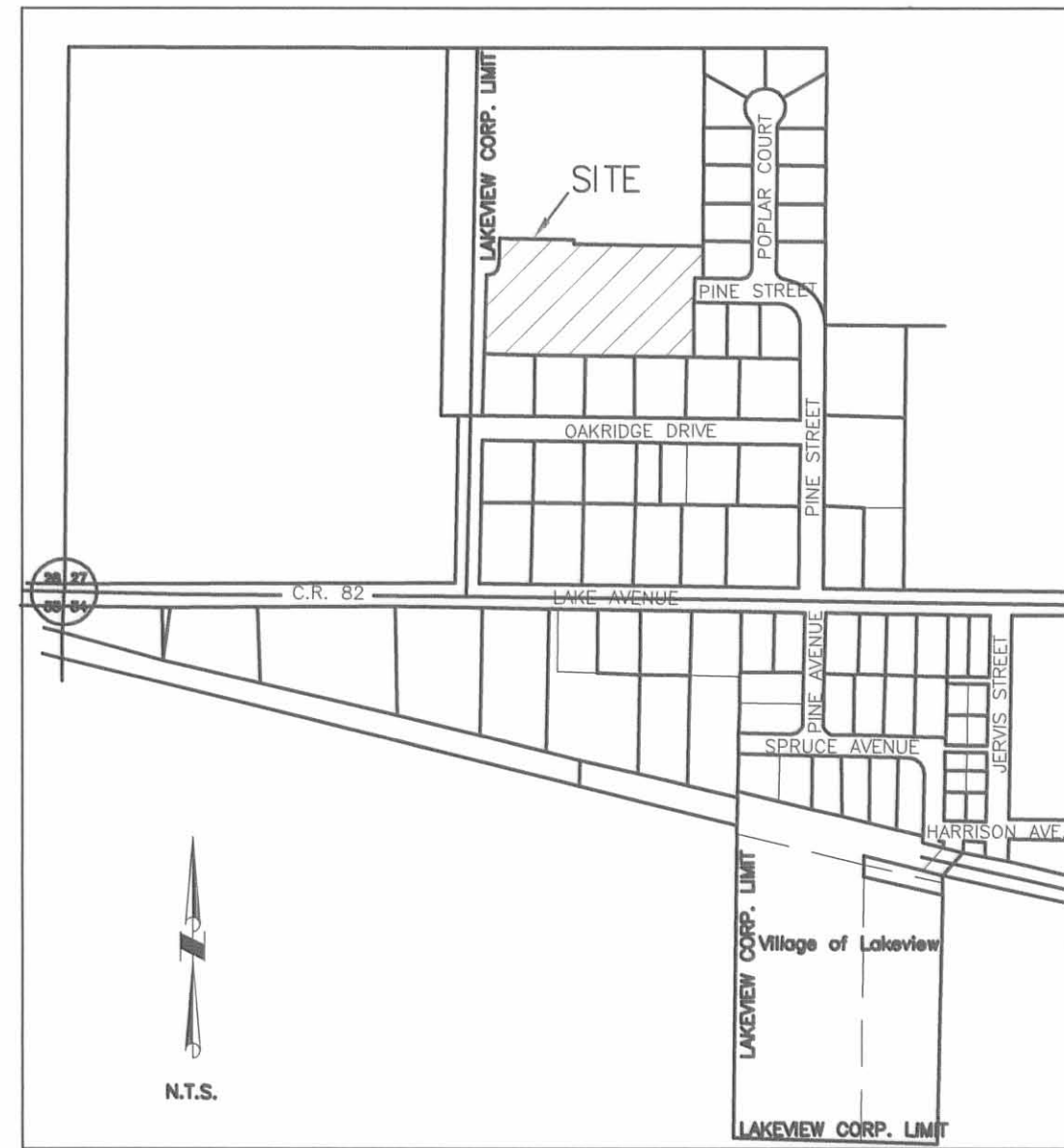
J-169

COUNTY
 3710
 INDEX NO.
 INDEXED ON MAP

J-169

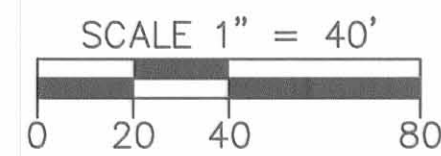
WOODLAND PARK ESTATES - PHASE 1

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



VICINITY MAP

THE BEARING OF S 00°-03'-28" E IS BASED ON THE WEST LINE OF LOT 638 OF THE WOODS OF LAKEVIEW, PHASE 1, LOGAN CO. RECORDER'S PLAT CAB. B, SLIDE 27B & 28A.



- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' 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'.

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 21 DAY OF September, 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. M. Moots
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: June 21, 2006

OWNER AND DEVELOPER

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

VILLAGE OF LAKEVIEW PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 9th DAY OF August, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Mary Ellen Steiger CHAIRMAN *Ryan A. Shaffner* SECRETARY

VILLAGE OF LAKEVIEW COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAKEVIEW, OHIO, HELD THIS 20th DAY OF September, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 04-33 -2004, EFFECTIVE 9/20, 2004

Ryan A. Shaffner MAYOR *Dennis Ward* 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 11th DAY OF July, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

David E. Vogel DIRECTOR

AREA SUMMARY

9 BUILDING LOTS	2.467 AC.
DEDICATED STREET R/W	0.816 AC.
TOTAL	3.283 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
- UTILITY EASEMENT LINE (SEE NOTE ABOVE)
- (NR.) NONRADIAL LINE
- (X) CURVE NUMBER

PREAPPROVAL *Jan C. Ho* 7-13-04
PLAT CHECKED *Jan C. Ho* 9-21-04
TRANSFERRED THIS 21st DAY OF September, 2004

Michael E. Grodel
AUDITOR, LOGAN COUNTY, OHIO

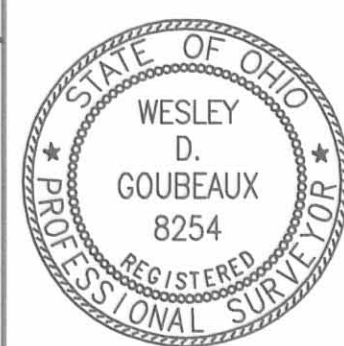
RECORDED IN PLAT CABINET B,
SLIDE 91B RECEIVED FOR RECORD
AT 9:41:33 O'CLOCK P M
THIS 22 DAY OF Sept, 2004

Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30.00'	89°-37'-50"	46.93'	42.29'	N 44°-52'-23" W
C2	30.00'	90°-22'-10"	47.32'	42.56'	S 45°-07'-37" W
C3	30.00'	89°-37'-50"	46.93'	42.29'	N 44°-52'-23" W
C4	30.00'	90°-22'-10"	47.32'	42.56'	N 45°-07'-37" E

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 07-07-2004

WOODLAND PARK ESTATES - PHASE 1
VILLAGE OF LAKEVIEW
WOODLAND PARK ESTATES - PHASE 1 FINAL PLAT

20040926

REVISIONS:
3-23-2004
4-30-2004
5-24-2004
6-02-2004
7-07-2004
FILE NAME LOGLAK0403FIN
DRAWN BY jmk
CHECKED BY SEB
PROJECT No. LOGLAK0403
DATE 2-24-2004
SHEET NUMBER 1 of 2

WOODLAND PARK ESTATES - PHASE 1

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 1
3.283 ACRES

BEING A PART OF A PART OF A 11.329 ACRE TRACT OF LAND OWNED BY S & S FINE HOMES LTD. AS DESCRIBED IN OFFICIAL RECORD 703, PAGE 439 OF THE LOGAN COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 8 EAST, STOKES TOWNSHIP, VILLAGE OF LAKEVIEW, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8" iron pin found at the southwest corner of Lot 638 of the Woods of Lakeview, Phase 1 as recorded in Plat Cabinet B, Slides 27B and 28A;

thence, North 89°-41'-18" West, 510.87 feet, along the north line of a 0.43 acre tract owned by Sharon L. Beck as described in Official Record 442, Page 339, the north line of a 0.43 acre tract owned by Ernie C. and Janice Butler as described in Official Record 149, Page 562, the north line of a 0.43 acre tract owned by Francis L. Oakley as described in Official Record 237, Page 391, the north line of a 0.42 acre tract owned by Larry A. Line as described in Official Record 91, Page 153, (Tract I) and the north line of a 0.43 acre tract owned by A. Malinda Minnich, trustee of the A. Malinda Minnich Trust as described in Official Record 421, Page 706 to a 5/8" iron pin with cap set;

thence, North 00°-03'-28" West, 190.00 feet, to a 5/8" iron pin with cap set;

