



Plat Cabinet A, Slide 295

SURVEYOR'S CERTIFICATE

The accompanying Plat represents a Subdivision of land in V.M.S. 4399, City of Bellefontaine, Lake Township, Logan County, Ohio. The tract has an area of 0.83 acres in drives and 2.35 acres in lots making a total of 3.22 acres. Surveyed October, 1951. All drives are 50 feet wide. 2"x2"x2' wooden stakes placed where marked D. • indicates iron bars or pipes. All measurements are in Feet and tenths of Feet. I hereby certify that the accompanying plat is a correct representation of BROOKWOOD ADDITION.

Dan L. Dodson
Surveyor in training
E. H. Love
Civil Engineer
Registered Surveyor No. 821

STATE OF OHIO
COUNTY OF LOGAN SS

Be it remembered that on the 20 day of October in the year of our lord One Thousand Nine Hundred Fifty One before me, a Notary Public in and for said County, personally came J.W. Brubaker, President and John A. Patterson, Sec'y. Treas. of the Blue Jacket Construction Co. Inc., grantors in the foregoing dedication, who acknowledged the signing thereof to be their free and voluntary act and deed as such officers respectively, and the free and voluntary act and deed of said corporation.

Dan L. Dodson
Notary Public
Logan County, Ohio
June 6, 1954
My commission expires



ACCEPTANCE

The annexed plat was adopted by Ordinance No. 2047 as an addition to the City of Bellefontaine, State of Ohio. Said Ordinance was passed at a regular meeting of Council on the 13 day of November 1951.

Pearl A. W. Shan Mayor
Harry E. Harris Clerk
E. Louis Wren President of Council

DEDICATION

Know all men by these presents that the Blue Jacket Construction Co. Inc. proprietors of the land indicated on the accompanying plat has authorized the laying out of same as indicated in the accompanying plat and do hereby dedicate the drives to the use of the public.

Blue Jacket Construction Company Inc.
Carl C. Kefauver Witness
Harry E. Ogden Witness
J. W. Brubaker President
John A. Patterson Sec'y. Treas.

AUDITOR'S OFFICE LOGAN COUNTY, OHIO

The within lots transferred this 21 day of November 1951.
Marion J. Hughes
Auditor of Logan County

RECORDER'S OFFICE LOGAN COUNTY, OHIO

Received for record at 11:28 o'clock A.M. on the 27 day of Nov. 1951
Recorded in Plat Book C Volume 3 Page 78
Nancy M. Batch
Recorder of Logan County

PROTECTIVE COVENANTS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of Twenty-Five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Enforcement shall be by proceedings at law inequity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

No dwelling shall be permitted on any lot at a cost of less than \$7,500 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet for a one-story dwelling, nor less than 840 square feet for a dwelling of more than one-story.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 60 feet or more from the minimum building setback line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

No dwelling shall be erected or placed on any lot having a width of less than 65 feet at the minimum setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8000 square feet.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure of temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than One square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

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 purpose.

BROOKWOOD ADDITION
TO
BELLEFONTAINE OHIO
V. M. S. 4399
LAKE TOWNSHIP LOGAN COUNTY, OHIO
1951

SCALE 1" = 50'

