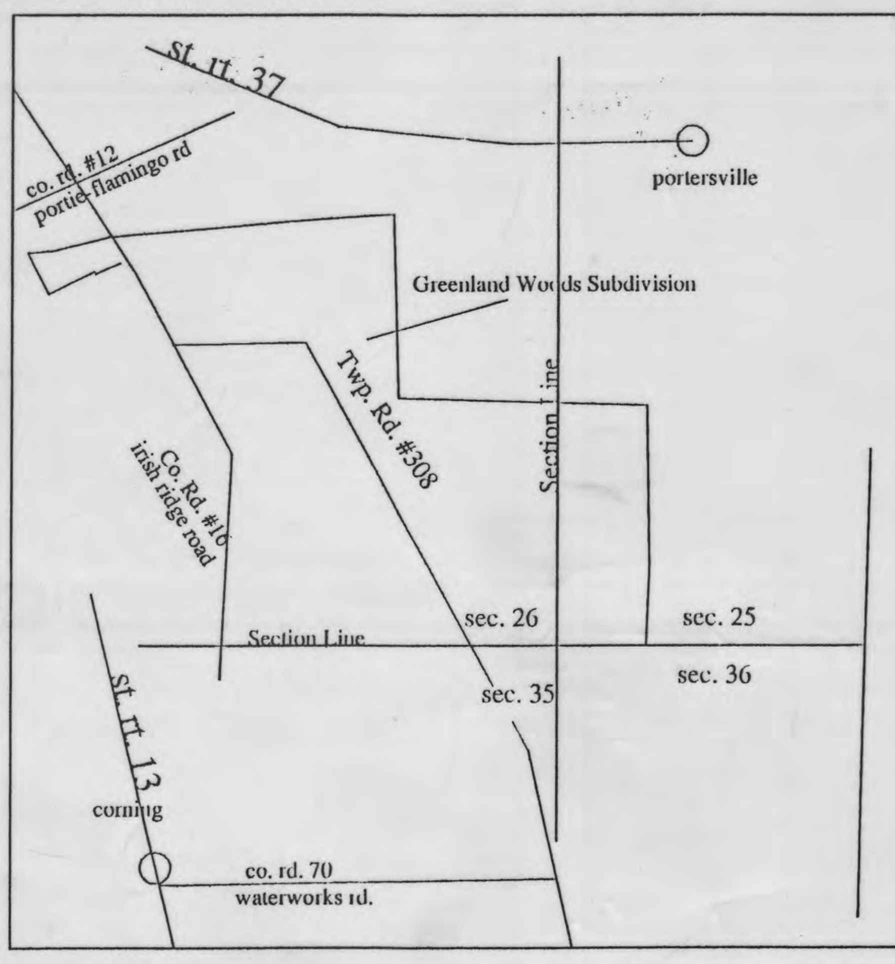
PLAT BOOK 5 PG 187
SLOT 332

GREENLAND WOODS SUBDIVISION

Being A Part of the Southeast Quarter of Section 26 and Part of the Southwest Quarter of Section 25 And Part of The Northeast Quarter of Section 35, Township 13, North: Range 14, West, Bearfield Township, Perry County, State of Ohio

Location Map not to scale



Approved this 1 day of November 2001

Perry County Sanitarian
Chad S. Cook

Approved this 6 day of November 2001

Perry county Commissioners
Charles Van Horn

Transferred this 8th day of November 2001

Perry County Auditor

NOTES

1 lot 4 is subject to Mrs. Mildred Corp at 3622 Irish Ridge Road having the right, while she resides at that adress under her life estate status to use the water on lot 4

2 lot 2 is subject to an existing 20 wide ingress\egress easement recorded in o.r.or. 93 page 666

3 lot 15 is subject to an ingress\ egress easement for the use of lot 14 access, over an existing road being 20' wide that lies in the northern side of lot 15. with the south line being L15 and said easement being parrallel with said line

