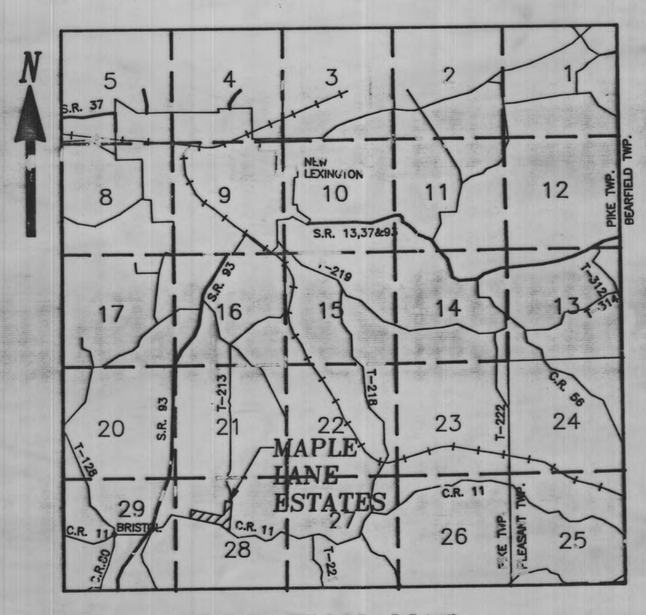
5/85

5/85

1/2

MAPLE LANE ESTATES



LOCATION MAP
SCALE: 1" = 1 MILE

SUBDIVISION
LEGAL DESCRIPTION

Being a part of the Northwest Quarter of Section 28, Township 15 North, Range 15 West, Pike Township, Perry County, Ohio and being a part of the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698 and being more particularly described as follows:

Beginning for reference, at an iron pin found at the southeast corner of the Northwest Quarter of Section 28; thence North 00° 00' 00" East 95.062 feet along the east line of the Northwest Quarter of Section 28 to a point at the intersection of County Road 11 (60 feet wide) and Township Road 213 (30 feet wide) and the principal place of beginning of the tract herein to be described; thence North 54° 33' 20" West 203.196 feet along the centerline of County Road 11 and the lands of Jesse and Mabel Kockensparger, Volume 177, Page 561 and Volume 203, Page 580, to a point; thence North 55° 59' 26" West 343.964 feet along the centerline of County Road 11 and along the lands of Jesse and Mabel Kockensparger, Volume 177, Page 561 and Volume 203, Page 580, to a point; thence 195.443 feet on a curve to the left having a radius of 467.556 feet, a delta of 23° 57' 01" and a chord bearing North 69° 02' 52" West 194.023 feet along the centerline of County Road 11 and along the lands of Jesse and Mabel Kockensparger, Volume 177, Page 561 and Volume 203, Page 580, to a point; thence North 78° 49' 30" West 289.046 feet along the centerline of County Road 11 and along the lands of Thomas William, Jr. and Mary Kay Sheppard, Volume 217, Page 569 and along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to a point; thence North 79° 51' 06" West 449.657 feet along the centerline of County Road 11 and along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to a point; thence North 00° 00' 00" East 222.216 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set, passing an iron pin set at 30.000 feet; thence South 79° 51' 06" East 402.264 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set, passing an iron pin set at 201.132 feet; thence South 78° 49' 30" East 202.508 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set; thence South 78° 06' 39" East 203.904 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set; thence South 58° 19' 42" East 247.424 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set; thence North 90° 00' 00" East 144.971 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set; thence North 00° 00' 00" East 422.358 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to an iron pin set, passing an iron pin set at 211.179 feet; thence North 90° 00' 00" East 208.333 feet along the lands of Edmund F. and Deanna L. Kinsel, OR 44, Page 698, to a point on the east line of the Northwest Quarter of Section 28 and in Township Road 213, passing an iron pin set at 178.333 feet; thence South 00° 00' 00" West 877.382 feet along the lands of John P. and Barbara J. Jewitt, Volume 251, Page 364, to the principal place of beginning. The tract as surveyed contains 9.754 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the east line of the Northwest Quarter of Section 28 bearing South 00° 00' 00" West.

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: April 17, 1992

Filed for record this 22ND day of July 1992 at 9:26 A.M.

Recorded this 22ND day of July, 1992 in: Plat Book 5, Page 85 & 86.

SLOT #268 A+B
$57.76

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

RESTRICTIONS

TO PROVIDE A UNIFORM PLAN FOR THE IMPROVEMENT OF MAPLE LANE ESTATES, 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:

1. SAID PREMISES SHALL BE USED SOLELY AND EXCLUSIVELY FOR SINGLE FAMILY RESIDENCES. NO SUCH HOUSE WHICH IS MORE THAN TWO STORIES IN HEIGHT SHALL BE ERECTED, PLACED, OR SUFFERED TO REMAIN UPON ANY LOT. NO MORE THAN ONE SUCH DWELLING SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN UPON ANY LOT.

2. NO SINGLE LOT SHALL BE SUB-DIVIDED: HOWEVER, THIS RESTRICTION SHALL NOT BE CONSTRUED TO PREVENT ANY OWNER OF TWO OR MORE ADJACENT LOTS FROM BUILDING IN SUCH A MANNER AS TO UTILIZE ONE OR MORE LOTS AS GROUNDS FOR HIS SINGLE DWELLING AND ANY GARAGE. NO DWELLING HOUSE OR GARAGE SHALL BE ERECTED ON SAID LOT AT A DISTANCE OF LESS THAN 10 FEET FROM THE SIDE LINES OF THE PREMISES (WHICH MAY BE MORE THAN ONE LOT). ALL DWELLING HOUSES AND GARAGES SHALL CONFORM TO SET BACK LINES AS DESIGNATED ON THE RECORDED PLAT OF MAPLE LANE ESTATES.

