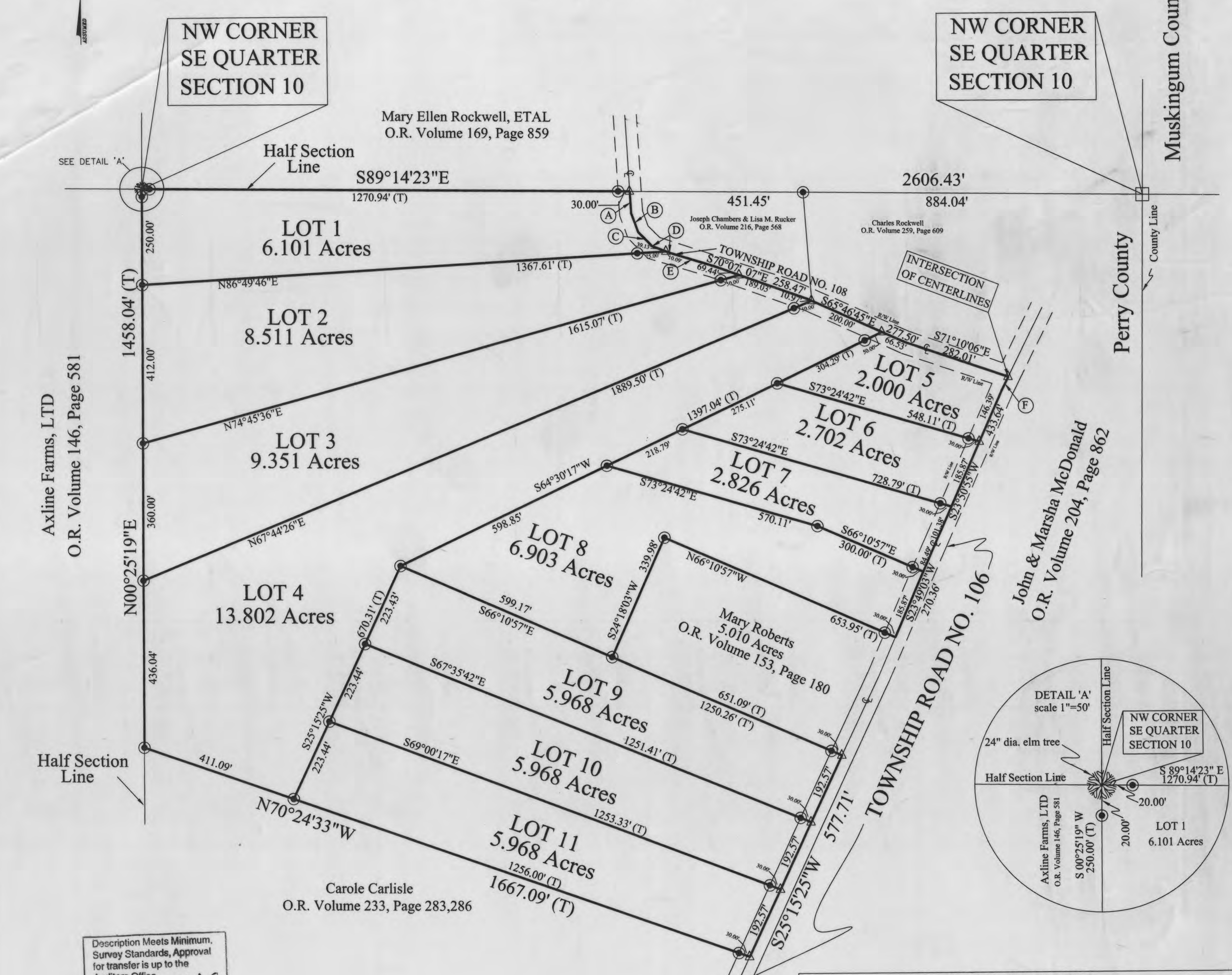
200200007010
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
10-28-2002 01:07 PM.
PLAT 43.20

MAPLE RIDGE ACRES

Madison Township, Perry County, State of Ohio
Section 10, Township 17N, Range 15W



