

# STAGE COACH HIGHLANDS SUBDIVISION

## BOUNDARY DESCRIPTION OF "STAGE COACH HIGHLANDS SUBDIVISION"

BEING A PART OF THE NORTH HALF OF SECTION #25 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #25, ALL IN TOWNSHIP 17 NORTH, RANGE 17 WEST, CONGRESS LANDS, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF ABLE BUILDING SERVICE, INC. OF OFFICIAL RECORD BOOK 308, PAGE 1 OF THE PERRY COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF SECTION # 25; THENCE N 89° 23' 58" W 656.19 FEET, IN THE NORTH LINE OF SECTION # 25, TO AN EXISTING IRON PIN AND THE PRINCIPAL PLACE OF BEGINNING OF THE SUBJECT PROPERTY HEREIN TO BE DESCRIBED: { THE FOLLOWING TWENTY ONE { 21 } COURSES WILL DESCRIBE THE OUTER BOUNDARY OF THE "STAGE COACH HIGHLANDS SUBDIVISION", BEFORE ANY SPLITS WERE MADE } COURSE # 1 = THENCE, LEAVING THE NORTH LINE OF SECTION # 25, S 0° 06' 10" W 1300.07 FEET TO AN EXISTING P. K. NAIL IN, 60.00 FEET WIDE, COUNTY ROAD # 52, PASSING AN EXISTING IRON PIN AT 349.77 FEET; COURSE # 2 = THENCE, LEAVING "COUNTY ROAD # 52", S 0° 29' 00" W 1387.41 FEET TO A POINT IN THE MID LINE { east & west } OF SECTION # 25, PASSING EXISTING IRON PINS AT 30.00 FEET AND 1359.41 FEET; COURSE # 3 = N 89° 36' 18" W 1029.15 FEET, IN THE "MID LINE OF SECTION # 25", TO AN EXISTING IRON PIN; COURSE # 4 = THENCE, LEAVING THE "MID LINE OF SECTION # 25", S 48° 25' 00" W 146.91 FEET TO AN EXISTING IRON PIN; COURSE # 5 = S 28° 37' 00" W 133.50 FEET TO AN EXISTING IRON PIN; COURSE # 6 = S 65° 47' 00" W 278.20 FEET TO AN EXISTING IRON PIN; COURSE # 7 = S 75° 58' 00" W 427.00 FEET TO AN EXISTING IRON PIN; COURSE # 8 = S 40° 44' 00" W 181.73 FEET TO AN EXISTING IRON PIN IN THE MID LINE { north & south } OF SECTION # 25; COURSE # 9 = N 0° 20' 18" E 576.66 FEET, IN THE "MID LINE OF SECTION # 25", TO AN EXISTING IRON PIN { THE CENTER OF SECTION OF SECTION # 25 } COURSE # 10 = S 89° 36' 18" E 204.15 FEET, IN THE "MID LINE OF SECTION # 25 { east & west }, TO AN EXISTING IRON PIN; COURSE # 11 = THENCE, LEAVING THE "MID LINE OF SECTION # 25", N 0° 26' 00" W 397.58 FEET TO AN EXISTING IRON PIN; COURSE # 12 = N 73° 42' 00" W 213.16 FEET TO AN EXISTING IRON PIN IN THE "MID LINE { north & south } OF SECTION # 25; COURSE # 13 = N 0° 26' 15" W 673.54 FEET, IN THE "MID LINE OF SECTION # 25", TO AN EXISTING IRON PIN; COURSE # 14 = N 0° 04' 20" E 416.56 FEET, IN THE "MID LINE OF SECTION # 25" TO A POINT IN, 60.00 FEET WIDE, "COUNTY ROAD # 52", PASSING AN EXISTING IRON PIN AT 391.56 FEET; COURSE # 15 = THENCE { THE FOLLOWING THREE COURSES ARE TO POINTS IN "COUNTY ROAD # 52 } N 78° 35' 00" W 213.00 FEET; COURSE # 16 = N 80° 30' 20" W 235.43 FEET; COURSE # 17 = S 86° 50' 10" W 205.28 FEET; COURSE # 18 = THENCE, LEAVING "COUNTY ROAD # 52", N 0° 19' 00" E 1074.13 FEET TO AN EXISTING IRON PIN IN THE NORTH LINE OF SECTION # 25, PASSING AN EXISTING IRON PIN AT 36.00 FEET; COURSE # 19 { THE FOLLOWING THREE COURSES ARE TO EXISTING IRON PINS IN THE NORTH LINE OF SECTION # 25 } S 89° 18' 38" E 189.32 FEET; COURSE # 20 = S 89° 53' 54" E 1370.65 FEET; COURSE # 21 = S 89° 23' 58" E 1088.38 FEET TO THE "PRINCIPAL PLACE OF BEGINNING". THE TRACT AS DESCRIBED CONTAINS 144.63 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

