PLEASANT MEADOWS

Pleasant Township, Perry County, State of Ohio, part Section 5 & Section 6, Township 14N, Range 14W.

NOTE:
Lot 1, Lot 2, Lot 6, & Lot 7, subject to shared driveway agreement.

LEGEND
○ – IRON PIN FOUND
◉ – IRON PIN SET
5/8" x 30" reinforcing bars w/red cap labeled "S.A. ENGLAND #S-7452"

LINE TABLE

No.	Bearing	Distance
L1	S 57°37'39" W	142.56'
L2	S 45°28'37" W	177.86'

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	260.32'	1543.50	09°39'34"	S 43°45'18" E 259.91
C2	393.73'	510.90'	44°09'21"	S 26°30'24" E 384.06
C3	119.49'	1543.50	04°26'08"	S 41°08'35" E 119.46
C4	140.73'	1543.50	05°13'26"	S 45°58'22" E 140.68'
C5	171.43'	510.90'	19°13'30"	S 38°58'19" E 170.62'
C6	221.55'	510.90	24°50'45"	S 16°56'12" E 219.82'
C7	0.75'	510.90'	00°05'04"	S 03°46'00" E 0.75'

PREPARED BY:
S.A. ENGLAND ASSOCIATES
Professional Land Surveying
P.O. Box 1770 (5179 Walnut Rd.)
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Being a Subdivision of a 62.21 Acre parcel conveyed to Jospeh Eric Benedict, as recorded in O.R. Volume 207, Page 800, and a 78.05 Acre parcel conveyed to Joseph Eric Benedict, as recorded in O.R. Volume 203, Page 328, in the Perry County Deed Records.

LEGAL DESCRIPTION: 62.21 Acres (O.R. Vol. 207, Page 800)

Situated in the State of Ohio, County of Perry, Township of Pleasant, T-14, R-14, being part of Joseph W. Benedict, Vol. 179, Pg. 525, Vol. 209, Pg. 224, Vol. 219, Pg. 92, being part of the Northeast Quarter of Section 6, and the Northwest Quarter of Section 5 and more particular described as follows:

Beginning at an iron pin found at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 6; thence, N 89 degrees 32' 00" East 2957.42 feet to a point in the centerline of County Road 14, passing the West line of Section 5 at 1327.19 feet and passing an iron in found at 2927.42 feet; thence, along said centerline the next 3 courses to points: South 04 degrees 06' 46" West 354.71 feet; thence, S 04 degrees 28' 20" East 145.47 feet; thence, South 12 degrees 31' 34" East 89.06 feet; thence, leaving said road South 78 degrees 24' 10" West 312.66 feet to an iron pin set, passing an iron pin set at 15.00 feet; thence, North 73 degrees 47' 46" West 265.06 feet to an iron pin found; thence, South 84 degrees 21' 23" West 402.01 feet to an iron pin found; thence, South 63 degrees 12' 41" West 1229.16 feet to an iron pin found, passing the East line of Section 6 at 753.97 feet; thence, South 12 degrees 07'05" East 152.53 feet to an iron pin set; thence, South 89 degrees 05'40" West 928.96 fet to an iron pin found; thence, North 00 degrees 20' 40" West 1307.91 feet to the place of beginning, containing 37.20 acres in Section 6 and 25.01 acres in Section 5, being 62.21 acres total, more or less, subject to all legal highways and easements.

Subject to Co. Road 14 R/W.
Iron pins set are 5/8 inch rebar with plastic identification caps.
Bearings are based on the East line of Section 6 as being South 00 degrees 05' 23" East.
This description was written from a survey made by Kevin Cannon 7224, May 19, 1998.

LEGAL DESCRIPTION: 78.05 Acres (O.R. Vol. 203, Page 328)

Being a part of the Northwest Quarter of Section #5 and part of the Northeast Quarter of Section #6, both in Township 14 North, Range 14 West, Congress Lands, Pleasant Township, Perry County, Ohio, (Also being a part of the property of Joseph W. Benedict of Deed Book 179, Page 525, Deed Book 209, Page 224 and Deed Book 219, Page 92 of the Perry County Recorder) and being more particularly described as follows:

(the following 78.05 acre parcel to be described is bounded on the North by the properties of Don Kirk of Official Record Book 193, Page 23 and by John N. Gill of Deed Book 200, Page 148, bounded on the East and the South by the aforesaid "Joseph W. Benedict" property and on the West by the property of Vance W. Bolyard of Deed Book 158, Page 494)

