

COVENANTS AND RESTRICTIONS

- 1. LAND USE: THE LOTS WITHIN O'CONNOR'S POINT ALLOTMENT SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
2. HEIGHT RESTRICTIONS: NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT THAT WOULD EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND IN NO EVENT SHALL ANY BUILDING BE ERRECTED TO A HEIGHT EXCEEDING 35 FEET FROM THE FINISH GRADE OF THE BUILDING. TOGETHER WITH NECESSARY ACCESSORY BUILDINGS INCLUDING A GARAGE.
3. LOT SPLIT: NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, GIFT, TRANSFERS OR OTHERWISE, SO AS TO CREATE A NEW LOT, EXCEPT FOR LOTS 14, 15, 16 AND 17, WHICH LOTS MAY BE SPLIT INTO TWO BUILDING LOTS. IF THESE LOTS ARE SPLIT, ALL THE RESTRICTIONS HEREIN SET FORTH WILL APPLY TO EACH PORTION OF THE LOT SO DIVIDED.
4. TRADE OR COMMERCIAL ACTIVITY BARRED: NO TRADE OR COMMERCIAL ACTIVITY SHALL BE CONDUCTED UPON ANY LOT. NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO ANY OF THE OWNERS OF ANY SAID LOT IN O'CONNOR'S POINT ALLOTMENT.
5. PLAN APPROVAL: FOR THE PURPOSE OF MAINTAINING SPECIFIC ARCHITECTURAL GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF ALL SAID LOTS WITHIN O'CONNOR'S POINT ALLOTMENT, EACH OWNER OF A LOT SHALL BE REQUIRED TO SUBMIT TWO (2) SETS OF COMPLETE BUILDING AND SITE PLANS THEREON TO THE GRANTOR, SETTING FORTH THE GENERAL ARRANGEMENTS OF THE INTERIOR AND EXTERIOR OF THE STRUCTURE, INCLUDING THE COLOR AND TEXTURE OF THE BUILDING MATERIALS, THE TYPE AND CHARACTER OF ALL SUCH AS DECORATIVE WALLS, CHIMNEYS, DRIVEWAYS AND WALKWAYS AND DETAILING THE LOCATION OF THE STRUCTURE ON THE LOT INCLUDING SETBACKS, DRIVEWAY LOCATIONS, GARAGE OPENINGS, ORIENTATION OF THE STRUCTURE TO THE TOPOGRAPHY AND CONFORMANCE WITH THE GRADING AND DRAINAGE PLAN.

EACH OWNER COVENANTS THAT NO EXCAVATION SHALL BE MADE, NO BUILDING SHALL BE ERRECTED AND NO MATERIALS SHALL BE STORED UPON THE PREMISES BY SAID OWNER OR HIS AGENTS, HEIRS, SUCCESSORS, OR ASSIGNS UNTIL THE GRANTOR SHALL HAVE APPROVED SAID PLANS AND SPECIFICATIONS IN WRITING WHICH APPROVAL SHOULD NOT BE UNREASONABLY WITHHELD. IF THE GRANTOR FAILS TO WITHIN THIRTY (30) DAYS AFTER RECEIPT OF SAID PLANS AND SPECIFICATIONS TO EITHER APPROVE OR DISAPPROVE SAID PLANS AND SPECIFICATIONS, THEY SHALL BE DEEMED TO HAVE BEEN APPROVED AND THE REQUIREMENTS HEREIN FULFILLED. IF THE GRANTOR DISAPPROVES SAID PLANS AND SPECIFICATIONS, THE OWNER MAY REVISE AND RESUBMIT SAID PLANS AND SPECIFICATIONS, UNTIL APPROVAL IS RECEIVED. IF SATISFACTORY PLANS AND SPECIFICATIONS ARE NOT RECEIVED AND APPROVED BY GRANTOR WITHIN ONE (1) YEAR FOLLOWING CONVEYANCE OF TITLE TO SAID OWNER (OR SUCH EXTENSION OF TIME AS GRANTOR MAY, AT ITS SOLE OPTION EXTEND) GRANTOR RESERVES AND GRANTEE AND EACH OWNER HEREBY ACKNOWLEDGE THE RIGHT OF GRANTOR, AT ITS OPTION, TO REPURCHASE THE LOT AT THE ORIGINAL PURCHASE PRICE THEREOF AS EVIDENCED BY THE CLOSING STATEMENT EXECUTED AT TIME OF PURCHASE.