## CERTIFICATION OF SURVEYOR

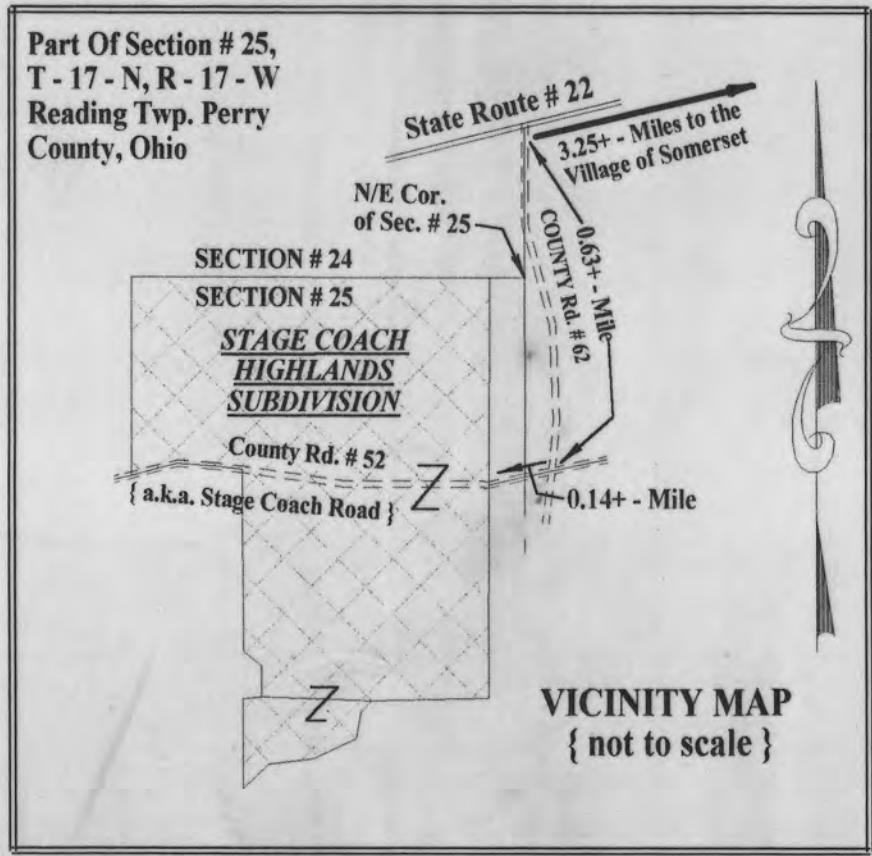
I CERTIFY THAT, UNDER THE DIRECTION OF "ABLE BUILDING SERVICE INC.", OWNERS OF THE REAL ESTATE SHOWN HEREON, RECORDED IN OFFICIAL RECORD BOOK 308, PAGE 1, I SURVEYED AND PLATTED A TOTAL OF 144.63 ACRES INTO 22 PARCELS, WHICH WILL BE LOT # 1 TO LOT # 22 INCLUSIVE. ALL ACREAGE OF SAID "LOTS" IS FIGURED FROM THE, APPROXIMATE, CENTERLINE OF, 60.00 FEET WIDE, COUNTY ROAD # 52 { A. K. A. STAGE COACH ROAD }. ALL "LOTS" OF THIS SUBDIVISION HAVE A MINIMUM OF 200.00 FEET OF PUBLIC ROAD FRONTAGE. THE DIMENSIONS OF ALL "LOTS" SHOWN HEREON ARE IN FEET and DECIMAL PARTS OF FEET. ALL SURVEY MONUMENTATION { i.e. SURVEY IRON PINS SET AND FOUND } SHOWN HEREON WILL BE USED FOR CONTROL OF FUTURE SURVEYS.

