

INDIAN MEADOWS ESTATES NO. 3

VIRGINIA MILITARY SURVEY 9947
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 9947, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

BEING OUT OF THE JAMES DAVID DUFF ORIGINAL 54.391 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 217, PAGE 932 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 47 OF THE INDIAN MEADOWS ESTATES NO. 2 AS FILED IN PLAT CABINET B, SLIDES 8A-8B OF THE LOGAN COUNTY RECORDS OF PLATS.

THENCE, N 82°-59'-05" E, A DISTANCE OF 562.62 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE LINES OF THE INDIAN RIDGE CONDOMINIUMS (PLAT CABINET B, SLIDES 35 B & 36A) THE FOLLOWING TWO COURSES:

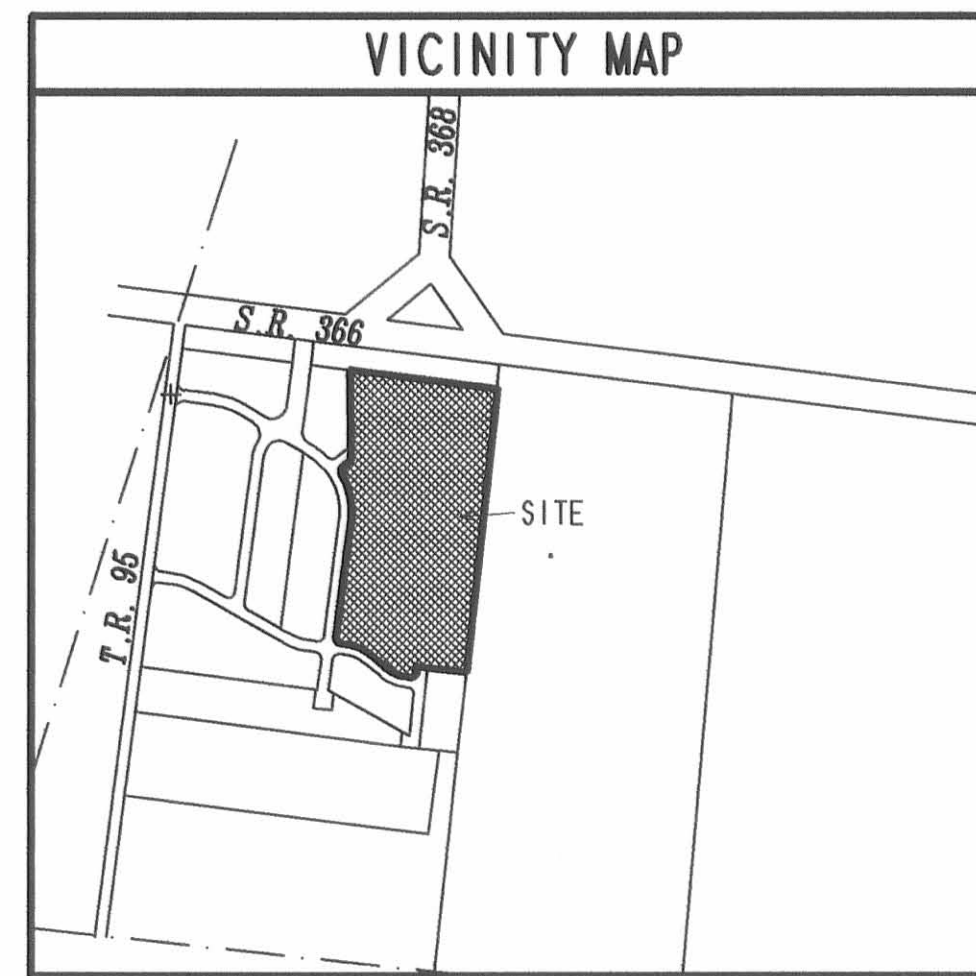
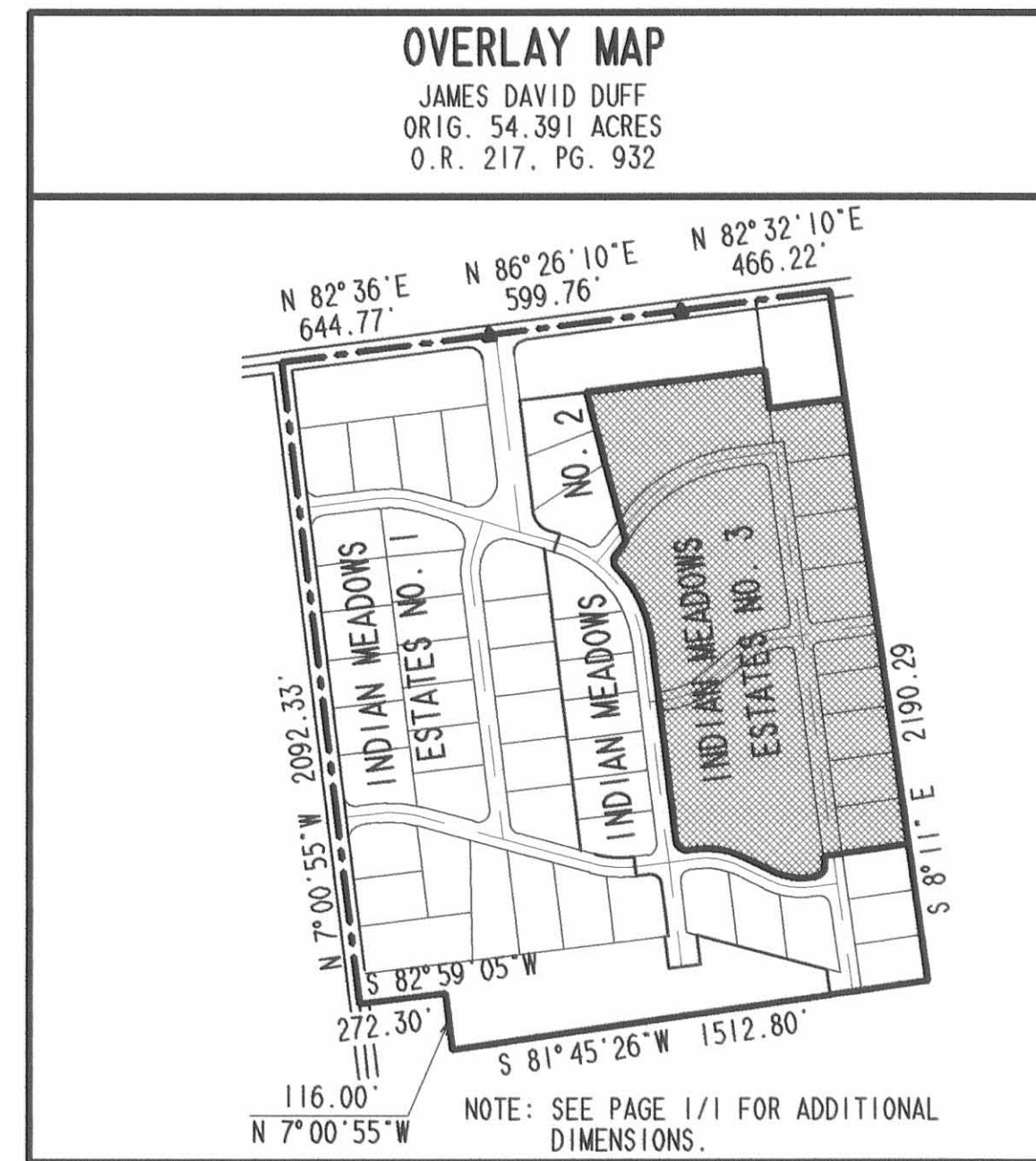
S 08°-11'-00" E, A DISTANCE OF 111.11 FEET TO A 5/8 INCH IRON ROD FOUND.
N 81°-49'-00" E, A DISTANCE OF 240.00 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE WEST LINE OF THE WERNER W. WISCHMEYER 120.28 ACRE TRACT (VOL. 323, PG. 218), S 08°-11'-00" E, A DISTANCE OF 1425.55 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE LINES OF THE AFOREMENTIONED INDIAN MEADOWS ESTATES NO. 2, THE FOLLOWING FOURTEEN COURSES:

S 81°-49'-00" W, A DISTANCE OF 270.00 FEET TO A 5/8 INCH IRON ROD FOUND.
S 08°-11'-00" E, A DISTANCE OF 23.86 FEET TO A 5/8 INCH IRON ROD FOUND.
WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°-00'-00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET, AND A CHORD BEARING S 36°-49'-00" W, A DISTANCE OF 49.50 FEET TO A 5/8 INCH IRON ROD FOUND.
S 81°-49'-00" W, A DISTANCE OF 14.92 FEET TO A 5/8 INCH IRON ROD FOUND.
WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°-26'-00", A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 119.62 FEET, AND A CHORD BEARING N 81°-28'-00" W, A DISTANCE OF 117.93 FEET TO A 5/8 INCH IRON ROD FOUND.
N 64°-45'-00" W, A DISTANCE OF 112.34 FEET TO A 5/8 INCH IRON ROD FOUND.
WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°-15'-55", A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 143.60 FEET, AND A CHORD BEARING N 80°-52'-57" W, A DISTANCE OF 141.71 FEET TO A 5/8 INCH IRON ROD FOUND.
S 82°-59'-05" W, A DISTANCE OF 27.50 FEET TO A 5/8 INCH IRON ROD FOUND.
WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°-00'-00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET, AND A CHORD BEARING N 52°-00'-55" W, A DISTANCE OF 49.50 FEET TO A 5/8 INCH IRON ROD FOUND.
N 07°-00'-55" W, A DISTANCE OF 624.76 FEET TO A 5/8 INCH IRON ROD FOUND.
WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°-35'-09", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 261.80 FEET, A CHORD BEARING N 25°-18'-29" W, A DISTANCE OF 257.38 FEET TO A 5/8 INCH IRON ROD FOUND.
WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81°-36'-02", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 49.85 FEET, AND A CHORD BEARING N 02°-48'-03" W, A DISTANCE OF 45.74 FEET TO A 5/8 INCH IRON ROD FOUND.
N 38°-00'-00" E, A DISTANCE OF 49.64 FEET TO A 5/8 INCH IRON ROD FOUND.
N 14°-47'-29" W, A DISTANCE OF 485.49 FEET TO THE POINT OF BEGINNING,
CONTAINING 25.457 ACRES.

THE BASIS FOR BEARINGS IS THE CENTER-LINE OF SUNFISH DRIVE BEING N 7°-00'-55" W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC.



COVENANTS AND RESTRICTIONS

AS A PART OF THE CONSIDERATION FOR THE CONVEYANCE, THE GRANTEES FOR THEMSELVES AND THEIR HEIRS AND ASSIGNS, AGREE AS FOLLOWS:

- NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RE-SALE, GIFT, TRANSFER, OR OTHERWISE, SO AS TO CREATE A NEW BUILDING LOT. NOTHING UNDER THIS PARAGRAPH SHALL RESTRICT THE PROPRIETOR OR SUBSEQUENT OWNERS FROM DIVIDING A LOT IN SUCH A WAY THAT IT DOES NOT CREATE A NEW BUILDING LOT.
- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF (2-1/2) STORIES IN HEIGHT WITH A MINIMUM OF A TWO CAR ATTACHED GARAGE. EXCEPT THAT ONE UNATTACHED NON-RESIDENTIAL OUT BUILDING OR SHED IS PERMITTED. ANY SUCH UNATTACHED BUILDING OR SHED SHALL BE LOCATED NOT LESS THAN 60 FEET FROM ANY RESIDENCE. OUT BUILDINGS SHALL CONFORM WITH THE ARCHITECTURAL STYLE OF THE RESIDENCE HOUSE.
- NO MOBILE HOMES OR MODULAR HOUSING SHALL BE PERMITTED ON ANY LOT. IT BEING THE INTENTION OF THIS RESTRICTION TO REQUIRE THAT ALL HOMES BUILT IN INDIAN MEADOWS ESTATES NO. 3 SHALL BE CUSTOM STICK BUILT ON THE PREMISES.
- RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1450 SQUARE FEET FOR A ONE STORY HOME AND 1800 SQUARE FEET FOR A MULTILEVEL HOME, EXCLUSIVE OF PORCHES, GARAGES, AND BASEMENTS.
- FOR THE PURPOSES OF MAINTAINING SPECIFIC ARCHITECTURAL GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF ALL THE LOTS WITHIN INDIAN MEADOWS ESTATES NO. 3, EACH OWNER OF A LOT SHALL BE REQUIRED TO SUBMIT TWO (2) SETS OF COMPLETE BUILDING AND SITE PLANS TO THE PROPRIETOR, J. DAVID DUFF, SETTING FORTH THE GENERAL ARRANGEMENTS OF THE INTERIOR AND EXTERIOR OF THE STRUCTURE, INCLUDING THE COLOR AND TEXTURE OF THE BUILDING MATERIALS, THE TYPE AND CHARACTER OF ALL SUCH AS DECORATIVE WALLS, CHIMNEYS, DRIVEWAYS AND WALKWAYS AND DETAILING THE LOCATION OF THE STRUCTURE ON THE LOT INCLUDING SETBACKS, DRIVEWAY LOCATIONS, GARAGE OPENINGS, ORIENTATION OF THE STRUCTURE TO THE TOPOGRAPHY AND CONFORMANCE WITH THE GRADING AND DRAINAGE PLAN.

EACH OWNER COVENANTS THAT NO EXCAVATION SHALL BE MADE, NO BUILDING SHALL BE ERRECTED AND NO MATERIALS SHALL BE STORED UPON THE PREMISES UNTIL THE PROPRIETOR SHALL HAVE APPROVED SAID PLANS AND SPECIFICATIONS IN WRITING WHICH APPROVAL SHOULD NOT BE UNREASONABLY WITHHELD.

