

DESCRIPTION OF 5.006 ACRE TRACT: (#22)

BEING A PART OF THE S.W. QUARTER AND A PART OF THE S.E. QUARTER OF SECTION 5, AND A PART OF THE N.E. QUARTER AND A PART OF THE N.W. QUARTER OF SECTION 8; TOWNSHIP 13 NORTH; RANGE 12 WEST; SALT CREEK TOWNSHIP; MUSKINGUM COUNTY; STATE OF OHIO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE N.E. CORNER OF THE S.W. QUARTER OF SECTION 5;

THENCE SOUTH 01 DEGREES, 49 MINUTES, 45 SECONDS WEST; WITH THE WEST LINE OF LANDS, NOW OR FORMERLY, IN THE NAME OF H. BEDNARCZUK, AS RECORDED IN DEED VOLUME 1027, PAGE 283, AND WITH THE EAST LINE OF THE S.W. QUARTER OF SECTION 5; A DISTANCE OF 1317.44 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 88 DEGREES, 10 MINUTES, 08 SECONDS EAST; WITH THE SOUTH LINE OF SAID LANDS OF H. BEDNARCZUK; A DISTANCE OF 272.29 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 01 DEGREES, 24 MINUTES, 17 SECONDS WEST; WITH THE WEST LINE OF SAID LANDS OF H. BEDNARCZUK; A DISTANCE OF 1093.46 FEET TO AN IRON PIN SET AND THE TRUE PLACE OF BEGINNING;

THENCE SOUTH 01 DEGREES, 24 MINUTES, 17 SECONDS WEST; WITH THE WEST LINE OF SAID LANDS OF H. BEDNARCZUK; A DISTANCE OF 225.02 FEET TO AN IRON PIN FOUND IN THE SOUTH LINE OF SECTION 5 (NORTH LINE OF SECTION 8);

THENCE SOUTH 00 DEGREES, 31 MINUTES, 57 SECONDS WEST; WITH THE WEST LINE OF SAID LANDS OF H. BEDNARCZUK AND CROSSING AN IRON PIN FOUND AT 281.82 FEET; A TOTAL DISTANCE OF 294.41 FEET TO A POINT IN THE CENTER OF CRONIN LANE;

THENCE NORTH 59 DEGREES, 14 MINUTES, 33 SECONDS WEST; WITH CRONIN LANE, A DISTANCE OF 330.79 FEET TO AN IRON PIN FOUND;

THENCE NORTH 65 DEGREES, 25 MINUTES, 19 SECONDS WEST; WITH CRONIN LANE, A DISTANCE OF 353.51 FEET TO AN IRON PIN FOUND IN THE NORTH LINE OF SECTION 8 (SOUTH LINE OF SECTION 5) AND IN THE INTERSECTION OF CRONIN LANE AND THREE TOWERS ROAD;

THENCE NORTH 07 DEGREES, 49 MINUTES, 07 SECONDS EAST; WITH THREE TOWERS ROAD; A DISTANCE OF 168.27 FEET TO AN IRON PIN SET;

THENCE NORTH 12 DEGREES, 00 MINUTES, 20 SECONDS WEST; WITH SAID ROAD; A DISTANCE OF 59.36 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH 87 DEGREES, 56 MINUTES, 50 SECONDS EAST; CROSSING AN IRON PIN SET AT 30.00 FEET; A TOTAL DISTANCE OF 603.84 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.006 ACRES OF LAND, MORE OR LESS, (1.641 ACRES IN THE S.W. QUARTER OF SECTION 5 AND BEING A PART OF AUDITOR'S PERMANENT PARCEL NUMBER 60-01-05-09-000; 1.453 ACRES IN THE S.E. QUARTER OF SECTION 5 AND BEING A PART OF AUDITOR'S PERMANENT PARCEL NUMBER 60-01-05-10-000; 1.404 ACRES IN THE N.E. QUARTER OF SECTION 8 AND BEING A PART OF AUDITOR'S PERMANENT PARCEL NUMBER 60-01-08-05-000; AND 0.508 ACRES IN THE N.W. QUARTER OF SECTION 8 AND BEING A PART OF AUDITOR'S PERMANENT PARCEL NUMBER 60-01-08-08-000 MORE OR LESS) AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD.

