

20-60-17-17-001
8235 OLD RIVER RD

Being a parcel of land located in Fractional Section No. 17, Town No. 12,
Range No. 12, Harrison Township, Muskingum County, Ohio.

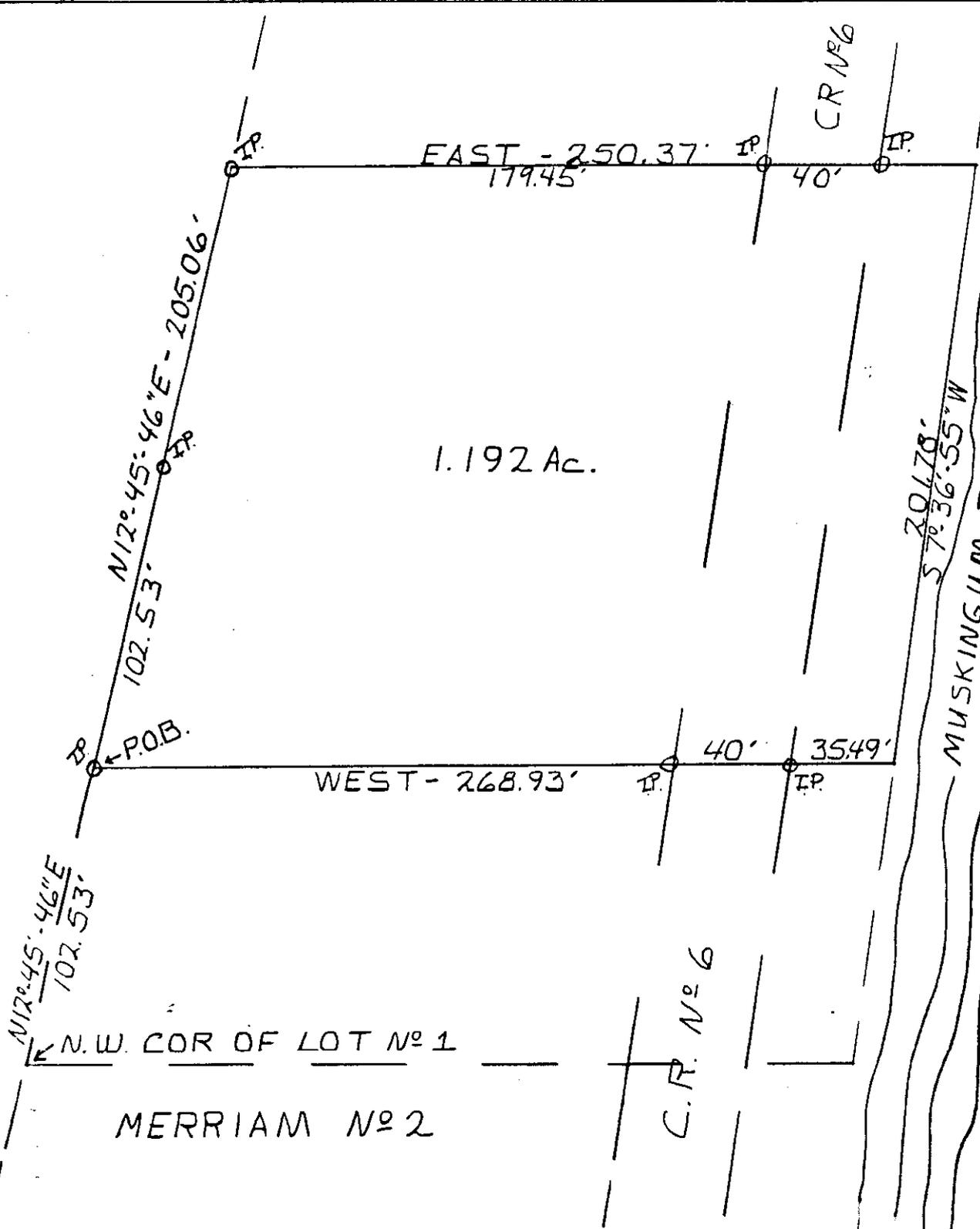
Commencing at an iron pin at the Northwest corner of Lot No. 1 of Merriam
No. 2 sub-division (Reference: Plat book No. 13, Pages 71 & 72); thence
North $12^{\circ} 45' 46''$ East 102.53' to an iron pin and the place of beginning;
thence continuing North $12^{\circ} 45' 46''$ East 205.06' to an iron pin; thence
East 250.37' to the low water mark of the Muskingum River (Reference:
passing iron pins at 179.45' & 219.45'); thence along said low water mark
South $7^{\circ} 36' 55''$ West 201.78'; thence leaving said low water mark West
268.93' to the place of beginning (Reference: passing iron pins at 35.49'
& 75.49'), containing 1.192 acres.