thence, South 89°-41'-18" East, 0.59 feet, to a 5/8" iron pin with cap set;

thence, northeasterly, 47.32 feet, along a curve to the left having a radius of 30.00 feet, an internal angle of 90°-22'-10", and a chord 42.56 feet in length bearing North 45°-07'-37" East, to a 5/8" iron pin with cap set;

thence, North 00°-03'-28" West, 66.17 feet, to a 5/8" iron pin with cap set;

thence, North 89°-56'-32" East, 183.44 feet, to a 5/8" iron pin with cap set;

thence, South 00°-03'-28" East, 10.00 feet, to a 5/8" iron pin with cap set;

thence, North 89°-56'-32" East, 316.88 feet, to a 5/8" iron pin with cap set on the west line of Lot 637 of the said Woods of Lakeview, Phase 1;

thence, with the west line of the said Woods of Lakeview, Phase 1 the following 3 bearings and distances:

South 00°-03'-28" East, 84.59 feet, to a 5/8" iron pin found at the southwest corner of said Lot 637, also being on the north right-of-way line of Pine Street;

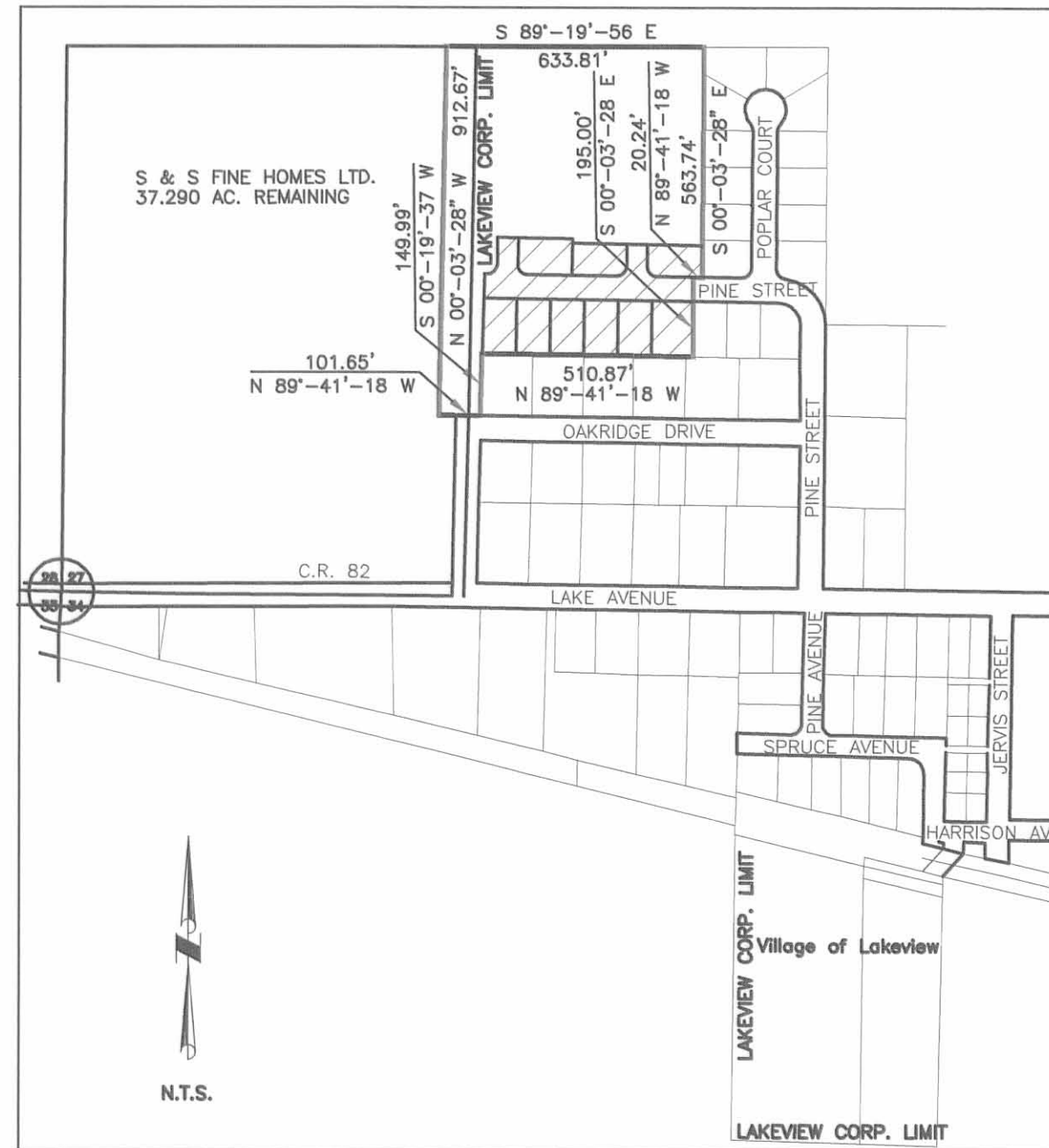
North 89°-41'-18" West, 20.24 feet, along the said north right-of-way line of Pine Street to a 5/8" iron pin found;

