

REC'D 4-5-01 SM OK ✓

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

DUFF 15 FEET WIDE UTILITY AND INGRESS/EGRESS EASEMENT EASEMENT F

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio

Being a fifteen (15) feet wide utility and access easement over the James David Duff 0.488 acre tract as deeded and described in Official Record 115, Page 556, and the 0.396 acre tract as deeded and described in Official Record 251, Page 605 of the Logan County Record of Deeds and being more particularly described as follows:

Beginning at a PK nail set on the intersection of the center-lines of State Route 366 and Township Road 95.

THENCE, with the center-line of State Route 366, N 82°-36'-00" E, a distance of 330.00 feet to a point.

THENCE, with the east line of the James David Duff 0.488 acre tract (O.R. 217, Pg. 927), S7°-00'-50" E, a distance of 95.33 feet to a point on the center-line of this easement at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of the 15 feet wide easement, N 82°-36'-00" E, a distance of 181.00 feet to the terminus of the easement.

The basis for bearings is the center-line of State Route 366 being N 82°-36'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 20, 2001.

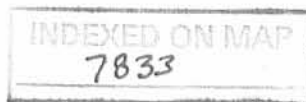
Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
March 20, 2001



ORIGINAL STAMP IN GREEN

L-1572-3



12D-1

REC'D 4-5-01 SYM OK ✓

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
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DUFF 15 FEET WIDE UTILITY AND INGRESS/EGRESS EASEMENT EASEMENT G

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio

Being a fifteen (15) feet wide utility and access easement over the James David Duff 0.488 acre tract as deeded and described in Official Record 115, Page 556, and the 0.396 acre tract as deeded and described in Official Record 251, Page 605 of the Logan County Record of Deeds and being more particularly described as follows:

Beginning at a PK nail set on the intersection of the center-lines of State Route 366 and Township Road 95.

THENCE, with the center-line of State Route 366, N 82°-36'-00" E, a distance of 330.00 feet to a point.

THENCE, with the west line of the James David Duff 0.488 acre tract, S 7°-00'-50" E, a distance of 204.78 feet to a point on the center-line of this easement at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of the 15 feet wide easement, N 82°-50'-05" E, a distance of 181.00 feet to the terminus of the easement.

The basis for bearings is the center-line of State Route 366 being N 82°-36'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 20, 2001.

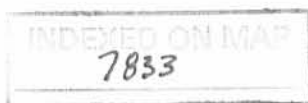
Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
March 20, 2001



ORIGINAL STAMP IN GREEN

L-1572-3



12D-2

REC'D 4-5-01 SVM OK ✓
Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

**DUFF
15 FEET WIDE UTILITY AND INGRESS/EGRESS EASEMENT
EASEMENT H**

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio

Being a fifteen (15) feet wide utility and access easement over the James David Duff 0.396 acre tract as deeded and described in Official Record 251, Page 605 of the Logan County Record of Deeds and being more particularly described as follows:

Beginning at a PK nail set on the intersection of the center-lines of State Route 366 and Township Road 95.


THENCE, with the center-line of State Route 366 (60 feet wide), N 82°-36'-00" E, a distance of 430.00 feet to a point.

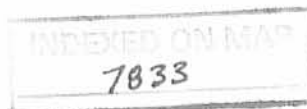
THENCE, with the east line of the James David Duff 0.488 acre tract (O.R. 115, Pg. 556), S7°-00'-50" E, a distance of 205.19 feet to a point on the center-line of this easement at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of the 15 feet wide easement, N 82°-50'-05" E, a distance of 81.00 feet to the terminus of the easement.

The basis for bearings is the center-line of State Route 366 being N 82°-36'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 20, 2001.

Description prepared by:


Jeffrey L. Lee
Professional Surveyor 6359
March 20, 2001



12D-3

REC'D 4-5-01 SM OK ✓
Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



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**DUFF
15 FEET WIDE UTILITY AND INGRESS/EGRESS EASEMENT
EASEMENT J**

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio

Being a fifteen (15) feet wide utility and access easement over the James David Duff 0.396 acre tract as deeded and described in Official Record 251, Page 605 of the Logan County Record of Deeds and being more particularly described as follows:

Beginning at a PK nail set on the intersection of the center-lines of State Route 366 and Township Road 95.

THENCE, with the center-line of State Route 366 (60 feet wide), N 82°-36'-00" E, a distance of 430.00 feet to a point.

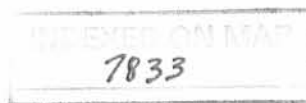
THENCE, with the east line of the James David Duff 0.488 acre tract (O.R. 115, Pg. 556), S7°-00'-50" E, a distance of 95.33 feet to a point on the center-line of this easement at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of the 15 feet wide easement, N 82°-36'-00" E, a distance of 81.00 feet to the terminus of the easement.