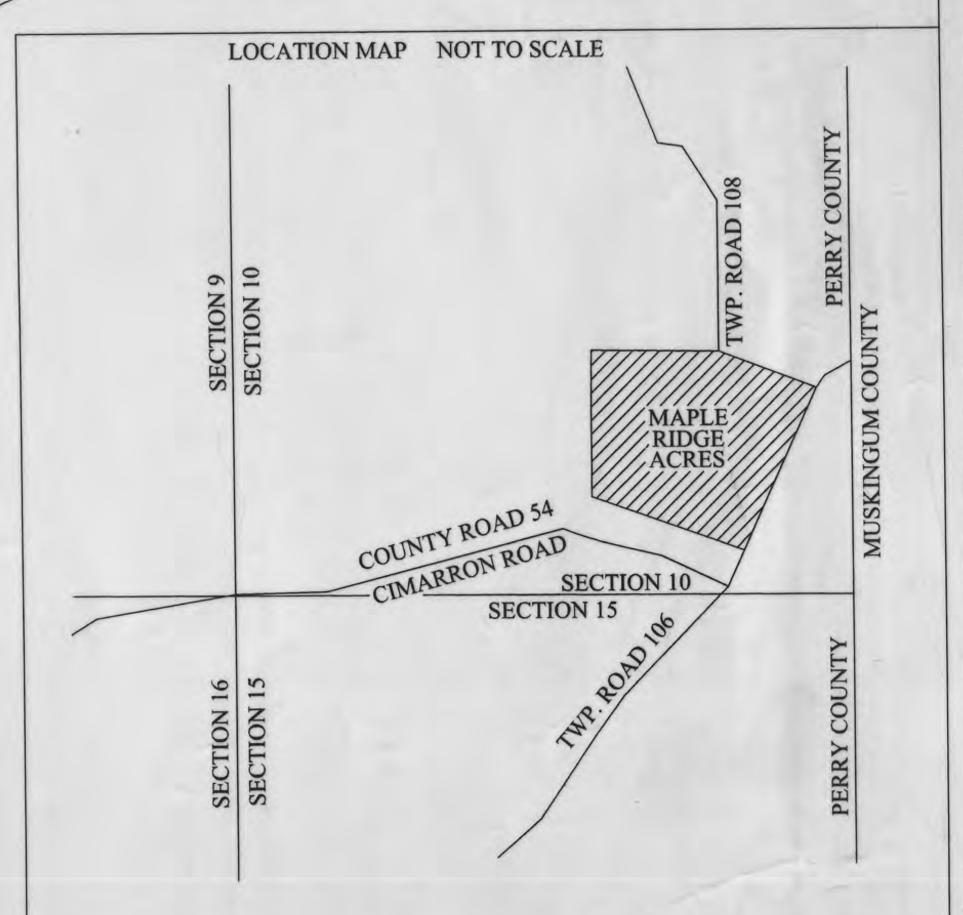
Description Meets Minimum Survey Standards, Approval for transfer is up to the Auditors Office. 10-3-02 CAC Perry County Engineers Ofc.

LINE	BEARING	DISTANCE
A	S 03°04'26" E	57.56'
B	S 19°47'16" E	52.29'
C	S 44°18'17" E	51.02'
D	S 68°33'21" E	49.22'
E	S 72°43'22" E	120.47'
F	S 26°45'00" W	39.47'

LEGEND

- Iron Pin Found, Size & Type as Noted
- Iron Pin Set, 5/8" Rebar with a Red Cap Labeled S.A. England #7452
- Rail Spike Found
- Mag Nail Set
- Stone Found
- (T) - Total Dimension

Graphic Scale
0 100 200 400 800
1 Inch = 200 Feet



SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF PERRY, STATE OF OHIO AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17N, RANGE 15W, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING A SURVEY OF A 70.102 ACRE PARCEL CONVEYED TO JOSEPH BENEDICT, AS RECORDED IN OFFICIAL RECORD VOLUME 272, PAGE 506, IN THE PERRY COUNTY DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT A 24 INCH DIAMETER ELM TREE MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, BEING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO AXLINE FARMS. LTD, AS RECORDED IN OFFICIAL RECORD VOLUME 146, PAGE 581, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO MARY ELLEN ROCKWELL, ETAL, AS RECORDED IN OFFICIAL RECORD VOLUME 169, PAGE 859, AND BEING THE NORTHWEST CORNER AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, S 89°14'23' E 1270.94 FEET WITH THE HALF SECTION LINE, THE SAME BEING THE NORTH LINE OF SAID PARCEL TO BENEDICT AND THE SOUTH LINE OF SAID PARCEL CONVEYED TO ROCKWELL, ETAL, TO A MAG NAIL SET IN THE CENTERLINE OF TOWNSHIP ROAD NO. 108 MARKING THE NORTHWEST CORNER OF A 2.037 ACRE PARCEL CONVEYED TO JOSEPH E. CHAMBERS & LISA M. RUCKER, AS RECORDED IN OFFICIAL RECORD VOLUME 216, PAGE 568, AND PASSING OVER IRON PINS SET AT 20.00 FEET, AND 1240.94 FEET: SAID SPIKE BEARS N 89°14'23" W 1335.49 FEET FROM A STONE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10 ON THE LINE BETWEEN PERRY & MUSKINGUM COUNTIES.;

