

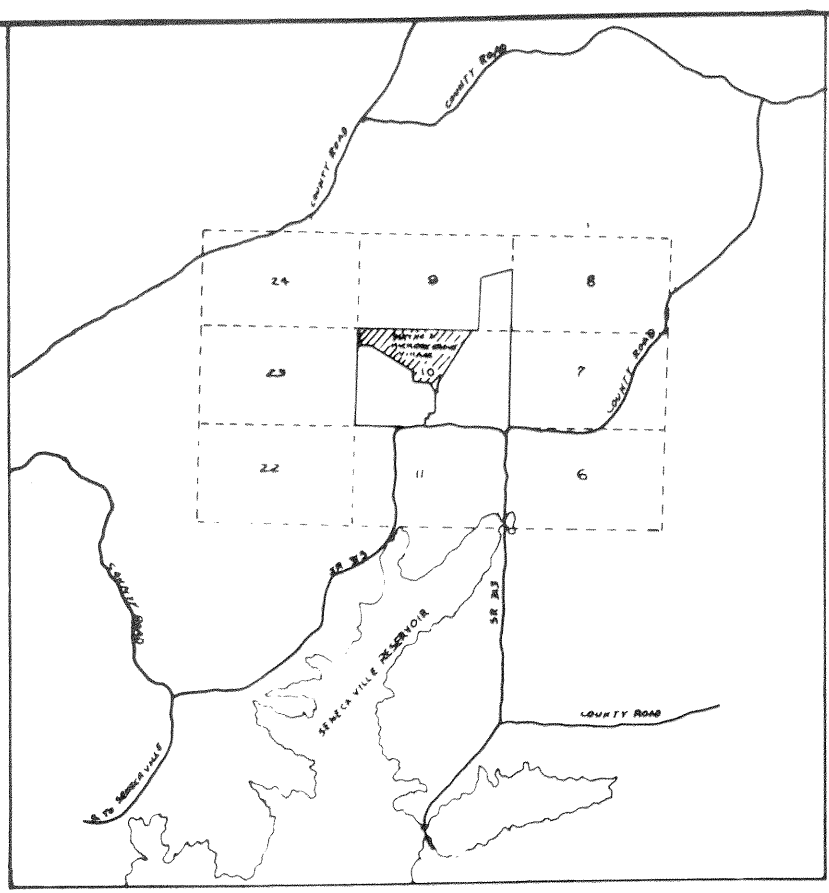
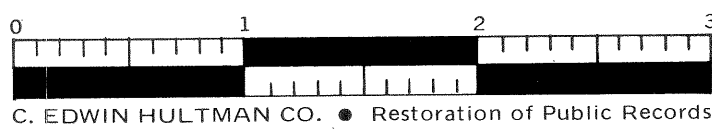
# LAKE SENECA RESORTS

PLAT NO. 2

## "Hickory Grove Village"

SHEET NO. 1 OF 2

GUERNSEY COUNTY, OHIO



VICINITY MAP

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 3E 4G 1 PART OF MILITARY LOT 10 BEING FURTHER BOUNDED AND DESCRIBED AS BEING BOUND AT THE NORTHERN CORNER OF SAID MILITARY LOT 10 THENCE ALONG THE NORTH LINE OF SAID MILITARY LOT 10 S 80° 33' 36" E 1846.90 FEET THENCE LEAVING SAID NORTH LINE OF SAID MILITARY LOT 10 S 60° 01' 54" W 447.06 FEET THENCE S 30° 51' 49" W 448 FEET THENCE S 0° 30' 40" W 121.68 FEET THENCE S 71° 33' 00" W 100 FEET THENCE N 05° 38' W 338.27 FEET THENCE N 10° 22' E 128.0 FEET THENCE A 85° 38' 40" FEET THENCE N 45° 09' 58" W 829.51 FEET THENCE N 23° 30' 57" W 189.64 FEET TO A POINT IN THE WEST LINE OF SAID MILITARY LOT 10 THENCE ALONG THE WEST LINE OF SAID MILITARY LOT 10 N 10° 05' 6" E 282.76 FEET TO THE PLACE TO BEGIN THE CONTAINING 10.705 ACRES OF LAND HEREIN DESCRIBED. ALL 10.705 ACRES BEING MORE OR LESS AS SHOWN ON THE PLAT HEREON.

DEDICATION AND RESTRICTIONS

WE, THE UNDER SIGNED, 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 ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "LAKE SENECA RESORTS" PLAT NO. TWO "HICKORY GROVE VILLAGE" CONSISTING OF 124 LOTS NUMBERED 185 THRU 308 INCLUSIVE AND 4 TRACTS NUMBERED 10 THRU 14 INCLUSIVE AND SAID PLAT SHALL BE SUBJECT TO ALL RESERVATIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN Deed volume 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 BEST, 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 SENERS, WATERMANS, GAS MAINS, CONDUITS, CABLES, POLES, UNDERGROUND WIRE, ETC. WITH ALL NECESSARY APPLIANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED BY 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 TO USE THE STREETS AND ROADS OVER ALL LOTS TO AND FROM THE EASEMENT FOR PUBLIC UTILITY AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES ABOVE SAID AND THE RIGHT TO CUT, TRIM OR REMOVE AND KEEP TRIMMED ANY TREES, SHRUBS OR SARPLINGS 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 PURPOSES.

OFFICE OF GUERNSEY COUNTY ENGINEER GUERNSEY COUNTY, OHIO  
THIS PLAT IS HEREBY APPROVED AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS  
APPROVED THIS 8TH DAY OF OCTOBER 1974  
By Conrad Brockwell 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 12TH DAY OF OCTOBER 1974  
By John M. ... 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 8 DAY OF OCT. 1974  
By John O. ...  
By John J. ...  
By Andrew ...