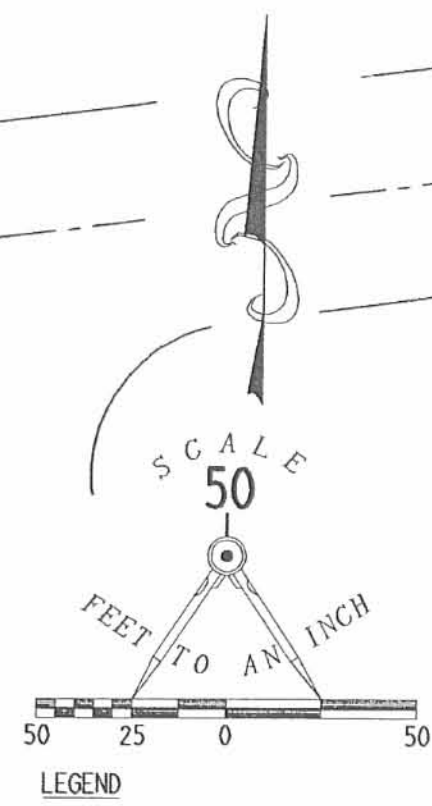
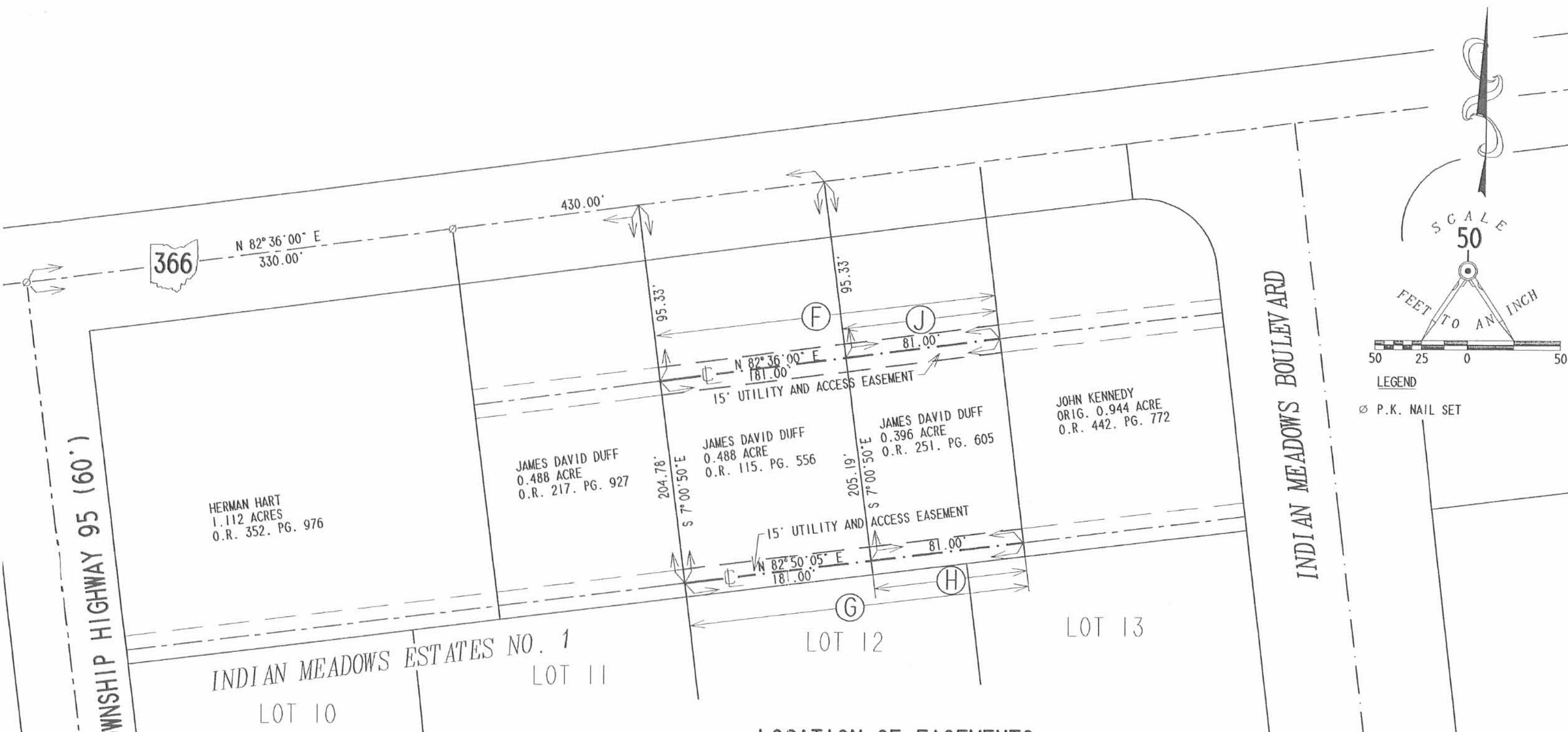
The basis for bearings is the center-line of State Route 366 being N 82°-36'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 20, 2001.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
March 20, 2001



12D-4



LEGEND
 ⊙ P.K. NAIL SET

**LOCATION OF EASEMENTS
 OVER THE JAMES DAVID DUFF
 0.488 ACRE IN O.R. 115. PG. 556
 AND 0.396 ACRE IN O.R. 251. PG. 605
 VIRGINIA MILITARY SURVEY 9947
 RICHLAND TOWNSHIP
 LOGAN COUNTY, OHIO**



ORIGINAL STAMP IN GREEN

PREPARED BY:
Jeffrey I. Lee
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 MARCH 21, 2001

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 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

D-398 DUFFEAS2 L-1572-3
 DUFFEASE.DAT

7833 12P

INDIAN MEADOWS ESTATES NO. I

Situated in the State of Ohio, County of Logan, Township of Richland, located in Virginia Military Survey No. 9947, and being 31.577 acres out of that tract of land as conveyed to JAMES SCOTT DUFF and JAMES DAVID DUFF by deed of record in Volume 34, Page 84, all references being to those of record in the Recorder's Office, Logan County, Ohio.

Easements are reserved, where indicated on the plat, for the construction, operation and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

Know all men by these presents that JAMES SCOTT DUFF and SHARON LOUISE DUFF, his wife, their tax mailing address being P.O. Box 151, Huntsville, Ohio, and JAMES DAVID DUFF and RENEE LORRAINE DUFF, his wife, their tax mailing address being 9016 S.R. 117, Huntsville, Ohio, proprietors of the land indicated on the accompanying plat have authorized the platting thereof and do hereby dedicate the Drives and Boulevard shown thereon to the public use forever.

WITNESSES

John Taylor Eshley
R. Scott Stanfield
C. David Volby

PROPRIETORS

James Scott Duff
 JAMES SCOTT DUFF
Sharon Louise Duff
 SHARON LOUISE DUFF
James David Duff
 JAMES DAVID DUFF
Renee Lorraine Duff
 RENEE LORRAINE DUFF

STATE OF OHIO
 COUNTY OF LOGAN

Before me, a Notary Public in and for said State, personally came JAMES SCOTT DUFF, SHARON LOUISE DUFF, JAMES DAVID DUFF, and RENEE LORRAINE DUFF who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 21st day of APRIL, 1989.

Reviewed this 12th day of MAY, 1989.

Approved this 12th day of MAY, 1989.

Approved this 13 day of MAY, 1989.

Approved this 11th day of MAY, 1989.

Approved this 12th day of MAY, 1989.

Transferred this 18th day of MAY, 1989.

Filed for record this 18th day of MAY, 1989 at 10:24 A.M.

Recorded this 18th day of MAY, 1989.

in Plat Cabinet A, Slide 677.