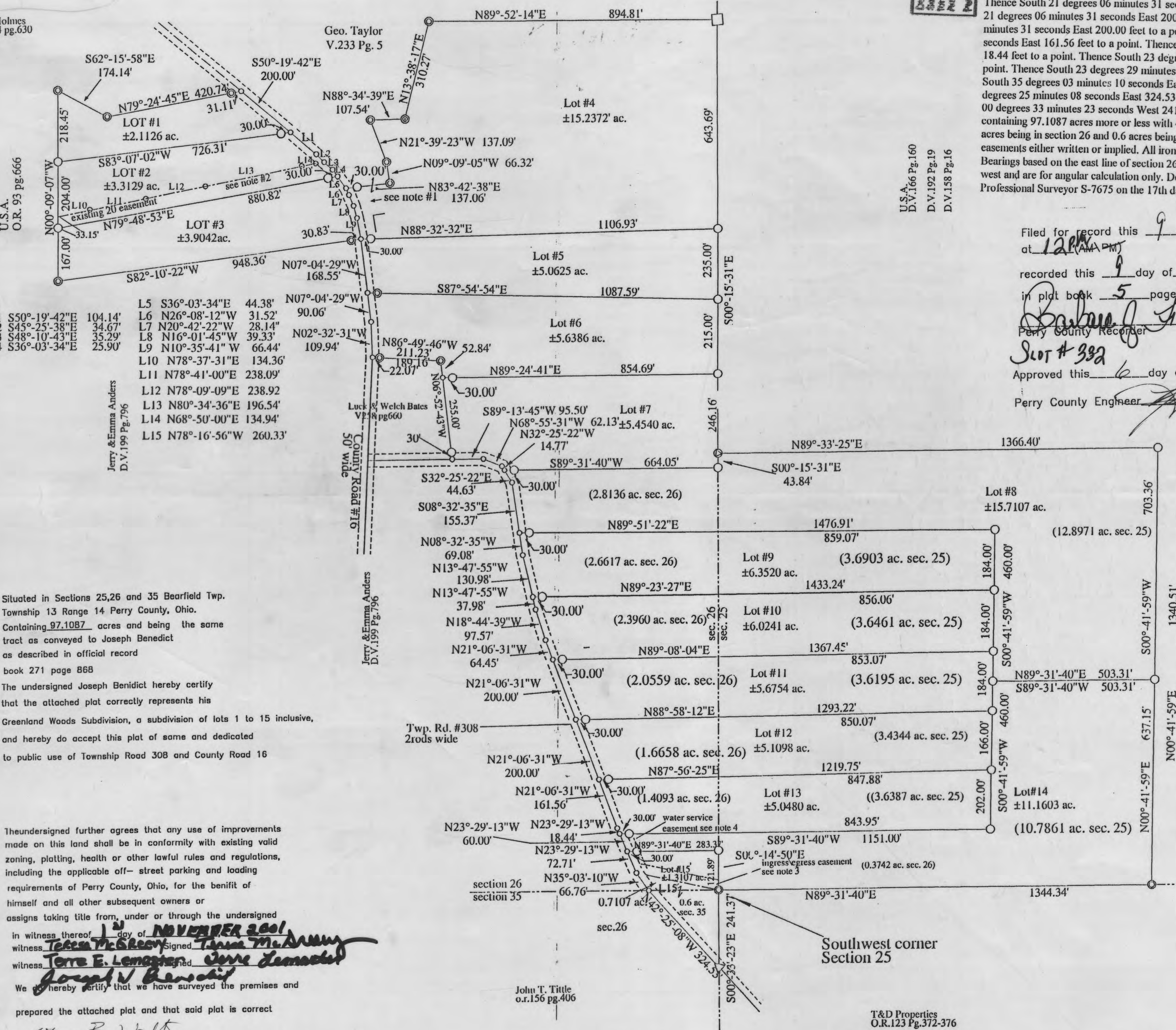
4 lot 14 is subject to a water line easement for the use of lot 15 to run water service said easement lying parralell with and 40 east of the west line of lot 14 with the west bearing being South 23°-29'-13"E 60.00'

Being a part of the Southwest Quarter of section 25 and part of the Southeast Quarter of section 26 and part of the Northeast Quarter of section 35, Township 13, North; Range 14, West, Bearfield Township, Perry county, State of Ohio and being the tract last transferred to Joseph Benedict as recorded in official record book 271 page 868 of the said county records and being further described as follows.

