

ORIGINAL PLAT FILED AS # 12

LAKE SENECA RESORTS

PLAT NO. 1

"Tanglewood Village"

SHEET NO. 1 OF 2

GUERNSEY COUNTY, OHIO

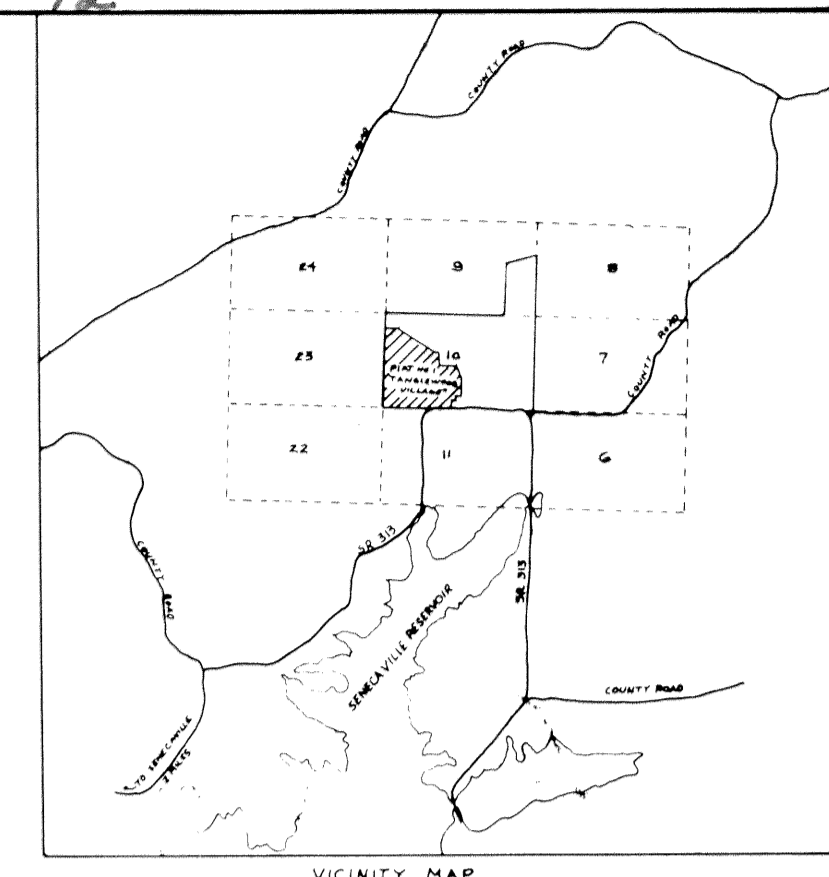
OFFICE OF GUERNSEY COUNTY ENGINEER, GUERNSEY COUNTY, OHIO
 THIS PLAT IS HEREBY APPROVED AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS
 APPROVED THIS 18 DAY OF JUNE 1974
 BY Lloyd A. Brockwell, PE
 COUNTY ENGINEER

OFFICE OF GUERNSEY REGIONAL PLANNING COMMISSION, GUERNSEY COUNTY, OHIO
 THIS PLAT IS HEREBY APPROVED AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS
 APPROVED THIS 18 DAY OF JUNE 1974
 BY Dorothy Mansbach
 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 18 DAY OF JUNE 1974
 BY John O. Dyaloff
John P. Taylor
Andrew Xitff
 GUERNSEY COUNTY COMMISSIONERS

DEED Vol. 307 Pg 124

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, MILITARY LOT 10 BEING FURTHER BOUNDED AND DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID MILITARY LOT 10, THENCE ALONG THE WEST LINE OF SAID MILITARY LOT 10, N62°28'03"E 1428.4 FEET, THENCE LEAVING SAID WEST LINE OF SAID MILITARY LOT 10, S83°30'37"E 184.64 FEET, THENCE S45°02'55"E 829.55 FEET, THENCE S83°38'E 400.00 FEET, THENCE S6°22'W 228.00 FEET, THENCE S85°38'E 339.28 FEET, THENCE N113°41'E 100.00 FEET, THENCE S126°11'E 174.71 FEET, THENCE S6°22'W 228.00 FEET, THENCE N83°38'W 80.00 FEET, THENCE S6°22'W 80.00 FEET, THENCE N88°38'W 55.00 FEET, THENCE S24°49'15"W 2012.22 FEET TO A POINT IN THE SOUTH LINE OF SAID MILITARY LOT 10, THENCE ALONG THE SOUTH LINE OF SAID MILITARY LOT 10, N03°28'51"W 1182.31 FEET TO THE PLACE OF BEGINNING CONTAINING 31.401 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 171, PAGE 39

