

SITUATED IN THE STATE OF OHIO, COUNTY OF GUERNSEY, TOWNSHIP OF OXFORD, BEING IN THE SOUTHWEST QUARTER OF SECTION 19, RANGE 7 WEST, TOWNSHIP 10 NORTH, OF "THE OLD SEVEN RANGES SURVEY".

# POTTS FARM SUBDIVISION PHASE II

**PERTINENT DOCUMENTS**

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "ANTRIM"
- (4) SURVEY PLAT BY K. F. MARCH
- (5) SURVEY PLAT BY JOSEPH T. SPILKER
- (6) SURVEY PLAT BY CLAUDE SURVEYING
- (7) SURVEY PLAT BY CHARLES W. HUNNELL
- (8) SURVEY PLAT BY THOMAS W. TAYLOR
- (9) SURVEY PLAT BY LOREN C. CAMP
- (10) SURVEY PLAT BY RUSSELL NEITZELT
- (11) SURVEY PLAT BY FRANK E. BAIR
- (12) SURVEY PLAT BY WARD
- (13) SURVEY PLAT BY STANLEY MCFARLAND
- (14) PLAT OF POTTS FARM SUBDIVISION

**PROTECTIVE COVENANTS POTTS FARM SUBDIVISION PHASE II**

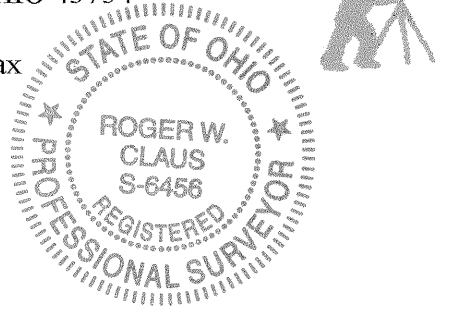
- (1) NO INOPERATIVE OR UNLICENSED VEHICLES WILL BE PLACED OR STORED ON SAID PROPERTY. NO ACCUMULATION OF DISCARDED PERSONAL EFFECTS, DEBRIS WASTE, GARBAGE OR ANY UNSIGHTLY OBJECTS OR MATTER WILL BE PERMITTED ON SAID PROPERTY.
- (2) THAT SAID PROPERTY WILL BE USED FOR RESIDENTIAL AND FARMING PURPOSES ONLY AND CONFORM TO LOCAL ZONING REGULATIONS.
- (3) BUYER WILL KEEP THE PROPERTY IN A CLEAN, SANITARY AND SIGHTLY CONDITION, AND IN COMPLIANCE WITH ALL LAWS OR REGULATIONS IMPOSED BY ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER ANY PROPERTY FOR THE CARE, SAFETY, HEALTH AND UPKEEP OF REAL ESTATE.
- (4) THAT BUYER WILL NOT NOR WILL BUYER PERMIT THE STORAGE OF REFUSE, TRASH OR HAZARDOUS MATERIALS ON SAID PROPERTY NOR MAY THE PROPERTY BE USED AS A DUMP OR LANDFILL SITE.
- (5) ANY RESIDENCE ERECTED ON THE PROPERTY MUST HAVE THE EXTERIOR COMPLETED WITHIN 6 MONTHS. THE EXTERIOR MUST BE CONSTRUCTED WITH NEW MATERIAL.
- (6) BEFORE OCCUPANCY OF ANY HOUSE OR MANUFACTURED HOUSE, A SEWAGE DISPOSAL SYSTEM MUST BE INSTALLED IN CONFORMITY WITH THE MINIMUM STANDARDS REQUIRED BY THE COUNTY BOARD OF HEALTH.
- (7) SINGLE-WIDE MOBILE HOMES MUST HAVE FACTORY INSTALLED VINYL SIDING AND A SHINGLED ROOF AT THE TIME OF PLACEMENT. WHEELS MUST BE REMOVED AND NEW MOBILE HOME-TYPE SKIRTING MUST BE APPLIED WHEN HOME IS PLACED.
- (8) CAMPER UNITS WILL NOT BE USED AS A RESIDENCE, EITHER TEMPORARY OR PERMANENT. NO TEMPORARY HOUSE, TENT CAMPER, SCHOOL BUS OR RECREATIONAL VEHICLE WILL BE USED AS A RESIDENCE.
- (9) WHERE PROTECTIVE COVENANTS AND COUNTY OR TOWNSHIP ZONING ORDINANCES ARE IN CONFLICT, THE STRICTER REQUIREMENT WILL PREVAIL.
- (10) INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OF COURT ORDER WILL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH WILL REMAIN IN FULL FORCE AND EFFECT.
- (11) THE PURCHASERS OF THIS PROPERTY, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, BY THE ACCEPTANCE OF THE CONVEYANCE OF THIS PROPERTY, AGREE TO BE BOUND BY THE COVENANTS CONTAINED HEREIN AND ARE THE PRIMARY ENFORCERS OF THESE COVENANTS. J. J. DETWEILER ENTERPRISES, INC. WILL NOT BE OBLIGATED TO ENFORCE THESE COVENANTS.