South 00°-03'-28" East, 195.00 feet, along the west line of said Pine Street and the west line of Lot 638 to the place of beginning.

Containing a 3.283 acres more or less and being subject to any legal highways and easements of record.

The bearing of South 00°-03'-28" East is based on the west line of Lot 638 of The Woods of Lakeview Phase 1 as recorded in Plat Cabinet B, Slides 27B and 28A at the Logan County Recorder's Office.

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 24, 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

1. 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.
2. Square footage of all dwellings shall not be less than:
 - a. 1500 sq. ft. on a ranch excluding porches, garages and basements. Plus have an attached 2-car garage minimum.
 - b. 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.
3. 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.
4. 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.
5. 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.
6. All rubbish and debris, combustible and non-combustible and all garbage shall be stored in and maintained in proper containers.
7. 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.
8. No gas powered vehicles, other than maintenance vehicles, shall be permitted on the walking trails.
9. 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.
10. All lots must be properly maintained and be well mowed, free of debris and have leaves removed on a regular basis.
11. 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.
12. 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.
13. House colors and trim shall be conservative in nature.
14. Loud music and offensive noises shall not be permitted.
15. 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.
16. Animals must be walked on leashes and owners shall properly dispose of all animal waste.
17. 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 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.
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 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
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
FAX (937) 497-0300
www.choiceoneengineering.com

WOODLAND PARK ESTATES - PHASE 1
VILLAGE OF LAKEVIEW
WOODLAND PARK ESTATES - PHASE 1 FINAL PLAT

REVISIONS:
3-23-2004
4-30-2004
5-24-2004
6-02-2004
7-07-2004

FILE NAME
LOGLAK0403COV

DRAWN BY
jmk

CHECKED BY
SEB

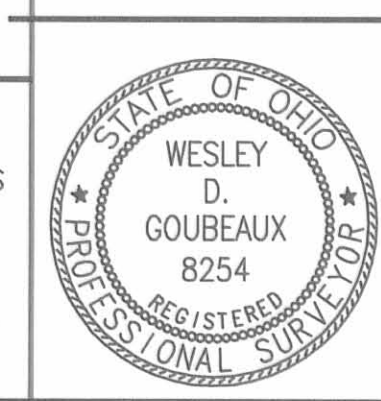
PROJECT No.
LOGLAK0403

DATE
2-24-2004

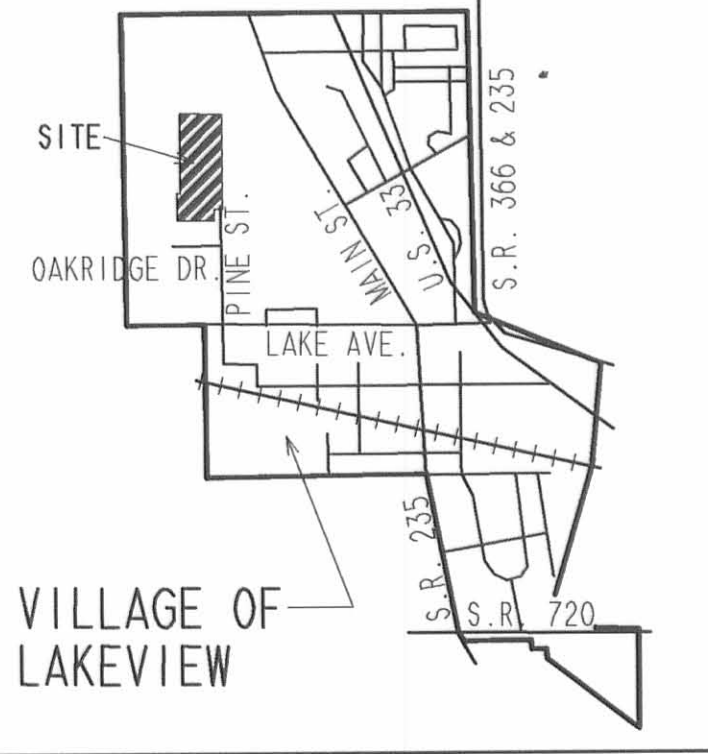
SHEET NUMBER
2 OF 2

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
WESLEY D. GOUBEAUX, P.S. #8254
DATE 02-07-2004



