

LONGHENRY PONDS

SECTION 24, TOWNSHIP 15 NORTH, RANGE 16 WEST,
JACKSON TOWNSHIP, PERRY COUNTY, OHIO.

PARCEL DESCRIPTION

BEING A PART OF THE EAST HALF OF SECTION #24, TOWNSHIP 15 NORTH, RANGE 16 WEST, JACKSON TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD. OF OFFICIAL RECORD BOOK 460, PAGE 2175 OF THE PERRY COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN, GRAVEL SURFACED, TOWNSHIP ROAD #131 MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION #24; THENCE, LEAVING TOWNSHIP ROAD #131, S 86° 06' 31" E 1379.88 FEET, IN THE NORTH LINE OF SECTION #24, TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN AT 10.00 FEET; THENCE, LEAVING THE NORTH LINE OF SECTION #24, S 3° 45' 23" W 2237.91 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 2177.91 FEET; THENCE N 86° 14' 37" W 10.00 FEET TO AN IRON PIN SET; THENCE S 3° 45' 23" W 405.70 FEET TO AN IRON PIN SET; THENCE S 86° 07' 58" E 1392.26 FEET TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION #24, PASSING AN IRON PIN SET AT 30.00 FEET; THENCE S 4° 20' 48" W 1320.57 FEET, IN THE EAST LINE OF SECTION #24, TO AN IRON PIN SET; THENCE, LEAVING THE EAST LINE OF SECTION #24, N 85° 57' 42" W 2752.12 FEET TO AN EXISTING IRON PIN IN THE MID LINE (north & south) OF SECTION #24, PASSING EXISTING IRON PINS AT 7.52 FEET, 336.68 FEET AND 2055.61 FEET, PASSING AN IRON PIN SET AT 1995.61 FEET AND PASSING THROUGH THE APPROXIMATE CENTER OF TOWNSHIP ROAD #131 AT 2025.61 FEET; THENCE N 3° 48' 29" E 3956.52 FEET IN THE MID LINE (north & south) OF SECTION #24, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, 167.09 ACRES PARCEL, PASSING EXISTING IRON PINS AT 1312.31 FEET (THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION #24), 1382.31 FEET AND 1885.68 FEET.

THE TRACT AS DESCRIBED CONTAINS 167.09 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION #24 AS BEING S 86° 06' 31" E.

CERTIFICATE OF SURVEYOR

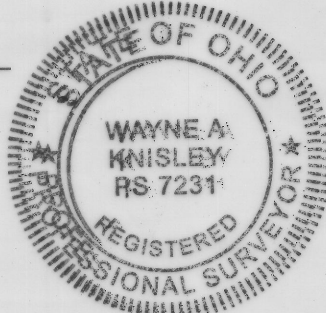
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF PERRY AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".



Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P.S. #7231
July 8, 2020, 2020



DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS (THE "DECLARATION") IS MADE BY COUNTRYTYME LAND SPECIALISTS LTD., AN OHIO LIMITED LIABILITY COMPANY ("DEVELOPER").

A. DEVELOPER DESIRES TO DEVELOP THE PROPERTY INTO A RESIDENTIAL SUBDIVISION ("SUBDIVISION"), AND TO RESTRICT THE USE AND OCCUPANCY OF THE PROPERTY FOR THE PROTECTION OF THE PROPERTY AND THE FUTURE OWNERS OF THE PROPERTY;

B. DEVELOPER DECLARES THAT ALL OF THE PROPERTY SHALL BE HELD, DEVELOPED, ENCUMBERED, LEASED, OCCUPIED, IMPROVED, USED AND CONVEYED SUBJECT TO THE FOLLOWING COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS (THE "RESTRICTIVE COVENANTS"), WHICH ARE FOR THE PURPOSE OF PROTECTING THE VALUE AND DESIRABILITY OF, AND WHICH SHALL RUN WITH, THE PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL INURE TO THE BENEFIT OF EACH OWNER OF ANY PORTION OF THE PROPERTY;

THIS DECLARATION IS HEREBY DECLARED TO INURE TO THE BENEFIT OF ALL FUTURE OWNERS OF ANY LOT (AS HEREINAFTER DEFINED) AND ALL OTHERS CLAIMING UNDER OR THROUGH THEM ("OWNERS"), THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND ALL UTILITY COMPANIES OR AGENCIES OR INSTRUMENTALITIES OF LOCAL GOVERNMENT PROVIDING UTILITY SERVICES.