Beginning at an iron pin set, in the Northwest corner of Section #5 (said "iron pin set" also being the Northeast corner of Section #6) thence, North 89 degrees 48' 40" East 726.50 feet, in the North line of Section #5 and in the South boundary of said "Gill" property, to a point in the existing center of (asphalt surfaced) County Road #14 (A.K.A. Congo Road), passing an iron in set at 692.50 feet; thence, leaving the North line of Section #5 and said "Gill" property (the following 6 courses, are in the existing center of said "County Road 14" and are bounded on the East by said "Benedict" property) Course #1 - South 38 degrees 55' 31" East 305.51 feet to a point; Course #2 - 260.22 feet on a curve to the left, with a radius of 1543.50 feet and with a chord of which bears South 43 degrees 45' 18" East 259.91 feet to a point; Course #3 - South 48 degrees 35' 05" East 482.85 feet to a P.K. nail set: Course #4 - 393.73 feet on a curve to the right, with a radius of 510.90 feet and with a chord of which bears South 26 degrees 30' 24" East 384.06 feet to a point; Course #5 - South 4 degrees 25' 44" East 64.14 feet to a point; Course #6 - South 1 degree 52' 39" West 135.10 feet to a point; thence, leaving "County Road 14", South 89 degrees 32' 00" West 2957.42 feet to an iron pin set in the East boundary of the aforesaid "Vance W. Bolyard" property (said "iron pin set" bears North 89 degrees 32' 00" East 23.49 feet from an existing 1/2 inch I.D. iron pipe in an old crooked fence row), passing an iron pin set at 30.00 feet and passing through the West line of Section #5 and entering into Section #6 at 1630.23 feet; thence, with said "Bolyard" East Boundary, North 0 degrees 20' 00" West 1307.79 feet to an iron pin set in the North line of Section #6 and in the South boundary of the aforesaid "Don Kirk" property (last mentioned iron pin set also marks the Northeast corner of said "Bolyard" property) thence, leaving said "Bolyard" property, North 89 degrees 54'34" East 1332.70 feet, in the North line of Section #6 and in the South Line of "Kirk" and "Gill" property, to an iron pin set and the place of beginning of this "78.05 acre parcel", passing therough the Southeast corner of said "Kirk" property at approximately 94.2 feet.

The parcel described contains 78.05 acres, more or less, subject to all legal highways and easements of record. There are 38.28 acres in the Northwest Quarter of Section #5 and 39.77 acres in the Northeast Quarter of Section #6.

The bearings in the above descrition re based on the South line of the above described 78.05 acre parcel, as being North 89 degrees 32' 00" East ie. All bearings described herein are to an assumed meridian and are used to denote angles only.

The above description is based on a field survey made by A & E Surveying on March 9, 1998.

All iron pins set are 5/8 inch by 30 inch steel rod with plastic identification caps marked "Knisley 7231".

The right of way width of County Road #14 ("Congo Road") is assumed to be 60 feet.

EXCEPTING THEREFROM ALL COAL RIGHTS.

PLEASANT MEADOWS 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 PLEASANT MEADOWS SUBDIVISION IN PLEASANT 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 MODULAR HOMES MUST HAVE BEEN MANUFACTURED IN CALENDAR YEAR 1995 OR LATER.
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 PLEASANT 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.
15. THESE PROTECTIVE COVENATNTS DO NOT APPLY TO PLEASANT MEADOWS SUBDIVISION LOT 1 & LOT 6.

VICINITY MAP: Scale 1" = 20,000'

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 EAST LINE OF SECTION 6, AS S 00°05'23" E, 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, 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 Eric Benedict
JOSEPH ERIC BENEDICT

IN WITNESS THEREOF THIS 27th DAY OF July, 2007.

WITNESS Melinda Binkley SIGNED Melinda Binkley
WITNESS Carolyn S. Neal SIGNED Carolyn S. Neal

STATE OF OHIO, COUNTY OF PERRY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSEPH ERIC 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 THIS 27th DAY OF July, 2007.
BY Carolyn S. Neal
MY COMMISSION EXPIRES: 3-12-12

APPROVED THIS 30 DAY OF July, 2007.
PERRY COUNTY SANITARIAN

APPROVED THIS _____ DAY OF _____, 2007.
PERRY COUNTY COMMISSIONERS
Thad Coppick
Fred Shriner
Bonnie Wood

TRANSFERRED THIS DAY 15th OF Oct., 2007.
Teresa L. Stevenson
PERRY COUNTY AUDITOR

FILED FOR RECORD THIS 16 DAY OF OCT, 2007 AT 7:28 (AM/PM), IN PLAT BOOK 5, PAGE 489 ALSO BEING SLOT 437
Barbara J. Fox
PERRY COUNTY RECORDER

APPROVED THE 30 DAY OF July, 2007.
PERRY COUNTY ENGINEER

20070000003395
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
10-16-2007 At 07:28 am.
Fees 86.40

STATE OF OHIO
SCOTT 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: 7/12/07

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

PLAT BOOK 5, PAGE 489: SLOT 437

PB 5 PG 489
SLOT 437

PB 5 PG 489
SLOT 437