ATTEST  
By James P. Simpson SECRETARY

STATE OF OHIO }  
COUNTY OF GUERNSEY } SS  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS 8th DAY OF October, 1974, PERSONALLY APPEARED THE ABOVE STATED PRESIDENT AND SECRETARY OF LAKE SENECA RESORTS, LTD. AND ACKNOWLEDGE THE EXECUTION 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  
NOTARY PUBLIC  
1929

OFFICE OF GUERNSEY COUNTY RECORDER GUERNSEY COUNTY, OHIO THIS PLAT WAS RECORDED FOR RECORD THIS 8 DAY OF October IN THE YEAR 1974

OFFICE OF GUERNSEY COUNTY AUDITOR GUERNSEY COUNTY, OHIO THIS PLAT WAS TRANSFERRED THIS 8 DAY OF October IN THE YEAR 1974

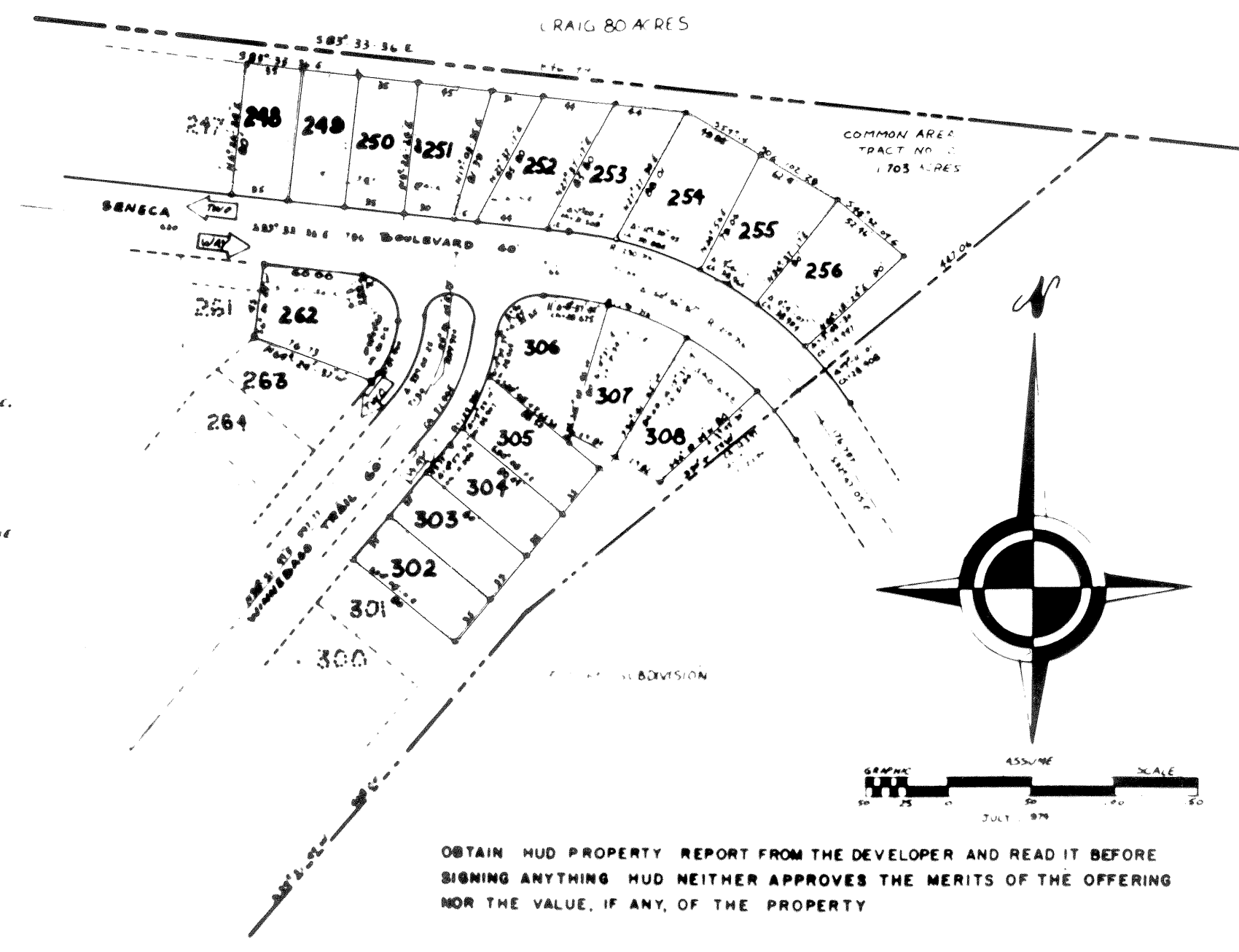
DEVELOPER'S CERTIFICATE  
I, GLEN O. DICKERSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE BEEN LICENSED UNDER THE LAWS OF THE STATE OF OHIO THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND CONTROLLED ON THIS 8TH DAY OF OCTOBER, 1974 THAT ALL 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 Glen O. Dickerson  
GLEN O. DICKERSON, LAND SURVEYOR NO. 5000

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

Table with 2 columns: EASEMENTS and BUILDING LINE. Rows include SIDE P.L., REAR P.L., STREET SIDE, and REAR P.L. with corresponding measurements.

HEREBY...  
I HEREBY DONOR PURCHASE 20 LOTS  
BUILDING LINE

Table with 2 columns: AREA and TOTAL AREA. Rows include AREA IN ROADS, AREA IN LOTS, AREA IN TRACTS, and TOTAL AREA.



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