DEER RUN ESTATES

DESCRIPTION OF PLATTED LIMITS

Situated in the State of Ohio, County of Perry, Township of Madison:

Being part of the North Half, of the Southwest Quarter, of Section #17, and part of the North Half, of the Southeast Quarter, of Section #18, of Township #17, Range #15, of the Congress Lands East of the Scioto River, further being part of the Louis Salva property described in deed reference Official Record Volume 150, Page 656 of said county's deed records, and more particularly described as follows;

Beginning at an iron pin (found) at the Northwest corner of the Southwest Quarter of Section #17, also being the Northeast corner of the Southeast Quarter of Section #18;

#1– thence S 86 21 20 E 685.08 feet along the common line for the Northwest and Southwest Quarters of Section #17, also being the South line of the Timothy Miller property recorded in deed reference Deed Book Volume 201, Page 10 and for said Salva property to an iron pin (found) at the common corner for said Timothy Miller property and for the Richard Thompson property recorded in deed reference Official Record Volume 125, Page 287;

#2– thence along a non–tangent curve to the left having a chord bearing S 72 45 00 W 381.76 feet, a radius of 535.23 feet and arc length of 390.35 feet, into said Southwest Quarter and Salva property to an iron pin (set);

#3– thence S 51 51 30 W 298.53 feet continuing through said Salva property to an iron pin (set);

#4– thence S 38 08 30 E 60.00 feet continuing through said Salva property to an iron pin (set);

#5– thence N 51 51 30 E 298.53 feet continuing through said Salva property to an iron pin (set);

#6– thence along a curve to the right having a chord bearing N 61 28 30 E 158.80 feet, a radius of 475.23 feet and arc length of 159.55 feet, continuing through and Salva property to an iron pin (set);

#7– thence S 20 38 10 E 271.30 feet continuing through said Salva property to an iron pin (set);

#8– thence S 34 55 40 E 538.08 feet continuing through said Salva property to an iron pin (set);

#9– thence S 58 58 40 W 305.36 feet continuing through said Salva property to an iron pin (set);

#10– thence S 87 25 30 W 592.29 feet continuing through said Salva property to an iron pin (set);

#11– thence N 61 06 50 W 126.45 feet continuing through said Salva property to the common line for said Sections #17 & #18;

#12– thence N 61 06 50 W 217.49 feet into the Southeast Quarter of Section #18 and continuing through said Salva property to an iron pin (found) at a corner of the Kevin Price and Doug Braun property recorded in deed reference Official Record Volume 234, Page 725;

#13– thence N 23 57 30 E 200.56 feet along said Price/Braun property to an iron pin (found);

#14– thence N 21 48 40 W 280.85 feet along said Price/Braun property to an iron pin (found);

#15– thence N 57 04 10 W 440.61 feet along said Price/Braun property to the center of Amish Ridge Road, passing an iron pin (found) at 421.75 feet;

#16– thence N 32 36 22 E 100.00 feet along said road and continuing through said Salva property to an unmarked point;

#17– thence N 34 23 10 E 124.84 feet continuing along said road and through said Salva property to the common line for the Northeast and Southeast Quarters of Section #18;

#18– thence S 86 44 20 E 524.31 feet along the common line for said Northeast and Southeast Quarters also being the South line of said Timothy Miller property and North line of said Salva property to place of beginning, passing an iron pin (found) at 24.31 feet and an iron pin (set) at 124.14 feet, containing 21.91 acres of which 15.085 acres are in Section #17 and 6.825 acres are in Section #18.

The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on July 12, 1999, in accordance with Chapter 4733–37 of the Administrative Code, and is intended to be used to describe the perimeter of proposed subdivision Deer Run Estates.

RESTRICTIONS

The premises hereby conveyed are subject to the following right, restrictions, reservations, exceptions, limitations, agreements, covenants and conditions which shall be made a part of, either by attachment or reference, all deeds, conveyances, instruments, leases, transfers or assignments of said premises.