- (A) SUBJECT TO TWO OIL AND GAS LEASES TO D. B. SHAFFER AND ASSOC., INC., DATED DECEMBER 4, 1980, FILED FOR RECORD JANUARY 8, 1981 IN VOLUME 88, PAGE 767 AND IN VOLUME 88, PAGE 769, GUERNSEY COUNTY LEASE RECORDS. TERM: THREE (3) YEARS AND SO MUCH LONGER THEREAFTER AS OIL, GAS, OR THEIR CONSTITUENTS ARE PRODUCING IN PAYING QUANTITIES THEREON.
- (B) SUBJECT TO A PIPELINE RIGHT-OF-WAY TO GAS PRO, INC., DATED OCTOBER 21, 1981, FILED OCTOBER 27, 1981 IN VOLUME 346, PAGE 935 OF THE GUERNSEY COUNTY DEED RECORDS.
- (C) SUBJECT TO A HIGHWAY EASEMENT TO THE STATE OF OHIO DATED SEPTEMBER 10, 1940, FILED DECEMBER 17, 1940 IN VOLUME 181, PAGE 273 OF THE GUERNSEY COUNTY DEED RECORDS.
- (D) SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD.
- (E) SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE.
- (F) SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
- (G) SUBJECT TO A 50 FEET BUILDING SETBACK LINE ON THE EAST SIDE OF STATE ROUTE NO. 513. SAID SETBACK SHALL BE MEASURED FROM THE CENTERLINE OF S.R. 513.
- (H) SUBJECT TO A 30 FEET SETBACK LINE ON BOTH SIDES OF ALL ROADS WITHIN THIS SUBDIVISION. SAID SETBACK IS MEASURED FROM THE RIGHT-OF-WAY OF SAID ROADS.
- (I) SUBJECT TO A 10 FEET SETBACK LINE ON BOTH SIDES OF ALL SIDE LOT LINES WITHIN THIS SUBDIVISION.
- (J) SUBJECT TO A 70 FEET SETBACK LINE AND DRAINAGE EASEMENT OVER AND ADJACENT TO THE REAR LOT LINES OF LOTS 25, 26, 27, AND 28.
- (K) SUBJECT TO A 20 FEET SETBACK LINE AND DRAINAGE EASEMENT OVER AND ADJACENT TO THE REAR LOT LINES OF LOTS 5 THRU 24.
- (L) SUBJECT TO A 10 FEET SETBACK LINE AND DRAINAGE EASEMENT OVER AND ADJACENT TO THE REAR LOT LINES OF ALL LOTS NOT PREVIOUS ADDRESSED IN THE ABOVE ITEMS (J) AND (K).
- (M) THE AREAS ENCOMPASSED WITHIN ALL OF THE ABOVE DESCRIBED BUILDING SETBACKS MAY BE USED FOR THE RUNNING OF PUBLIC UTILITIES AS DETERMINED BY THE PROPERTY OWNERS ASSOCIATION.

**SURVEYORS CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

*Roger W. Claus* 10-25-02  
 ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:  
 33310 CHRISTMAN RIDGE ROAD  
 LEWISVILLE, OHIO 43754  
 1-740-567-3168  
 1-740-567-3106 fax