STEVEN W. FRILLING
 Notary Public, State of Ohio
Alpha Ruble
 Chairman, Township Trustee, Richland Township
Chester R. Kurzy, P.E., P.S.
 County Engineer, Logan County, Ohio
James E. Paul
 I.L. LANE, S.W. SEWER DIST. MGR., Logan County, Ohio
Carma L. Scott
 Logan-Union-Champaign, Regional Planning Commission
Edward R. Cole
Donald E. Corwin
 Commissioners, Logan County, Ohio
John A. Jeffrey
 Auditor, Logan County, Ohio
Jean Jones
 Recorder, Logan County, Ohio
Carolyn Collins
 Recorder, Logan County, Ohio

LOT	PARCEL NO.	LOT	PARCEL NO.	LOT	PARCEL NO.
10	37-033-00-00-041002	11	37-033-00-00-041003	12	37-033-00-00-041004
11	37-033-00-00-041005	12	37-033-00-00-041006	13	37-033-00-00-041007
12	37-033-00-00-041008	13	37-033-00-00-041009	14	37-033-00-00-041010
13	37-033-00-00-041011	14	37-033-00-00-041012	15	37-033-00-00-041013
14	37-033-00-00-041014	15	37-033-00-00-041015	16	37-033-00-00-041016
15	37-033-00-00-041017	16	37-033-00-00-041018	17	37-033-00-00-041019
16	37-033-00-00-041020	17	37-033-00-00-041021	18	37-033-00-00-041022
17	37-033-00-00-041023	18	37-033-00-00-041024	19	37-033-00-00-041025
18	37-033-00-00-041026	19	37-033-00-00-041027	20	37-033-00-00-041028
19	37-033-00-00-041029	20	37-033-00-00-041030	21	37-033-00-00-041031
20	37-033-00-00-041032	21	37-033-00-00-041033	22	37-033-00-00-041034
21	37-033-00-00-041035	22	37-033-00-00-041036	23	37-033-00-00-041037
22	37-033-00-00-041038	23	37-033-00-00-041039	24	37-033-00-00-041040
23	37-033-00-00-041041	24	37-033-00-00-041042	25	37-033-00-00-041043
24	37-033-00-00-041044	25	37-033-00-00-041045	26	37-033-00-00-041046
25	37-033-00-00-041047	26	37-033-00-00-041048	27	37-033-00-00-041049
26	37-033-00-00-041050	27	37-033-00-00-041051	28	37-033-00-00-041052
27	37-033-00-00-041053	28	37-033-00-00-041054	29	37-033-00-00-041055
28	37-033-00-00-041056	29	37-033-00-00-041057	30	37-033-00-00-041058
29	37-033-00-00-041059	30	37-033-00-00-041060	31	37-033-00-00-041061
30	37-033-00-00-041062	31	37-033-00-00-041063		

LEE SURVEYING & MAPPING CO.

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in V.M.S. 9947, Richland Township, Logan County, Ohio.

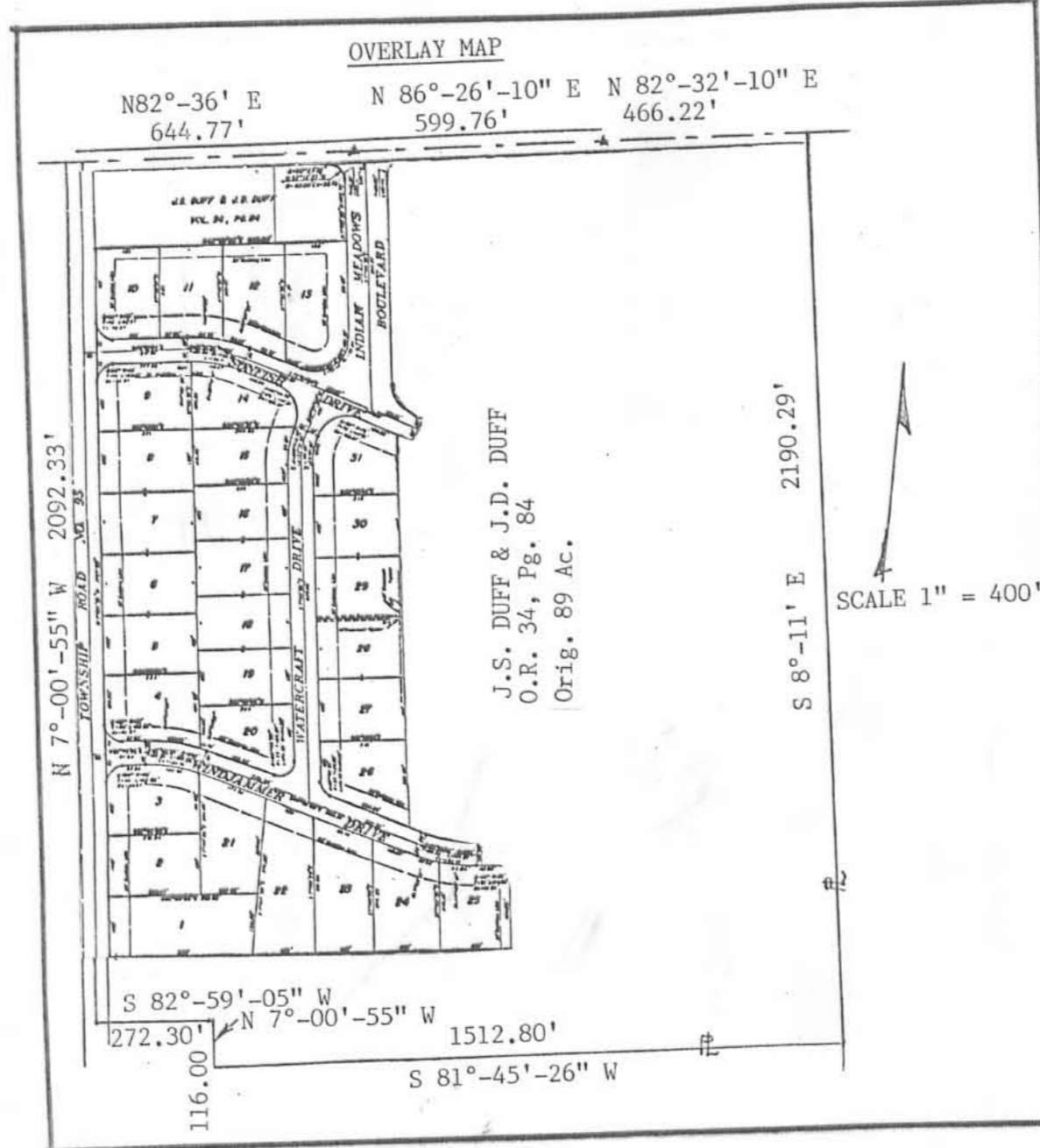
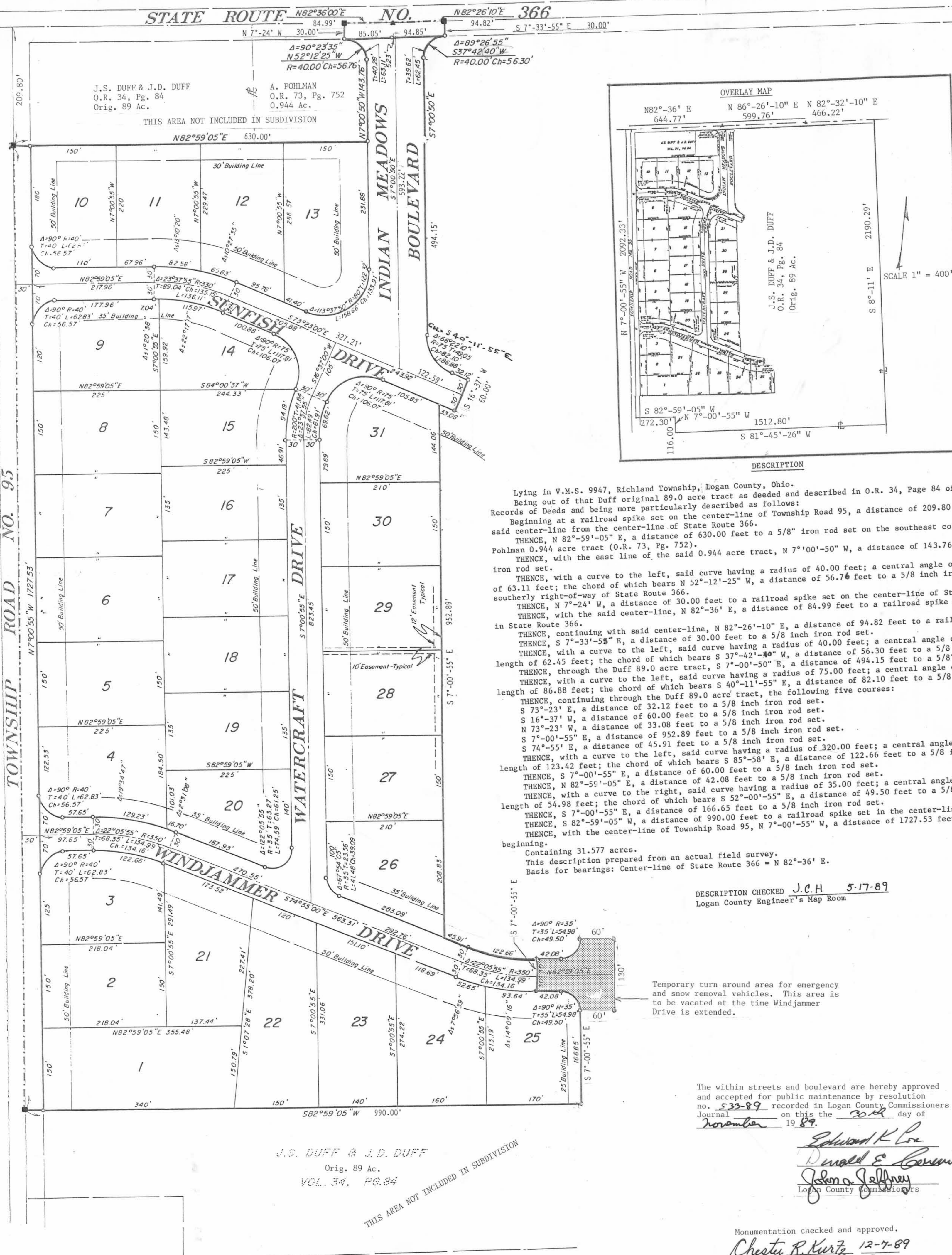
The tract has a total area of 31.577 acres, of which 6.504 acres lie within the proposed rights-of-way, leaving a net area in the lots of 25.073 acres.