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

2. The single family residence shall not be a double wide or mobile home. The single family may be a modular. If it is a modular, it must have a minimum of 4/12 roof pitch.

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

4. If the dwelling is more than one story in height, it shall contain a minimum of 900 square feet of finished heated living space on the ground floor not including basement and a minimum total square footage of 1400 square feet not including the basement. A single story home shall contain a minimum of 1200 square feet of total finished heated living space not including the basement.

5. Setback limits for residence and garage are 30 feet from the right of way of any adjacent road or street. No building shall be placed or constructed within 20 feet of any rear or side lot line.

6. Utility easements fifteen feet wide are reserved along rear lot lines and seven and one half feet wide on each side of common lot lines.

7. Other than a garage, no other out building shall be erected within two hundred feet of the centerline of the adjoining road or street and twenty feet from the property line of other land being sold by the grantor.

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

9. 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 sanitary containers screened from view or stored in approved buildings.

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

11. 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.

12. 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.

13. Domestic and farm animals are permissible, but there are to be no commercial feed lots or kennels. Noise and odors shall be controlled so that neither will be unreasonably offensive to the adjoining property owners. Fences shall be professionally designed and maintained. Adjoining land owners shall not be responsible for a neighbor's fence. Agriculture practices within the subdivision are to comply with practices of the United States Agriculture Stabilization & Conservation and the United State Natural Resources Conservation Service.

14. No inoperative or unlicenced motor vehicle shall be left on the lot for longer than sixty 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 in excess of 3 feet in diameter are to be placed to the rear of the residence and obscured from view by landscaping, fencing, buildings, etc.

18. All restrictions contained herein shall remain in force for fifty years from the recording of this subdivision plat.

19. Driveway culverts shall be a minimum of 12 inches in diameter and minimum of 24 feet in length. They shall be installed as to maintain the flow lines of the ditch.

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

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
1-11-2000
Perry County Engineers Ofc.

DEDICATION BY OWNERS

Situated in the County of Perry, State of Ohio, and being of Section #17 and #18 , Township #17, Range #15, of the Congress Lands East of the Scioto River, containing 21.91 acres and being a part of real estate owned by Louis and Josephine Salva, and described in deed reference Official Record Volume 150, Page 656 in the Recorder's Office, Perry County, Ohio.

The undersigned Louis and Josephine Salva hereby certify that the attached plat correctly represents their lots 1 through 8, inclusive, and do hereby accept this plat of same and dedicate to public use as such all or parts of 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 further agree that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or any 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 or acknowledged on this plat are reserved for the construction, operation, maintenance, repair, replacement or removal of public utility line 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 Louis and Josephine Salva have hereunto set their hands

this 10th day of DECEMBER, 1999.

Witness Cindy M O'Neil Signed Louis Salva

Nora E Watkins Josephine T. Salva

APPROVALS OF SUBDIVISION PLAT

STATE OF OHIO, COUNTY OF PERRY) S.S

Before me, a Notary Public in and for said County, Louis and Josephine Salva personally came, who acknowledged the signing of the foregoing certificate to be their 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 10th day of DECEMBER, 1999.

Cindy M O'Neil
Notary Public

May 19 2004
My commission expires

NOTARY SEAL PUBLIC

OUTSIDE THE THREE–MILE LIMIT OF A CITY

1. Approved this 22 day of November, 1999

Perry County Engineer

Approved this 24 day of Nov., 1999

Perry County [redacted] HEALTH DEPT.

Approved this 2 day of December, 1999

Secretary of Regional Planning Commission

2. Approved and accepted this 24 day of November, 1999, the roads, boulevards, etc., herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Perry County Commissioners

3. Transferred this 8TH day of DECEMBER, 1999

Perry County Auditor

Filed for Record this 11 day of JAN, ~~1999~~ 2000, in

Plat Book 5 Page 165 & 166 SLOT # 310 & 311

Barbara J. Fox
Perry County Recorder

Perry County Deputy Recorder

Instrument 200000000206
200000000206
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
On 01-11-2000 At 11:14 am.
PLAT 76.80

SHEET 2 OF 2

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