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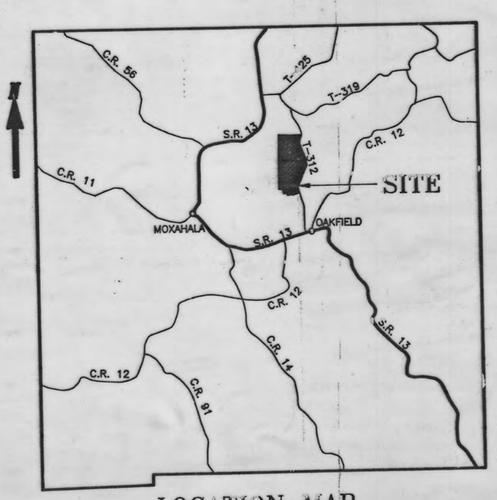
OAKFIELD WOODS

1/2



LOCATION MAP
SCALE: 1" = 1 MILE

SUBDIVISION
LEGAL DESCRIPTION

Being a part of the east half of the Northwest Quarter of Section 29, Township 13 North, Range 14 West, Pleasant Township, Perry County, Ohio and being a part of the lands of Emily C. Wilson, OR 8, Page 332 and being more particularly described as follows:

Beginning at an eighteen (18) inch gum tree found at the northeast corner of the Northwest Quarter of the Northwest Quarter of Section 29; thence North 82° 58' 35" East 876.835 feet along the lands of the USA, Volume 178, Page 736 and along the north line of Section 29 to a point in the centerline of Township Road 312 (taken as 50 feet wide right-of-way), passing an iron pin set at 846.835 feet; thence the following twenty (20) courses along the centerline of Township Road 312: South 15° 36' 34" East 19.845 feet to a point; South 13° 49' 37" East 31.297 feet to a point; South 01° 14' 10" West 53.210 feet to a point; South 05° 49' 48" West 331.127 feet to a point; South 00° 23' 35" East 93.878 feet to a point; South 06° 10' 07" East 129.409 feet to a point; South 07° 00' 38" East 128.593 feet to a point; South 15° 57' 53" East 88.099 feet to a point; South 25° 27' 42" East 97.669 feet to a point; South 33° 14' 30" East 136.293 feet to a point; South 29° 21' 33" East 98.847 feet to a point; South 20° 55' 43" East 189.453 feet to a point; South 14° 36' 35" East 138.811 feet to a point; South 02° 32' 01" East 44.784 feet to a point; South 09° 55' 47" West 103.508 feet to a point; South 16° 29' 02" West 613.173 feet to a point; South 12° 33' 43" West 214.223 feet to a point; South 01° 52' 43" East 100.519 feet to a point; South 17° 27' 44" East 85.672 feet to a point; South 36° 08' 49" East 184.011 feet to a point (The adjacent landowners on the east side of the road starting at the north end and moving south, in order, are as follows: Mildred Bolyard, Volume 254, Page 586; Roger L. Bolyard, OR 4, Page 853; Benjamin Bolyard, Volume 173, Page 700; James G. Mock, Jr., Volume 225, Page 1; Wayne and Jeanell Glanemann, OR 44, Page 828; Ronald and Lorreta Metheny, Volume 236, Page 485); thence South 68° 17' 41" West 387.409 feet to an iron pin set along the lands of the Southern Perry County Water District, Volume 232, Page 753 and Emily C. Wilson, OR 8, Page 332, passing iron pins set at 40.00 feet and 170.656 feet; thence North 21° 42' 19" West 145.260 feet along the lands of Emily C. Wilson, OR 8, Page 332, to an iron pin set; thence South 68° 17' 41" West 186.804 feet along the lands of Emily C. Wilson, OR 8, Page 332, to an iron pin set; thence North 07° 38' 52" West 344.705 feet along the lands of Emily C. Wilson, OR 8, Page 332, to an iron pin set; thence South 82° 21' 08" West 145.341 feet along the lands of Emily C. Wilson, OR 8, Page 332, to an iron pin set; thence North 07° 01' 45" West 1159.026 feet along the lands of Emily C. Wilson, OR 8, Page 332, to a twenty-four (24) inch oak tree which is the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 29; thence North 07° 01' 45" West 1248.078 feet along the lands of Sentry Realty Company, Vol. 181, Pg. 94, to the place of beginning. The tract as surveyed contains 51.24 acres, more or less, subject to all highways and easements of record. Oil, gas and coal rights are excepted from this transfer.