ALL SET IRON PINS ARE SOLID, 5/8 INCH, AND BEAR A PLASTIC CAP STAMPED "GARVERICK L.S. 6816".

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ASB

4-4-97

PRIOR DEED: VOLUME 1129, PAGE 582.
BASIS OF BEARINGS: PRIOR DEED.

THE ABOVE DESCRIPTION IS BASED UPON A SURVEY BY GARVERICK, L.S.
6816; DATED FEBRUARY 1997.

OFFICE COPY
NOT RECORDABLE

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS
EARL R. DONAKER, P.S.

tel: (614) 623-0993
1-800-842-3264

CHANDLERSVILLE ROAD
COUNTRYTYME GROVE CITY LTD.
Deed Book _____, page _____

Description approved for Auditor's Transfer

Accepted and approved this _____ day of _____, 1997
Muskingum County Health and Sanitation Department.

Sanitarian
E & W 1/4 LINE
S 89° 58' 16" E {422.43'}
42.00' 380.43'

5.100 Ac. ±
5.100 Ac. ±
5.100 Ac. ±
5.183 Ac. ±
5.182 Ac. ±
5.741 Ac. ±
5.732 Ac. ±
5.773 Ac. ±
7.654 Ac. ±
8.415 Ac. ±
6.327 Ac. ±
6.310 Ac. ±
6.030 Ac. ±

SECTION 7 WAYNE TWP.
(2215.68')
N 00° 34' 22" E
2215.68'

SECTION 8 SALT CREEK TWP.
N 00° 34' 22" E
2215.68'

SECTION 18
(2215.68')
N 00° 34' 22" E
2215.68'

SECTION 17
(2215.68')
N 00° 34' 22" E
2215.68'

Transferred. Date _____
Muskingum County Auditor
Fee: _____
State of Ohio, Muskingum County
Received for record on the _____ day of _____, 1997
at _____ o'clock _____
Recorded _____, 1997
In: _____
Fee: _____
Muskingum County Recorder

DEDICATION
I, the undersigned, Countrytyme Grove City Ltd. Manager of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots and roads as shown, the lots are numbered from 1 to 13 inclusive, that the foregoing real estate has been named "CHANDLERSVILLE ROAD SUBDIVISION", that roadway easements are or are hereby dedicated for public use as such, and that restrictions accompanying and a part of this plat shall apply whether specified in conveyances or not.

JAMES L. WILCOX
Witness
ACKNOWLEDGMENT
STATE OF OHIO
COUNTY OF MUSKINGUM
Before me a Notary Public in and for said County, personally appeared James L. Wilcox, Manager of Countrytyme Grove City, Ltd. who executed the foregoing instrument and acknowledged that he did sign the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at _____ Ohio, this _____ day of _____, 1997
Notary Public _____
My Commission Expires _____

PROTECTIVE COVENANTS August 13, 1997
RESIDENTIAL USE:
1) All lots at Chandlersville Road shall be used exclusively for single family, private residential purposes. No more than one (1) house shall be erected, placed or permitted to remain on any lot.
2) All dwellings shall be Site/Stick Built, Approved Ohio Basic Building Code Industrialized Unit, or a "new" Doublewide Manufactured Home. Any dwelling constructed or placed on the premises shall meet the following conditions:
a) Each style home containing at least 1,450 square feet of finished living area
b) Two story home containing at least 1,750 square feet of finished living area with 1,000 square feet of said living area located on the first floor.
c) All other style homes shall have at least 1,600 square feet of finished living area.
Living areas are exclusive of porches, breezeways, basements and garages. All lots shall have at least a two-car garage constructed of similar material and style as the dwelling.
3) No garage or unfinished single family dwelling, travel-trailer, manufactured home including HUD approved single-wide manufactured home, barn, tent, basement or other outbuilding shall at any time be occupied or used as a temporary or permanent residence.
4) The construction of the dwelling and garage shall be completed within one year from the date of beginning construction.
5) Driveways shall be well maintained with gravel or other suitable surface and dust shall be controlled.