All measurements are in feet and decimal parts thereof. Measurements along curves are chord distances unless otherwise noted.

I hereby certify that the accompanying plat is a correct representation of INDIAN MEADOWS ESTATES I as surveyed on October 9, 1987, and that all monuments and iron rods as shown hereon have been, or will be set upon completion of construction.

Clayton M. Lee
 Clayton M. Lee
 Registered Professional Surveyor No. 6181

Lee Surveying & Mapping Co.
 855 E. Sandusky Ave.
 BELLEFONTAINE, OHIO 43311
 (613) 593-5780



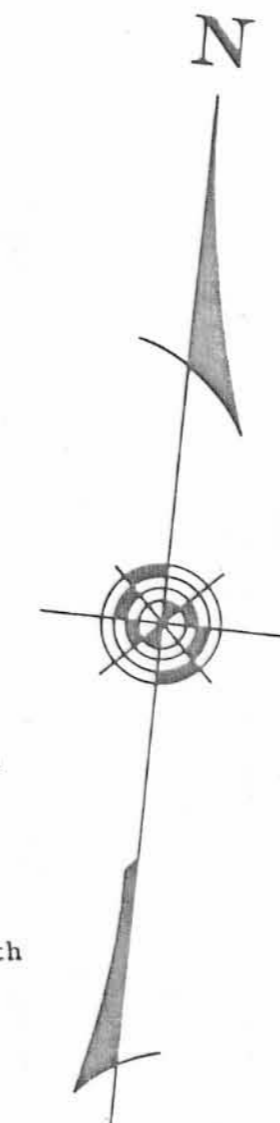
Lying in V.M.S. 9947, Richland Township, Logan County, Ohio. Being out of that Duff original 89.0 acre tract as deeded and described in O.R. 34, Page 84 of the Logan County Records of Deeds and being more particularly described as follows:
 Beginning at a railroad spike set on the center-line of Township Road 95, a distance of 209.80 feet, southerly, with said center-line from the center-line of State Route 366.
 THENCE, N 82°-59'-05" E, a distance of 630.00 feet to a 5/8" iron rod set on the southeast corner of the Pohlman 0.944 acre tract (O.R. 73, Pg. 752).
 THENCE, with the east line of the said 0.944 acre tract, N 7°-00'-55" W, a distance of 143.76 feet to a 5/8" iron rod set.
 THENCE, with a curve to the left, said curve having a radius of 40.00 feet; a central angle of 90°-23'-35"; a length of 63.11 feet; the chord of which bears N 52°-12'-25" W, a distance of 56.76 feet to a 5/8 inch iron rod set on the southerly right-of-way of State Route 366.
 THENCE, N 7°-24' W, a distance of 30.00 feet to a railroad spike set on a railroad spike found at an angle THENCE, with the said center-line, N 82°-36' E, a distance of 84.99 feet to a railroad spike set on the center-line of State Route 366.
 THENCE, continuing with said center-line, N 82°-26'-10" E, a distance of 94.82 feet to a railroad spike set.
 THENCE, S 7°-33'-55" E, a distance of 30.00 feet to a 5/8 inch iron rod set.
 THENCE, with a curve to the left, said curve having a radius of 40.00 feet; a central angle of 89°-26'-55"; a length of 62.45 feet; the chord of which bears S 37°-42'-48" W, a distance of 494.15 feet to a 5/8" iron rod set.
 THENCE, through the Duff 89.0 acre tract, S 7°-00'-50" E, a distance of 494.15 feet to a 5/8" iron rod set.
 THENCE, with a curve to the left, said curve having a radius of 75.00 feet; a central angle of 66°-22'-10"; a length of 86.88 feet; the chord of which bears S 40°-11'-55" E, a distance of 82.10 feet to a 5/8 inch iron rod set.
 THENCE, continuing through the Duff 89.0 acre tract, the following five courses:
 S 73°-23' E, a distance of 32.12 feet to a 5/8 inch iron rod set.
 S 16°-37' W, a distance of 60.00 feet to a 5/8 inch iron rod set.
 N 73°-23' W, a distance of 33.08 feet to a 5/8 inch iron rod set.
 S 7°-00'-55" E, a distance of 45.91 feet to a 5/8 inch iron rod set.
 THENCE, with a curve to the left, said curve having a radius of 320.00 feet; a central angle of 22°-05'-55"; a length of 123.42 feet; the chord of which bears S 85°-58' E, a distance of 122.66 feet to a 5/8 inch iron rod set.
 THENCE, S 7°-00'-55" E, a distance of 60.00 feet to a 5/8 inch iron rod set.
 THENCE, N 82°-55'-05" E, a distance of 42.08 feet to a 5/8 inch iron rod set; a central angle of 90°-00'; a length of 54.98 feet; the chord of which bears S 52°-00'-55" E, a distance of 49.50 feet to a 5/8 inch iron rod set.
 THENCE, S 7°-00'-55" E, a distance of 990.00 feet to a railroad spike set in the center-line of Township Road 95.
 THENCE, S 82°-59'-05" W, a distance of 990.00 feet to a railroad spike set in the center-line of Township Road 95, N 7°-00'-55" W, a distance of 1727.53 feet to the point of beginning.
 Containing 31.577 acres.
 This description prepared from an actual field survey. N 82°-36' E.
 Basis for bearings: Center-line of State Route 366 = N 82°-36' E.