Bearings in the above description are based on the north line of Section 29 bearing North 82° 58' 35" East.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps set flush with the ground.

STATE OF OHIO
RONALD M. MERCKLE
6473
REGISTERED SURVEYOR

Ronald M. Merckle
Ronald M. Merckle
Ohio Reg. Surveyor No. 6473

Date: 7/2/92

Filed for record this 17TH day of July 1992 at 1:35 P.M.

Recorded this 17TH day of July, 1992 in:
Plat Book 5, Page 83 & 84.

Barbara J. Fox
Barbara J. Fox
Perry County Recorder.

Slot #267 A+B

RESTRICTIONS

TO PROVIDE A UNIFORM PLAN FOR THE IMPROVEMENT OF OAKFIELD WOODS, THE PREMISES HEREBY CONVEYED ARE SUBJECT TO THE FOLLOWING RIGHTS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, LIMITATIONS, AGREEMENTS, COVENANTS AND CONDITIONS WHICH SHALL BE MADE A PART OF ALL DEEDS, CONVEYANCES, INSTRUMENTS, LEASES, TRANSFERS OR ASSIGNMENTS OF SAID PREMISES. THE RESTRICTIONS HEREIN CONTAINED ARE PART OF A GENERAL PLAN FOR THE BENEFIT OF ALL OWNERS OF THE OVERALL 50.91 ACRE TRACT AND ANY OWNER OF A PARCEL IN SAID 50.91 ACRE TRACT MAY ENFORCE SUCH RESTRICTIONS AGAINST ANY OTHER PARCEL OWNER HEREIN WHO MAY BE IN VIOLATION OF ANY SUCH RESTRICTION:

1. ONLY ONE MOBILE HOME MAY BE PLACE ON SAID PARCEL AND IT MUST BE A MINIMUM OF A 12' X 60' AND SKIRTED AT THE TIME OF ITS PLACEMENT ON SAID LOT. MOBILE HOME MUST BE A MODEL 1980 OR LATER. ANY STRUCTURE PROPOSED TO BE CONSTRUCTED ONTO A MOBILE HOME FOR THE PURPOSE OF CREATING ADDITIONAL FLOOR SPACE FOR LIVING OR STORAGE SHALL FIRST BE APPROVED BY THE SELLER.
2. NO INOPERATIVE VEHICLES MAY BE PLACED ON SAID PARCEL.
3. BEFORE OCCUPANCY OF ANY HOUSE OR MOBILE HOME, A SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED IN CONFORMITY WITH THE MINIMUM STANDARDS REQUIRED BY THE COUNTY BOARD OF HEALTH.
4. PARCEL SHALL BE FOR SINGLE FAMILY PRIVATE DWELLINGS WITH NO STRUCTURE BEING USED FOR ANY TYPE OF BUSINESS OR COMMERCIAL ENTERPRISE WITH THE EXCEPTION OF A HORSE FARM, CATTLE FARM OR TRUCK (VEGETABLE) FARM.
5. NO RESIDENCE SHALL BE ERECTED ON ANY LOT HAVING LESS THAN 1,000 SQUARE OF INDOOR HEATED AREA ON AT LEAST ONE LEVEL.
6. NO TEMPORARY HOUSE, SHACK, TENT, CAMPER, SCHOOL BUS, OR RECREATIONAL VEHICLE SHALL BE USED AS A PERMANENT RESIDENCE BUT MAY BE USED FOR WEEKEND CAMPING.
7. SELLER RESERVES THE RIGHT TO APPROVE PLANS AND SPECIFICATIONS OF HOUSE PRIOR TO CONSTRUCTION.
8. EXTERIOR OF HOUSES SHALL BE OF RUSTIC WOOD, FRAME, BRICK VENEER, OR CONTEMPORARY TYPE SIDING.
9. ALL STRUCTURES ERECTED SHALL BE COMPLETED WITHIN ONE (1) YEAR FROM THE DATE THAT STRUCTURAL WORK BEGINS.
10. NO ACCUMULATION OF DISCARDED PERSONAL EFFECT, DEBRIS, WASTE, GARBAGE, OR OTHER UNSIGHTLY OBJECTS OR MATTER WILL BE PERMITTED ON ANY PARCEL.
11. ALL HOMES SHALL BE PLACED ON AN UPHILL LOCATION SO AS TO HAVE CORRECT LOCATION OF LEACHFIELD FOR WASTE DISPOSAL. ALL LOT OWNERS SHOULD CHECK WITH THE PERRY COUNTY HEALTH BOARD BEFORE STARTING CONSTRUCTION BECAUSE OF THE LIMITATIONS OF PLACEMENT OF A LEACHFIELD FOR WASTE DISPOSAL.
12. LOTS 3, 4, 5, 6 AND 7 SHALL CONTAIN TWO (2) BEDROOM HOMES UNLESS A VARIANCE IS OBTAINED FROM THE PERRY COUNTY HEALTH DEPARTMENT. THESE LOTS SHALL HAVE A CLASS 1 WASTE DISPOSAL SYSTEM WHICH SHALL BE INSTALLED AND MAINTAINED IN A PROPER CONDITION WITH THE DISCHARGE GOING TO A LEACHFIELD UNLESS A VARIENCE IS OBTAINED FROM THE PERRY COUNTY BOARD OF HEALTH. IF A LEACHFIELD DISCHARGE IS NOT POSSIBLE FROM A CLASS 1 SYSTEM THEN THE DISCHARGE MUST BE INTO A MOVING BODY OF WATER THAT FLOWS THROUGH THE LOT.

