

LAKE SENECA RESORTS

PLAT NO. 4

"Oak Hills Village"

SHEET NO. 1 OF 2

GUERNSEY COUNTY, OHIO

OFFICE OF GUERNSEY COUNTY ENGINEER, GUERNSEY COUNTY, OHIO
 THIS PLAT IS HEREBY APPROVED AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS
 APPROVED THIS 25TH DAY OF AUGUST, 1975
 BY Lloyd A. Brock COUNTY ENGINEER

OFFICE OF GUERNSEY REGIONAL PLANNING COMMISSION GUERNSEY COUNTY, OHIO
 THIS PLAT IS HEREBY APPROVED AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS
 APPROVED THIS 25TH DAY OF AUGUST, 1975
 BY John J. McFarland ITS SECRETARY

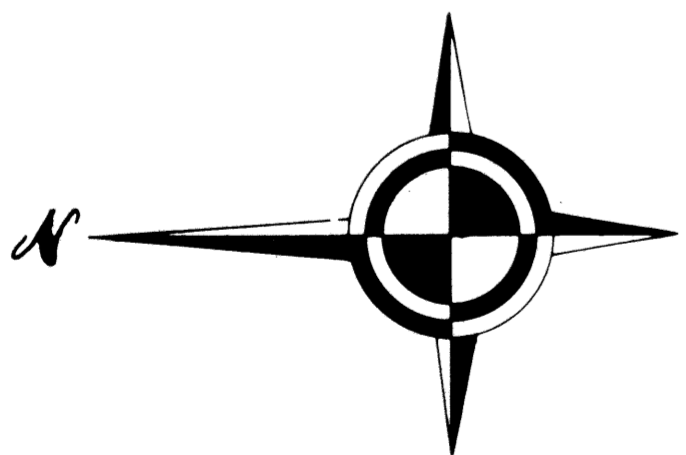
WE, THE COUNTY COMMISSIONERS OF GUERNSEY COUNTY, OHIO DO HEREBY APPROVE THIS PLAT AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS ALL STREETS OR ROADS SHALL BE PRIVATE STREETS OR ROADS.
 APPROVED THIS 25TH DAY OF AUGUST, 1975

BY James P. Taylor
 BY Andrew Keff
 BY John O. Stapp GUERNSEY COUNTY COMMISSIONERS

NOTE: STREETS ARE PRIVATE AND NOT DEDICATED TO PUBLIC USE. LOTS ARE FOR RECREATIONAL VEHICLE ONLY.

EASEMENTS: STREET SIDE 10 FEET
 SIDE P.L. 5 FEET
 REAR P.L. 5 FEET
 BUILDING LINE: STREET SIDE 15 FEET UNLESS SHOWN OTHERWISE
 SIDE P.L. 5 FEET
 REAR P.L. 10 FEET