DESCRIPTION CHECKED J.C.H. 5-17-89
 Logan County Engineer's Map Room

Temporary turn around area for emergency and snow removal vehicles. This area is to be vacated at the time Windjammer Drive is extended.

The within streets and boulevard are hereby approved and accepted for public maintenance by resolution no. 532-89 recorded in Logan County Commissioners Journal on this the 30th day of November, 1989.
Edward R. Cole
Donald E. Corwin
John A. Jeffrey
 Logan County Commissioners

Monumentation checked and approved.
Chester R. Kurzy 12-7-89
 Logan County Engineer Date



INDIAN MEADOWS ESTATES NO. 2

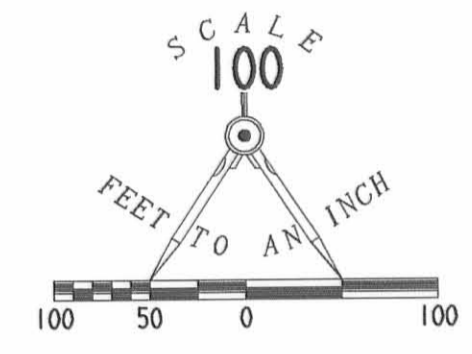
VIRGINIA MILITARY SURVEY 9947
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES DAVID DUFF AND RENEE LORAIN DUFF, OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THERON AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER. THEY WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES FOR BOTH
SIGNATURE Barbara A. Zehler
PRINTED NAME Barbara A. Zehler
SIGNATURE Courtney L. Lones
PRINTED NAME Courtney L. Lones

OWNERS
JAMES DAVID DUFF & RENEE LORAIN DUFF, HUSBAND & WIFE
SIGNATURE James David Duff
PRINTED NAME James David Duff
SIGNATURE Renee Loraine Duff
PRINTED NAME Renee Loraine Duff



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	89° 27' 00"	40.00'	62.45'	39.62'	56.30'	S 37° 42' 40" W
C 2	81° 36' 04"	35.00'	49.85'	30.21'	45.74'	S 02° 48' 03" E
C 3	36° 35' 09"	410.00'	261.80'	135.54'	257.38'	S 25° 18' 29" E
C 4	90° 00' 00"	35.00'	54.98'	35.00'	49.50'	S 52° 00' 55" E
C 5	32° 15' 55"	255.00'	143.60'	73.76'	141.71'	S 80° 52' 57" E
C 6	33° 26' 00"	205.00'	119.62'	61.57'	117.93'	S 81° 27' 59" E
C 7	90° 00' 00"	35.00'	54.98'	35.00'	49.50'	N 36° 48' 59" E
C 8	90° 00' 00"	35.00'	54.98'	35.00'	49.50'	N 52° 00' 55" W
C 9	22° 05' 55"	320.00'	123.42'	62.49'	122.66'	N 85° 58' 00" W
C 10	66° 22' 10"	75.00'	86.88'	49.05'	82.10'	N 40° 11' 17" W
C 11	21° 23' 00"	380.00'	141.82'	71.75'	141.00'	S 62° 41' 30" E
C 12	44° 59' 05"	380.00'	290.73'	157.34'	290.74'	S 29° 30' 26" E
C 13	32° 15' 55"	225.00'	126.71'	65.08'	125.04'	S 80° 52' 58" E
C 14	33° 26' 00"	235.00'	137.13'	70.58'	135.19'	S 81° 28' 00" E
C 15	81° 36' 04"	35.00'	49.85'	30.21'	45.74'	S 78° 48' 01" W
C 16	12° 59' 04"	410.00'	92.92'	46.66'	92.72'	N 66° 53' 29" W
C 17	48° 41' 51"	350.00'	297.48'	158.39'	288.60'	S 49° 02' 05" E
C 18	17° 40' 14"	350.00'	107.94'	54.40'	107.52'	S 15° 51' 00" E
C 19	90° 00' 00"	35.00'	54.98'	35.00'	49.50'	S 37° 59' 05" W
C 20	90° 00' 00"	35.00'	54.98'	35.00'	49.50'	S 53° 11' 00" E
C 21	90° 00' 00"	35.00'	54.98'	35.00'	49.50'	N 37° 59' 05" E
C 22	27° 47' 05"	195.00'	94.56'	48.23'	93.64'	S 83° 07' 21" E
C 23	04° 28' 50"	195.00'	15.25'	7.63'	15.24'	S 66° 59' 26" E
C 24	10° 16' 23"	265.00'	47.51'	23.82'	47.45'	S 69° 53' 13" E
C 25	23° 09' 37"	265.00'	107.12'	54.30'	106.39'	S 86° 36' 11" E

SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY 9947, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 15.546 ACRES OF WHICH 3.735 ACRES ARE IN THE STREETS RIGHTS-OF-WAY, LEAVING A NET AREA OF 11.811 ACRES IN BUILDING LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF

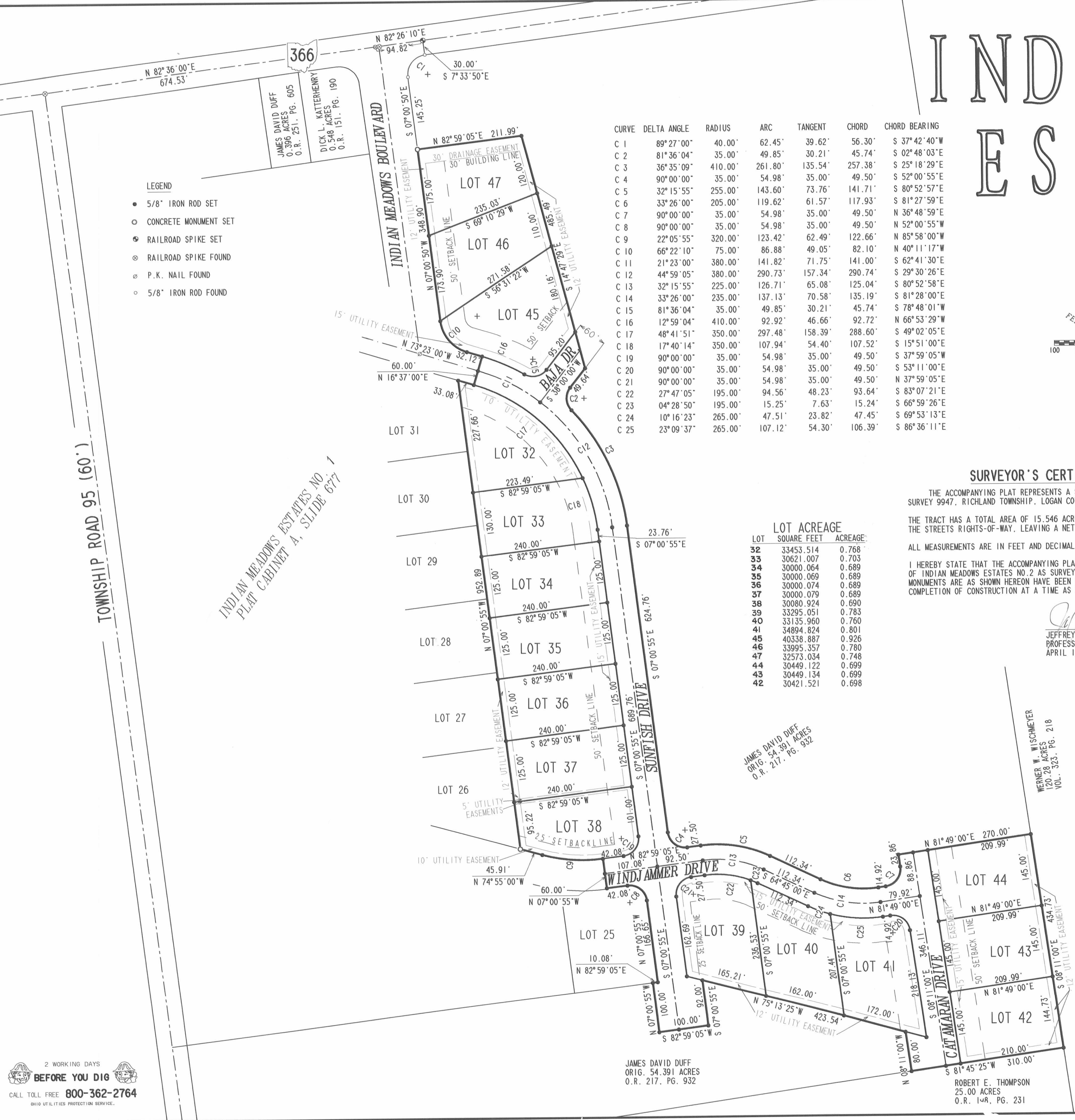
I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF INDIAN MEADOWS ESTATES NO. 2 AS SURVEYED IN MARCH OF 1996, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETOR.

JEFFREY F. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 15, 1996



LOT	SQUARE FEET	ACREAGE
32	33453.514	0.768
33	30621.007	0.703
34	30000.064	0.689
35	30000.069	0.689
36	30000.074	0.689
37	30000.079	0.689
38	30080.924	0.690
39	33295.051	0.783
40	33135.960	0.760
41	34894.824	0.801
45	40338.887	0.926
46	33995.357	0.780
47	32573.034	0.748
44	30449.122	0.699
43	30449.134	0.699
42	30421.521	0.698

- LEGEND
- 5/8" IRON ROD SET
 - CONCRETE MONUMENT SET
 - ⊙ RAILROAD SPIKE SET
 - ⊙ RAILROAD SPIKE FOUND
 - ⊙ P.K. NAIL FOUND
 - 5/8" IRON ROD FOUND



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

JAMES DAVID DUFF
ORIG. 54.391 ACRES
O.R. 217, PG. 932

ROBERT E. THOMPSON
25.00 ACRES
O.R. 148, PG. 231

DEVELOPER
JAMES DAVID DUFF AND
RENEE LORAIN DUFF
9101 S.R. 117
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INDIAN MEADOWS ESTATES NO. 2

VIRGINIA MILITARY SURVEY 9947
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

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 RAILROAD SPIKE FOUND AT THE INTERSECTION OF CENTER-LINES OF OHIO ROUTE 366 (60 FEET WIDE) AND TOWNSHIP ROAD 95.

THENCE, WITH THE CENTER-LINE OF OHIO ROUTE 366, N 82°-36'-00" E, A DISTANCE OF 674.53 FEET TO A RAILROAD SPIKE FOUND.

THENCE, WITH THE CENTER-LINE OF OHIO ROUTE 366, N 82°-26'-10" E, A DISTANCE OF 94.82 FEET TO A RAILROAD SPIKE SET.

THENCE, S 07°-33'-50" E, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF STATE ROUTE 366.

THENCE, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°-27'-00", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 62.45 FEET WITH A CHORD BEARING S 37°-42'-40" W, A DISTANCE OF 56.30 FEET TO A 5/8 INCH IRON ROD FOUND.

THENCE, WITH THE EAST LINE OF INDIAN MEADOWS BOULEVARD (PLAT CABINET A, SLIDE 677), S 7°-00'-50" E, A DISTANCE OF 145.25 FEET TO A CONCRETE MONUMENT SET AT THE TRUE POINT OF BEGINNING.