2.099 acres part of parcel 73-15-07-21 section 7
82.400 acres part of parcel 60-01-08-24 section 8

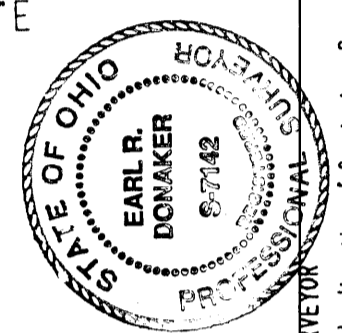
PROTECTIVE COVENANTS CONTINUED
CONSTRUCTION PERMITS:
1) Prior to any construction, each lot owner must obtain the following:
a) Sewage disposal and well permit from the County Health Department.
b) Building permit from the County Building Department.
c) Driveway permit from O.D.O.T. if driveway entrance not already installed.
ANIMALS:
1) Swine and foal are permitted, but shall be limited to two (2) swine and twelve (12) foal per lot. Large domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted, but shall be limited to one (1) per acre (1) acre of fenced pasture. The pasture shall not be overgrazed, but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
2) Dogs, cats and other household pets shall not be raised, bred or maintained for commercial purposes.
BUSINESS/TRADE:
1) No noxious or offensive trade shall be carried on upon any lot. Professional and quasi-professional occupations may use a residence constructed on a lot as an auxiliary or secondary facility to an office established elsewhere. An occupant maintaining a personal or professional library, keeping personal, business or professional records or accounts, or conducting personal business or professional telephone calls or correspondence, in or from a residence constructed on a lot is engaging in a use expressly declared customarily incidental to principal residential use and is not in violation of these restrictions.
EASEMENTS:
1) Subject to oil lease, crop lease, utility easements, road right-of-way easements, or drainage easements, if any. The buyer, his heirs and assigns, agrees to grant a drainage easement (at no monetary value or any other consideration) for the purpose of providing an outlet for storm water and/or septic system drainage to any owner(s) of any lot of this development. Buyer shall comply with all requests from the County Health Department and County Engineer to ensure the health and welfare of each owner of any lot of this development. The buyer agrees to grant utility easements to serve any lot of this development.
DURATION AND AMENDMENTS:
1) Exceptions to any of the aforementioned restrictions may be approved by Countrytyme so long as the appearance of the area is not adversely affected. Exceptions must be in writing and notarized.
2) No lot may be divided, split or subdivided in the future, except by Countrytyme if it deems appropriate to accommodate proper design, relative home sizes or saving of trees. Countrytyme reserves the right to combine all or parts of any un-sold lot(s) without the consent of any other lot owner.
3) These restrictions shall be deemed to run with the land and shall continue in full force and effect for a period of thirty-five years from the date hereof, and shall be automatically renewed for successive thirty-five year periods.
ENFORCEMENT:
1) Countrytyme shall not be obligated to enforce these covenants.
2) Any lot owner within Chandlersville Road shall have a right to enforce by any proceeding at law or in equity, any and all of these protective covenants and restrictions now or hereafter amended. Failure to enforce any provision hereof shall in no event be deemed a waiver of the right to do so hereafter. Invalidity of any one of the provisions hereof by judgment or Court order shall in no way affect any other provision which shall remain in full force and effect. Countrytyme shall not be obligated to join or assist in any suit brought by any lot owner or owners to enforce these restrictions.

DESCRIPTION APPROVED FOR AUDITORS TRANSFER
BY: *[Signature]*
11-14-97

PRELIMINARY

0 100 200 300 400
SCALE: 1" = 200'
ORIGINAL PLAT 18"x24"
Pertinent documents: Tax maps:
Deeds: 562/391, 1057/5
518/364, 826/254, 1053/631,
937/257, 661/163, 1062/589,
410/575, 629/180, 1099/604,
1074/650
Surveyed by: Terry J. Finley
Stephen M. Bowman, R.L. Daniels,
L. Peter Dinan
Bearings are based on a survey by
Terry J. Finley, 12/20/94 for Mann
& are for angular calculations only.

NOTE: Bearings & Distances (B&D)
B&D between monumentation were measured.
B&D to points were calculated.
Perimeter B&D are of record.