VICINITY MAP

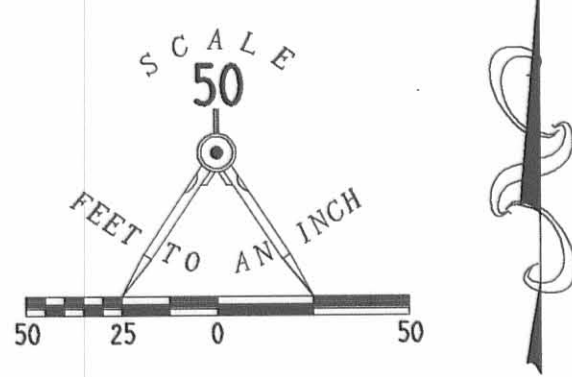


THOMAS R. L. FETTER
ORIG. 78.78 ACRES
O.R. 164, PG. 866

PLAT OF

THE WOODS OF LAKEVIEW PHASE I

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

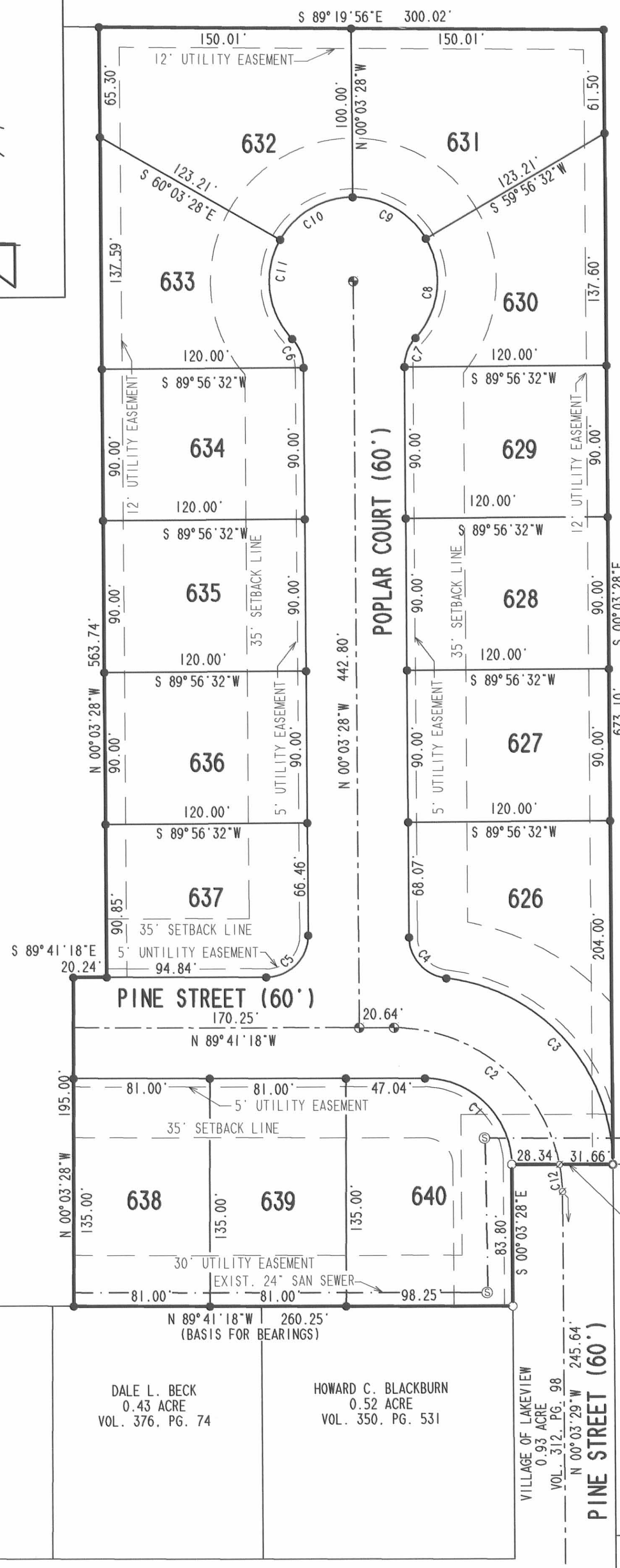


- LEGEND
- 5/8" IRON ROD SET
 - 5/8" IRON ROD FOUND
 - 1-1/2" IRON PIPE FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊙ SANITARY SEWER MANHOLE
 - ⊗ MAG NAIL SET

