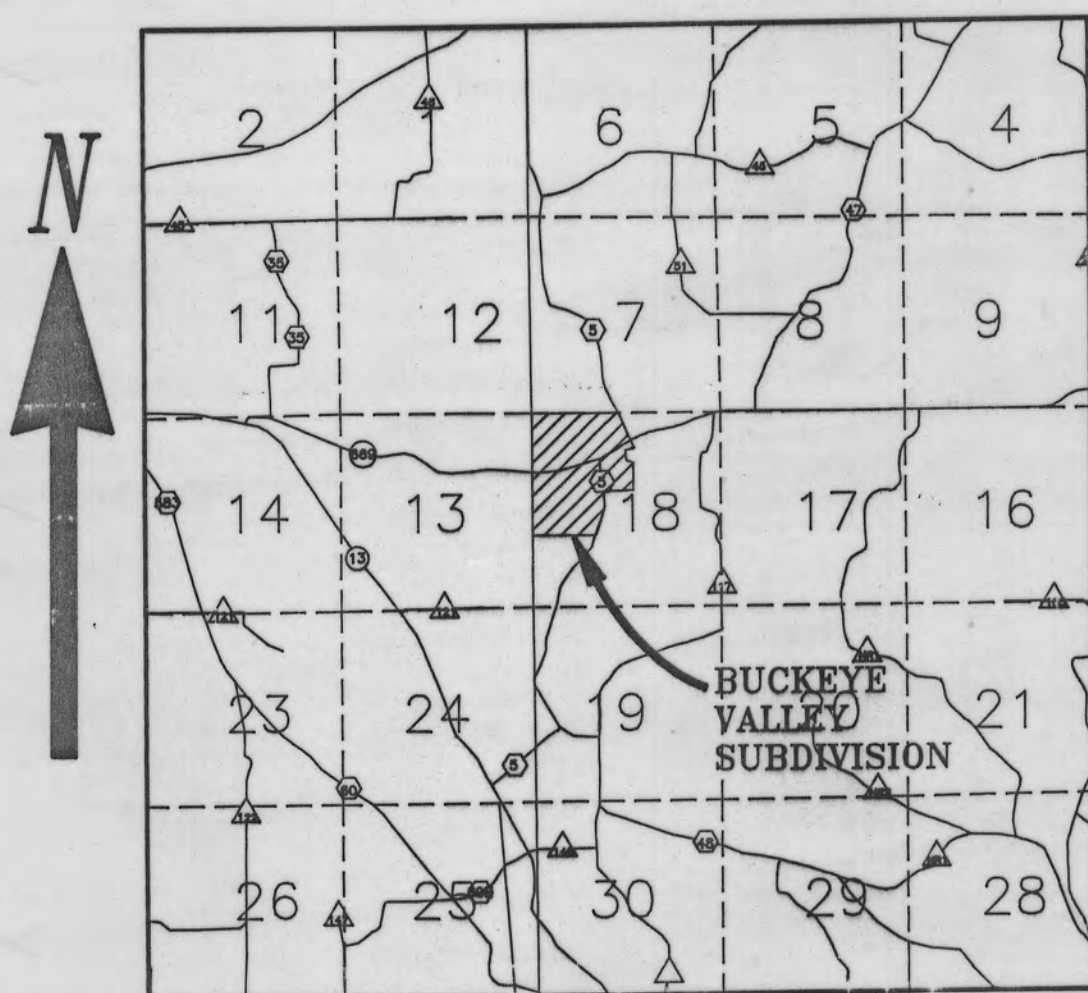


BUCKEYE VALLEY



LOCATION MAP
SCALE: 1" = 1 MILE

RESTRICTIONS

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, either by attachment or reference, all deeds, conveyances, instruments, leases, transfers or assignments of said premises.