- ALL EASEMENTS OR RIGHTS-OF-WAY INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE REPAIR AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. IN ADDITION TO EASEMENTS SHOWN ON THE INDIAN MEADOWS ESTATES NO. 3 SUBDIVISION PLAT, A ONE FOOT DIAMETER EXCLUSIVE EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND CHANGES IN PROPERTY DIRECTION FOR MONUMENTATION AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY EASEMENT.
- NO WALLS OR FENCES OF ANY TYPE SHALL BE ERRECTED OR MAINTAINED BETWEEN THE STREET AND THE SET BACK LINE OF ANY LOT. PROPERTY LINE FENCES TO THE REAR AND THE SIDES SHALL BE AESTHETICALLY CONSTRUCTED AND MAINTAINED AND NO GREATER THAN 4 FEET IN HEIGHT, EXCEPT FOR FENCES AROUND SWIMMING POOLS WHICH SHALL COMPLY WITH RICHLAND TOWNSHIP REGULATIONS.
- NO HEDGE WITHIN THE SET BACK AREA ON THE STREET SHALL HAVE A HEIGHT OF MORE THAN 3 FEET ABOVE THE FINISHED GRADED SURFACE AT THE HEDGE.
- RESIDENCE LOTS SHALL BE PROPERLY GRADED THE FULL WIDTH OF THE LOT FROM THE STREET TO THE HOUSE AND SHALL BE SEEDED TO A LAWN WITHIN TWELVE MONTHS OF TAKING OCCUPANCY.
- ALL DRIVEWAYS MUST BE CONCRETE, AND COMPLETE WITHIN ONE (1) YEAR FROM THE TIME OCCUPANCY OF THE RESIDENCE OCCURS. NO GRAVEL, CRUSHED STONE, OR ASPHALT DRIVEWAYS ARE PERMITTED.
- CONCRETE SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY.
- RESIDENCES SHALL HAVE FRONT AND REAR OR SIDE DOOR EXITS.
- THE FRONT BUILDING SET BACK SHALL NOT BE LESS THAN FIFTY FEET FROM THE RIGHT-OF-WAY LINE OF THE STREET.
- NO TRAILER, MOTOR HOME, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS SHALL BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION AND REMOVED FROM VIEW OF ADJUTING PROPERTIES.
- ALL LOTS WHICH HAVE BEEN DEVELOPED BUT NOT BUILT UPON SHALL BE MAINTAINED TO INCLUDE TWO (2) MOWINGS EACH YEAR, NOT LATER THAN JUNE 15 AND SEPTEMBER 15. NO WEEDS OR UNDERGROWTH SHALL BE PERMITTED.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE TRANSACTED ON ANY LOT, INCLUDING THE MANUFACTURE OR SALE OF INTOXICATING LIQUOR. NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, NOR SHALL THE PREMISES BE USED, IN ANY WAY, FOR ANY PURPOSE WHICH WOULD ENDANGER THE HEALTH OR DISTURB THE PEACE AND QUIET OF THE SUBDIVISION.
- RECREATIONAL VEHICLES, SNOW MOBILES, BOATS, MOTORCYCLES AND OTHER SIMILAR VEHICLES SHALL BE STORED WITHIN THE GARAGE OR OUTBUILDING.
- NO NON-FUNCTIONING AUTOMOBILE OR MOTOR VEHICLE SHALL BE PARKED MORE THAN 30 DAYS ON ANY STREET OR LOT, EXCEPT WHEN WITHIN A BUILDING. AFTER SUCH A PERIOD, THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE SUBDIVISION AND SHALL BE REMOVED THEREFROM.
- NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION, EXCEPT THAT SO LONG AS THIS SUBDIVISION IS PARTIALLY OWNED BY THE ORIGINAL PROPRIETOR, SIGN PLACEMENT WILL BE AT THE DISCRETION OF THE PROPRIETOR AND CURRENT LOCAL ZONING ORDINANCES.
- NO LIVESTOCK SHALL BE ALLOWED, EXCEPT FOR DOMESTIC ANIMALS SUCH AS DOGS OR CATS. NO MORE THAN TWO DOGS AND TWO CATS WILL BE PERMITTED PER RESIDENCE, EXCEPT LITTERS ON SALE.
- STORM DETENTION EASEMENTS SHALL NOT BE ALTERED AND SHALL BE MAINTAINED BY THE LOT OWNER.
- GRANTEES 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.
- UNTIL SUCH TIME AS PUBLIC WATER SUPPLY IS AVAILABLE TO SERVE THIS SUBDIVISION, POTABLE WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.
- ONE YEAR AFTER THE SALE OF ALL OF THE LOTS IN THE INDIAN MEADOWS ESTATES NO.3, AND FORMER PHASES, BY THE PROPRIETOR, THE PHRASE "MAJORITY OF THE LOT OWNERS" WILL BE SUBSTITUTED FOR THE WORD "PROPRIETOR" IN THE ABOVE COVENANTS AND RESTRICTIONS. HOWEVER, ANY WRITTEN AGREEMENTS BY THE PROPRIETOR PRIOR TO THIS TIME WILL REMAIN IN EFFECT.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2023, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. ANY SUCH REVISION SHALL NOT TAKE EFFECT UNTIL PROPERLY FILED FOR RECORD WITH THE LOGAN COUNTY RECORDER.
- THESE RESTRICTIONS SHALL BE FOR THE BENEFIT OF ALL OF THE LOT OWNERS OF INDIAN MEADOWS ESTATE NO. 3 AND THE GRANTOR HEREIN. ENFORCEMENT OF THESE RESTRICTIONS SHALL BE BY PROCEEDINGS AT LAW OR EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY RESTRICTION, EITHER TO RESTRAIN ANY VIOLATION OR TO RECOVER DAMAGES INCLUDING ATTORNEY FEES AND COURT COSTS RESULTING FROM SAID VIOLATION.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

COPYRIGHT 1998 BY:
LEE SURVEYING & MAPPING CO., INC.
17 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

D 279 1MPH3B L-1572-1