LEGEND
 • DENOTES IRON PIN MINIMUM 24" LONG
 - - - - - BUILDING LINE



GRAPHIC SCALE
 ASSUME SCALE
 OCTOBER, 1974

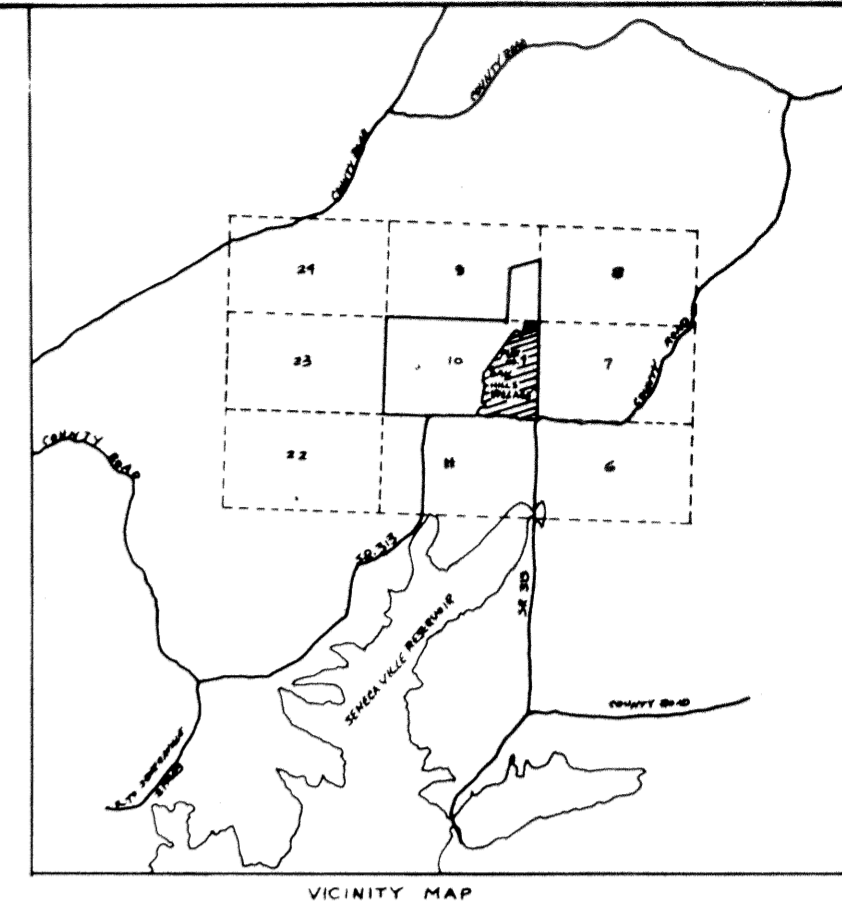
AREA IN ROADS 4.1501 ACRES
 AREA IN LOTS 13.3641 ACRES
 AREA IN TRACTS 10.8711 ACRES
 AREA IN S.R. 313 0.9201 ACRES
 TOTAL AREA 29.0153 ACRES

C. EDWIN HULTMAN CO. • Restoration of Public Records

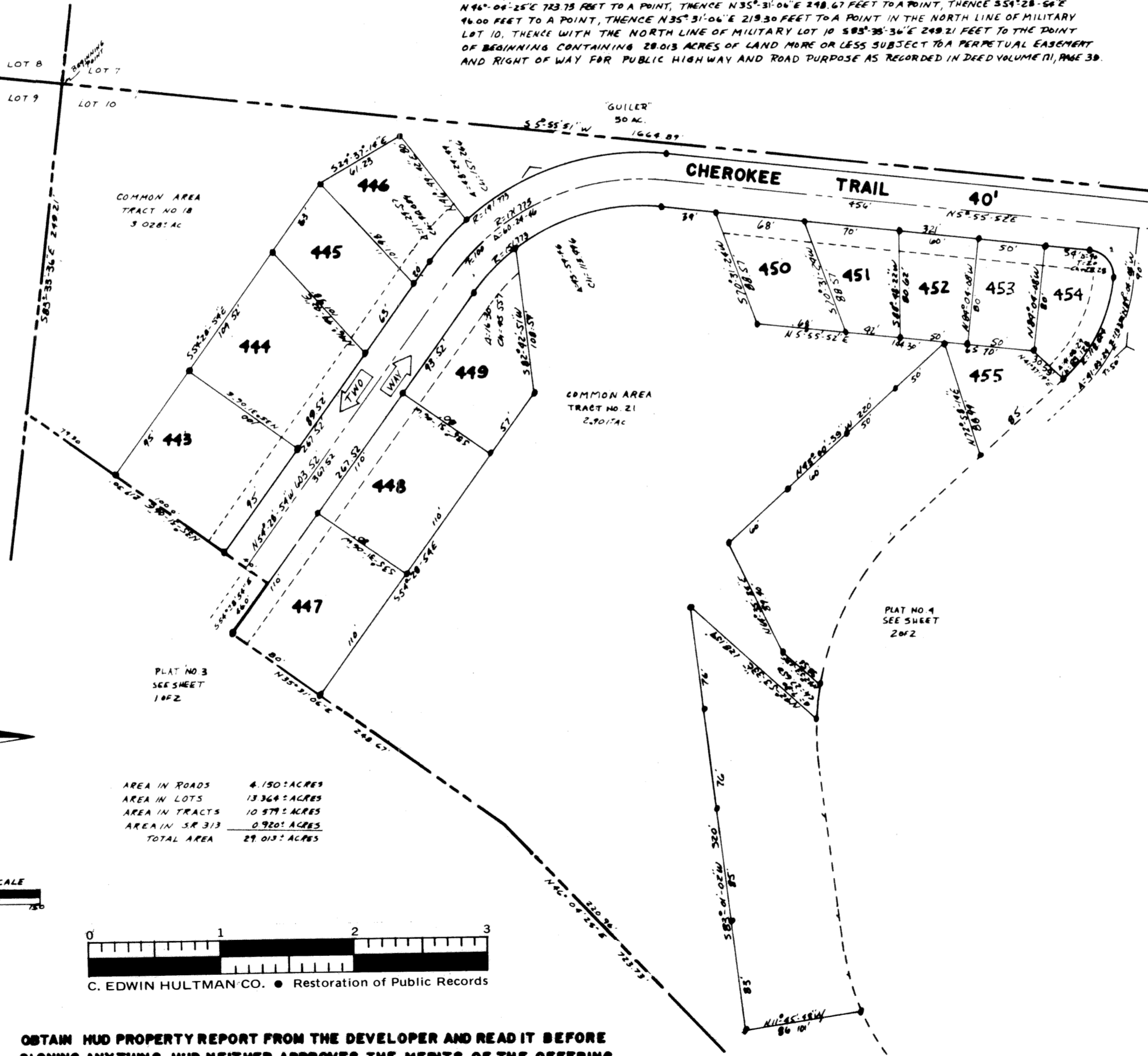
OBTAIN HUD PROPERTY REPORT FROM THE DEVELOPER AND READ IT BEFORE SIGNING ANYTHING. HUD NEITHER APPROVES THE MERITS OF THE OFFERING NOR THE VALUE, IF ANY, OF THE PROPERTY.

