



CURVE DATA			
Radius	Δ	Tangent	Arc
10.00'	90°	10.00'	15.7'
60.00'	60°	31.82'	104.72'
100.00'	30°	17.36'	52.36'
150.00'	20°	10.98'	34.90'
200.00'	15°	7.66'	26.18'
250.00'	12°	5.24'	18.85'
300.00'	10°	3.91'	13.76'
350.00'	8°	2.67'	9.42'
400.00'	6°	1.74'	6.22'

Surveyor's Certificate:
The accompanying plot represents a subdivision of land in Virginia Military Survey #10198 & 10086, City of Bellefontaine, Lake Township, Logan County, Ohio. The Tract Has An Area of 13.3676 Acres, 10.26 Acres in Lots, & 3.11 Acres in Streets. I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF HERITAGE COURT SUBDIVISION.

B. S. Lambert Jr.

Subscription:
THE SUBSCRIBER, The Kissell Company, IS THE OWNER OF THE 13.3676 ACRE TRACT OF LAND PLATTED HEREIN, SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO VIRGINIA MILITARY SURVEY #10198 & 10086, AND WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEFONTAINE, AND DOES HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF HERITAGE COURT SUBDIVISION INTO LOTS 4228 THROUGH 4264 AND INTO THE STREETS SHOWN THEREON.

THE STREETS SHOWN ON THE ANNEXED PLAT AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE AS SUCH.

IN WITNESS WHEREOF, The Kissell Company HAS CAUSED ITS NAME TO BE SUBSCRIBED AND ITS SEAL TO BE AFFIXED BY: Patricia M. Dodds & William Atteberry, BOTH THEREUNTO DULY AUTHORIZED, THIS 10th DAY OF March 1969.

Signed in the presence of:
Michael J. Shavlin Patricia M. Dodds
Wilfred R. Ede Assistant Secretary
William Atteberry Resident Counselor

STATE OF OHIO
COUNTY OF LOGAN S.S.:
BEFORE ME, A NOTARY PUBLIC IN & FOR SAID COUNTY, ON THIS 10th DAY OF March, 1969, PERSONALLY APPEARED Patricia M. Dodds AND William Atteberry, ASSISTANT SECRETARY & RESIDENT COUNSELOR, RESPECTIVELY, OF The Kissell Co. AND ACKNOWLEDGED THE SUBSCRIPTION AND SEALING OF THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN TESTIMONY WHEREOF I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL.

Bernice K. Stevine
NOTARY PUBLIC

Transferred this 7 day of APRIL 1969.

Chas H. Chamberlain
AUDITOR, LOGAN COUNTY, OHIO

194326
Filed for record this 7th day of April 1969. at 10:06 o'clock A.M.
Recorded in Plot Book 6 Volume F Page 30 on this 7th day of April 1969.
Instrument No 194326 Fee \$10.00

Ruth Royer
RECORDER, LOGAN COUNTY, OHIO

1. Lots are numbered 4228 through 4264 inclusive.
2. The 5' wide easement on the side and rear lot lines of each lot in this subdivision is for necessary drainage and/or utility easement.
3. All easements shall be 5' unless otherwise shown.

Tentative approval given by CITY PLANNING COMMISSION this 25th day of March 1969.

Charles Redman
CHAIRMAN, BELLEFONTAINE PLANNING COMMISSION, BELLEFONTAINE, OHIO 43311

The above plot of HERITAGE COURT is hereby accepted and approved, subject to the installation of utilities and pavement in accordance with existing ordinances.

This action taken by motion at the regular meeting of CITY COUNCIL on MARCH 26 1969.

J. M. Weeks
MAYOR, BELLEFONTAINE, OHIO

Lawrence R. Radtke
PRESIDENT OF COUNCIL

Paul E. Workman
CLERK OF COUNCIL

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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY: Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. 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 automobiles.
2. No dwellings shall be permitted on any lot at a cost of less than \$12,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship & materials substantially the same or better than that which can be produced on the date these covenants are recorded of the minimum costs stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches & garages, shall be not less than 890 square feet for a one story dwelling; not less than 540 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street lot line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than 10 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as 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.
4. Easements for installation & maintenance of utilities & drainage facilities are reserved as shown on the recorded plat as well as a 5' easement on the side and rear line of each lot unless otherwise shown. Also includes T.V. CABLE.
5. 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.
6. No structures of a temporary character, trailer, basement tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
7. 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 in area, one sign not more than 5 square feet in area advertising the property for sale or rent.
8. 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 purposes.
9. There shall be no vehicular access to Ludlow Rd. other than via Heritage Drive.

COUNTY
4477
INDEX NO.

Heritage Court
City of Bellefontaine, Lake Twp.
Logan County, Ohio 43311
V.M.S. 10198 & 10086