THENCE, N 82°-59'-05" E, A DISTANCE OF 211.99 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 14°-47'-29" E, A DISTANCE OF 485.49 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 38°-00'-00" W, A DISTANCE OF 49.64 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 81°-36'-04", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 49.85 FEET WITH A CHORD BEARING S 2°-48'-03" E, A DISTANCE OF 45.74 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°-35'-09", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 261.80 FEET WITH A CHORD BEARING S 25°-18'-29" E, A CHORD DISTANCE OF 257.38 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 7°-00'-55" E, A DISTANCE OF 624.76 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°-00'-00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET WITH A CHORD BEARING S 52°-00'-55" E, A DISTANCE OF 49.50 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 82°-59'-05" E, A DISTANCE OF 27.50 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°-15'-55", A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 143.60 FEET WITH A CHORD BEARING S 80°-52'-57" E, A CHORD DISTANCE OF 141.71 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 64°-45'-00" E, A DISTANCE OF 112.34 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°-26'-00", A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 119.62 FEET WITH A CHORD BEARING S 81°-27'-59" E, A DISTANCE OF 117.93 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 81°-49'-00" E, A DISTANCE OF 14.92 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°-00'-00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET WITH A CHORD BEARING N 36°-48'-59" E, A DISTANCE OF 49.50 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 8°-11'-00" W, A DISTANCE OF 23.86 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 81°-49'-00" E, A DISTANCE OF 270.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE WEST LINE OF THE WERNER W. WISCHMEYER 120.28 ACRE TRACT (VOL. 323, PG. 218), S 8°-11'-00" E, A DISTANCE OF 434.73 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE NORTH LINE OF THE ROBERT E. THOMPSON 25.00 ACRE TRACT, (O.R. 198, PG. 231), S 81°-45'-25" W, A DISTANCE OF 310.00 FEET TO A 5/8" IRON ROD SET.

THENCE, N 8°-11'-00" W, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 75°-13'-25" W, A DISTANCE OF 423.54 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 7°-00'-55" E, A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 82°-59'-05" W, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 7°-00'-55" W, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE SOUTH LINE OF INDIAN MEADOWS ESTATE NO.1 (PLAT CABINET A, SLIDE 677), N 82°-59'-05" E, A DISTANCE OF 10.08 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, WITH THE EAST LINES OF THE SAID INDIAN MEADOWS ESTATES NO.1 THE FOLLOWING TWELVE CALLS:

N 7°-00'-55" W, A DISTANCE OF 166.65 FEET TO A 5/8 INCH IRON ROD SET
WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°-00'-00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET WITH A CHORD BEARING N 52°-00'-55" W, A DISTANCE OF 49.50 FEET TO A 5/8 INCH IRON ROD SET.

S 82°-59'-05" W, A DISTANCE OF 42.08 FEET TO A 5/8 INCH IRON ROD SET.

N 7°-00'-55" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET.

WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°-05'-55", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 123.42 FEET WITH A CHORD BEARING N 85°-58'-00" W, A CHORD DISTANCE OF 122.66 FEET TO A 5/8 INCH IRON ROD SET.

N 74°-55'-00" W, A DISTANCE OF 45.91 FEET TO A CONCRETE MONUMENT SET.

N 7°-00'-55" W, A DISTANCE OF 952.89 FEET TO A 5/8 INCH IRON ROD SET.

S 73°-23'-00" E, A DISTANCE OF 33.08 FEET TO A 5/8 INCH IRON ROD SET.

