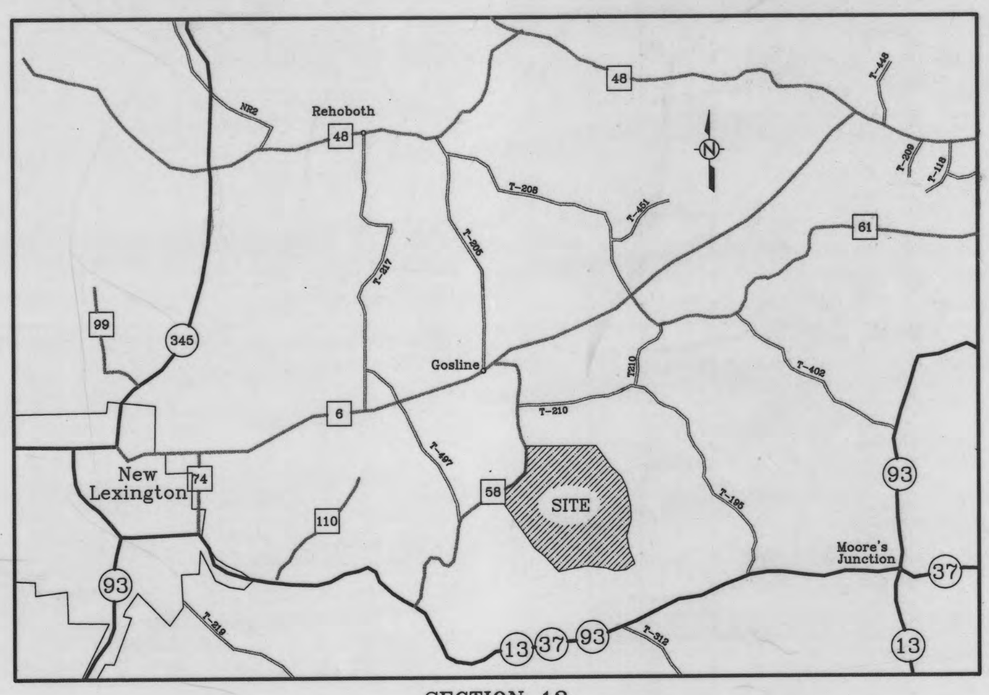
MELON HILL ESTATES



SECTION 12

LOCATION MAP
SCALE: 1" = 2000'

Melon Hill Estates Subdivision

Legal Description

Being part of Section 12, Township 15 North, Range 15 West, Pike Township, Perry County, Ohio and being a part of the lands of Chestnut Ridge Land Company, OR 143, Page 614, OR 150, Page 35 and OR 146, Page 552 and being more particularly described as follows:

Beginning, for reference, at an iron pin found at the northwest corner of Section 12; thence South 89° 07' 12" East 105.43 feet to a point in the center of County Road 58 and the principal place of beginning; thence South 89° 07' 12" East 1310.97 feet to an iron pin set, passing an iron pin set at 30.00 feet; thence South 89° 07' 12" East 326.20 feet to an iron pin set; thence South 89° 07' 12" East 352.27 feet to a point on a highwall, passing an iron pin found at 247.39 feet; thence South 65° 02' 15" East 395.97 feet to a point on a highwall; thence South 28° 26' 38" East 262.81 feet to a point on a highwall; thence South 45° 16' 11" West 52.46 feet to a point on a highwall; thence South 24° 25' 30" West 139.71 feet to a point on a highwall; thence South 03° 05' 50" West 315.61 feet to a point on a highwall; thence South 31° 58' 14" East 210.50 feet to a point on a highwall; thence South 31° 58' 14" East 181.95 feet to a point on a highwall; thence South 06° 03' 28" East 75.27 feet to a point on a highwall; thence South 06° 03' 28" East 170.74 feet to a point on a highwall; thence South 53° 52' 59" West 148.30 feet to a point on a highwall; thence South 77° 17' 08" West 134.58 feet to a point on a highwall; thence South 34° 23' 13" East 447.63 feet to a point on a highwall; thence South 34° 23' 13" East 226.05 feet to a point on a highwall; thence South 41° 49' 26" East 293.35 feet to a point on a highwall; thence South 14° 03' 53" East 111.84 feet to a point on a highwall; thence South 22° 18' 34" East 273.99 feet to a point on a highwall; thence North 88° 56' 50" West 260.57 feet to an iron pin set, passing an iron pin set at 100.00 feet; thence South 32° 11' 06" West 59.18 feet to an iron pin set; thence South 34° 45' 09" West 121.27 feet to an iron pin set, passing an iron pin set at 78.51 feet; thence South 18° 42' 48" West 84.22 feet to an iron pin set; thence South 01° 38' 16" West 123.61 feet to an iron pin set; thence South 09° 41' 07" East 126.85 feet to an iron pin set; thence South 15° 04' 43" East 108.98 feet to an iron pin set; thence South 08° 42' 43" East 151.37 feet to an iron pin set; thence South 11° 28' 29" West 83.17 feet to an iron pin set; thence South 15° 37' 30" West 365.19 feet to an iron pin set; thence South 75° 32' 22" West 281.99 feet to a point on a highwall, passing an iron pin set at 181.99 feet; thence North 65° 01' 43" West 289.60 feet to a point on a highwall; thence North 64° 22' 27" West 211.38 feet to a point on a highwall; thence North 46° 41' 28" East 23.75 feet to a point on a highwall; thence North 05° 08' 46" East 170.29 feet to a point on a highwall; thence North 29° 33' 14" West 100.00 feet to an iron pin set; thence North 29° 33' 14" West 499.36 feet to an iron pin set; thence North 29° 33' 14" West 391.46 feet to an iron pin set; thence North 88° 56' 50" West 194.94 feet to an iron pin set; thence North 20° 54' 14" West 327.66 feet to an iron pin set; thence North 20° 54' 14" West 132.55 feet to an iron pin set; thence North 09° 16' 34" West 117.36 feet to an iron pin set; thence North 30° 15' 54" West 124.55 feet to an iron pin set; thence North 02° 19' 56" West 42.13 feet to an iron pin set; thence North 20° 02' 11" West 286.58 feet to an iron pin set; thence North 51° 22' 56" West 87.90 feet to an iron pin set; thence North 08° 12' 58" West 108.05 feet to an iron pin set; thence North 39° 00' 09" West 107.52 feet to an iron pin set; thence North 06° 26' 05" West 75.66 feet to an iron pin set; thence North 44° 07' 32" West 64.54 feet to an iron pin set; thence North 20° 19' 31" West 31.31 feet to an iron pin set; thence North 32° 59' 48" West 65.52 feet to an iron pin set; thence North 26° 32' 17" West 168.41 feet to an iron pin set; thence North 24° 36' 45" West 100.37 feet to an iron pin set; thence North 37° 00' 27" West 59.17 feet to an iron pin set; thence North 03° 58' 23" West 36.59 feet to an iron pin set; thence North 42° 58' 39" West 57.19 feet to an iron pin set; thence North 42° 58' 39" West 142.75 feet to an iron pin set; thence North 50° 43' 16" West 169.42 feet to an iron pin set; thence North 59° 43' 11" West 57.54 feet to an iron pin set; thence North 56° 57' 45" West 18.70 feet to an iron pin set; thence North 33° 06' 23" East 118.30 feet to an iron pin set; thence North 54° 03' 49" East 54.73 feet to an iron pin set; thence North 70° 22' 04" East 103.82 feet to an iron pin set; thence North 65° 11' 01" East 94.71 feet to an iron pin set; thence North 61° 39' 17" East 71.03 feet to an iron pin set; thence North 69° 20' 42" West 92.45 feet to an iron pin set; thence North 56° 28' 41" West 140.74 feet to an iron pin set; thence North 62° 18' 45" West 21.35 feet to an iron pin set; thence North 78° 01' 11" West 30.61 feet to an iron pin set; thence North 88° 17' 12" West 153.82 feet to a point in the center of County Road 58; thence North 02° 02' 05" East 30.00 feet to a point in the center of County Road 58; thence North 14° 59' 57" West 31.32 feet to a point in the center of County Road 58; thence North 21° 46' 48" West 259.10 feet to the principal place of beginning. The tract as surveyed contains 142.13 acres, more or less, subject to all easements of record.

Bearings in the above description are based on the north line of Section 12 bearing South 89° 07' 12" 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 5, 1998

Filed for record this 5 day of January ~~1998~~ 1999 at 2:15 P.M.

Recorded this 5 day of January, ~~1998~~ 1999 in:
Plat book 5, Page 154, 155, 156, 157 + 158
SLOT #300A+B, 301A+B+302A

Barbara J. Fox
Barbara J. Fox
Perry County Recorder

RESTRICTIONS

1. The property shall be used exclusively for private single family residence purposes and shall not be further subdivided.

2. No business, trade or profession shall be conducted on the property.

3. The property shall be kept reasonably trim and neat at all times. No trash, garbage, rubbish, waste or other materials shall be deposited on the property except when deposited in covered sanitary containers screened from view or stored in approved buildings.

4. The single family residence shall not be a double wide or mobile home. The single family residence may be a modular. If it is a modular, it must have a minimum of 6/12 roof pitch. Modular homes are defined as prefabricated construction which is not permanently connected to a moving device and does not require a certificate of title.

5. All improvements made to the property in addition to the residence shall be designed and constructed so as to be of quality workmanship and design.