Beginning at a 5\8" iron pin found on the Southwest corner of section 25. Thence North 89 degrees 31 minutes 40 seconds East 1344.34 feet to an iron pin found. Thence North 00 degrees 41 minutes 59 seconds East 1340.51 feet to an iron pin found. Thence South 89 degrees 33 minutes 25 seconds West 1366.40 feet to a brass cap monument found. thence North 00 degrees 15 minutes 31 seconds west 1339.85 feet t0 a stone found. Thence South 89 degrees 52 minutes 14 seconds West 894.81 feet to an iron pin found. Thence South 13 degrees 38 minutes 17 seconds West 310.27 feet to an iron pin found. thence South 88 degrees 34 minutes 39 seconds West 107.54 feet to an iron pin found. thence South 21 degrees 39 minutes 23 seconds East 137.09 feet to an iron pin found. thence South 09 degrees 09 minutes 05 seconds East 66.32 feet to an iron pin found. Thence South 83 degrees 42 minutes 38 seconds West 137.06 feet to a point in the center of County Road 16 passing an iron pin set at 130.06 feet. thence along the said road North 36 degrees 03 minutes 34 seconds West 44.38 feet to a point. Thence North 36 degrees 03 minutes 34 seconds West 25.90 feet to a point. Thence North 48 degrees 10 minutes 43 seconds West 35.29 feet to a point. thence North 45 degrees 25 minutes 38 seconds West 34.67 feet to a point. thence North 50 degrees 19 minutes 42 seconds West 104.14 feet to a point. Thence North 50 degrees 19 minutes 42 seconds West 200.00 feet leaving said road South 79 degrees 24 minutes 45 seconds West 420.74 feet to an iron pin found passing an iron pin found at 31.11 feet. thence North 62 degrees 15 minutes 58 seconds West 174.14 feet to an iron pin found. Thence South 00 degrees 09 minutes 07 seconds East 589.45 feet to an iron pin found. Thence North 82 degrees 10 minutes 22 seconds East 948.63 feet to a point in the center of County Road 16 passing an iron pin found at 917.80 feet. Thence Along the said road South 07 degrees 04 minutes 29 seconds East 168.55 feet to a point. Thence South 07 degrees 04 minutes 29 seconds East 90.06 feet to a point. thence South 02 degrees 32 minutes 31 seconds East 109.94 feet to a point. thence leaving said road South 86 degrees 49 minutes 46 seconds East 211.23 feet to an iron pin found passing an iron pin found at 22.07 feet. Thence South 06 degrees 52 minutes 43 seconds East 307.84 feet to a point in the center of Township Road #308 passing an iron pin set at 52.84 feet and an iron pin found at 277.84 feet. Thence along the said road North 89 degrees 13 minutes 45 seconds East 95.50 feet o a point. Thence South 68 degrees 55 minutes 31 seconds East 62.13 feet to a point. Thence South 32 degrees 25 minutes 22 seconds East 14.77 feet o a point. thence South 32 degrees 25 minutes 22 seconds East 44.63 feet to a point. thence South 08 degrees 32 minutes 35 seconds East 155.37 feet to a point. thence South 08 degrees 32 minutes 35 seconds East 69.08 feet to a point. thence South 13 degrees 47 minutes 55 seconds East 168.96' feet to a point. Thence South 18 degrees 44 minutes 39 seconds East 97.57 feet to a point.

Thence South 21 degrees 06 minutes 31 seconds East 64.45 feet to a point. Thence South 21 degrees 06 minutes 31 seconds East 200.00 feet to a point. thence South 21 degrees 06 minutes 31 seconds East 200.00 feet to a point. thence South 21 degrees 06 minutes 31 seconds East 161.56 feet to a point. Thence South 23 degrees 29 minutes 13 seconds East 18.44 feet to a point. Thence South 23 degrees 29 minutes 13 seconds East 60.00 feet to a point. Thence South 23 degrees 29 minutes 13 seconds East 72.71 feet to a point,. thence South 35 degrees 03 minutes 10 seconds East 66.76 feet to a point. thence South 42 degrees 25 minutes 08 seconds East 324.53 feet to a railroad spike found. thence North 00 degrees 33 minutes 23 seconds West 241.37 feet to the place of beginning and containing 97.1087 acres more or less with 41.7122 acres being in section 25, 54.7965 acres being in section 26 and 0.6 acres being in section 35. Subject to all right of ways and easements either written or implied. All iron pins set are 5\8" by 30" rebar with I.D. 'caps. Bearings based on the east line of section 26 as being N00 degrees 15 minutes 31 seconds west and are for angular calculation only. Description prepared by Steven B. Walton, Ohio Professional Surveyor S-7675 on the 17th day of October 2001.

Description Meets Minimum Survey Standards. Approval for transfer is up to the Auditors Office. 11-2-01 Perry County Engineers Ofc.