*Wayne A. Knisley*  
WAYNE A. KNISLEY  
OHIO PROFESSIONAL SURVEYOR # 7231  
POST OFFICE BOX 420, SOMERSET, OHIO 43783  
PHONE - 740-743-2201, FAX-743-2660  
DATE: APRIL 23, 2004

## RESTRICTIVE COVENANCES STAGECOACH HIGHLANDS SUBDIVISION DECLARANT, ABLE BUILDING SERVICES, JED A. DAWSON

THIS DECLARATION IS FOR THE PROTECTION, BENEFIT AND MUTUAL ADVANTAGE OF ALL PERSONS WHO MAY NOW OR HEREINAFTER BECOME OWNERS OF THE ABOVE-DESCRIBED PROPERTIES. SUCH PROPERTIES SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS, CONDITIONS AND APPLICABLE EASEMENTS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO MORE THAN ONE SINGLE-FAMILY DWELLING MAY BE ERECTED ON ANY ONE LOT. AGRICULTURAL USAGE IS ALLOWED.
2. DECLARANT, OR ITS DESIGNEE, HAS THE RIGHT TO REFUSE THE DESIGN, MATERIALS, SIZE, COLOR, OR LOCATION FOR ANY STRUCTURE OR THING IF THE GRANTOR, OR ITS DESIGNEE, DETERMINES THAT THE SAME WILL NOT BE ARCHITECTURALLY OR AESTHETICALLY CONSISTENT WITH THE OTHER BUILDINGS, STRUCTURES OR THINGS ON THE OTHER TRACTS. IN THE EVENT THE GRANTOR, OR ITS DESIGNEE, FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS AND SPECIFICATIONS WITHIN THIRTY {30} DAYS AFTER THOSE ITEMS HAVE BEEN SUBMITTED FOR APPROVAL, THE SAME SHALL BE DEEMED APPROVED.
3. NO HEDGE, TREE OR SHRUB LINES SHALL BE PLACED ON ANY TRACT THAT OBSTRUCTS THE VIEW OF TRAFFIC APPROACHING ANY STREET OR ROAD INTERSECTION WITHIN OR SURROUNDING THE AREA AFFECTED HEREBY. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO PLANTINGS NEAR POINTS WHERE A DRIVEWAY ENTERS A STREET OR ROAD.
4. THESE COVENANTS SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TEN {10} YEARS FROM THE DATE HEREOF, AFTER WHICH TIME, SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN {10} YEARS, UNLESS AN INSTRUMENT SIGNED BY ALL OF THE OWNERS OF THE LOTS COVERED BY THESE RESTRICTIONS HAS BEEN RECORDED CHANGING SAID COVENANTS IN WHOLE OR IN PART. AT OR BEFORE THE TIME OF CONVEYANCE, THE PERSON OR PERSONS RECEIVING THE INSTRUMENT OF CONVEYANCE SHALL RECEIVE FROM THE PARTY MAKING SUCH CONVEYANCE A COPY OF THESE RESTRICTIONS.
5. ENFORCEMENT OF THESE RESTRICTIONS MAY BE BY PROCEEDINGS AT LAW OR IN EQUITY OR BOTH, BROUGHT BY AN OWNER OR OTHER PARTY IN INTEREST, INCLUDING THE DECLARANT, OR ITS DESIGNEE, AGAINST ANY PERSON VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY RESTRICTIONS, AND MAY INCLUDE AN ACTION FOR DAMAGES, OR TO RESTRAIN VIOLATION, OR ENFORCE COMPLIANCE, OR ANY OF THEM. NO FAILURE TO OBJECT TO ANY VIOLATION OF ANY RESTRICTIONS OR TO ENFORCE ANY RESTRICTION SHALL BE CONSIDERED A WAIVER OF THE RIGHT TO DO SO THEREAFTER, EITHER AS TO THE SAME OR SUBSEQUENT VIOLATIONS. ANY PARTY BRINGING AN ACTION TO ENFORCE THESE RESTRICTIONS, EITHER IN LAW OR IN EQUITY, MAY RECOVER HIS, HER OR THEIR REASONABLE COSTS IN DOING SO, INCLUDING REASONABLE ATTORNEYS FEES.
6. INVALIDATION OF ANY OF THESE RESTRICTIONS BY THE JUDGEMENT OR DECREE OF ANY COURT SHALL NOT AFFECT THE OTHER RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



THIS SUBDIVISION, LOTS #1 THRU LOT # 22, IS NOT IN A FLOOD HAZARD AREA. SEE FLOOD HAZARD MAP # 390 778 0075 C.

