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HOLLAND ESTATES

1/2

SUBDIVISION
LEGAL DESCRIPTION

Being a part of the Northeast Quarter of Section 32, Township 13 North, Range 14 West, Pleasant Township, Perry County, Ohio and being part of the lands of Robert and Ruth Holland, Volume 182, Page 7, and being more particularly described as follows:

Beginning at a fence post at the northeast corner of Section 32; thence South 00° 32' 05" East 1340.341 feet along the east line of Section 32, to an iron pin set, passing iron pins set at 335.418 feet, 620.494 feet and 925.937 feet; thence North 88° 52' 39" West 515.227 feet to an iron pin found; thence North 20° 17' 21" West 47.944 feet to an iron pin found; thence North 43° 54' 02" West 33.401 feet to an iron pin found; thence North 37° 27' 34" West 157.757 feet to an iron pin found; thence North 23° 51' 34" West 55.496 feet to an iron pin found; thence South 82° 07' 32" West 199.082 feet to a point in the centerline of State Route 13, passing an iron pin found at 170.438 feet; thence North 21° 19' 27" West 422.326 feet to a point in the centerline of State Route 13; thence 399.004 feet on a curve to the right, having a radius of 1413.412 feet, a delta of 16° 10' 28", and a chord which bears North 05° 24' 55" West 397.681 feet to a point in the centerline of State Route 13; thence 164.957 feet on a curve to the left, having a radius of 199.591 feet, a delta of 47° 21' 12" and a chord which bears North 28° 42' 34" West 160.302 feet to a point in the centerline of State Route 13; thence North 90° 00' 00" East 109.060 feet to an iron pin set, passing an iron pin set at 30.000 feet; thence North 08° 02' 31" East 188.142 feet to an iron pin set; thence South 89° 46' 57" East 990.744 feet to the place of beginning, passing an iron pin set at 119.008 feet. The tract as surveyed contains 28.661 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the east line of Section 32 bearing South 00° 32' 05" East.

Iron pins set are 5/8 inch rebar, 30 inches long with plastic identification caps set flush with the ground.

STATE OF OHIO
T. C. WILSON
6465
REGISTERED
SURVEYOR

T. Chris Wilson
T. Chris Wilson
Ohio Reg. Surveyor No. 6465

Date: November 13, 1995

DEDICATION

Situated in the Township of Pleasant, County of Perry, State of Ohio, and being of Section 32, Township 13, Range 14, containing 28.661 acres, and being the same tract as conveyed to Robert L. Holland and Ruth P. Holland, and described in Deed Book 182, Page 7, Recorder's Office, Perry County, Ohio.

The undersigned Robert L. Holland and Ruth P. Holland hereby certify that the attached plat correctly represents their "Holland Estates" a subdivision of lots 1 to 8 inclusive, do hereby accept this plat of same and dedicate to public use as such all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned being all the owners and lien holders of the lands herein platted futher agree that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Perry County, Ohio, for the benefit of themselves and all other subsequent owners or assigns taking title from under or through the undersigned.

Easements shown on this plat are reserved for the construction, operation, maintenance, repair, replacement or removal of public 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. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In witness whereof Robert L. Holland and Ruth P. Holland have hereunto set their hands this 14th day of November, 1995

Witness Lisa J. Kenney Signed Robert L. Holland
Witness Rebecca A. Gill Signed Ruth P. Holland

Surveyed and Platted by The T C W Company

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

All dimensions are shown in feet and decimal parts thereof. Dimensions on curves are chord measurements.

By T. Chris Wilson
T. Chris Wilson
Ohio Registered Surveyor # 6465

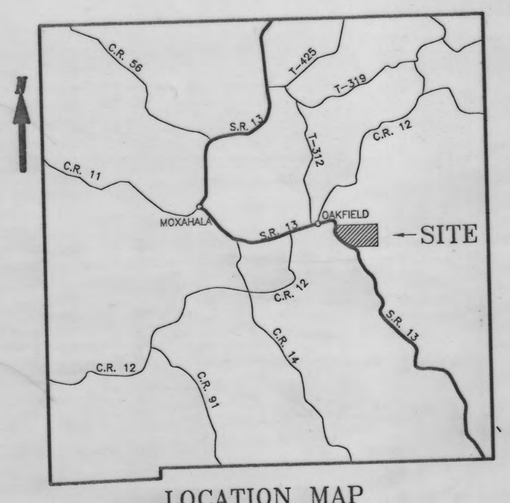
STATE OF OHIO
T. C. WILSON
6465
REGISTERED
SURVEYOR

005809

Filed for record this 20TH day of NOVEMBER 1995 at 2:04 pm

Recorded this 20TH day of NOVEMBER, 1995 in: Plat Book 5, Page 133 & 134
SLOT # 290A & 290B

Barbara J. Fox
Barbara J. Fox
Perry County Recorder.