CERTIFICATION SURVEYOR
I hereby certify that the direction of Chandlersville Road is as shown on this plat and that I have surveyed and plotted the same in accordance with the laws of Ohio and that I am a duly licensed Professional Surveyor in the State of Ohio. I have not been convicted of any crime involving dishonesty or fraud and I am not under any legal disability. I have not been suspended or annulled from my license. I have not been disciplined by the State Board of Surveyors. I have not been convicted of any crime involving dishonesty or fraud and I am not under any legal disability. I have not been suspended or annulled from my license. I have not been disciplined by the State Board of Surveyors.
Earl R. Donaker
11/13/97
Date

60'-Non-Exclusive easement, for ingress and egress to & from Lots 10 & 11 to SR 146. Grantor reserves right to grant easement to others.

| CURVE | DELTA ANGLE | RADIUS | ARC | CHORD | CHORD BEARING |
|-------|-------------|----------|---------|---------|-----------------|
| C 1 | 43° 34' 50" | 390.22' | 296.81' | 289.71' | N 87° 00' 26" W |
| C 2 | 1° 05' 32" | 1611.54' | 30.72' | 30.72' | N 62° 08' 10" W |
| C 3 | 12° 02' 56" | 1611.54' | 338.90' | 338.27' | N 55° 33' 56" W |
| C 4 | 2° 44' 15" | 1611.54' | 77.00' | 76.99' | N 48° 10' 21" W |
| C 5 | 2° 49' 51" | 1611.54' | 79.62' | 79.61' | N 45° 23' 18" W |
| C 6 | 21° 45' 26" | 390.22' | 148.18' | 147.29' | N 82° 04' 52" E |

CHANDLERSVILLE ROAD
COUNTRYTYME GROVE CITY LTD
82.400 AC. SW 1/4, SECTION 8
2.099 AC. SE 1/4, SECTION 7
SECOND QUARTER, T 13N.R 12W.
OHIO RIVER SURVEY
SALT CREEK & WAYNE TOWNSHIPS
COUNTY: MUSKINGUM, OHIO
NOVEMBER, 1997 CT813PLT

"Remove not the old landmark." Proverbs 23:10

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS RIGHTS-OF-WAY OR RESTRICTIONS THEREON RECORDED OR UNRECORDED

727 Cambridge Road
Cohasset, Ohio 43012

LANDMARK SURVEYS, INC.
HARVEY R. DONAHUE, P. E.
SALT CREEK
COUNTRYME GROVE CITY LTD.
Deed Book 1142, page 21

NOTE: Section 8, Division 1, 1860
SEE SURVEY AND RECORD FOR MORE DETAILS
DATE OF PRINTING: 10/20/2004
ORIGINAL PLAT: 10/20/2004