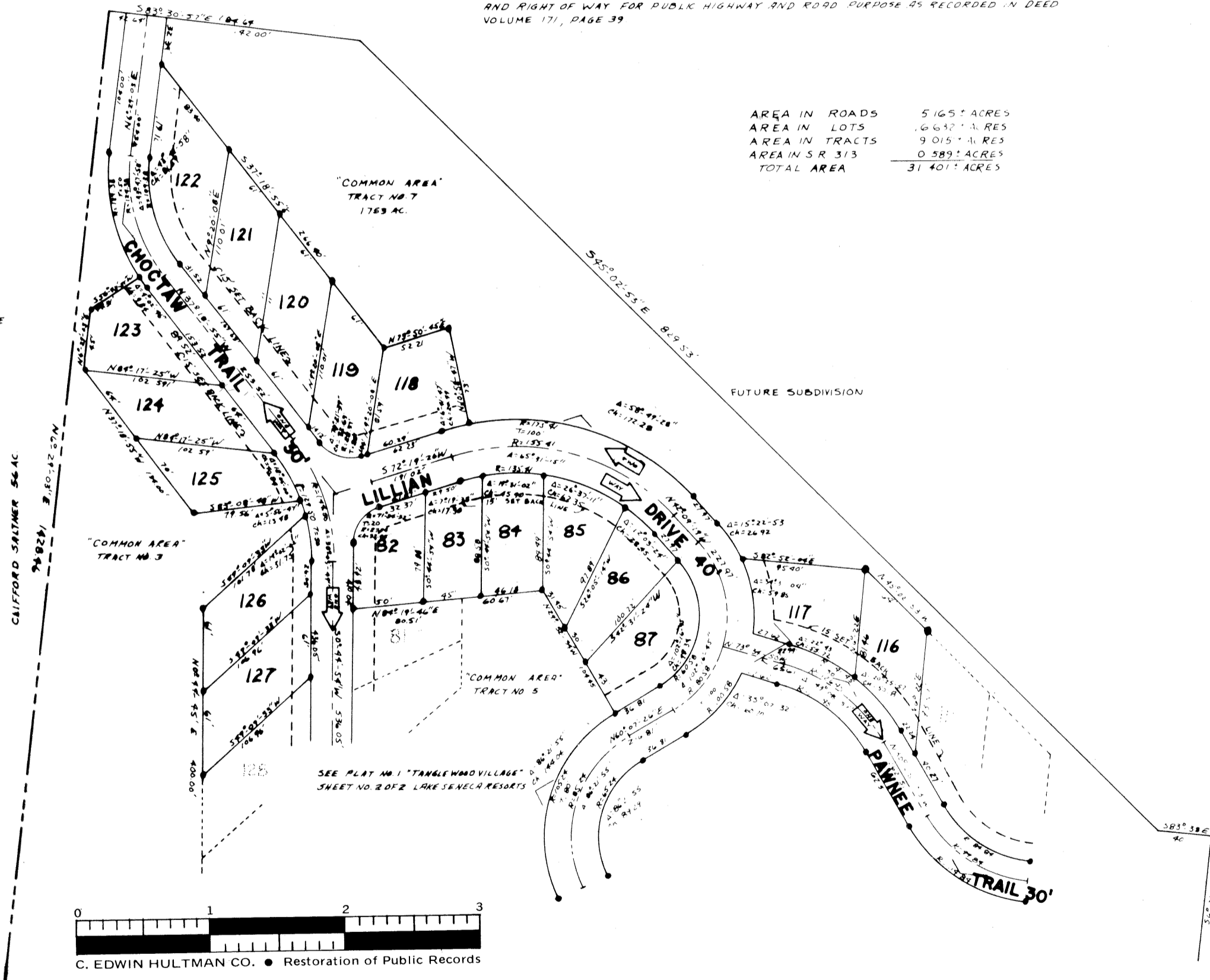
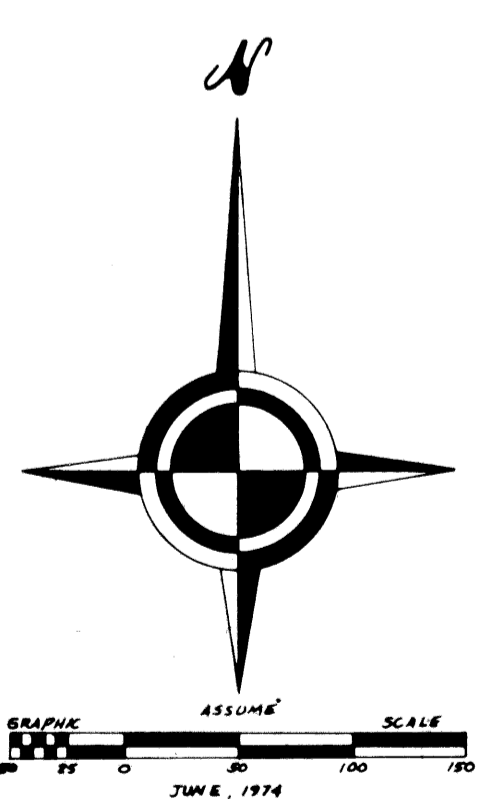


