

RECEIPT

DATE 7-18-99

RECEIVED FROM Highland Heights

ADDRESS # 600.00

FOR Lots 1, 2, 3 Highland Heights

ACCOUNT HOW PAID

AMT. OF ACCOUNT	CASH	
AMT. PAID	CHECK	600.00
BALANCE DUE	MONEY ORDER	

BY Mrs. A. Miller

01997 REFORM 81808

NOTES

103
163

19990004128
Filed for Record in
Perry County, Ohio
BARBARA J. FOX
On 06-25-1999 At 02:13 p.m.
Auditors Office.

PERRY COUNTY RECORDER - BARBARA J. FOX

INDEX OF DRAWINGS

Page #	DRAWING TITLE
1	LOCATION MAP; INDEX SHEET & SIGNATURE SHEET
2	BOUNDARY & ROADWAY BEARINGS AND DISTANCES
3	UTILITY & SEWER EASEMENTS

Description Meets Minimum,
Survey Standards, Approval
for transfer is up to the
Auditors Office.
7-18-99
Perry County Engineers Ofc.

BEING A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 14 WEST, HARRISON TOWNSHIP, PERRY COUNTY, OHIO AND BEING A PART OF THE LANDS OF AMERI-BRIT DEVELOPMENT, INC., OR 220, PAGES 905-906 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE SOUTH 55° 19' 35" EAST 1175.198 FEET TO AN IRON PIN SET AND THE PRINCIPAL PLACE OF BEGINNING; THENCE NORTH 06° 50' 34" EAST 59.532 FEET TO AN IRON PIN SET; THENCE NORTH 09° 58' 28" WEST 259.833 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 99.581 FEET AND 209.833 FEET; THENCE NORTH 80° 07' 42" EAST 105.000 FEET TO AN IRON PIN SET; THENCE NORTH 80° 07' 41" EAST 18.523 FEET TO AN IRON PIN SET; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 131.564 FEET WITH SAID CURVE HAVING A RADIUS OF 397.265 FEET AND A CHORD WHICH BEARS NORTH 89° 36' 57" EAST 130.964 FEET; THENCE SOUTH 78° 01' 45" EAST 5.003 FEET TO AN IRON PIN SET; THENCE NORTH 14° 50' 19" EAST 42.569 FEET TO AN IRON PIN SET; THENCE SOUTH 75° 09' 41" EAST 11.666 FEET TO AN IRON PIN SET; THENCE SOUTH 16° 08' 10" WEST 405.663 FEET TO AN IRON PIN SET; THENCE NORTH 83° 09' 26" WEST 130.000 FEET TO THE PRINCIPAL PLACE OF BEGINNING. THE TRACT AS SURVEYED CONTAINS, 1.527 ACRES, MORE OR LESS, SUBJECT TO ALL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17 BEARING NORTH 00° 00' 00" EAST.

IRON PINS SET ARE 5/8 INCH REBAR, 30 INCHES LONG WITH PLASTIC IDENTIFICATION CAPS SET FLUSH WITH THE GROUND.

PLANS PREPARED BY:
T. CHRIS WILSON
P.E. #40440
P.S. #6465
DATE: 6/21/99



(H) NUISANCES. NO HORSE, CATTLE, SWINE, GOATS, POULTRY, OR FOWL SHALL BE KEPT ON ANY LOT. NO SIGNS OR OTHER ADVERTISING SHALL BE DISPLAYED ON ANY LOT UNLESS THE SIZE, FORM, AND NUMBER OF SAME ARE FIRST APPROVED IN WRITING BY THE GRANTORS. NO WEEDS, UNDERBRUSH, OR OTHER UNSIGHTLY GROWTHS SHALL BE PERMITTED TO GROW OR REMAIN UPON THE PREMISES, AND NO REFUSE PILE OR OTHER UNSIGHTLY OBJECTS SHALL BE ALLOWED TO BE PLACED OR SUFFERED TO REMAIN ANYWHERE THEREON. NO UNOPERATIONAL VEHICLE SHALL BE ON THE LOT UNLESS IT IS KEPT WITHIN A CLOSED GARAGE. IN THE EVENT THAT ANY OWNER OF ANY PROPERTY IN THE SUBDIVISION SHALL FAIL OR REFUSE TO KEEP SUCH PREMISES FREE FROM WEEDS, UNDERBRUSH, OR REFUSE PILES OR OTHER UNSIGHTLY GROWTHS OR OBJECTS, THEN THE GRANTOR MAY ENTER UPON SUCH LANDS AND REMOVE THE SAME AT THE EXPENSE OF THE OWNER AND SUCH ENTRY SHALL NOT BE DEEMED A TRESPASS AND IN THE EVENT OF SUCH A REMOVAL A LIEN SHALL ARISE AND BE CREATED IN FAVOR OF THE GRANTORS AND AGAINST SUCH LOT FOR THE FULL AMOUNT CHARGEABLE TO SUCH LOT AND SUCH AMOUNT SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER THE OWNER IS BILLED THEREFOR.