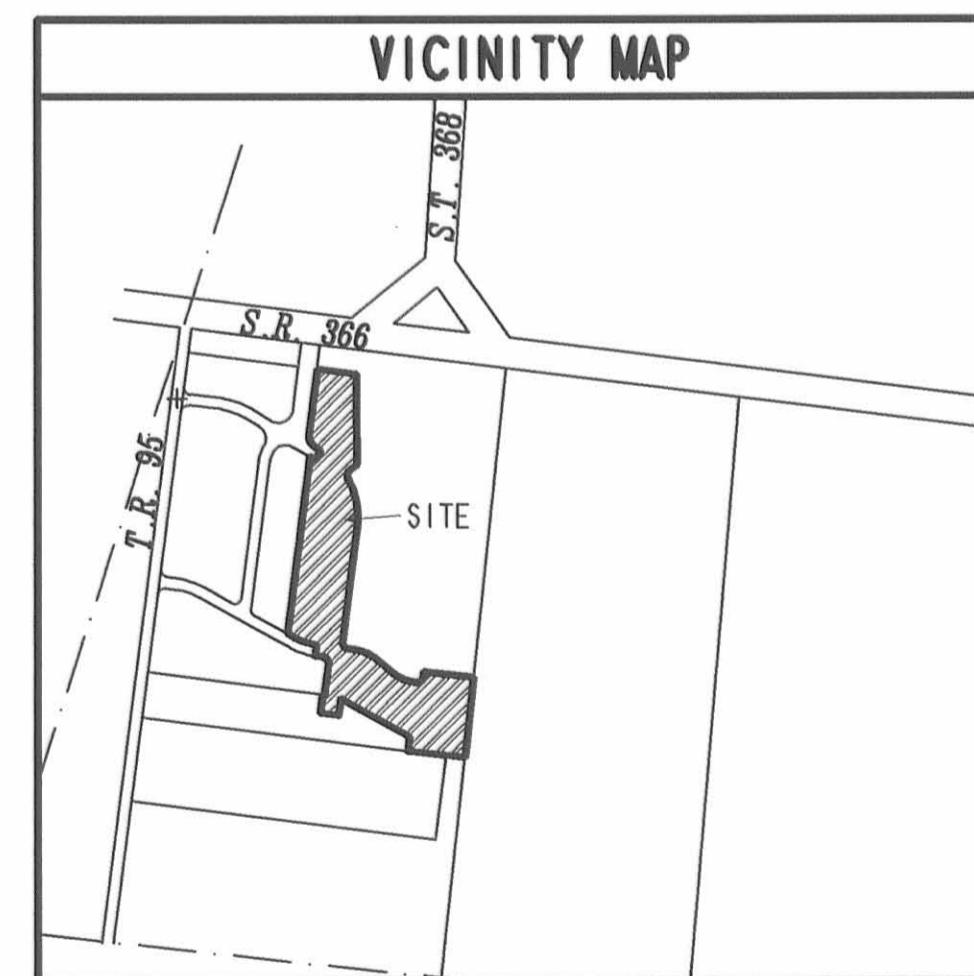
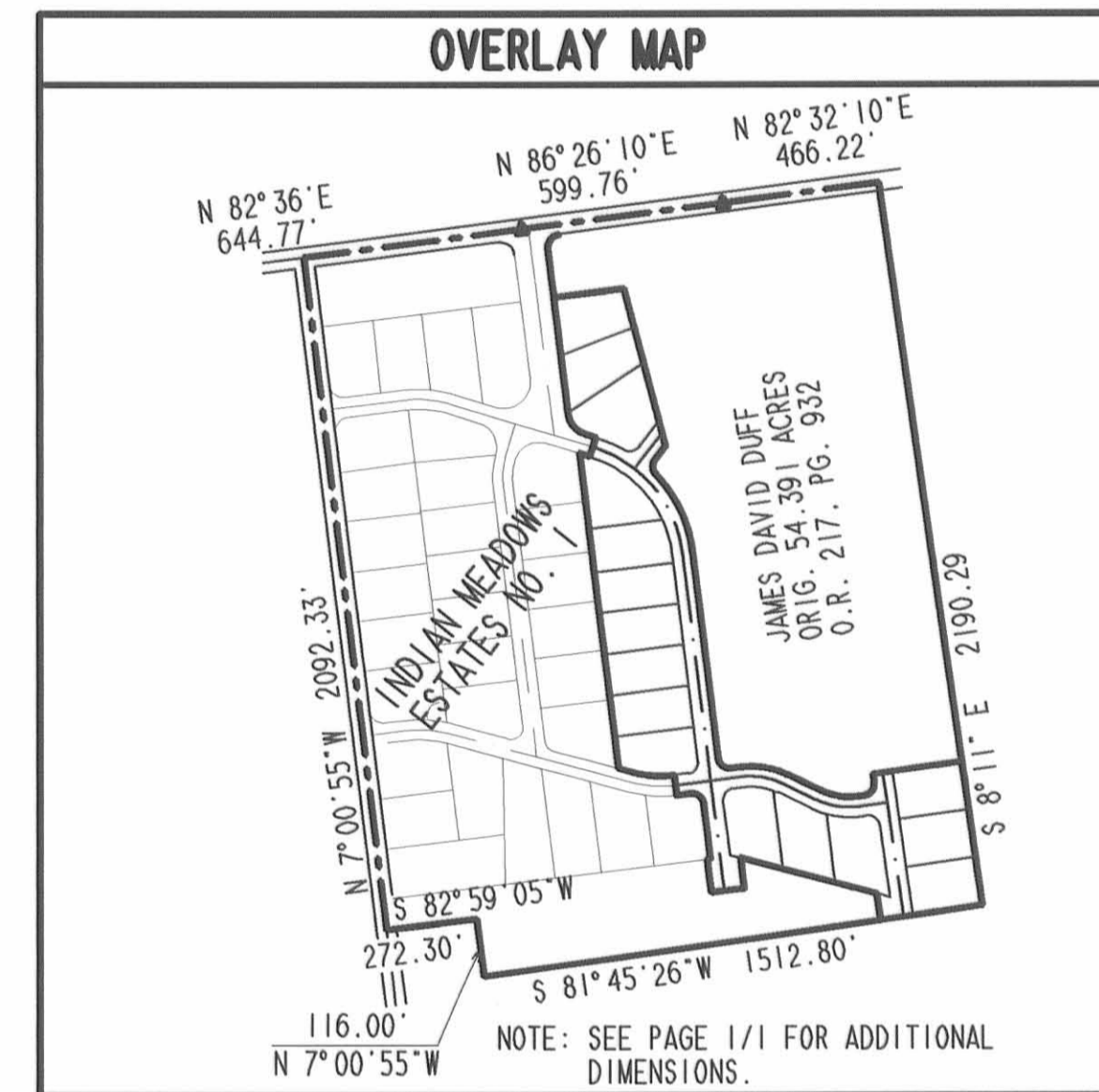
N 16°-37'-00" E, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET.

N 73°-23'-00" W, A DISTANCE OF 32.12 FEET TO A 5/8 INCH IRON ROD SET.

WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66°-22'-10", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 86.88 FEET WITH A CHORD BEARING N 40°-11'-17" W, A CHORD DISTANCE OF 82.10 FEET TO A 5/8 INCH IRON ROD SET.

WITH THE EAST RIGHT-OF-WAY OF INDIAN MEADOWS BOULEVARD, N 7°-00'-50" W, A DISTANCE OF 348.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.546 ACRES.



COVENANTS AND RESTRICTIONS

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

1.) NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, 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.

2.) ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, 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.

3.) 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. 2 SHALL BE CUSTOM STICK BUILT ON THE PREMISES.

4.) 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.

5.) FOR THE PURPOSES OF MAINTAINING SPECIFIC ARCHITECTURAL GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF ALL THE LOTS WITHIN INDIAN MEADOWS ESTATES NO. 11, 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 ERECTED 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.

6.) 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. 2 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.

7.) NO WALLS OR FENCES OF ANY TYPE SHALL BE ERECTED 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.

8.) 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.

9.) 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.

10.) 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.

11.) CONCRETE SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY.

12.) RESIDENCES SHALL HAVE FRONT AND REAR OR SIDE DOOR EXITS.

13.) THE FRONT BUILDING SET BACK SHALL NOT BE LESS THAN FIFTY FEET FROM THE RIGHT-OF-WAY LINE OF THE STREET.

14.) 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.

15.) 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.

16.) ALL LOTS WHICH HAVE BEEN DEVELOPED BUT NOT BUILT UPON SHALL BE MAINTAINED TO INCLUDE TWO (2) MOWING EACH YEAR, NOT LATER THAN JUNE 15 AND SEPTEMBER 15. NO WEEDS OR UNDERGROWTH SHALL BE PERMITTED.

17.) 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.

18.) RECREATIONAL VEHICLES, SNOW MOBILES, BOATS, MOTORCYCLES AND OTHER SIMILAR VEHICLES SHALL BE STORED WITHIN THE GARAGE OR OUTBUILDING.

19.) 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.

20.) NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERECTED 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.

21.) 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.

22.) STORM DETENTION EASEMENTS SHALL NOT BE ALTERED AND SHALL BE MAINTAINED BY THE LOT OWNER.

23.) 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.

24.) 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 ERECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.

25.) ONE YEAR AFTER THE SALE OF ALL OF THE LOTS IN THE INDIAN MEADOWS ESTATES NO.2, AND FUTURE 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.

26.) 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, 2021, 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.

27.) THESE RESTRICTIONS SHALL BE FOR THE BENEFIT OF ALL OF THE LOT OWNERS OF INDIAN MEADOWS ESTATE NO. 2 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.

28.) 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.



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