| Line | Bearing      | Distance | Line | Bearing      | Distance | Line | Bearing      | Distance |
|------|--------------|----------|------|--------------|----------|------|--------------|----------|
| 105  | N 29°36'12"W | 175.86'  | 152  | S 70°14'41"E | 120.70'  | 182  | N 28°40'54"W | 100.00'  |
| 106  | S 19°15'48"E | 163.57'  | 153  | S 54°49'43"E | 41.51'   | 183  | N 0°58'01"W  | 100.00'  |
| 144  | S 44°54'16"W | 161.43'  | 154  | N 37°46'53"E | 147.93'  | 184  | N 86°22'27"E | 120.00'  |
| 145  | S 87°37'42"E | 30.00'   | 155  | S 74°53'54"E | 115.02'  | 185  | N 0°58'01"W  | 100.00'  |
| 146  | S 30°39'11"E | 100.00'  | 156  | N 12°14'08"W | 88.77'   | 186  | N 5°35'59"E  | 100.00'  |
| 147  | S 15°02'13"E | 170.00'  | 157  | N 87°37'42"W | 175.16'  | 187  | N 20°54'17"W | 50.04'   |
| 148  | S 19°15'48"E | 134.71'  | 158  | S 63°33'44"W | 65.58'   | 188  | S 74°53'01"W | 100.00'  |
| 149  | S 87°38'07"E | 64.61'   | 159  | N 54°14'59"E | 129.70'  | 189  | N 19°15'48"W | 65.00'   |
| 150  | N 66°27'46"E | 29.15'   | 160  | S 70°18'14"E | 117.20'  | 190  | S 58°11'33"W | 100.00'  |
| 151  | N 2°06'13"E  | 0.90'    | 161  | S 54°49'43"E | 41.51'   | 191  | S 17°17'51"W | 100.00'  |
|      |              |          | 162  | N 37°46'53"E | 147.93'  | 192  | S 10°49'59"E | 100.00'  |
|      |              |          | 163  | S 74°53'54"E | 38.85'   | 193  | S 47°31'29"E | 100.00'  |
|      |              |          | 164  | S 5°56'26"E  | 64.69'   | 194  | N 87°31'44"W | 155.00'  |
|      |              |          | 165  | N 5°56'26"W  | 64.69'   | 195  | S 89°08'35"E | 100.00'  |
|      |              |          | 166  | N 34°54'04"E | 100.00'  | 196  | S 81°27'42"W | 100.00'  |
|      |              |          | 167  | N 12°14'08"W | 141.69'  | 197  | N 29°09'49"W | 100.00'  |
|      |              |          | 168  | N 87°37'42"W | 55.57'   | 198  | S 77°37'53"E | 100.00'  |
|      |              |          | 169  | N 20°54'40"W | 182.87'  | 199  | S 87°37'42"E | 100.00'  |
|      |              |          | 170  | N 85°24'51"W | 100.00'  | 200  | S 87°37'42"E | 100.00'  |
|      |              |          | 171  | S 50°12'16"W | 100.00'  |      |              |          |
|      |              |          | 172  | S 18°31'39"W | 100.00'  |      |              |          |
|      |              |          | 173  | S 0°58'01"E  | 100.00'  |      |              |          |
|      |              |          | 174  | S 0°58'01"E  | 100.00'  |      |              |          |
|      |              |          | 175  | N 31°42'34"W | 126.03'  |      |              |          |
|      |              |          | 176  | S 0°58'01"E  | 100.00'  |      |              |          |
|      |              |          | 177  | S 0°58'01"E  | 100.00'  |      |              |          |
|      |              |          | 178  | S 86°22'27"W | 100.00'  |      |              |          |
|      |              |          | 179  | S 86°22'27"W | 100.00'  |      |              |          |
|      |              |          | 180  | S 86°22'27"W | 100.00'  |      |              |          |
|      |              |          | 181  | S 86°22'27"W | 120.00'  |      |              |          |