Surveyed June 1983
by Robert C. Jans
Registered Surveyor No. 6029

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NOT RECORDABLE**

DESCRIPTION APPROVED
for Auditor's transfer

By W. H. [Signature] 9-23-81



1.192 Ac.

C.R. No 6

MUSKINGUM RIVER
 20170'
 S 7° 36' 55" W
 FLOW

C.R. No 6

N12°45'46"E
 102.53'
 N.W. COR OF LOT No 1

MERRIAM No 2

DESCRIPTION APPROVED
 for Auditor's Edition
 by _____

Zanesville -- Muskingum Co.
 Health Department
 421 Main Street
 Zanesville, Ohio 43701

434 - 2741
[Signature]
 5/17/81

BEING A PARCEL OF LAND
 LOCATED IN FRACTIONAL SEC.
 No 17, TOWN No 12, RANGE No 12,
 HARRISON TWP., MUSKINGUM
 CO., OHIO.

SCALE 1"=50'
 O IP = IRON PIN 1/2"

SURVEYED - JUNE 1981
 BY - ROBERT JAMES

**OFFICE COPY
 NOT RECORDABLE**

6029
[Signature]



Know all Men by these Presents,

That LAZY ACRES FARM, INC.

a corporation organized under the laws of THE STATE OF OHIO
and having its usual place of business at 1030 Forest Avenue, Zanesville, Ohio 43701

of Muskingum County, State of Ohio, for valuable consideration paid, grants with
general warranty covenants, to VIOLET AUDREY MAYLE

whose tax mailing address is 1223 Dellwood Avenue, Columbus, Ohio

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the following real property: Situated in the County of Muskingum, State of Ohio and in
the Township of Harrison and bounded and described as follows:

Being a parcel of land located in Fractional Section 17, Town 12, Range 12.
Beginning at an iron pin at the Northwest corner of Lot No. 1 of Merriam No. 2
Subdivision (Reference: Plat Book 13, pages 71 and 72); thence North 12 degrees 45
minutes 46 seconds East 307.59 feet to an iron pin (Reference: passing iron pins
at 102.53 feet and 205.06 feet; thence East 250.37 feet to the low water mark of the
Muskingum River (Reference: passing iron pins at 179.45 feet and 219.45 feet);
thence along said low water mark South 7 degrees 36 minutes 55 seconds West 302.67
feet; thence leaving said low water mark West 278.21 feet to the place of beginning,
containing 1.820 acres.

Surveyed June, 1981 by Robert A. Janes, Registered Surveyor No. 6029.