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	89° 37' 51"	51.54'	80.63'	51.21'	72.65'	S 44° 52' 27" E
C 2	79° 10' 29"	100.00'	138.19'	82.69'	127.45'	N 50° 06' 09" W
C 3	83° 15' 03"	111.54'	162.07'	99.12'	148.18'	N 41° 28' 30" W
C 4	83° 02' 31"	25.00'	36.23'	22.13'	33.15'	N 41° 34' 41" W
C 5	90° 22' 01"	25.00'	39.43'	25.16'	35.47'	S 45° 07' 40" W
C 6	42° 49' 49"	25.00'	18.69'	9.81'	18.26'	S 21° 28' 23" E
C 7	42° 49' 38"	25.00'	18.69'	9.81'	18.26'	N 21° 21' 31" E
C 8	72° 50' 01"	50.00'	63.56'	36.89'	59.37'	N 06° 21' 33" E
C 9	60° 00' 00"	50.00'	52.36'	28.87'	50.00'	N 60° 03' 28" W
C 10	60° 00' 00"	50.00'	52.36'	28.87'	50.00'	S 59° 56' 32" W
C 11	72° 49' 58"	50.00'	63.56'	36.89'	59.36'	S 06° 28' 28" E
C 12	10° 27' 33"	100.00'	18.25'	9.15'	18.23'	N 05° 17' 09" W

THOMAS R. L. FETTER
ORIG. 78.78 ACRES
O.R. 164, PG. 866

NORMAN E. ARMSTRONG
1.02 ACRES
O.R. 329, PG. 605



DONALD W. ROPP
AND CAROLYN L. ROPP
ORIG. 45.901 ACRE
O.R. 215, PG. 27
TRACT I

DALE L. BECK
0.43 ACRE
VOL. 376, PG. 74

HOWARD C. BLACKBURN
0.52 ACRE
VOL. 350, PG. 531

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONALD W. ROPP AND CAROLYN L. ROPP, BEING THE PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING HEREOF AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER AND THEY WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED

WITNESSES: *Jeffrey I. Lee* (Signature)
JEFFREY I. LEE (Printed Name)

OWNERS: *Donald W. Ropp* (Signature)
BY DONALD W. ROPP (Printed Name)

Mary Ann Conkle (Signature)
SIGNATURE

Carolyn L. Ropp (Signature)
BY CAROLYN L. ROPP (Printed Name)

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF LOGAN, SS:

ON THIS 19 DAY OF December, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME DONALD W. ROPP AND CAROLYN L. ROPP BOTH OWNERS OF PLATTED LAND, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

WITNESS MY OFFICIAL SIGNATURE AND SEAL ON THE DAY LAST ABOVE MENTIONED.

Mary Ann Conkle (Signature)
NOTARY PUBLIC

MARY ANN CONKLE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 10, 1999

APPROVALS

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE

BY RESOLUTION NO. 98-1 RECORDED IN THE VILLAGE OF LAKEVIEW JOURNAL

APPROVED THIS 12 DAY OF January, 1998, *Dennis Harbord* (Signature)
VILLAGE OF LAKEVIEW PLANNING COMMISSION

APPROVED THIS 12 DAY OF January, 1998, *Franklin J. Hart* (Signature)
PRESIDENT, VILLAGE OF LAKEVIEW COUNCIL

REVIEWED THIS 12 DAY OF January, 1998, *Shari J. Steves* (Signature)
MAYOR, VILLAGE OF LAKEVIEW, OHIO

APPROVED THIS 2 DAY OF January, 1998, *Louis E. Rush* (Signature)
INDIAN LAKE WATER-POLLUTION CONTROL DISTRICT

PLAT PRE-APPROVED *Jon C. Kines* 12-17-97

PLAT CHECKED *Jon C. Kines* 3-26-97

TRANSFERRED THIS 26th DAY OF March, 1998, *Michael E. Godek* (Signature)
AUDITOR, LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 31st DAY OF March, 1998, AT 02:45 PM.