NOW, THEREFORE, IN PURSUANCE OF A GENERAL PLAN FOR THE PROTECTION, BENEFIT AND MUTUAL ADVANTAGE OF THE PROPERTY DESCRIBED ABOVE AND OF ALL PERSONS WHO NOW ARE OR MAY HEREAFTER BECOME OWNERS OF ANY OF THE PROPERTY OR PARTS THEREOF, THE FOLLOWING RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, OBLIGATIONS AND CHARGES ARE HEREBY CREATED, DECLARED AND ESTABLISHED:

DWELLINGS:

- 1) NO GARAGE OR UNFINISHED DWELLING, TRAVEL-TRAILER, BARN, TENT, BASEMENT OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A PRIMARY RESIDENCE.
- 2) CAMPING IS PERMITTED ON THE LOTS, HOWEVER, SHALL BE LIMITED TO NO MORE THAN SIX (6) CONSECUTIVE MONTHS DURING A TWELVE (12) MONTH PERIOD. (LONGER TERMS SHALL BE CONSIDERED RESIDENCES)
- 3) SINGLEWIDE MANUFACTURED DWELLINGS SHALL NOT BE PLACED ON THE PROPERTY FOR ANY REASON.

ANIMALS:

- 1) SWINE SHALL BE PERMITTED, BUT SHALL BE LIMITED TO SIX (6) SWINE ON ANY LOT UNDER 10 ACRES AND TWELVE (12) SWINE ON ANY LOT OVER 10 ACRES. FOWL ARE PERMITTED, BUT SHALL BE MAINTAINED IN A WAY THAT IS NOT DISRUPTIVE TO THE NEIGHBORHOOD, AND IN NO CASE SHALL EXCEED ONE HUNDRED (100) FOWL ON ANY LOT. DOMESTIC FARM ANIMALS (INCLUDING BUT NOT LIMITED TO HORSES, CATTLE, SHEEP, GOATS, AND LLAMAS) ARE PERMITTED. PASTURE SHALL NOT BE OVERGRAZED.
- 2) DOGS, CATS AND OTHER HOUSEHOLD PETS SHALL NOT BE RAISED, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

CONDITION / MAINTENANCE:

- 1) NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR TRASH. GARBAGE, TRASH OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND ALL INCINERATORS OR OTHER DEVICES FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
- 2) AUTOMOTIVE AND FARM EQUIPMENT IN INOPERATIVE CONDITION SHALL NOT BE EXPOSED TO PUBLIC VIEW.

BUSINESS / TRADE:

- 1) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT.
- 2) LOT OWNERS SHALL BE PERMITTED TO BUILD MULTIPLE CABINS ON THEIR LOT FOR THE PURPOSE OF OPERATING A TRANSIENT RECREATIONAL CABIN RENTAL BUSINESS.

EASEMENTS:

SUBJECT TO ALL LEASES AND EASEMENTS OF RECORD. OWNERS AGREE TO GRANT UTILITY EASEMENTS TO SERVE ANY LOT OF THIS DEVELOPMENT.

AMENDMENTS:

THE RESTRICTIONS HEREIN MAY BE AMENDED OR ABOLISHED WITH A VOTE OF AT LEAST 75% OF LOT OWNERS. EACH SEPARATE LOT AT "LONGHENRY PONDS" SHALL CONSTITUTE A VOTE FOR APPROVAL OF NONCONFORMING STRUCTURES OR FOR AMENDMENT OR ABOLISHMENT OF THESE RESTRICTIONS.