THENCE WITH THE CENTERLINE OF TOWNSHIP ROAD NO. 108, THE SAME BEING THE SOUTH LINE OF SAID PARCEL CONVEYED TO CHAMBERS & RUCKER, ALSO BEING THE NORTH LINE OF SAID PARCEL CONVEYED TO BENEDICT, WITH THE FOLLOWING SIX (6) COURSES AND DISTANCE:

1) S 03°04'26" E 57.56 FEET TO AN ANGLE POINT;
2) S 19°47'16" E 52.29 FEET TO AN ANGLE POINT;
3) S 44°18'17" E 51.02 FEET TO AN ANGLE POINT;
4) S 68°33'21" E 49.22 FEET TO AN ANGLE POINT;
5) S 72°43'22" E 120.47 FEET TO AN ANGLE POINT;
6) S 70°07'07" E 258.47 FEET TO A MAG NAIL SET MARKING THE SOUTHEAST CORNER OF SAID 2.037 ACRE PARCEL, ALSO BEING A CORNER TO SECOND PARCEL CONVEYED TO CHARLES ROCKWELL, AS RECORDED IN OFFICIAL RECORD VOLUME 259, PAGE 609.

THENCE, CONTINUING WITH THE CENTERLINE OF TOWNSHIP ROAD NO. 108, THE SAME BEING THE SOUTH LINE OF SAID PARCEL CONVEYED TO CHARLES ROCKWELL AND THE NORTH LINE OF SAID PARCEL CONVEYED TO BENEDICT, WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

7) S 65°46'45" E 277.50 FEET TO AND ANGLE POINT
8) S 71°10'06" E 282.01 FEET TO A MAG NAIL SET MARKING THE INTERSECTION OF THE CENTERLINES OF TOWNSHIP ROAD NO. 108 AND TOWNSHIP ROAD NO. 106;

THENCE , S 26°45' 00" W 39.47 FEET WITH THE CENTERLINE OF TOWNSHIP ROAD NO. 106, THE SAME BEING THE EAST LINE OF SAID PARCEL CONVEYED TO BENEDICT, TO A MAG NAIL SET MARKING THE NORTHWEST CORNER OF A 38.497 ACRE PARCEL CONVEYED TO JOHN AND MARSHA MCDONALD, AS RECORDED IN OFFICIAL RECORD VOLUME 204, PAGE 862;

THENCE CONTINUING WITH THE CENTERLINE OF TOWNSHIP ROAD NO. 106, THE SAME BEING THE WEST LINE OF SAID PARCEL CONVEYED TO MCDONALD, THE SAME BEING THE EAST LINE OF SAID PARCEL CONVEYED TO BENEDICT, WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

9) S 23°50'55" W 433.64 FEET TO AN ANGLE POINT
10) S 23°49'03" W 270.36 FEET TO A MAG NAIL SET MARKING THE CORNER TO A 5.010 ACRE PARCEL CONVEYED TO MARY ROBERTS, AS RECORDED IN OFFICIAL RECORD VOLUME 153, PAGE 780;

THENCE WITH THE BOUNDARY BETWEEN SAID PARCEL CONVEYED TO BENEDICT AND ROBERTS, WITH THE FOLLOWING THREE (3) COURSES AND DISTANCES:

11) N 66°10'57" W 653.95 FEET TO AN IRON PIN SET, PASSING OVER AN IRON PIN SET AT 30.00 FEET:
12) S 24°18'03" W 339.98 FEET TO AN IRON PIN SET:
13) S 66°10'57" E 651.09 FEET TO A MAG NAIL SET IN THE CENTERLINE OF TOWNSHIP ROAD NO. 106, ALSO BEING THE WEST LINE OF SAID PARCEL CONVEYED TO MCDONALD, AND PASSING OVER AN IRON PIN SET AT 621.09 FEET;

THENCE, S 25° 15'25" W 577.71 FEET WITH THE CENTERLINE OF TOWNSHIP ROAD NO. 106, THE SAME BEING THE EAST LINE OF SAID PARCEL CONVEYED TO BENEDICT AND THE WEST LINE OF SAID PARCEL CONVEYED TO MCDONALD, TO A MAG NAIL SET MARKING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO CAROLE CARLISLE, AS RECORDED IN OFFICIAL RECORD VOLUME 233, PAGE 283;

THENCE, N 70°24'33" W 1667.09 FEET LEAVING SAID CENTERLINE WITH THE NORTH LINE OF SAID PARCEL CONVEYED TO CARLISLE, THE SAME BEING THE SOUTH LINE OF SAID PARCEL CONVEYED TO BENEDICT, TO AN IRON PIN SET MARKING THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE HALF SECTION LINE AND THE EAST LINE OF SAID PARCEL CONVEYED TO AXLINE FARMS, AND PASSING OVER AN IRON PIN SET AT 30.00 FEET;

THENCE, N 00°25'19" E 1458.04 FEET WITH THE HALF SECTION LINE, THE SAME BEING THE WEST LINE OF SAID PARCEL CONVEYED TO BENEDICT AND THE EAST LINE OF SAID PARCEL CONVEYED TO AXLINE FARMS ,LTD, TO THE PLACE OF BEGINNING, PASSING OVER AN IRON PIN SET AT 1438.04 FEET AND CONTAINING 70.102 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL LEGAL EASEMENT AND RIGHT OF WAYS OF RECORD.

