

DESCRIPTION

PREMIER PROPERTIES
8.059 ACRES

Being all of the Premier Properties, a Florida General Partnership 8.059 acre tract as deeded and designated in Official Record 333, Page 536 of the Logan County Records of Deeds and being more particularly described in that record as follows:

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of the Premier Properties original 26.12 acre tract as deeded in Official Record 116, Page 978 of the Logan County Records of Deeds and described as: "Survey Number Sixteen (16) as designated in a turn of survey of State Lands in and around the Lewisston Reservoir commenced April 6th, 1875, by M.R. McCormick, surveyor which said return of survey is now filed in the office of the Auditor of State and described as Scott Island, being part of V.M.S. 13393 and containing thirty-six and 50/100 acres, subject to the flowage of the Lewisston Reservoir as now constructed excepting therefrom all that tract or parcel of land known and designated on the recorded plat of the Recorder's Office of Logan County, Ohio, as Fern Wood Subdivision on Long Island (formerly Scott Island), said tract herein conveyed containing approximately twenty-six and 12/100 acres." The subject parcel being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Ohio Route 273 (50 feet wide) and on the westerly line extended of Lot 15 of Fernwood Mobile Village No. 1 (Plat Cabinet A, Slide 514).

THENCE, with the west line of Lot 15 and said west line extended, S 20°-52'-30" E. a distance of 125.00 feet to a 3/4 inch iron rod set at the southeast corner of Lot 15, passing a 3/4 inch iron rod set at 25.00 feet.

THENCE, with the shoreline of Indian Lake, the following fifty-three (53) courses:

S 46°-58'-45" W a distance of 70.01 feet to a point.
S 29°-05'-10" E. a distance of 29.63 feet to a point referenced by a 5/8 inch iron rod set at S 58°-48'-03" W. a distance of 10.00 feet.

S 35°-09'-02" E. a distance of 45.95 feet to a point.
S 41°-19'-09" E. a distance of 32.51 feet to a point.
S 36°-38'-37" E. a distance of 78.07 feet to a point.
S 36°-48'-51" E. a distance of 78.10 feet to a point.
S 34°-56'-02" E. a distance of 78.98 feet to a point.
S 33°-43'-40" E. a distance of 24.32 feet to a point.
S 23°-09'-35" E. a distance of 69.90 feet to a point referenced by a 5/8 inch iron rod set at S 75°-25'-03" W. a distance of 10.00 feet.

S 20°-49'-28" E. a distance of 21.15 feet to a point.
S 0°-36'-49" W a distance of 44.05 feet to a point.
S 8°-05'-51" E. a distance of 30.89 feet to a point.
S 6°-44'-17" E. a distance of 30.46 feet to a point.
S 0°-35'-14" W a distance of 32.25 feet to a point.
S 5°-03'-25" E. a distance of 26.51 feet to a point.
S 10°-25'-44" W a distance of 29.11 feet to a point.
S 0°-09'-47" E. a distance of 46.19 feet to a point.
S 0°-34'-41" W a distance of 34.32 feet to a point.
S 5°-04'-29" W a distance of 40.73 feet to a point, referenced by a 5/8 inch iron rod set at N 83°-49'-00" W. a distance of 10.00 feet.

S 11°-16'-36" W a distance of 72.57 feet to a point.
S 31°-18'-00" W. a distance of 77.06 feet to a point.
S 59°-59'-33" W. a distance of 56.71 feet to a point.
S 63°-12'-05" W. a distance of 39.66 feet to a point.
S 79°-20'-24" W. a distance of 52.26 feet to a point.
N 42°-59'-15" W. a distance of 5.46 feet to a point.
S 81°-39'-45" W. a distance of 26.15 feet to a point.
N 77°-02'-01" W. a distance of 33.52 feet to a point.
N 68°-22'-42" W. a distance of 12.22 feet to a point, referenced by a 5/8 inch iron rod set at N 18°-19'-08" E. a distance of 10.00 feet.

N 65°-15'-32" W. a distance of 59.51 feet to a point.
N 59°-05'-07" W. a distance of 20.39 feet to a point.
N 26°-06'-40" W. a distance of 44.84 feet to a point.
N 1°-02'-57" W. a distance of 28.06 feet to a point.
N 19°-25'-27" W. a distance of 63.88 feet to a point.
N 0°-43'-53" W. a distance of 22.02 feet to a point.
N 41°-42'-20" W. a distance of 24.23 feet to a point.
N 9°-48'-38" E. a distance of 27.56 feet to a point.
N 23°-22'-26" E. a distance of 58.34 feet to a point referenced by a 5/8 inch iron rod set at S 85°-21'-43" E. a distance of 10.00 feet.

N 25°-00'-20" E. a distance of 21.93 feet to a point.
N 36°-51'-06" W. a distance of 38.31 feet to a point.
N 26°-07'-27" E. a distance of 12.95 feet to a point.
N 23°-55'-34" E. a distance of 46.52 feet to a point.
N 2°-00'-46" W. a distance of 17.84 feet to a point.
N 14°-54'-17" W. a distance of 60.74 feet to a point.
N 39°-33'-19" W. a distance of 64.18 feet to a point, referenced to a 5/8 inch iron rod set at N 54°-24'-51" E. a distance of 10.00 feet.