LOCATION MAP
SCALE: 1" = 1 MILE

RESTRICTIONS

PROTECTIVE COVENANTS: This subdivision is subject to the following protective convenants, which are covenants running with the land.

All purchasers of these lots, for themselves, their heirs and assigns, by the acceptance of the conveyance of these lots, agree to be bound by the covenants herein contained, which will remain in full force and effect until June 1, 2015. These covenants may be enforced by any person who purchases any part of this land being sold as Holland Estates, and located on Ohio State Highway 13, in Pleasant Township, Perry County, Ohio.

1. Each lot shall be for single family residential use with customary outbuildings, with no structure being used for any type business, or enterprise.

2. All residences erected on the property shall contain a minimum of 1000 square feet of indoor heated area with a minimum of 600 square feet of indoor heated area on the main floor. Concrete or tile houses are prohibited. Exterior of house shall be of rustic wood, frame, brick veneer, or contemporary type siding. No exposed concrete block allowed except for foundation. All structures erected shall be completed within one (1) year from the date that structural work begins.

3. No incomplete or junk type structures shall be permitted on the property, and no temporary house, shack, tent, camper, school bus, recreational vehicle, or mobile home, shall be used as a dwelling, either temporary or permanent.

4. No accumulation of discarded personal effects, debris, waste, garbage, or other unsightly objects or matter shall be permitted.

5. No animals may be raised or kept for commercial purposes except as stated below. Household pets may be kept provided they are not kept, bred, or maintained for commercial purposes. ALL SWINE ARE PROHIBITED: Horses or cattle may be kept, provided no more than two large animals are kept per acre.

6. Before occupancy of any residence, a sewage disposal system shall be installed in conformity with the minimum standards of the Perry County Board of Health. In addition, the disposal system must be maintained in accordance with the standards of the Perry County Board of Health.

7. Any motorized vehicles left unattended or without current license plates and registration for more than 30 days shall be removed at the owner's expense. No junk cars or other vehicles shall be kept on the property.

8. Invalidation of any of the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

WHERE THERE IS A CONFLICT BETWEEN THESE COVENANTS AND ANY ZONING ORDINANCES, THE STRICTER REQUIREMENT WILL PREVAIL.

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, PLEASANT TOWNSHIP, TOWNSHIP 13, RANGE 14, SECTION 32, containing 28.661 acres and being part of the property as conveyed to Robert L. Holland and Ruth P. Holland and described in a deed recorded in Volume 182, Page 7, Recorder's Office, Perry County, Ohio:

We the undersigned hereby certify that the attached plat correctly represents "HOLLAND ESTATES", a subdivision of Lots 1 to 8 inclusive, and do hereby accept this plat of same.

We the undersigned being all the owners and lien holders of the lands herein platted further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Perry County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from under or through the undersigned.

Lisa J. Kenney Witness — Robert L. Holland
Rebecca A. Gill Witness — Ruth P. Holland

STATE OF OHIO, PERRY COUNTY S.S.

Before me, a Notary Public in and for the County, Robert L. Holland Ruth P. Holland personally came, who acknowledged the signing of the foregoing certificate to be his voluntary corporate act and deed of said corporation for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 14th day of November, 1995.

My commission expires 8-24-98 Rebecca Ann Gill
Notary Public
Perry County, Ohio

Approved this 15th day of November, 1995.
JoEllen Alfman
JoEllen Alfman
Clerk of Pleasant Township

Approved this 16th day of November, 1995.
Kent Cannon
Kent Cannon,
Perry County Engineer

Approved this 16th day of November, 1995.
Benjamin T. Smith
Ben Smith
Perry County Sanitarian

Approved this 16th day of November, 1995.
Rita Ervin
Rita Ervin,
Secretary of Regional Planning Commission

Transferred this 20TH day of November, 1995.
JoAnn Hankinson
JoAnn Hankinson,
Perry County Auditor

Approved and accepted this 16 day of Nov., 1995, the roads, herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Perry County Commissioners
Mike Heavener
Larry Householder
William Crane 11-16-95

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
11-21-95
Perry County Engineers Ofc.

The TCW Company
1218 St. Rt. 93 NE
New Lexington, Ohio 43764 (614) 342-5131
ENGINEERING
SURVEYING
RESOURCE DEVELOPMENT

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