THE BEARING OF THE ABOVE DESCRIBED DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, AS S 89°14'23" E, AND IS AN ASSUMED MERIDIAN USED DO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH RED CAPS LABELED "S.A. ENGLAND #7452".

THE ABOVE DESCRIPTION WAS BASED ON AN ACTUAL FIELD SURVEY OF THE PREMISES IN JUNE OF 1999 AND SEPTEMBER OF 2002, BY S.A. ENGLAND AND ASSOCIATES UNDER THE SUPERVISION OF SCOTT A. ENGLAND, OHIO REGISTERED SURVEYOR NO. 7452.

MAPLE RIDGE ACRES PROTECTIVE COVENANTS

THE FOLLOWING PROTECTIVE COVENANTS ARE COVENANTS RUNNING WITH THE AND UNTIL JANUARY 1, 2080 AND MAY BE ENFORCED (THROUGH INJUNCTION OR OTHERWISE) BY ANY OWNER ACQUIRING ANY PART OF THE LAND IN THE MAPLE RIDGE ACRES SUBDIVISION IN MADISON TOWNSHIP, PERRY COUNTY, OHIO.

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 A 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 AND SOIL FOR ROADS AND BUILDING AREAS, NO TREES OR SOIL SHALL BE REMOVED FROM THE TRACT IF PURCHASED BY LAND CONTRACT WITHOUT 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 PLACE OR REMAIN ON THESE LAND TRACTS, NO ACCUMULATION OF 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 CONFORMANCE WITH THE MINIMUM STANDARDS REQUIRED BE 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 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 MADISON TOWNSHIP ZONING ORDINANCE 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 CONSTRUCTED 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 ENFORCERS OF THESE COVENANTS.

STATE OF OHIO, SCOTT A. ENGLAND, S-7452, REGISTERED PROFESSIONAL SURVEYOR

I Hereby Certify That An Actual Survey Of The Premises Was Made And That This Plat Is Correct To The Best Of My Knowledge.

Dated: 9/26/02

Scott A. England, P.S.
Ohio Registered Surveyor #7452

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 600 THORNVILLE, OHIO 43076
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

PREPARED FOR:

Joseph W. Benedict

FLOOD ZONE INFORMATION:
SUBJECT PARCEL IS LOCATED WITHIN A NON FLOOD HAZARD AREA INDICATED AS ZONE "X". F.E.M.A. COMMUNITY PANEL NUMBER: 390778-0050-C
EFFECTIVE DATE: SEPTEMBER 27, 1991

BEARING OF THE PLAT ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 AS N 89°14'23" W, AND ARE AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

THE UNDERSIGNED 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,K INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF PERRY COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED:

Joseph W Benedict
JOSEPH W. BENEDICT

IN WITNESS THEREOF THIS 3rd DAY OF October, 2002.

WITNESS Wendy Stickdorn SIGNED Wendy Stickdorn

WITNESS Danny D. Johnson SIGNED Danny D. Johnson

STATE OF OHIO, COUNTY OF PERRY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSEPH W. BENEDICT, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR USE AND PURPOSE.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL 3rd DAY OF October, 2002.

BY: Danny D. Johnson

DANNY D. JOHNSON
Notary Public, State of Ohio
My Commission Expires 2/8/05

MY COMMISSION EXPIRES:

APPROVED THIS 3rd DAY OF Oct., 2002.
Paul K Montgomery R.S.
PERRY COUNTY SANITARIAN

APPROVED THIS ______ DAY OF ________, 2002.

PERRY COUNTY COMMISSIONERS

TRANSFERRED THIS DAY 25th OF Oct., 2002.
[signature]
PERRY COUNTY AUDITOR

FILED FOR RECORD THIS 28 DAY OF Oct., 2002, AT 1:07 (PM), IN PLAT BOOK 5, PAGE 200, ALSO BEING SLOT 345.
Barbara J. Fox
PERRY COUNTY RECORDER

APPROVED THE 7 DAY OF October, 2002.
[signature]
PERRY COUNTY ENGINEER

PLAT BOOK 5, PAGE 200: SLOT 345