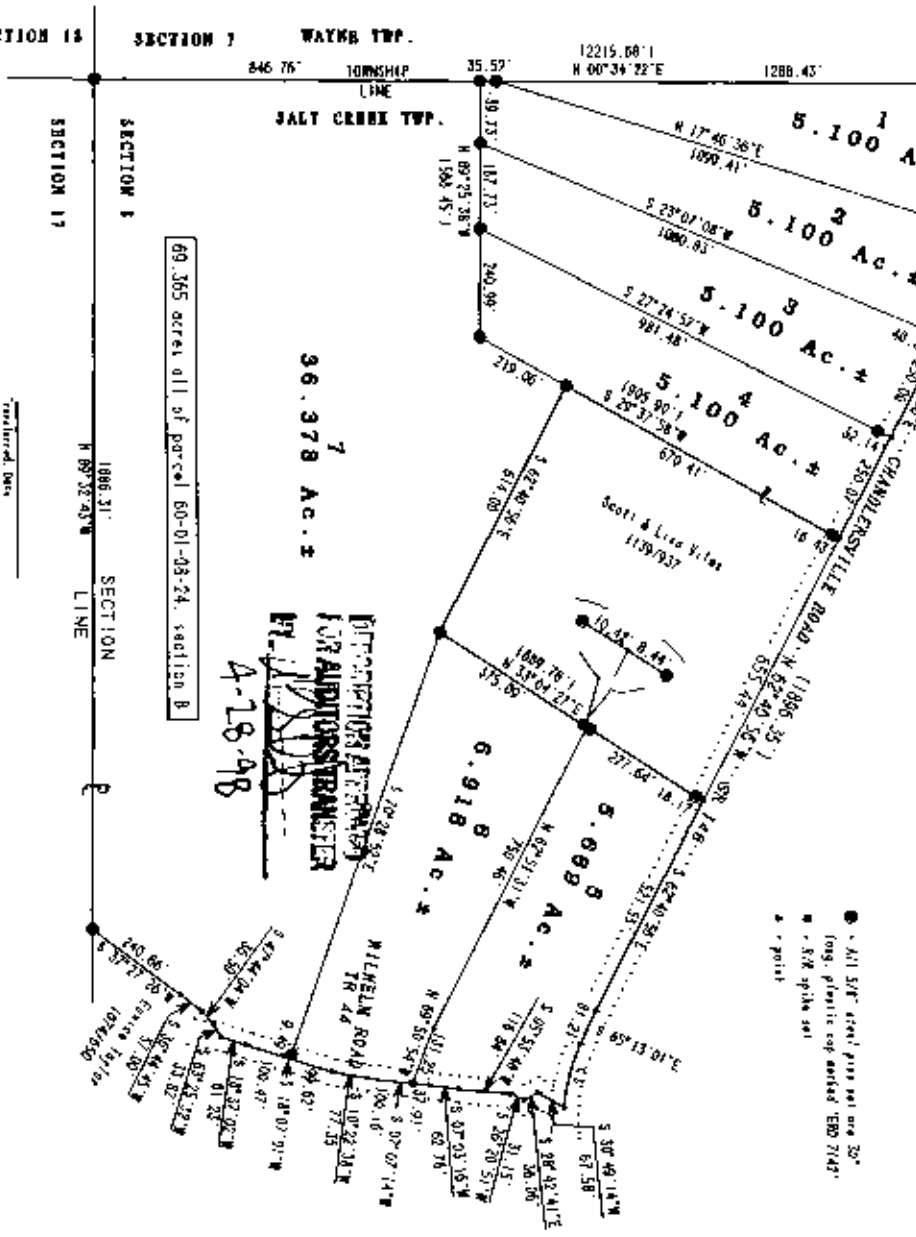
Map prepared by Mark J. Gault

Approved and approved (initials) by _____
Multiple copies shall be submitted to the Department of _____

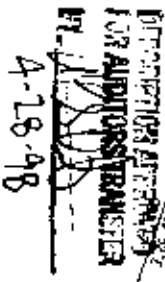
Surveyor

| CURVE | DELTA ANGLE | RADIUS | ARC | CHORD | CHORD BEARING |
|-------|-------------|---------|---------|---------|-----------------|
| C 1 | 14° 47' 11" | 61.54' | 415.89' | 414.74' | S 54° 11' 29" E |
| C 2 | 1° 05' 30" | 461.54' | 70.72' | 70.72' | S 67° 08' 10" E |
| C 3 | 21° 49' 23" | 306.22' | 148.65' | 147.73' | S 78° 07' 43" E |

- All SPT steel pipe set one 30° long plastic cap sealed EBD 7147'
- SPT spike set
- points



69.365 acres of parcel 60-01-03-24, section 8



OFFICE COPY
NOT RECORDABLE

EDUCATION
This plat is subject to the provisions of the Ohio Constitution, Article VIII, Section 2, which provides that the State of Ohio shall appropriate money for the support of the public schools. The State of Ohio shall also appropriate money for the support of the public schools. The State of Ohio shall also appropriate money for the support of the public schools.

ACCOMMODATION
This plat is subject to the provisions of the Ohio Constitution, Article VIII, Section 2, which provides that the State of Ohio shall appropriate money for the support of the public schools. The State of Ohio shall also appropriate money for the support of the public schools. The State of Ohio shall also appropriate money for the support of the public schools.

CONSTRUCTION NOTES:
1. The owner shall be responsible for obtaining all necessary permits from the local authorities.
2. The owner shall be responsible for obtaining all necessary permits from the local authorities.
3. The owner shall be responsible for obtaining all necessary permits from the local authorities.

SCALE: 1" = 200'
DATE: 10/20/2004
BY: HARVEY R. DONAHUE, P.E.
FOR: COUNTRYME GROVE CITY LTD.