NOTE: STREETS ARE PRIVATE AND NOT DEDICATED TO PUBLIC USE
 LOTS ARE FOR RECREATIONAL VEHICLE ONLY.

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



AREA IN ROADS	516.5 ACRES
AREA IN LOTS	166.5 ACRES
AREA IN TRACTS	9.015 ACRES
AREA IN SR 313	0.389 ACRES
TOTAL AREA	31.401 ACRES

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. ONE "TANGLEWOOD VILLAGE" CONSISTING OF 184 LOTS NUMBERED 1 THRU 184 INCLUSIVE AND 9 TRACTS NUMBERED 1 THRU 9 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 ERECTED 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, WATERMAINS, GAS MAINS, CONDUITS, CABLES, POLES, UNDERGROUND WIRE, ETC., WITH ALL NECESSARY APPURTENANCES THEREON 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 ACCESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENT FOR PUBLIC UTILITY OF ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND THE RIGHT TO CUT, TRIM OR REMOVE AND KEEP TRIMMED 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
 ROBERT L. BECK, ITS PRESIDENT

ATTEST:
 BY James P. Simpson
 JAMES P. SIMPSON, ITS SECRETARY

STATE OF OHIO }
 COUNTY OF GUERNSEY } SS:
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS 17th DAY OF JUNE 1974, PERSONALLY APPEARED THE ABOVE STATED PRESIDENT AND SECRETARY OF LAKE SENECA RESORTS, LTD. AND ACKNOWLEDGED THE SIGNATURE OF THE FOREGOING INSTRUMENT AS THEIR FREE VOLUNTARY ACT AND DEED IN BEHALF OF LAKE SENECA RESORTS, LTD. FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL
Thomas E. Band
 NOTARY PUBLIC

MY COMMISSION EXPIRES:
 NOVEMBER 19, 1974

OFFICE OF GUERNSEY COUNTY RECORDER GUERNSEY COUNTY, OHIO. THIS PLAT WAS RECEIVED FOR RECORD THIS 18 DAY OF JUNE 1974 IN THE YEAR 1974 9^{PM} REC 16^{CE}
 BY Robert B. Bellantone
 GUERNSEY COUNTY RECORDER #37425

OFFICE OF GUERNSEY COUNTY AUDITOR GUERNSEY COUNTY, OHIO. THIS PLAT WAS TRANSFERRED THIS 18 OF JUNE 1974 IN THE YEAR 1974
 BY Michael Patterson
 GUERNSEY COUNTY AUDITOR #1335 JH.

SURVEYORS CERTIFICATE
 I, GLEN O. 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 15th DAY OF JUNE, 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.

Glen O. Duke
 GLEN O. DUKE, OHIO REG. LAND SURVEYOR NO. S-5098

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.

18 LOTS
1 TRACT