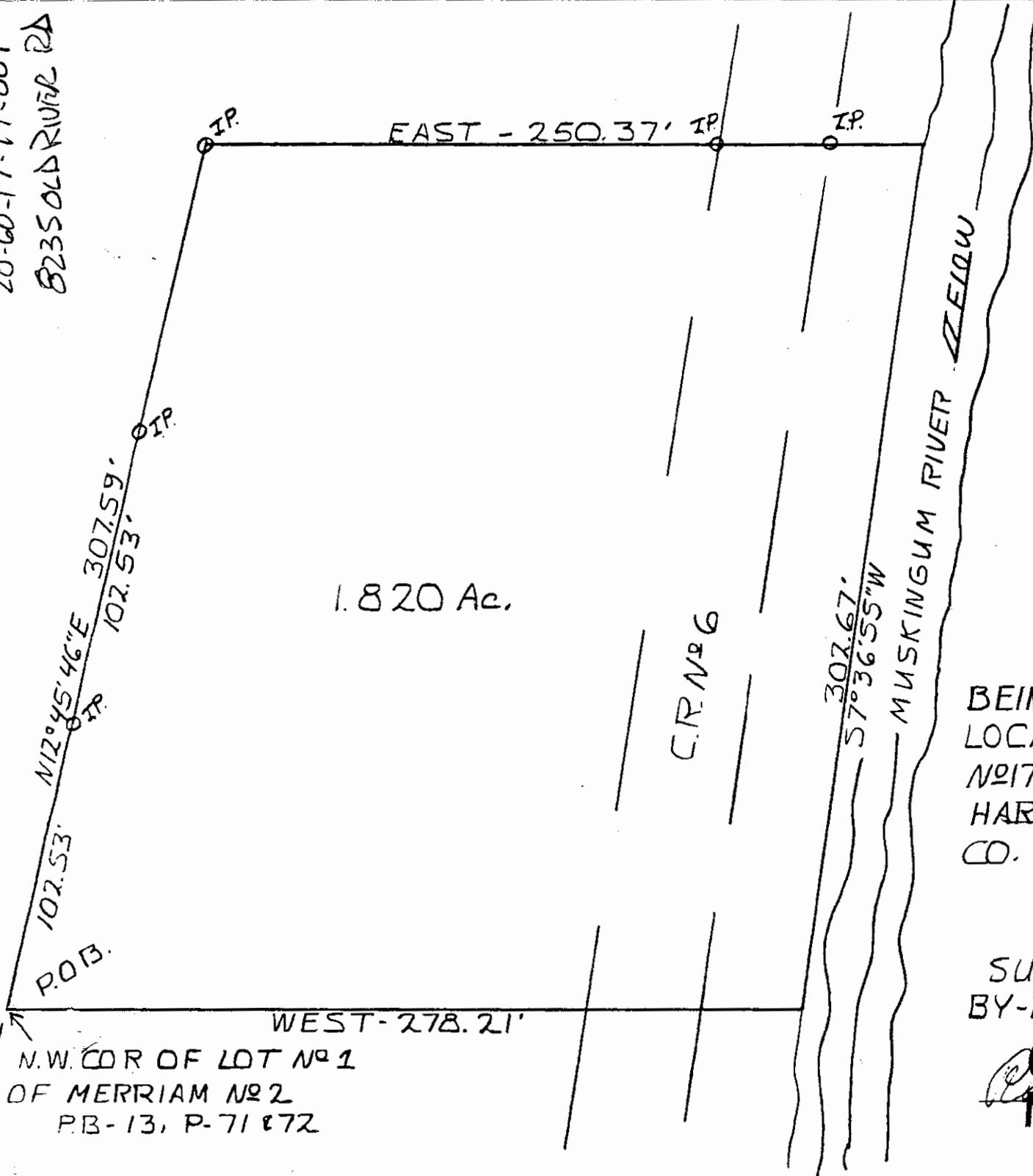
A portion of the above premises are conveyed in completion of a Land Contract between
the Grantor and Grantee herein, dated October 2, 1981, recorded in Mortgage Book 765,
page 84 of the Muskingum County Records.

Prior instrument reference: Deed Book 845, page 278, Muskingum County Records.

The following restrictions and conditions shall apply to the within described real
estate and shall be a part of each conveyance hereafter:

1. No building or mobile home shall be built or set between County Road No. 6 and
the river. This is not intended to restrict pavilions, picnic shelters, boat docks
and boating facilities.
2. No building or mobile home shall be built or set within 30 feet of the right-of-
way of County Road 6, or within 10 feet of any other property line.
3. No open pit latrines shall be constructed on said premises. All sewage systems
to be approved by the Department of Health, State of Ohio and the Muskingum Dept.
of Health and installed according to their specifications.
4. No garage or temporary buildings erected on the premises shall be used as a
vacation cottage or residence, either temporarily or permanently.
5. Buildings on said premises shall be restricted to a residence or vacation cottage,
containing no less than 500 square feet of livable floor space; each lot shall not
contain more than one constructed or one residence mobile home.
6. At all times premises shall be kept free from brush, refuse and unsightly or
obnoxious weeds.
7. No motor vehicle shall be kept in part or stored outside a garage or building
without a current license plate.
8. No animal, livestock, poultry of any kind shall be raised or kept on the subject
premises except dogs, cats and other household pets which may be kept so long as
they do not constitute a nuisance.
9. Said premises shall be for residential purposes only and not for business pur-
poses of any kind. Rental of a cottage or mobile home for residential purposes
shall not be deemed a business under this paragraph.
10. A mobile home or travel trailer may be used as a residence on said premises,
however the same must be kept in a state of good repair and must be a mobile home
or travel trailer and not a busbody or some other converted vehicle and must be a
factory manufactured mobile home or travel trailer manufactured after 1960.
11. Said conditions and restrictions listed above shall run with the lands conveyed
and shall be binding upon the buyer, her heirs, executors, administrators and
assigns for a period of twenty-five years from January 1, 1973.

20-60-17-17-001
8235 OLD RIVER RD



1.820 Ac.

N.W. COR OF LOT No 1
OF MERRIAM No 2
P.B-13, P-71 & 72

BEING A PARCEL OF LAND
LOCATED IN FRACT. SEC.
No 17, T-12, R-12,
HARRISON TWP, MUSKINGUM
CO. OHIO.

SCALE 1"=50'
O.I.P. = IRON PIN 1/2"
SURVEYED-JUNE 1981
BY-ROBERT A. JAMES

REG. SURV. No 6029

OFFICE COPY
Robert A. James
NOT RECORDABLE

