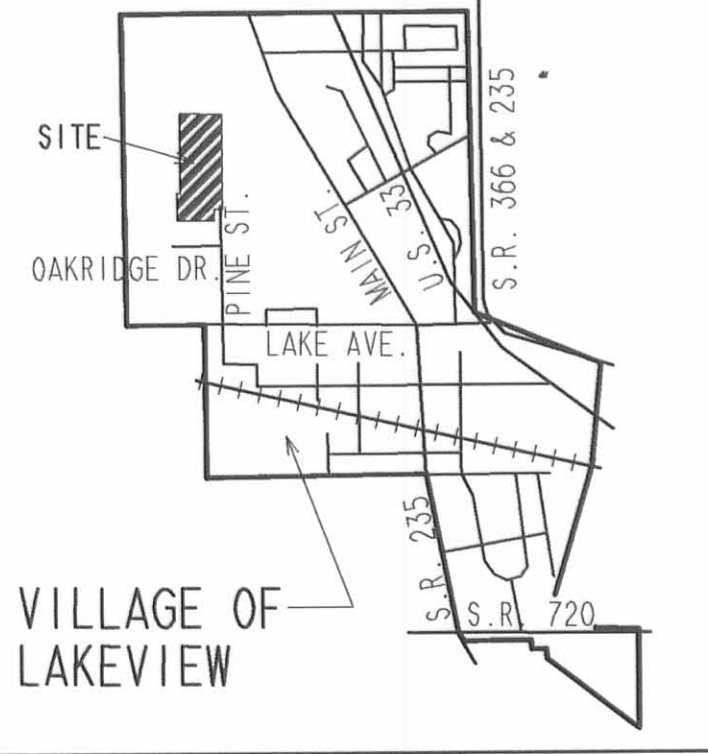


VICINITY MAP

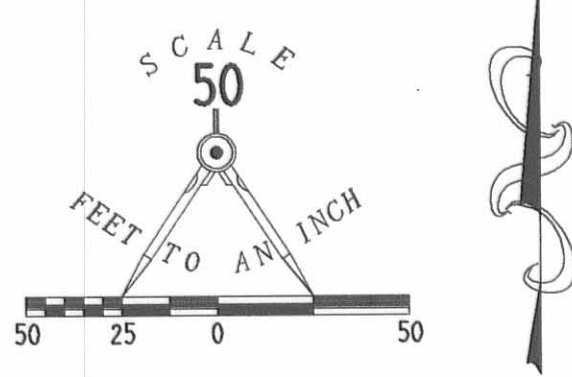


THOMAS R. L. FETTER
ORIG. 78.78 ACRES
O.R. 164, PG. 866

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

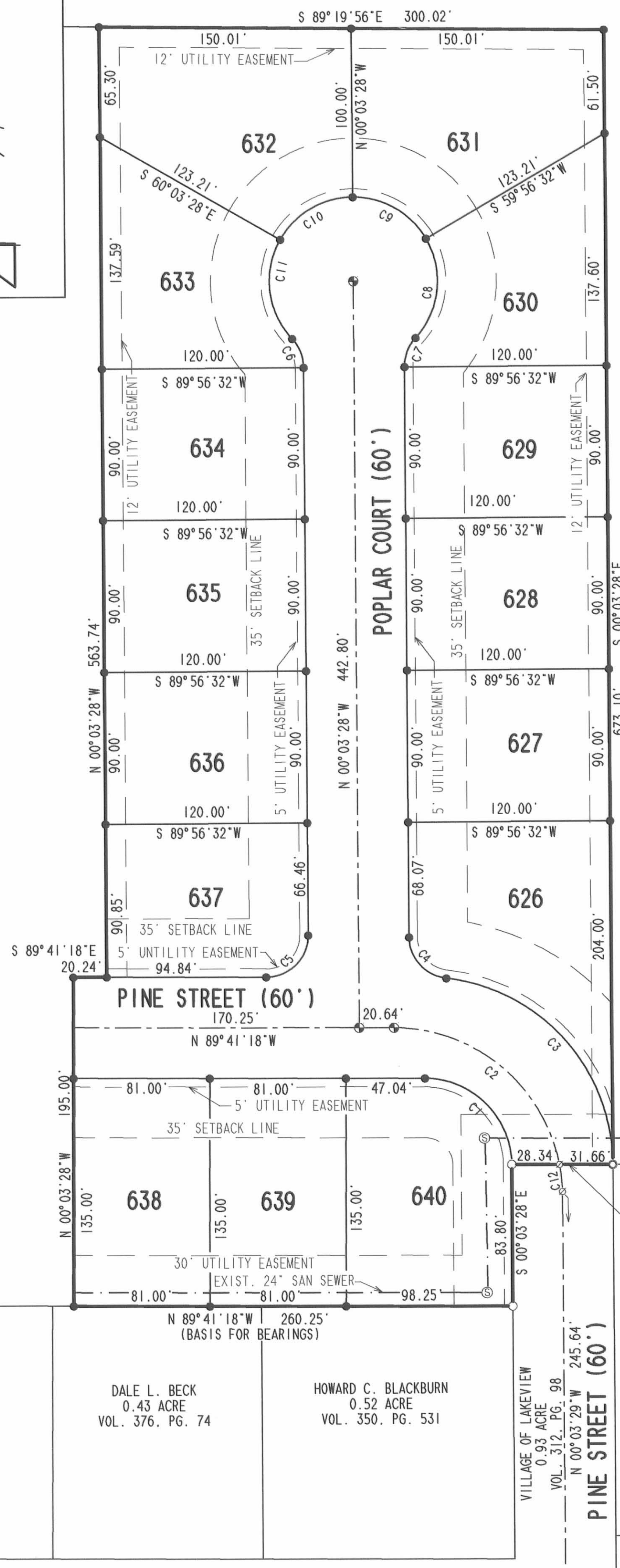


- LEGEND
- 5/8" IRON ROD SET
 - 5/8" IRON ROD FOUND
 - 1-1/2" IRON PIPE FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊙ SANITARY SEWER MANHOLE
 - ⊗ MAG NAIL SET

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: *[Signature]*
SIGNATURE
JEFFREY I. LEE
PRINTED NAME

OWNERS
BY *[Signature]*
DONALD W. ROPP

[Signature]
SIGNATURE
MARY ANN CONKLE
PRINTED NAME

BY *[Signature]*
CAROLYN L. ROPP

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.

[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, *[Signature]*
VILLAGE OF LAKEVIEW PLANNING COMMISSION

APPROVED THIS 12 DAY OF January, 1998, *[Signature]*
PRESIDENT, LAKEVIEW VILLAGE COUNCIL

REVIEWED THIS 12 DAY OF January, 1998, *[Signature]*
MAYOR, VILLAGE OF LAKEVIEW, OHIO

APPROVED THIS 2 DAY OF January, 1998, *[Signature]*
INDIAN LAKE WATER-POLLUTION CONTROL DISTRICT

PLAT PRE-APPROVED *[Signature]* 12-17-97

PLAT CHECKED *[Signature]* 3-26-97

TRANSFERRED THIS 26th DAY OF MARCH, 1998, *[Signature]*
AUDITOR, LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 31st DAY OF MARCH, 1998, AT 02:45AM.

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

[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

[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 WOODPL1 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.