RECORDED THIS 31st DAY OF March, 1998, IN PLAT CABINET B, SLIDE 27B & 28A

Carolyn Collins (Signature)
RECORDER, LOGAN COUNTY, OHIO

EASEMENTS

- EASEMENTS - NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT.
- UTILITY EASEMENTS ARE AS DEPICTED ON THE PLAT. UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS. HOWEVER, A TWO FOOT DIAMETER EASEMENT IS RESERVED, CENTERED ON ALL LOT CORNERS AND AT REFERENCE MONUMENT LOCATIONS FOR PLACEMENT OF SURVEY MONUMENTS, AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT.

SURVEYOR'S STATEMENT

THE ACCOMPANYING PLAT REPRESENTS THE WOODS OF LAKEVIEW, PHASE I IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, AND RANGE 8 EAST, VILLAGE OF LAKEVIEW, STOKES TOWNSHIP, LOGAN COUNTY, OHIO

THE TRACT HAS AN AREA OF 5.194 ACRES, OF WHICH 1.155 ACRE IS WITHIN STREET RIGHTS-OF-WAY AND 4.039 ACRES ARE IN USEABLE LOTS

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE WOODS OF LAKEVIEW, PHASE I, AS SURVEYED ON FEBRUARY 28, 1997, AND ALL MONUMENTS AND IRON RODS AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET BY THE SURVEYOR UPON COMPLETION OF CONSTRUCTION

Jeffrey I. Lee (Signature)
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 19, 1997



ORIGINAL STAMP IN GREEN

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43111
(937) 593-7335

D307 WOODPLF1 L-2147-1
THEWOODS.DAT

PLAT OF THE WOODS OF LAKEVIEW

PHASE I

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

DESCRIPTION

THE WOODS OF LAKEVIEW, PHASE I
5.194 ACRES

Lying in Section 27, Town 6, Range 8, Village of Lakeview, Stokes Township, Logan County, Ohio.

Being out of the Donald W. Ropp and Carolyn L. Ropp original 45.901 acre tract as deeded and described in Official Record 215, Page 27, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of the center-lines of Oakridge Drive and Pine Street.

THENCE, with the center-line of Pine Street (60 feet wide), N 0°-03'-29" W, a distance of 245.64 feet to a MAG nail set.

THENCE, with a curve to the left having a central angle of 10°-27'-33", a radius of 100.00 feet, and arc length of 18.25 feet and having a chord bearing N 5°-17'-09" W, a distance of 18.23 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the Village of Lakeview 0.93 acre tract (Vol. 312, Pg. 98), the following two (2) courses:

N 89°-40'-09" W, a distance of 28.34 feet to a 5/8 inch iron rod found.

S 0°-03'-28" E, a distance of 83.80 feet to a 5/8 inch iron rod found.

THENCE, with the north lines of the Howard C. Blackburn 0.52 acre tract (Vol. 350, Pg. 531), and the Dale L. Beck 0.43 acre tract (Vol. 376, Pg. 74), N 89°-41'-18" W, a distance of 260.25 feet to a 5/8 inch iron rod set.

THENCE, N 0°-03'-28" W, a distance of 195.00 feet to a 5/8 inch iron rod set.

THENCE, S 89°-41'-18" E, a distance of 20.24 feet to a 5/8 inch iron rod set.

THENCE, N 0°-03'-28" W, a distance of 563.74 feet to a 5/8 inch iron rod set on the south line of the Thomas R. L. Fetter original 78.78 acre tract (O.R. 164, Pg. 866).

THENCE, with the lines of the said 78.78 acre tract the following two (2) courses:

S 89°-19'-56" E, a distance of 300.02 feet to a 5/8 inch iron rod set.

S 0°-03'-28" E, a distance of 673.10 feet to a 1-1/2 inch iron pipe found.

THENCE, with the north line of the aforementioned 0.93 acre tract, N 89°-40'-09" W, a distance of 31.66 feet to the point of beginning.

Containing 5.194 acres.

The basis for bearings is the north line of the aforementioned 0.52 acre tract and 0.43 acre tract, being N 89°-41'-18" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 28, 1997.