13. ALL THE RESTRICTIONS CONTAINED HEREIN SHALL CONTINUE IN FORCE ONLY UNTIL THE 1ST DAY OF JANUARY, 2017, BUT, IN WHOLE OR IN PART, MAY BE EXTENDED FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THAT DATE AND THEREAFTER FOR SUCCESSIVE PERIODS OF TWENTY-FIVE (25) YEARS, PROVIDED THAT PRIOR TO SAID 1ST DAY OF JANUARY, 2017, AND PRIOR TO THE EXPIRATION OF EACH EXTENSION, APPROPRIATE INSTRUMENTS IN WRITING CONSENTING TO SUCH EXTENSION SHALL BE FILED FOR RECORD, SIGNED, EXECUTED AND ACKNOWLEDGED BY THE OWNERS (NOT INCLUDING MORTGAGEES) OF NOT LESS THAN TWO-THIRDS IN AREA OF OAKFIELD WOODS.
14. INVALIDATION OF ANY OF THE COVENANTS AND RESTRICTIONS HEREIN ABOVE ENUMERATED BY JUDGMENT OR COURT ORDER SHALL NOT AFFECT THE VALIDITY OF THE REMAINING COVENANTS AND RESTRICTIONS.

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, PLEASANT TOWNSHIP, TOWNSHIP 13, RANGE 14, SECTION 29, containing 51.24 acres and being part of the property as conveyed to Emily C. Wilson and described in a deed recorded in Official Record Book 8, Page 332, Recorder's Office, Perry County, Ohio:

We the undersigned hereby certify that the attached plat correctly represents "OAKFIELD WOODS", a subdivision of Lots 1 to 6 inclusive, and do hereby accept this plat of same.

We the undersigned being all the owners and lien holders of the lands herein platted further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Perry County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from under or through the undersigned.

J. Chris Wilson
Witness

Emily C. Wilson
Emily C. Wilson

STATE OF OHIO, PERRY COUNTY S.S.

Before me, a Notary Public in and for the County, Emily C. Wilson personally came, who acknowledged the signing of the foregoing certificate to be his 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 2nd day of July, 1992.

My commission expires 12-24-95

Sharon J. Babbs
Notary Public
Perry County, Ohio

SHARON J. BABBS
Notary Public, State of Ohio
My commission expires 12-24-95

STATE OF OHIO

Approved this 7/8/92 day of July, 1992.

Dennis P. Hagan
Dennis P. Hagan,
Perry County Engineer

Approved this 7/17 day of July, 1992.

William D. Lee
William Lee
Perry County Sanitarian

Approved this 9 day of July, 1992.

Sally Rambo
Sally Rambo,
Secretary of Regional
Planning Commission

Transferred this 17TH day of July, 1992.

JoAnn D. Hankinson
JoAnn Hankinson,
Perry County Auditor

Approved and accepted this _____ day of _____, 1992, the roads, herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Perry County Commissioners

V. Theresa Beck
V. Theresa Beck

Dewey Kennedy

Tom Shafer
Tom Shafer

Description Meets Minimum Survey Standards, Approved for transfer is up to the Auditors Office.
7-9-92 RCH
Perry County Engineers Dept.

The TCW Company
TCW
1218 St. Rt. 93 NE
New Lexington, Ohio 43764 (614) 342-5131

ENGI
SURV
RESO
DEVE

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