6. All improvements shall be complete within one year of commencing construction.

7. If the dwelling is more than one story in height, it shall contain a minimum of 900 sq. ft. of finished heated living space on the ground floor not including basement and a minimum total square footage of 1,400 sq. ft. not including the basement. A single story home shall contain a minimum of 1,200 sq. ft. of finished heated living space not including the basement.

8. Other than a garage, no other outbuilding shall be erected on land herein described within 200 feet of the centerline of the adjoining road or in front of the residence.

9. No billboard, sign or advertising devise of any kind other than a "for sale" or "for rent" sign shall be erected on the property.

10. The property shall not be used for any purpose which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring properties.

11. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on the premises at any time as a residence, either temporary or permanent. A tent, camper, or recreational vehicle may be used for temporary camping and week-end stays, but may not be left on the property for more than two weeks at a time.

12. There are to be no domestic farm animals or kennels. Domestic pets are permissible. Noise and odors shall be controlled so that neither will be unreasonably offensive to the adjoining property owners. Fences shall be professionally designed and properly maintained. Adjoining landowners shall not be responsible for a neighbor's fence.

13. Each lot in the subdivision is partially wooded. The wooded portion of the lots are essential to the character of the subdivision. Therefore no trees greater than 12 inches in diameter at the butt may be cut except for the clearing of a building site. Building site includes the minimum area necessary to install an on site septic waste disposal system. Any tree greater than 12 inches of diameter on the butt end which is dead or diseased may be removed upon certification by an arborist that said tree should be removed for the general health of the forest.

14. No inoperative or unlicensed motor vehicle, motor home, motorcycle, boat or other motor-driven vehicle shall be left on the lot for longer than 60 days. After this time, the vehicle shall be removed from the property or stored within an approved building.

15. No personal property, except firewood, shall be stored on the premises unless stored inside a permanent structure.

16. Any fuel storage containers or facilities shall be camouflaged in such a manner as to conceal it from view from the street or abutting lots and shall be placed or constructed in a safe and lawful manner.

17. Satellite dishes are to be placed to the rear of the residence and obscured from view by landscaping, fencing, buildings, etc.

18. No structure should be constructed within 75 feet of the centerline of the adjoining road and 50 feet of the side and back lines of the property. Each purchaser shall install a culvert in the ditchline of the road when constructing any driveway onto the property. Said culvert to be sized and installed to County specifications. Alteration of ditches along the roadway is strictly prohibited unless prior written consent is obtained from the government agency responsible for the maintenance of the road.

19. All restrictions contained herein shall continue in force until the first day of January, 2042.

20. Invalidation of any of the covenants or restrictions hereinabove enumerated, by judgment or court order, shall not affect the validity of the remaining covenants and restrictions.

9900000129
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
On 01-05-1999 At 02:15 pm.
PLAT 180.00

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, PIKE TOWNSHIP, TOWNSHIP 15 NORTH, RANGE 15 WEST, SECTION 12, containing 142.13 acres and being part of the property as conveyed to Chestnut Ridge Land Company, Inc. described in OR 143, Page 614, OR 150, Page 35 and OR 146, Page 552, Recorder's Office, Perry County, Ohio.

We the undersigned hereby certify that the attached plat correctly represents "MELON HILL ESTATES", a subdivision of Lots 1 to 22 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 themselves and all other subsequent owners or assigns taking title from under or through the undersigned.

We the undersigned hereby dedicate the roadway right-of-way as shown on Page 4 of this plat for public road and utility use.

Tammy Shriner
Witness

T. Chris Wilson
T. Chris Wilson, President
Chestnut Ridge Land Company, Inc.

STATE OF OHIO, PERRY COUNTY S.S.

Before me, a Notary Public in and for the County, PERRY personally came, T. Chris Wilson, President of Chestnut Ridge Land Company, Inc., 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 7TH day of DECEMBER, 1998.

My commission expires 4/29/99 Cindy M. O'Neil
Notary Public
Perry County, Ohio

Approved this 16 day of December 1998.
Kent Cannon, PE, PS
Perry County Engineer

Approved this 21 day of December, 1998.
Gloria I. Swick, M.S.A., R.S.,
Health Commissioner
Perry County Health Department

Approved this 31 day of December, 1998.
Chad Berginnis,
Director
Perry County Planning Commission

Transferred this 31ST day of DECEMBER, 1998.
JoAnn Hankinson,
Perry County Auditor

Approved and accepted this 17TH day of DECEMBER, 1998. 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
John Altier
Mike Kennedy

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
12-16-98 CAC
Perry County Engineers Ofc.

MELON HILL ESTATES

The TCW Company
1218 St. Rt. 93 NE
New Lexington, Ohio 43764 (740) 342-5131
Fax (740) 342-4832

TCW
ENGINEERING
SURVEYING
RESOURCE DEVELOPMENT