- The property shall be used exclusively for private, single family residence purposes and shall not be further subdivided.
- No business, trade or profession shall be conducted on the property.
- The property shall be kept reasonably trim and neat at all times. No trash, garbage, rubbish, waste, or other materials shall be deposited on the property except when deposited in covered sanitary containers screened from view or stored in approved buildings.
- The single family residence shall not be a double wide or mobile home.
- All improvements made to the property in addition to the residence shall be designed and constructed so as to be of quality workmanship and design.
- All improvements shall be complete within one year of commencing construction.
- If the dwelling is more than one story in height, it shall contain a minimum of 900 sq. ft. of finished heated living space on the ground floor not including basement and a minimum total square footage of 1,400 sq. ft. not including the basement. A single story home shall contain a minimum of 1,200 sq. ft. of total finished heated living space not including basement.
- Other than a garage, no other outbuilding shall be erected on land herein described within 200 feet of the centerline of the adjoining road.
- No billboard, sign or advertising device of any kind other than a "for sale" or "for rent" sign, shall be erected on the property.
- The property shall not be used for any purpose which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring properties.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on the premises at any time as a residence, either temporary or permanent.
- Domestic and farm animals are permissible, but there are to be no commercial feed lots or kennels. Noise and odors shall be controlled so that neither will be unreasonably offensive to the adjoining property owners. Fences shall be professionally designed and properly maintained. Adjoining land owners shall not be responsible for a neighbors fence. Agricultural practices on herein described land are to comply with approved practices of the ASC and SCS.
- No inoperative or unlicensed motor vehicle, motor home, motorcycle, boat or other motor-driven vehicle shall be left on the lot for longer than 60 days. After this time, the vehicle shall be removed from the property or stored within an approved building.
- No personal property, except firewood, shall be stored on the premises unless stored inside a permanent structure.
- Any fuel storage containers or facilities shall be completely camouflaged in such a manner as to conceal it from view from the street or abutting lots and shall be placed or constructed in a safe and lawful manner.
- Satellite dishes are to be placed to the rear of the residence and obscured from view by landscaping, fencing, buildings, etc.
- All restrictions contained herein shall continue in force until the first day of January 2042.
- Invalidation of any of the covenants or restrictions herein above enumerated, by judgement or court order, shall not affect the validity of the remaining covenants and restrictions.
- Restrictions do not apply to lot number 8.

SUBDIVISION LEGAL DESCRIPTION

Being a part of the Northwest Quarter, the Southwest Quarter and the Northeast Quarter of Section 18, Township 16 North, Range 15 West, Section 18, Clayton Township, Perry County, Ohio and being a part of the lands of Sun Vest, Inc., OR 78, Page 636 and The Buckeye Valley Grange No. 940, Volume 57, Page 242 and being more particularly described as follows:

