

ORIGINAL PLAT FILED AS # 13

LAKE SENECA RESORTS

PLAT NO. 3

"Maple Heights Village"

SHEET NO. 1 OF 2 GUERNSEY COUNTY, OHIO

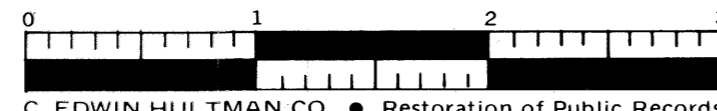
NOTE: STREETS ARE PRIVATE AND NOT DEDICATED TO PUBLIC USE.
LOTS ARE FOR RECREATIONAL VEHICLE ONLY.

EASEMENTS: STREET SIDE 10 FEET
 SIDE P.L. 5 FEET
 REAR P.L. 5 FEET

PARKING 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 3.6081 ACRES
 AREA IN LOTS 12.8841 ACRES
 AREA IN TRACTS 13.5211 ACRES
 AREA IN S.R. 313 0.4851 ACRES
 TOTAL AREA 30.4601 ACRES

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 9 AND 10, BEING FURTHER BOUNDED AND DESCRIBED AS, BEGINNING AT THE NORTHEAST CORNER OF SAID MILITARY LOT 10, THENCE ALONG THE EAST LINE OF MILITARY LOT 9 N5°46'00"E 1062.83 FEET TO A POINT, THENCE S79°16'00"W 577.25 FEET TO A POINT, THENCE S6°19'18"W 893.21 FEET TO A POINT IN THE NORTH LINE OF MILITARY LOT 10, THENCE WITH THE NORTH LINE OF MILITARY LOT 10, N83°33'30"W 211.37 FEET TO A POINT, THENCE S50°01'54"W 997.00 FEET TO A POINT, THENCE S39°51'05"W 998.15 FEET TO A POINT, THENCE S0°36'41"W 281.42 FEET, THENCE S16°26'14"E 178.41 FEET TO A POINT, THENCE S2°22'W 286.74 FEET TO A POINT, THENCE N83°38'40"W 80 FEET TO A POINT, THENCE S4°22'W 88 FEET TO A POINT, THENCE N83°38'45"E 55 FEET TO A POINT, THENCE S24°14'15"W 201.22 FEET TO A POINT IN THE SOUTH LINE OF MILITARY LOT 10, THENCE WITH THE SOUTH LINE OF MILITARY LOT 10 S83°26'51"E 422.57 FEET TO A POINT, THENCE N21°26'35"E 133.11 FEET TO A POINT, THENCE S80°40'E 35 FEET TO A POINT, THENCE N7°20'10"E 116 FEET TO A POINT, THENCE N45°19'54"W 38.25 FEET TO A POINT, THENCE N42°55'21"E 247.91 FEET TO A POINT, THENCE N49°53'04"E 46.94 FEET TO A POINT, THENCE N42°54'14"W 141 FEET TO A POINT, THENCE N15°01'E 482 FEET TO A POINT, THENCE N18°24'58"W 11.95 FEET TO A POINT, THENCE N40°04'58"E 723.73 FEET TO A POINT, THENCE N35°31'06"E 208.67 FEET TO A POINT, THENCE S5°28'54"E 46.00 FEET TO A POINT, THENCE N35°31'06"E 219.30 FEET TO A POINT IN THE NORTH LINE OF MILITARY LOT 10, THENCE WITH THE NORTH LINE OF MILITARY LOT 10 S83°35'04"E 249.21 FEET TO THE POINT OF BEGINNING CONTAINING 30.96 ACRES MORE OR LESS OF LAND SUBJECT TO ALL PERPETUAL EASEMENTS AND RIGHT OF WAY FOR PUBLIC HIGHWAY AND ROAD PURPOSE AS RECORDED IN DEED VOLUME 171, PAGE 39.

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. THREE "MAPLE HEIGHTS VILLAGE" CONSISTING OF 134 LOTS NUMBERED 309 THRU 442 INCLUSIVE AND 4 TRACTS NUMBERED 14 THRU 17 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 GUERNSEY COUNTY, RECORDED 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 SET BACK LINES 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