Jeffrey I. Lee, Professional Surveyor 6359, September 19, 1997

OVERLAY MAP

PER O.R.C. 711.02 (B)



COVENANTS AND RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE PROVIDED FOR THE MUTUAL BENEFIT OF ALL LOTS WITHIN THE SUBDIVISION, AND RUN WITH THE LAND UNTIL OCTOBER 1, 2017, AND SHALL AUTOMATICALLY CONTINUE TO RUN WITH THE LAND FOR SUCCESSIVE 10 YEAR PERIODS THEREAFTER UNTIL SUCH TIME AS THE THEN-OWNERS OF A MAJORITY OF THE LOTS SHALL TAKE SUCH FORMAL ACTION IN WRITING OF RECORD AMENDING IN WHOLE OR IN PART ONE OR MORE OF THE FOLLOWING PROVISIONS:

1. HOUSE SIZE AND LOCATION - RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1400 SQUARE FEET. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LAKEVIEW MANDATES OR AS SHOWN ON THE PLAT. NO UNATTACHED OUTBUILDINGS SHALL BE ERRECTED.

2. VEHICLES NOT IN USE - NO HOUSE TRAILER, MOTOR HOME, TRAILER, OR BOAT SHALL BE PARKED ON ANY LOT.

NO AUTOMOBILE OR MOTOR-DRIVEN VEHICLE SHALL BE LEFT UPON ANY LOT FOR A PERIOD LONGER THAN FIVE (5) DAYS WITHIN A THIRTY (30) DAY PERIOD, IN A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON A PUBLIC HIGHWAY. AFTER SUCH PERIOD, THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE ABOVE-DESCRIBED REAL ESTATE AND SHALL BE SUBJECT TO REMOVAL.

3. SIGHT NUISANCE - LOTS SHALL BE MAINTAINED FREE OF VISIBLE DEBRIS, JUNK, LITTER, OR STORED COMMERCIAL MATERIAL OF ANY KIND. NO WEEDS, UNDERBRUSH OR UNSIGHTLY MATTER OR OBJECTS OF ANY KIND SHALL BE PERMITTED.

EQUIPMENT FOR THE COLLECTION OR DISPOSAL OF WASTE MATERIAL SHALL BE MAINTAINED IN AN ORDERLY AND SANITARY CONDITION.

UNIMPROVED LOTS SHALL BE PLANTED TO GRASS AND MOWED REGULARLY UNTIL SUCH TIME THAT CONSTRUCTION IS STARTED.

4. LIVESTOCK - NO LIVESTOCK SHALL BE ALLOWED EXCEPT FOR HOUSE PETS SUCH AS DOGS AND CATS. NO MORE THAN TWO (2) DOGS AND/OR CATS WILL BE PERMITTED PER RESIDENCE EXCEPT FOR LITTERS FOR SALE.

5. EASEMENTS - EASEMENTS AND RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. NO PLANTINGS OR OBSTRUCTIONS ARE TO BE PLACED IN THESE AREAS.

6. DRIVEWAYS - ALL DRIVEWAYS ARE TO BE EITHER ASPHALT OR CONCRETE.

7. FENCES AND STORAGE TANKS - NO CHAIN LINK FENCES SHALL BE PERMITTED. NO FENCES SHALL BE PLACED IN FRONT OF RESIDENCES. NO SIDE FENCE OR SHRUBS SHALL EXCEED FOUR (4) FEET IN HEIGHT. BACK YARD PRIVACY FENCES OR SHRUBS MUST NOT EXCEED SIX (6) FEET IN HEIGHT.

NO STORAGE TANKS SHALL BE ERRECTED ON THE PROPERTY.

8. SIGNAGE - NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERRECTED ON ANY LOT.

9. COURT ORDER - ENFORCEMENT OR DAMAGE ACTION AGAINST OR IN RESPONSE TO ANY VIOLATION OF THE WITHIN COVENANTS AND RESTRICTIONS MAY BE INSTITUTED AND PERSECUTED BY ANY LOT-OWNER(S) WITHIN THIS SUBDIVISION. INVALIDATION OF ANY COVENANT OR RESTRICTION BY COURT ORDER SHALL NOT AFFECT THE REMAINING COVENANTS AND RESTRICTIONS.

10. ENFORCEMENT - THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

GRANTEES, THEIR HEIRS AND ASSIGNS, AGREE NOT TO DELIVER A DEED WITHOUT INCORPORATING THESE RESTRICTIONS IN THEIR ENTIRETY ON THE DEED DOCUMENT.