DESCRIPTION OF PROPERTY SURVEYED

A PARCEL OF REAL ESTATE TO WIT: SITUATED IN THE STATE OF OHIO, COUNTY OF GUERNSEY, TOWNSHIP 1 NORTH, RANGE 1 WEST AND BEING A PART OF MILITARY LOT 10, BEING FURTHER BOUNDED AND DESCRIBED AS: BEGINNING AT THE NORTH EAST CORNER OF SAID MILITARY LOT 10, THENCE WITH THE EAST LINE OF SAID MILITARY LOT 10 S5°55'51"W 1664.89 FEET TO THE SOUTH EAST CORNER OF SAID MILITARY LOT 10, THENCE WITH THE SOUTH LINE OF SAID MILITARY LOT 10 N05°28'51"W 1039.70 FEET TO A POINT, THENCE N26°26'35"E 133.10 FEET TO A POINT, THENCE S02°44'E 35. FEET TO A POINT, THENCE N7°20'E 116. FEET TO A POINT, THENCE N08°13'54"W 33.25 FEET TO A POINT, THENCE N05°52'E 267.01 FEET TO A POINT, THENCE N4°53'04"E 46.41 FEET TO A POINT, THENCE N23°04'21"W 158.00 FEET TO A POINT, THENCE N11°35'04"E 41.82 FEET TO A POINT, THENCE N78°24'58"W 11.95 FEET TO A POINT, THENCE N41°04'25"E 123.75 FEET TO A POINT, THENCE N35°31'04"E 248.67 FEET TO A POINT, THENCE S51°28'56"E 41.00 FEET TO A POINT, THENCE N35°31'04"E 219.30 FEET TO A POINT IN THE NORTH LINE OF MILITARY LOT 10, THENCE WITH THE NORTH LINE OF MILITARY LOT 10 S03°30'34"E 249.21 FEET TO THE POINT OF BEGINNING CONTAINING 28.013 ACRES OF LAND MORE OR LESS SUBJECT TO A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC HIGHWAY AND ROAD PURPOSE AS RECORDED IN DEED VOLUME 11, PAGE 30.



VICINITY MAP



DEDICATION AND RESTRICTIONS

WE, THE UNDERSIGNED, ROBERT L. BECK, PRESIDENT AND JAMES P. SIMPSON, SECRETARY OF LAKE SENECA RESORTS, LTD., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "LAKE SENECA RESORTS" PLAT NO. FOUR "OAK HILLS VILLAGE" CONSISTING OF 131 LOTS NUMBERED 443 THRU 573 EXCLUSIVELY AND 4 TRACTS NUMBERED 18 THRU 21 INCLUSIVE AND SAID PLAT SHALL BE SUBJECT TO ALL RESERVATIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DEED VOL. 308, PAGE 191 IN THE OFFICE OF THE GUERNSEY COUNTY RECORDER GUERNSEY COUNTY, OHIO.