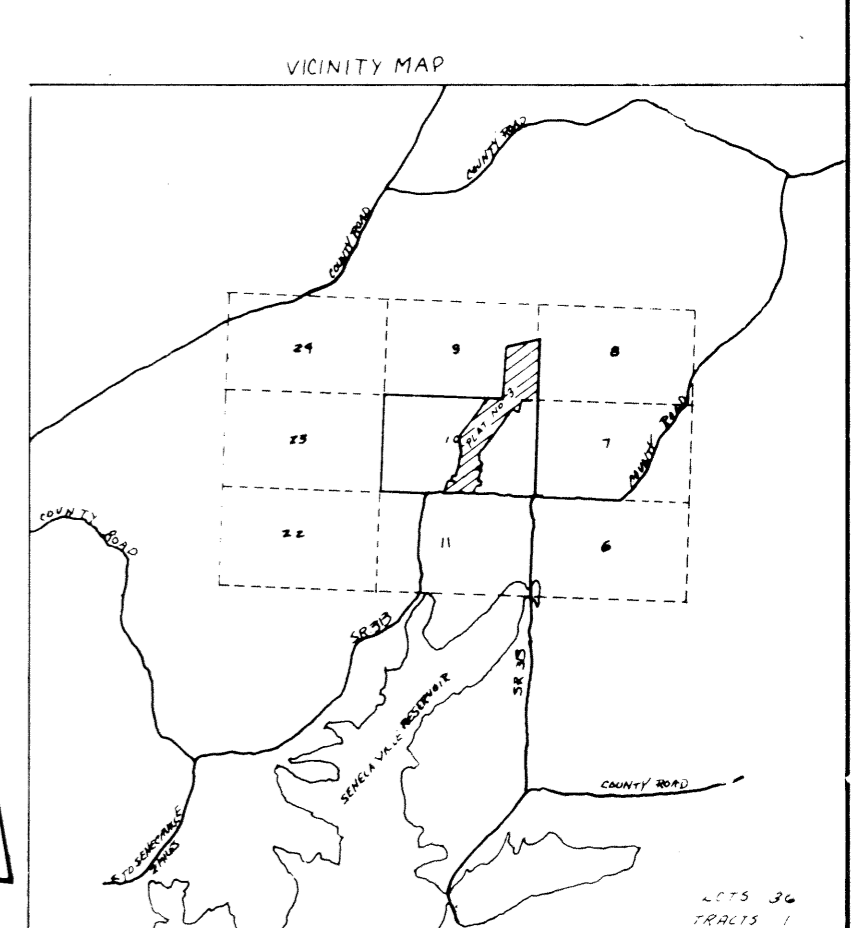
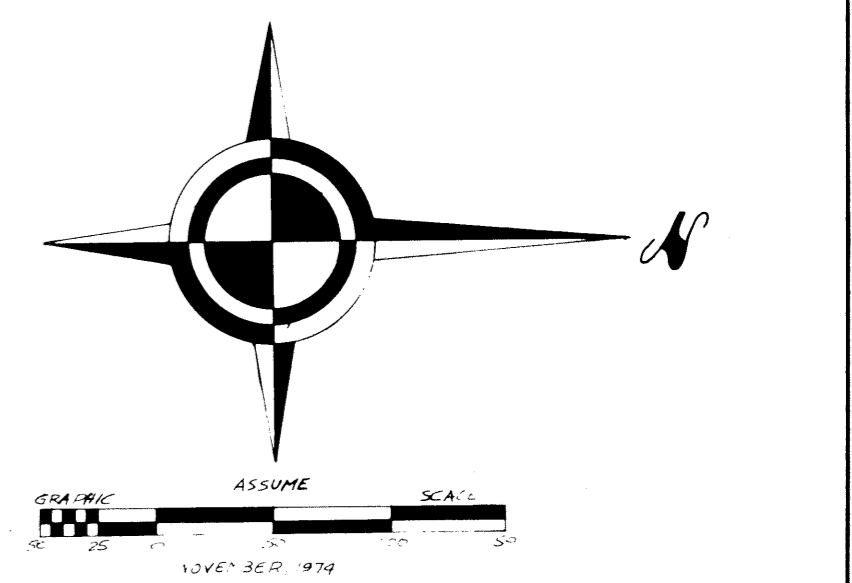
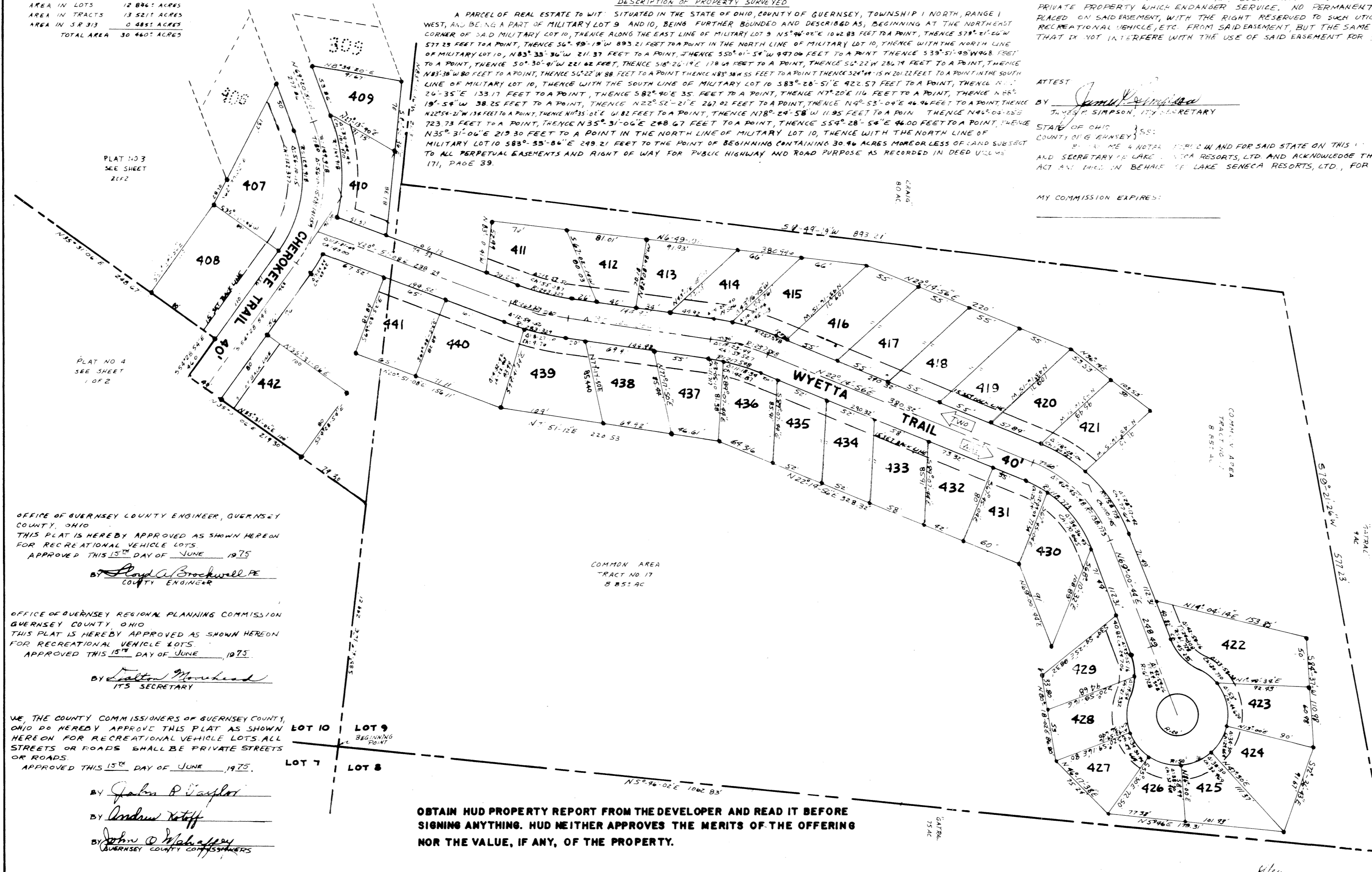
AN EASEMENT IS HEREBY GRANTED TO ALL PUBLIC OR PRIVATE UTILITY COMPANIES WHO ARE LEGALLY SERVING THIS AREA ENCOMPASSED BY THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES, UNDERGROUND WIRE ETC. WITH ALL NECESSARY APPLIANCES IN, UPON, ABOVE 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 INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENTS FOR PUBLIC UTILITY AT 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 OR PRIVATE PROPERTY WHICH ENDANGER SERVICE. NO PERMANENT OR TEMPORARY BUILDINGS, 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, LAND SCAPING, 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, on this 15th day of June, 1975, I, James P. Simpson, Notary Public, and for said State on this 15th day of June, 1975, personally appeared the above stated President and Secretary of Lake Seneca Resorts, Ltd. and acknowledged the execution for 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
James P. Simpson
 NOTARY PUBLIC



OFFICE OF GUERNSEY COUNTY ENGINEER, GUERNSEY COUNTY, OHIO
 THIS PLAT IS HEREBY APPROVED AS SHOWN HEREON FOR RECREATIONAL VEHICLE LOTS.
 APPROVED THIS 15th DAY OF JUNE 1975
 BY: Clayton 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 15th DAY OF JUNE 1975
 BY: Carlton M. Mendenhall
 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 15th DAY OF JUNE 1975.
 BY: John P. Sawyer
 BY: Andrew K. Kettif
 BY: John D. Mahaffey
 GUERNSEY COUNTY COMMISSIONERS

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.