## PURSUANT TO READING TOWNSHIP ZONING REGULATIONS

BUILDING SET - BACK LINES { minimums } FOR NEW, PERMINENT, CONSTRUCTION ARE AS FOLLOWS:

- 1 - NOT LESS THAN 80' FEET FROM CENTERLINE OF "COUNTY ROAD # 52" { a. k. a. Stage Coach Road }
- 2 - NOT LESS THAN 20' FEET FROM EACH SIDE LINE.
- 3 - NOT LESS THAN 30' FEET FROM REAR LOT LINE.

{ SEE READING TWP. ZONING REGULATIONS FOR MORE INFORMATION ON, ZONED, READING TWP. }

## DEDICATION

I, THE UNDERSIGNED, JED A. DAWSON, A MANAGING MEMBER OF THE "STAGE COACH HIGHLANDS SUBDIVISION", BEING THE OWNER AND PARTY HAVING ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE SHOWN HEREON, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND COMMON USE AREA AS SHOWN, THAT SAID LOTS HAVE BEEN NUMBERED #1 TO #22, INCLUSIVELY, THAT THE SUBDIVISION HAS BEEN NAMED "STAGE COACH HIGHLANDS SUBDIVISION". RESTRICTIVE COVENANCES, AS SHOWN HEREON, SHALL APPLY TO ALL FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION WHETHER SPECIFIED IN EACH INDIVIDUAL CONVEYANCE OR NOT.

*Jed A. Dawson*  
JED A. DAWSON  
MANAGING MEMBER

*John E. Fink*  
WITNESS  
*John E. Fink*  
WITNESS

TOWNSHIP ZONING APPROVAL THIS 11 DAY OF MAY, 2004

*Tom Rouse*  
TOM ROUSE  
TOWNSHIP ZONING INSPECTOR

APPROVED THIS 11 DAY OF MAY, 2004

*Robert E. Titka*  
PERRY COUNTY HEALTH COMMISSIONER

APPROVED THIS 4 DAY OF MAY, 2004

*Kent Cannon*  
KENT CANNON  
PERRY COUNTY ENGINEER

APPROVED THIS 4 DAY OF MAY, 2004

*Thad Cooperrider*  
PERRY COUNTY SANITARY ENGINEER

STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 25<sup>TH</sup> DAY OF MAY, 2004 AT 10:03 AM - PM  
RECORDED THIS 25<sup>TH</sup> DAY OF MAY, 2004  
IN PLAT BOOK 5, PAGE 205 + 206

*Barbara J. Fox*  
BARBARA J. FOX  
PERRY COUNTY RECORDER  
FEE: \$18.40

DATE 5-25-04 SUBMITTED FOR  
ACCEPTANCE AND APPROVAL.

CLERK, PERRY COUNTY COMMISSIONERS

TRANSFERRED DATE: 5/19/04

*Joann Hankinson*  
JOANN HANKINSON  
AUDITOR, PERRY COUNTY

FEE:

ACCEPTED AND APPROVED UNDER SECTION 711.05 OF THE REVISED CODE OF THE STATE OF OHIO, IN THAT A LEAST MINIMUM SPECIFICATIONS FOR SUBDIVISION THOROUGHFARES AND DRAINAGE IN PERRY COUNTY MUST BE MET BEFORE APPLICATION UNDER SECTION 711.091 IS MADE.

PERRY COUNTY COMMISSIONERS:

*John Altier*  
JOHN ALTIER  
*Lonnie Wood*  
LONNIE WOOD  
*Thad Cooperrider*  
THAD COOPERRIDER

JOB # D200064P4