Filed for record this 9 day of November at 12PM (AM-PM)

recorded this 9 day of November

in plat book 5 page 187

Barbara J. Fox
Perry County Recorder

Slot # 332

Approved this 6 day of November 2001

Perry County Engineer

U.S.A.
D.V.166 Pg.160
D.V.192 Pg.19
D.V.158 Pg.16
D.V.166 Pg.16

200100006994
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
11-09-2001 12:00 pm.
PLAT 43.20

Instrument
200100006994

Situated in Sections 25,26 and 35 Bearfield Twp. Township 13 Range 14 Perry County, Ohio. Containing 97.1087 acres and being the same tract as conveyed to Joseph Benedict as described in official record book 271 page 868

The undersigned Joseph Benidict hereby certify that the attached plat correctly represents his Greenland Woods Subdivision, a subdivision of lots 1 to 15 inclusive, and hereby do accept this plat of same and dedicated to public use of Township Road 308 and County Road 16

Theundersigned further agrees that any use of improvements made on this land shall be in conformity with existing valid zoning, platting, health or other lawful rules and regulations, including the applicable off– street parking and loading requirements of Perry County, Ohio, for the benifit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned

in witness thereof 1st day of NOVEMBER 2001

witness Teresa McGreevy Signed Teresa McAreavy

witness Terre E. Lemaster Signed Terre Lemaster

Joseph V Benedict

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

by: Steven B. Walton

registration Number: S-7675

State of Ohio, County of Perry

before me, a Notary Public in and for said State personally JOSEPH BENEDICT who acknowledge the signing of the foregoing instument to be their voluntary act and deed for use and purposes therein expressed.

In witness whereof, I have hereunto set hand and affixed seal this 1 day of November 2001

by Terre Lyle-Lemaster

my commission expires: 9/23/04

Utilities will be in Road Right of ways

NOTARIAL SEAL STATE OF OHIO

TERRE LYLE
Notary Public, State of Ohio
My Commission Expires 9/23/04

STATE OF OHIO
STEVEN B. WALTON
S-7675
REGISTERED
PROFESSIONAL SURVEYOR

REFERENCES
deeds as noted
previous surveys of record
existing monumentation
county tax records

LEGEND
○ =5\8" iron pin set
◎ =5\8 " iron pin found
∘ =point.
▽ =railroad spike found
◎ =brass cap monument found
□ =stone found

NORTH

SCALE 1"=200'
0' 100' 200' 300' 400'

Bearings based on the east line of section 26 as being N00°-15'-31"W and are for angular calculation only

PLAT PREPARED BY STEVEN B. WALTON
OHIO PROFESSIONAL SURVEYOR S-7675
ON THE 17th DAY OF OCT. 2001

Steven B. Walton S-7675

GREENLAND WOODS PROTECTIVE COVENANTS

The following protective covenants are covenants running with the land until January 1, 2080 and may be enforced (through injunction or otherwise) by any owner acquiring any part of the land in the Greenland Woods Subdivision in Bearfield Township, Perry County, Ohio. These covenants apply only to tracts of seven (7) acres or less.

1. No more than one residence per tract shall be permitted.
2. The erection and/or placement of manufactured housing including mobile homes and/or modular housing shall be permitted, provided that such placement shall be on permanent concrete foundation. Mobile homes and modulars shall be less than five years old.
3. New house construction, mobile and modular homes on each land tract must contain a minimum of eight hundred (800) square feet of indoor heated living area (excluding basement and garage).
4. Except for the removal of trees for roads and building areas, no trees shall be removed in any tract purchased by land contract without the written permission of the seller until such tract is deeded to the new owner.
5. All buildings on the tract shall have a finished siding such as rustic wood, frame, brick veneer, press board or contemporary siding.
6. No inoperative or unlicensed vehicles may be placed or remain on these land tracts. No accumulation of discarded personal effects,debris, waste, garbage or any unsightly objects or matter will be permitted on any lot.
7. No swine shall be permitted on said lots. Fowl of any nature shall not be kept or raised except for personal enjoyment or consumption.
8. Before occupancy of any house or mobile home, a sewage disposal system and pressurized water system for the dwelling shall be installed in conformity with the minimum standards required by the Perry County Board of Health.
9. All lots are for residential use and no tract, house or structure shall be used for any type of business or commercial enterprise except for farming purposes such as a horse, cattle, llama, fruit and vegetable etc. A business office is permitted in the home.
10. Temporary tents and recreational vehicles are permitted on the tract for no more than fourteen (14) days in any three month period. One camper is permitted on the property as long as it is not a permanent residence.
11. Where protective covenants and Perry County or Bearfield Township Zoning Ordinances are in conflict, the stricter requirement will prevail.
12. Invalidation of any of these covenants by judgment of court order shall in no way affect any of the other provisions, which shall remain in force and effect.
13. Nothing contained herein shall be construed as creating any obligation on the part of the Seller or any Seller's agent to enforce these Protective Covenants.
14. The purchasers of these tracts, for themselves, their heirs and assigns, by the acceptance of the conveyance of this tract, agree to be bound by the covenants contained herein and are the primary enforers of these covenants.

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