| Curve | Delta Angle | Radius  | Arc    | Tangent | Chord  | Chord Bearing |
|-------|-------------|---------|--------|---------|--------|---------------|
| 46    | 60°00'01"   | 50.00   | 52.36  | 28.87   | 50.00  | N 11°40'37"E  |
| 47    | 7°52'31"    | 2525.00 | 347.07 | 173.81  | 346.79 | S 74°12'42"E  |
| 48    | 0°22'22"    | 1025.00 | 6.67   | 3.33    | 6.67   | S 66°04'16"E  |
| 49    | 11°03'22"   | 1025.00 | 197.79 | 99.20   | 197.48 | S 60°21'24"E  |
| 50    | 87°23'22"   | 135.00  | 205.91 | 128.99  | 186.52 | N 81°28'34"E  |
| 51    | 45°06'53"   | 275.00  | 216.54 | 114.23  | 210.98 | N 60°20'20"E  |
| 52    | 22°12'20"   | 275.00  | 106.58 | 53.97   | 105.91 | S 86°00'04"E  |
| 53    | 70°12'01"   | 100.00  | 122.52 | 70.28   | 115.00 | N 70°00'05"E  |
| 54    | 25°11'03"   | 450.00  | 197.80 | 100.52  | 196.21 | N 22°18'33"E  |
| 55    | 13°27'57"   | 450.00  | 105.76 | 53.13   | 105.52 | N 2°59'03"E   |
| 56    | 2°41'58"    | 2016.66 | 95.01  | 47.51   | 95.00  | N 5°05'54"W   |
| 57    | 5°47'15"    | 2016.66 | 203.70 | 101.94  | 203.61 | N 9°20'30"W   |
| 58    | 75°23'32"   | 50.00   | 65.79  | 38.64   | 61.15  | N 49°55'55"W  |
| 59    | 9°17'01"    | 400.00  | 64.81  | 32.48   | 64.74  | S 87°43'48"W  |
| 60    | 19°31'33"   | 400.00  | 136.32 | 68.83   | 135.66 | S 73°19'30"W  |
| 61    | 104°57'55"  | 50.00   | 91.60  | 65.12   | 79.32  | S 56°02'41"W  |
| 62    | 45°02'05"   | 50.00   | 39.30  | 20.73   | 38.30  | N 48°57'19"W  |
| 63    | 75°00'00"   | 50.00   | 65.45  | 38.37   | 60.88  | N 11°03'44"E  |
| 64    | 75°00'00"   | 50.00   | 65.45  | 38.37   | 60.88  | N 86°03'44"E  |
| 65    | 7°52'19"    | 2475.00 | 340.04 | 170.29  | 339.77 | S 74°12'36"E  |
| 66    | 3°23'39"    | 975.00  | 57.76  | 28.89   | 57.75  | S 64°33'38"E  |
| 67    | 8°02'05"    | 975.00  | 136.73 | 68.48   | 136.61 | S 58°50'46"E  |
| 68    | 41°57'58"   | 185.00  | 135.50 | 70.95   | 132.49 | S 75°48'44"E  |
| 69    | 45°25'24"   | 185.00  | 146.67 | 77.43   | 142.85 | N 60°29'35"E  |
| 70    | 67°19'13"   | 225.00  | 264.37 | 149.83  | 249.42 | N 71°26'29"E  |
| 71    | 79°50'33"   | 30.00   | 41.81  | 25.10   | 38.50  | S 34°58'38"E  |
| 72    | 8°38'55"    | 1025.00 | 154.72 | 77.51   | 154.57 | S 0°37'11"W   |
| 73    | 2°14'10"    | 1025.00 | 40.00  | 20.00   | 40.00  | S 4°49'21"E   |
| 74    | 41°19'10"   | 50.00   | 36.06  | 18.85   | 35.28  | S 33°23'58"W  |
| 75    | 51°44'10"   | 50.00   | 45.15  | 24.24   | 43.63  | S 13°07'42"E  |
| 76    | 51°44'10"   | 50.00   | 45.15  | 24.24   | 43.63  | S 64°51'52"E  |
| 77    | 51°44'10"   | 50.00   | 45.15  | 24.24   | 43.63  | N 63°23'58"E  |
| 78    | 51°44'10"   | 50.00   | 45.15  | 24.24   | 43.63  | N 11°39'48"E  |
| 79    | 51°44'10"   | 50.00   | 45.15  | 24.24   | 43.63  | N 40°04'21"W  |
| 80    | 1°28'09"    | 975.00  | 25.00  | 12.50   | 25.00  | N 5°12'22"W   |
| 81    | 8°25'55"    | 975.00  | 143.49 | 71.87   | 143.36 | N 0°15'20"W   |
| 82    | 89°53'38"   | 30.00   | 47.07  | 29.94   | 42.39  | N 48°54'27"E  |
| 83    | 58°57'11"   | 150.00  | 154.34 | 84.79   | 147.62 | N 64°22'40"E  |
| 84    | 22°31'58"   | 500.00  | 196.63 | 99.60   | 195.37 | N 23°38'06"E  |
| 85    | 16°07'02"   | 500.00  | 140.65 | 70.79   | 140.19 | N 4°18'36"E   |
| 86    | 4°39'10"    | 2066.66 | 167.82 | 83.96   | 167.78 | N 6°04'30"W   |
| 87    | 3°50'02"    | 2066.66 | 138.29 | 69.17   | 138.27 | N 10°19'06"W  |