(I) FENCES AND WALLS. NO FENCES OR WALL SHALL BE ERRECTED ANY CLOSER TO THE STREET THAN THE REAR OF THE DWELLING, UNLESS APPROVED BY GRANTORS. AND SHALL HAVE A MAXIMUM HEIGHT OF SIX FEET. NO CHAIN LINK OR FARM TYPE FENCE SHALL BE PERMITTED. ALL FENCES SHALL BE ARCHITECTURALLY PLEASING AND SHALL BE APPROVED BY GRANTOR.

(J) GOVERNMENT LIMITATIONS. THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND LIMITATIONS IMPOSED BY GOVERNMENTAL AUTHORITY.

(K) REMEDIES FOR VIOLATIONS - INVALIDATIONS. FOR A VIOLATION OR A BREACH OF ANY OF THESE RESERVATIONS AND RESTRICTIONS BY ANY PERSON CLAIMING BY, THROUGH, OR UNDER THE GRANTORS, OR BY VIRTUE OF ANY JUDICIAL PROCEEDINGS, THE GRANTORS, AND THE LOT OWNERS, OR ANY OF THEM SEVERALLY, SHALL HAVE THE RIGHT TO PROCEED AT LAW OR IN EQUITY TO COMPEL A COMPLIANCE WITH THE TERMS HEREOF OR TO PREVENT THE VIOLATION OR BREACH OF ANY OF THEM. IN ADDITION TO THE FOREGOING RIGHT, THE GRANTORS SHALL HAVE THE RIGHT, WHENEVER THERE SHALL HAVE BEEN BUILT ON ANY LOT ANY STRUCTURE WHICH IS IN VIOLATION OF THESE RESTRICTIONS, TO ENTER UPON THE PROPERTY WHERE SUCH VIOLATION OF THESE RESERVATIONS AND RESTRICTIONS EXISTS AND SUMMARILY ABATE OR REMOVE THE SAME AT THE EXPENSE OF THE OWNER, AND ANY SUCH ENTRY AND ABATEMENT OR REMOVAL SHALL NOT BE DEEMED A TRESPASS. THE FAILURE PROMPTLY TO ENFORCE ANY OF THE RESERVATIONS OR RESTRICTIONS SHALL NOT BAR THEIR ENFORCEMENT. THE INVALIDATION OF ANY ONE OR MORE OF THE RESERVATIONS OR RESTRICTIONS BY ANY COURT OF COMPETENT JURISDICTION IN NO WAY SHALL AFFECT ANY OF THE OTHER RESERVATIONS AND RESTRICTIONS, BUT THEY SHALL REMAIN IN FULL FORCE AND EFFECT.

SHOULD THE OWNER FAIL, NEGLECT, OR REFUSE TO SATISFY AND DISCHARGE ANY LIEN ARISING HEREUNDER WITHIN 30 DAYS, THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO INTEREST ON SUCH LIENS AT THE RATE OF 8% PER ANNUM AND SHALL BE ENTITLED TO RECEIVE ALL COSTS OF COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE.

(L) UTILITY EASEMENTS AND LINES. THERE ARE HEREBY RESERVED FOR THE PURPOSE OF INSTALLING AND MAINTAINING MUNICIPAL AND PUBLIC UTILITY FACILITIES AND FOR SUCH OTHER PURPOSES INCIDENTAL TO THE DEVELOPMENT OF THE PROPERTY THE EASEMENTS SHOWN UPON THE PLAT OF HIGHLAND HEIGHTS SUBDIVISION RECORDED IN THE RECORDS OF PERRY COUNTY, OHIO.

(M) SWIMMING POOLS AND TENNIS COURTS. SUBJECT TO PLAN APPROVAL, ONLY IN-GROUND POOLS SHALL BE PERMITTED.

THE FOREGOING CONDITIONS AND RESTRICTIONS SHALL BE DEEMED REAL COVENANTS AND THE SAME SHALL RUN WITH THE REAL ESTATE HEREBY CONVEYED FOR A PERIOD OF TWENTY-FIVE (25) YEARS.

Highland Heights
Village of Crooksville

LOCATION MAP
INDEX SHEET &

SCALE	As Shown	CHECKED	TCW
DATE	1/14/99	APPROVED	
REVISED	6/15/99	CERTIFIED	

Ameri-Brit Development, Inc.
7459 Brock Drive