3. THE GROUND FLOOR LIVING AREA OF SUCH DWELLING HOUSE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1000 SQUARE FEET.

4. NO BUSINESS OR TRADE SHALL BE CONDUCTED ON ANY LOT; NO MOBILE HOME, MODULAR HOME, HOUSE TRAILER, ANIMALS, LIVESTOCK OR POULTRY SHALL BE MAINTAINED ON ANY LOT EXCEPT THAT HOUSEHOLD PETS, SUCH AS DOGS AND CATS MAY BE SO MAINTAINED IF NOT RAISED, BRED OR MAINTAINED IN ANY WAY OR FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY PERSONS RESIDING IN MAPLE LANE ESTATES.

5. NO BUILDING OR RESIDENCE OR OTHER IMPROVEMENT SHALL BE MOVED FROM OTHER LOCATIONS ONTO ANY PART OF THESE PREMISES WITHOUT THE CONSENT OF THE GRANTOR HEREIN.

6. EASEMENTS AND RIGHTS OF WAY ARE HEREBY EXPRESSLY RESERVED BY THE GRANTOR HEREIN, UPON AND OVER EACH LOT FOR A DISTANCE OF FIVE (5) FEET OF EACH LOT EITHER ON THE FRONT OF SAID LOT OR THE REAR OF SAID LOT OR ON ANY SIDE THEREOF AS MAY BE NECESSARY FOR THE FOLLOWING PURPOSES: FOR THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, AND THE NECESSARY OR PROPER ATTACHMENTS IN CONNECTION THEREWITH FOR THE TRANSMISSION OF ELECTRICITY OR OTHER POWER AND FOR TELEPHONE AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF STORM WATER DRAINS, LAND DRAINS, PUBLIC AND PRIVATE SEWERS, PIPE LINES FOR SUPPLY OF GAS, WATER AND HEAT, AND FOR ANY AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION CONDUCTED, MAINTAINED, FURNISHED OR PERFORMED BY OR IN ANY METHOD APPROVED BY THE GRANTOR.

7. EACH LOT OWNER SHALL BE RESPONSIBLE FOR HIS OWN WATER AND SEWAGE SYSTEM.

8. PROPERTY MUST BE KEPT IN GOOD CONDITION AND NOT DETRACT FROM THE OVERALL APPEARANCE OF MAPLE LANE ESTATES. FAILURE TO COMPLY WILL FORCE REPAIRS AND UPKEEP OF PROPERTY, AND EXPENSES WILL BE CHARGED TO OWNER. IF OWNER DOES NOT PAY EXPENSES, THIS WILL CAUSE A LIEN TO BE EXECUTED ON SAID PROPERTY AND OTHER LEGAL MEANS TO COLLECT THE EXPENSES INCURRED.

9. MOTOR HOMES, BOATS, LARGE VEHICLES, ETC. SATELLITE DISHES MUST NOT BLOCK THE VIEW OF THE FRONT LANDSCAPE.

10. THE RESTRICTIONS HEREIN CONTAINED SHALL RUN WITH AND BIND THE LAND AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE GRANTOR OR THE PRESENT OR FUTURE OWNER OF ANY LAND INCLUDED IN SAID TRACT, THEIR RESPECTIVE LEGAL HEIRS, SUCCESSORS AND ASSIGNS, AND FAILURE BY THE GRANTOR OR ANY LANDOWNER, HOWEVER LONG CONTINUED, TO OBJECT TO ANY VIOLATION OF OR TO ENFORCE ANY RESTRICTION OR RESTRICTIONS CONTAINED HEREIN, SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO ONE OCCURRING PRIOR OR SUBSEQUENT THERETO.

11. 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 MAPLE LANE ESTATES.

12. 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.

NOTE:
ALL LOT OWNERS SHOULD CHECK WITH THE PERRY COUNTY HEALTH BOARD BEFORE STARTING CONSTRUCTION BECAUSE OF THE LIMITATIONS OF PLACEMENT OF A LEACH FIELD FOR WASTE DISPOSAL.

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, PIKE TOWNSHIP, TOWNSHIP 15, RANGE 15, SECTION 28, containing 9.754 acres and being part of the property as conveyed to Edmund F. and Deanna L. Kinsel and described in a deed recorded in Official Record Book 44, Page 698, Recorder's Office, Perry County, Ohio.

We the undersigned hereby certify that the attached plat correctly represents "MAPLE LANE ESTATES", a subdivision of Lots 1 to 9 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.

Witness — Edmund F. Kinsel
Edmund F. Kinsel

Witness — Deanna L. Kinsel
Deanna L. Kinsel

STATE OF OHIO, PERRY COUNTY S.S.

Before me, a Notary Public in and for the County, Perry 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 20 day of July, 1992.

My commission expires Oct 9, 1995

Notary Public
Perry County, Ohio

Approved this 8th day of July, 1992.
Dennis P. Hogan,
Perry County Engineer

Approved this 30TH day of JUNE, 1992.
William Lee
Perry County Sanitarian

Approved this 9 day of July, 1992.
Sally Rambo,
Secretary of Regional Planning Commission

Transferred this 20th day of July, 1992.
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.

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

Perry County Commissioners

V. Theresa Beck
V. Theresa Beck

Dewey Kennedy

Tom Shafer
Tom Shafer

The TCW Company
TCW
1010 St. Rt. 93 NE
New Lexington, Ohio 43764 (614) 342-5131
ENGINEERING
SURVEYING
RESOURCE
DEVELOPMENT

5/85

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