N 45°-44'-04" W. a distance of 49.91 feet to a point.
N 51°-33'-46" W. a distance of 35.75 feet to a point.
N 38°-54'-46" W. a distance of 36.71 feet to a point.
N 45°-17'-46" W. a distance of 17.73 feet to a point.
N 44°-55'-08" W. a distance of 25.89 feet to a point.
N 62°-00'-52" W. a distance of 46.85 feet to a point.
N 62°-21'-57" W. a distance of 24.00 feet to a point.
S 89°-43'-59" W. a distance of 21.21 feet to a point.
N 66°-23'-05" W. a distance of 57.38 feet to a railroad spike set on the centerline of Ohio Route 273, passing a 5/8 inch iron rod set at 32.38 feet.

THENCE, with the center-line of Ohio Route 273 the following 3 courses:

N 23°-36'-55" E. a distance of 123.53 feet to a railroad spike found.

With a curve to the right having a central angle of 45°-30'-35", a radius of 358.18 feet, an arc length of 284.50 feet, and a chord bearing N 46°-22'-14" E. a distance of 277.08 feet to a PK nail found.

N 69°-07'-30" E. a distance of 135.22 feet to the point of beginning.

Containing 351060 square feet or 8.059 acres, of which 0.306 acre is within the right-of-way of Ohio Route 273.

The basis for bearing is based on the centerline of Ohio Route 273 at the intersection with the easterly line of Lot 206 of Fernwood Number 5 (Plat Cabinet A, Slide 386) being S 71°-20'-00" W. and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 23, 1996.

Description prepared by Jeffrey I. Lee, Professional Surveyor 6359, July 17, 1997.

L-2447

COVENANTS AND RESTRICTIONS

A. GENERAL
1. BY THE RECORDING OF THE ATTACHED PLAT OF LONG ISLAND SHORES SUBDIVISION AND FOR THE PURPOSE OF FURTHERING THE GENERAL PLAN OF DEVELOPMENT OF THE SAID PLAT, THE REAL ESTATE DESCRIBED BY THE SAID PLAT IS HEREBY MADE SUBJECT TO THE PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS HEREINAFTER DESCRIBED.

2. THESE COVENANTS, RESTRICTIONS, CONDITIONS, AND REGULATIONS PERTAINING TO THE USE, OWNERSHIP, AND OCCUPANCY OF THE LAND IN SAID PLAT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY OWNER OR OWNER'S HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, OR ASSIGNS AS THE CASE MAY BE, FROM WHICH TIME THE SAME SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY AN AFFIRMATIVE VOTE THE THEN OWNERS OF A MAJORITY OF THE LOTS IN SAID PLAT, IT IS AGREED TO CHANGE THESE RESTRICTIONS, AND REVISED SET OF RESTRICTIONS ARE FILED IN THE RECORDER'S OFFICE OF LOGAN COUNTY, OHIO.

3. THE OWNER OF ANY LOT OR PART OF A LOT IN SAID PLAT MAY ENFORCE THESE RESTRICTIONS, EASEMENTS, OR RESERVATIONS HEREIN CONTAINED BY ANY APPROPRIATE ACTION IN A COURT OF COMPETENT JURISDICTION AGAINST ANY PERSON, FIRM, OR CORPORATION WHO, OR WHICH VIOLATES SAID COVENANTS, RESTRICTIONS, EASEMENTS OR RESERVATIONS.

4. INVALIDATION OF ANY ONE OF THE HEREINAFTER CONTAINED RESTRICTIONS BY JUDGMENT OF A COURT OF COMPETENT JURISDICTION, SHALL IN NO WAY AFFECT ANY OTHER COVENANTS, RESTRICTIONS, EASEMENTS, OR RESERVATIONS HEREIN CONTAINED AND SAID OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

B. SPECIFIC:
1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS 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 AND A PRIVATE ATTACHED GARAGE.

2. BUILDING LOCATION:
A. THE BUILDING SETBACK DIMENSIONS SHALL COMPLY WITH LOCAL BUILDING AND ZONING CODES, EXCEPT, HOWEVER, NO RESIDENCE SHALL BE BUILT CLOSER THAN 10 FEET TO ANY SIDE LOT LINE MEASURED FROM THE FOUNDATION.

B. LOCATION OF ANY HOUSE CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO COUNTY HEALTH DEPARTMENT APPROVAL FOR LOCATION OF WELL.
3. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT OR LOTS IN THIS PLAT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD, INCLUDING THE STORING OF HOUSE TRAILERS, MOBILE HOMES AND/OR NON-OPERABLE AUTOMOBILES EXCEPT IN CLOSED GARAGES.

4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

5. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. FOR THE PURPOSES OF THESE COVENANTS, POT BELLED PIGS ARE NOT CONSIDERED HOUSEHOLD PETS.

6. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUNDS FOR RUBBISH, GARBAGE AND TRASH SHALL NOT BE KEPT OUT OF DOORS EXCEPT IN CLOSED CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH TRASH, GARBAGE OR OTHER WASTE, SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. A NEATLY MAINTAINED COMPOST PILE MAY BE KEPT BEHIND ANY RESIDENCE.

7. EASEMENTS:
A. THE DEDICATORS OF THIS SUBDIVISION, FOR THE BENEFIT OF THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS THE CASE MAY BE, AND FOR THE BENEFIT OF THE OWNER OR OWNERS OF ANY LOT OR PARTS OF LOTS IN THIS SUBDIVISION, AND ITS OR THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, OR ASSIGNS AS THE CASE MAY BE, DO HEREBY RESERVE THE EASEMENTS OR RIGHTS-OF-WAY INDICATED UPON SAID PLAT FOR THE PURPOSE OF ERRECTING, CONSTRUCTING, MAINTAINING, REPAIRING, AND INSTALLING ANY OR ALL UTILITY FACILITIES TO SERVE SAID SUBDIVISION, OR ANY LOT OR PART OF LOTS THEREIN CONTAINED, WHETHER SUCH UTILITY CONSISTS OF SEWERS (STORM OR SANITARY), GAS PIPES OR LINES, STEAM HEATING PIPES OR LINES OTHERWISE, AND 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.

B. THE RIGHTS AND PRIVILEGES WITH RESPECT TO UTILITY EASEMENTS AND RIGHTS-OF-WAY AS SET FORTH IN THIS SECTION SHALL NOT BE SUBJECT TO THE TERMINATION PROVISION SET FORTH IN SECTION A-2 HEREOF.
C. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY EASEMENT.

8. BUILDINGS:
A. THE GROUND FLOOR AREA OF A ONE FLOOR PLAN HOUSE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQUARE FEET, THE MAIN FLOOR AREA OF A ONE AND ONE HALF FLOOR PLAN HOUSE OR A TWO FLOOR PLAN HOUSE SHALL BE NOT LESS THAN 1000 SQUARE FEET, WITH A TOTAL OF NOT LESS THAN 1800 SQUARE FEET.

B. NO DWELLING SHALL BE CONSTRUCTED ON THE PREMISES WITHOUT THE PLANS THEREOF HAVING FIRST BEEN APPROVED IN WRITING BY THE SUBDIVIDER HEREIN, IT BEING THE INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS IN THE VICINITY OF THE PREMISES SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS EQUIVALENT TO AND COMPATIBLE WITH OTHER DWELLINGS IN THE VICINITY, AND IT BEING THE FURTHER INTENT OF THIS COVENANT TO ASSURE THAT THE ARCHITECTURAL DESIGN OF THE DWELLINGS IN THE GENERAL LOCALITY OF THE PREMISES SHALL BE AESTHETICALLY COMPATIBLE AND HARMONIOUS.
C. THE FINISHED FLOOR OF THE RESIDENCE SHALL BE AT OR ABOVE 996.7 FEET ELEVATION (NGVD).

9. NO BILLBOARDS OR OTHER ADVERTISING SIGNS SHALL BE ERRECTED OR MAINTAINED ON THE PREMISES OTHER THAN A SIGN NOT TO EXCEED FIVE SQUARE FEET IN SIZE USED SPECIFICALLY FOR THE ADVERTISEMENT OF THE PREMISES FOR SALE.

10. NO WALL OR FENCE SHALL BE PLACED OR ERRECTED ON THE PREMISES NEARER TO THE STREET THAN THE MINIMUM BUILDING SET-BACK LINES DESCRIBED ABOVE, AND NO WALL, FENCE OR HEDGE OF ANY TYPE SHALL BE ERRECTED OR PERMITTED TO GROW THAT SHALL EXCEED SEVEN FEET IN HEIGHT.

11. ALL CONSTRUCTION COMMENCED ON THE PREMISES SHALL BE COMPLETED WITHIN 12 MONTHS OF THE BEGINNING THEREOF.

12. ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE CONSTRUCTED OF ASPHALT, CONCRETE, PAVING BRICKS, OR OTHER DURABLE, DUST FREE MATERIAL. SUCH DRIVEWAY SHALL BE COMPLETED PRIOR TO THE OCCUPANCY OF THE RESIDENCE. A REASONABLE DELAY IN PAVING THE DRIVEWAY DUE TO SEASONAL WINTER WEATHER CONDITIONS IS PERMISSIBLE, BUT THE DRIVEWAY MUST BE PAVED PRIOR TO THE FOLLOWING MAY 15.

13. WATER SUPPLY:
A. 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.

20. NO ABOVE GROUND POOLS SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION.

SUBDIVISION PLAT

LONG ISLAND SHORES NO. 2

A RESIDENTIAL COMMUNITY ON INDIAN LAKE
VIRGINIA MILITARY SURVEY 13393
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO

OWNER/DEVELOPER/PROPRIETOR

PREMIER PROPERTIES
101 W. COLUMBUS AVE.
BELLEFONTAINE, OHIO 43311



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