ALL STREETS, ROADS, COMMON AREAS AND DRAINAGE AREAS ARE HEREBY DEDICATED TO THE LOT OWNERS IN SAID LAKE SENECA RESORTS FOREVER FOR THE BENEFIT OF INDIVIDUAL PURCHASERS OF EACH AND EVERY LOT AND SUBLOT WITHIN THE SUBDIVISION AND FOR THE GUEST, VISITORS, HEIRS AND ASSIGNS OF EACH OF THE FOREGOING PERSONS AS SET OUT IN THE ABOVE STATED RESERVATIONS, COVENANTS AND RESTRICTIONS. FRONT, SIDE AND REAR YARD BUILDING SETBACK LINE ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT OR STATED IN THE RESTRICTIVE COVENANTS, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDINGS, STRUCTURE OR RECREATIONAL VEHICLE. ALL LOTS ARE FOR RECREATIONAL VEHICLES ONLY.

UTILITY EASEMENTS
 AN EASEMENT IS HEREBY GRANTED TO ALL PUBLIC OR PRIVATE UTILITY COMPANIES WHO ARE LEGALLY SERVING THIS AREA ENCOMPASS BY THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES, UNDERGROUND WIRE, ETC., WITH ALL NECESSARY APPLIANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT OR STATED IN THE RECORDED RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH THE ABOVE STATED UTILITY SERVICES, INCLUDING THE RIGHT TO USE THE STREETS, ROADS, COMMON AREAS AND DRAINAGE AREAS WHERE NECESSARY TOGETHER WITH THE RIGHT OF EGRESS AND RECESS OVER ALL LOTS TO AND FROM THE EASEMENT FOR PUBLIC UTILITY AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND THE RIGHT TO CUT, TRIM OR REMOVE AND REEPLANT ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY OR UTILITY EQUIPMENT, TOGETHER WITH THE RIGHT TO REMOVE DEFECTIVE TREES ON PRIVATE PROPERTY WHICH ENDANGER SERVICE, NO PERMANENT OR TEMPORARY BUILDING, STRUCTURE OR RECREATIONAL VEHICLE SHALL BE PLACED ON SAID EASEMENT WITH THE RIGHT RESERVED TO SUCH UTILITIES TO REMOVE PERMANENT OR TEMPORARY BUILDING, STRUCTURE OR RECREATIONAL VEHICLE, ETC. FROM SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

LAKE SENECA RESORTS, LTD.
 BY Robert L. Beck PRESIDENT
 ATTEST
 BY James P. Simpson SECRETARY

STATE OF OHIO }
 COUNTY OF GUERNSEY }
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS 25TH DAY OF AUGUST, 1975, PERSONALLY APPEARED THE ABOVE STATED PRESIDENT AND SECRETARY OF LAKE SENECA RESORTS, LTD. AND AFFIRMED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR FREE VOLUNTARY ACT AND DEED IN BENEFIT OF LAKE SENECA RESORTS, LTD., FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC
Cliff L. Webster
 CLIFF L. WEBSTER
 NOTARY PUBLIC, GUERNSEY COUNTY, OHIO
 MY COMMISSION EXPIRES APRIL 11, 1980

OFFICE OF GUERNSEY COUNTY RECORDER GUERNSEY COUNTY, OHIO. THIS PLAT WAS RECEIVED FOR RECORD THIS 27TH DAY OF AUG, IN THE YEAR 1975
 43946 PLAT Book #12 Page's 94 & 95 BY Robert B. Ballentine RECORDER
 FEE \$16.00

OFFICE OF GUERNSEY COUNTY AUDITOR GUERNSEY COUNTY, OHIO THIS PLAT WAS TRANSFERRED THIS 26TH OF AUGUST, IN THE YEAR 1975
 BY Leonard Williams AUDITOR

SURVEYORS CERTIFICATE
 I, BLENDO DUKE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLETED ON THIS 25TH DAY OF OCTOBER, 1974, THAT ALL THE IRON PINS SHOWN HEREON HAVE OR WILL BE SET AND THAT THE LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

BY Blendo Duke
 BLENDO DUKE, OHIO REG. LAND SURVEYOR NO. S-5098
 12 LOTS
 2 TRACTS