TERM:

THIS DECLARATION SHALL BIND AND RUN WITH THE LAND FOR A TERM OF THIRTY (30) YEARS FROM AND AFTER THE DATE THAT THIS DECLARATION IS FIRST FILED FOR RECORDING WITH THE APPROPRIATE GOVERNMENTAL OFFICE.

ENFORCEMENT:

DEVELOPER SHALL NOT BE OBLIGATED TO ENFORCE THESE COVENANTS. ENFORCEMENT OF THESE COVENANTS IS THE RESPONSIBILITY OF THE LOT OWNERS OF "LONGHENRY PONDS". ANY LOT OWNER SHALL HAVE THE RIGHT TO ENFORCE BY ANY PROCEEDING AT LAW OR IN EQUITY, ANY AND ALL OF THESE PROTECTIVE COVENANTS AND RESTRICTIONS NOW OR HEREAFTER AMENDED. FAILURE OF DEVELOPER OR A LOT OWNER TO ENFORCE ANY PROVISION CONTAINED HEREIN SHALL IN NO EVENT BE DEEMED A WAIVER OF THEIR RIGHT TO DO SO AT A LATER TIME. INVALIDATION OF ANY ONE OF THE PROVISIONS HEREOF BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISION OF THIS AGREEMENT WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. DEVELOPER SHALL NOT BE OBLIGATED TO JOIN OR ASSIST IN ANY SUIT BROUGHT BY ANY LOT OWNER OR OWNERS AGAINST ANOTHER LOT OWNER OR OWNERS TO ENFORCE THESE RESTRICTIONS.

APPROVALS

APPROVED THIS _____ DAY OF _____, 2020.

TOWNSHIP CLERK or ZONING INSPECTOR

APPROVED THIS 21 DAY OF August, 2020

PERRY COUNTY ENGINEER

APPROVED THIS 17 DAY OF September, 2020

PERRY COUNTY BOARD OF HEALTH

APPROVED THIS 14 DAY OF SEPTEMBER, 2020

PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 21 DAY OF September, 2020 AT 3:13 (AM - PM).
RECORDED THIS 28 DAY OF September, 2020 IN PLAT BOOK 6, PAGE 10-11.
SLOT 471-472

PERRY COUNTY RECORDER

TRANSFERED THIS 21 DAY OF September, 2020.

PERRY COUNTY AUDITOR

DEDICATION

BEING A PART OF THE EAST HALF OF SECTION #24, TOWNSHIP 15 NORTH, RANGE 16 WEST, JACKSON TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD. OF OFFICIAL RECORD BOOK 460, PAGE 2175 OF THE PERRY COUNTY RECORDER, SAID TRACT CONTAINING 167.09 ACRES.

I, THE UNDERSIGNED, MARK GRAHAM, OWNER AND ALL PARTIES WITH ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE SHOWN HERON, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, THAT SAID LOTS ARE NUMBERED 1 THROUGH 16, INCLUSIVELY, AND THAT THE FOREGOING SUBDIVISION HAS BEEN NAMED "LONGHENRY PONDS". RESTRICTIVE COVENANTS IN THIS SUBDIVISION ARE DESCRIBED HEREON AND SHALL APPLY TO ALL FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION WHETHER SPECIFIED IN EACH INDIVIDUAL CONVEYANCE OR NOT.

IN WITNESS THEREOF THIS 21 DAY OF September, 2020.

MARK GRAHAM

WITNESS

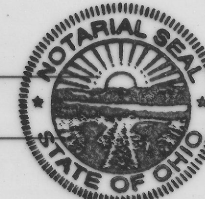
ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED MARK GRAHAM WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED. IN TESTIMONY THEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL THIS 21 DAY OF September, 2020.

NOTARY PUBLIC: Bill J. Conrad

MY COMMISSION EXPIRES: 12-20-20



Bill J. Conrad
Notary Public, State of Ohio
My Commission Expires 12/20/20