Beginning at a post at the northwest corner of Section 18; thence South 89° 31' 11" East 611.512 feet along the north line of Section 18 and the lands of E. Kathryn Rhodes, Volume 242, Page 92, to an iron pin set; thence South 00° 19' 08" West 1645.037 feet along the lands of Sun Vest, Inc., OR 78, Page 636, to a point in the centerline of State Route 669, passing an iron pin found at the northwest corner of the lands of Bernard C. Martin, OR 52, Page 490, at 1307.445 feet and an iron pin set at 1615.037 feet; thence North 84° 57' 06" East 1.138 feet along the centerline of sixty (60) feet wide State Route 669 to a point; thence North 82° 30' 25" East 113.421 feet to a point in the centerline of State Route 669; thence North 76° 15' 54" East 136.194 feet to a point in the centerline of State Route 669; thence North 72° 28' 35" East 276.873 feet to a point in the centerline of State Route 669; thence North 10° 47' 26" West 87.401 feet along the lands of Bernard C. Martin, OR 52, Page 490, to an iron pin found, passing an iron pin found at 22.181 feet; thence North 44° 23' 16" West 79.896 feet to an iron pin found; thence North 23° 33' 14" West 152.957 feet to an iron pin found; thence North 00° 18' 09" East 1227.955 feet along the lands of Sun Vest, Inc., OR 78, Page 636, to an iron pin set; thence South 89° 31' 11" East 1368.156 feet along the north line of Section 18 and the lands of E. Kathryn Rhodes, Volume 242, Page 92 and Robert and Sondra K. Pedicord, OR 81, Page 729, to a point in the centerline of County Road 5, passing an iron pin set at 1336.156 feet; thence South 25° 33' 05" East 221.237 feet along the centerline of sixty (60) feet wide (assumed) County Road 5 and the lands of James Pargson, Volume 204, Page 419, to a point; thence South 22° 52' 56" East 283.197 feet to a point in the centerline of County Road 5; thence South 23° 44' 22" East 185.096 feet to a point in the centerline of County Road 5, passing the half section line at 51.049 feet; thence South 7° 47' 59" West 283.224 feet along an existing fence and the lands of United Presbyterian Church, Volume 18, Page 31, to a post, passing the half section line at 55.464 feet; thence South 10° 06' 09" East 286.541 feet along an existing fence to a point in the centerline of State Route 669, passing an iron pin set at 265.541 feet; thence South 60° 55' 31" West 36.710 feet to a point in the centerline of sixty (60) feet wide State Route 669; thence South 22° 33' 29" East 30.000 feet along the lands of United Presbyterian Church, Volume 18, Page 31, to an iron pin set; thence North 59° 59' 13" East 223.198 feet to an iron pin set; thence South 00° 18' 09" West 874.060 feet along the half section line and the lands of Frank Kampel, OR 65, Page 15 and Michael and Susan Bever, OR 66, Page 141, to an iron pin found, passing an iron pin found at 26.736 feet; thence North 89° 22' 25" West 894.427 feet along the lands of Joseph and Maxine Koehler, Volume 253, Page 526, to a point in the centerline of County Road 5, passing an iron pin found at 666.059 feet; thence South 04° 51' 37" East 850.113 feet to a point in the centerline of sixty (60) feet wide County Road 5; thence South 10° 14' 51" West 79.888 feet to a point in the centerline of County Road 5; thence South 19° 54' 07" West 271.641 feet along the lands of Lloyd and Grace Wilson, Volume 253, Page 625, to a point in the centerline of County Road 5; thence South 18° 23' 20" West 224.885 feet to a railroad spike found in the centerline of County Road 5; thence North 87° 40' 53" West 1792.767 feet along the lands of Theodore and Rita Williams, Volume 197, Page 394, to an iron pin found, passing an iron pin set at 30.000 feet; thence North 00° 19' 08" East 3104.258 feet along the west line of Section 18 and the lands of James and Mark Cannon, Volume 255, Page 796 and the lands of Roy Ream and Thelma Roberts, Volume 187, Page 596, to the place of beginning, passing iron pins set at 1380.697 feet and 1430.697 feet and the centerline of State Route 669 at 1405.697 feet. The tract as surveyed contains 147.888 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the west line of Section 18 bearing North 00° 19' 08" East.

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



Ronald M. Merckle
 Ronald M. Merckle
 Ohio Reg. Surveyor No. 6473
 Date: 7/30/92

Filed for record this 20th day of August, 1992 at 2:10 PM
 Recorded this 20th day of August, 1992 in

Plat Book 5, Page 87-88
 Slot # 269 A+B
Barbara J. Fox
 Barbara J. Fox
 Perry County Recorder

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.

Description Meets Minimum
 Survey Standards. Approved
 for transfer to up to the
 Auditors Office.
 8/12/92 dr
 Perry County Engineers Ofc.

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, CLAYTON TOWNSHIP, TOWNSHIP 16, RANGE 15, SECTION 18, containing 147.888 acres and being part of the property as conveyed to SunVest, Inc. and described in c deed recorded in Official Record Book 78, Page 636 and Volume 57, Page 242, Recorder's Office, Perry County, Ohio.

We the undersigned hereby certify that the attached plat correctly represents "BUCKEYE VALLEY", a subdivision of Lots 1 to 22 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
Richard L. Steiner
 SunVest, Inc.
 Richard L. Steiner
 President

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 19th day of August, 1992.

My commission expires 12-24-95

 Sharon J. Babbs
 Notary Public
 Perry County, Ohio
 My commission expires 12-24-95.

Approved this 10th day of Aug, 1992.

Sharon J. Babbs
 Sharon J. Babbs
 Notary Public
 Perry County, Ohio

Approved this 6 day of Aug, 1992.

William D. Lee Jr. R.S.
 William Lee
 Perry County Sanitarian

Approved this 6 day of Aug, 1992.

Sally Lamb
 Sally Lamb
 Secretary of Regional
 Planning Commission

Transferred this 28th day of Aug, 1992.

John Hankinson
 John Hankinson
 Perry County Auditor

Approved and accepted this 27th day of Aug, 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

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

ENGINEERING
 SURVEYING
 RESOURCE
 DEVELOPMENT