EACH LOT OWNER FURTHER ACKNOWLEDGES THAT IN CONSIDERING PLANS AND SPECIFICATIONS SUBMITTED, GRANTOR WILL TAKE INTO CONSIDERATION PLANS AND SPECIFICATIONS ALREADY APPROVED OR IN THE PROCESS BEING REVIEWED FOR APPROVAL OF PROPOSED IMPROVEMENTS ON ADJACENT LOTS AND EFFECT UPON THE NEIGHBORING PROPERTIES AND THE OVERALL DEVELOPMENT OF O'CONNOR'S POINT ALLOTMENT AND ACKNOWLEDGES THAT THE GRANTOR MAY REQUIRE SUBMISSION OF SAMPLES OF MATERIALS TO BE USED IN THE CONSTRUCTION OF SAID SINGLE FAMILY RESIDENCE AS A CONDITION OF THE APPROVAL OF SAID PLANS AND SPECIFICATIONS. EACH LOT OWNER FURTHER ACKNOWLEDGES THAT THE GRANTOR SHALL NOT BE RESPONSIBLE OR LIABLE TO SAID OWNER OR TO ANY OTHER OWNER OF LOTS IN THE SUBDIVISIONS BY REASON OF THE EXERCISE OF ITS JUDGEMENT IN APPROVING OR DISAPPROVING PLANS SUBMITTED NOR SHALL IT BE LIABLE FOR ANY EXPENSES ENTAILLED TO ANY LOT OWNER IN THE PREPARATION, SUBMISSION AND, IF NECESSARY, RE-SUBMISSION OF PROPOSED PLANS AND SPECIFICATIONS.

EACH LOT OWNER FURTHER AGREES THAT NO TREE REMOVAL, EXCAVATION, CONSTRUCTION OR OTHER SITE WORK WHICH WOULD IN ANY WAY ALTER THE LOT FROM ITS PRESENT STATE SHALL BE COMMENCED UNTIL THE PLANS AND SPECIFICATIONS SHALL FIRST HAVE BEEN APPROVED IN WRITING BY GRANTOR IN ACCORDANCE HEREWITH.

WITHIN THE EASEMENT AREAS DESIGNATED ON THE RECORDED PLAT OF O'CONNOR'S POINT ALLOTMENT, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH CHANNELS OR WATER OVER SAID EASEMENT AREAS. THE EASEMENT AREA OF EACH LOT AND ALL SURFACE IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF SAID LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OF PUBLIC UTILITY COMPANY IS RESPONSIBLE.

EACH LOT OWNER FURTHER ACKNOWLEDGES THAT THE CONSTRUCTION OF ANY HOME SHALL BE COMPLETED WITHIN SIX (6) MONTHS OF THE DATE THE CONSTRUCTION IS COMMENCED ON SAID HOME.

- 6. BUILDING LOCATION: SETBACKS FROM WATER LINE: ELEVATION: FENCES: NO BUILDINGS SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR WATER LINE OR NEARER TO A SIDE STREET THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO PORTION OF ANY LOT NEARER TO ANY STREET THAN THE BUILDING SETBACK LINES SHALL BE USED FOR ANY PURPOSES OTHER THAN THAT OF A LAWN NOR SHALL ANY FENCE OR WALL OF ANY KIND, FOR ANY PURPOSE, BE ERRECTED, PLACED OR SUFFERED TO REMAIN ON ANY LOT NEARER TO ANY STREET NOW EXISTING, OR ANY HEREAFTER CREATED, THAN THE FRONT BUILDING LINES OF THE BUILDING THEREON, EXCEPTING ORNAMENTAL RAILINGS, OR FENCES NOT EXCEEDING THREE (3) FEET IN HEIGHT LOCATED ON OR ADJACENT TO ENTRANCE PLATFORMS OR STEPS. THIS PROVISION SHALL NOT BE APPLICABLE TO LIMIT THE SIZE OR LOCATION OF THE SUBDIVISION ENTRY SIGNS, IDENTIFICATION OR WALLS. NOTHING HEREIN CONTAINED, HOWEVER, SHALL BE CONSTRUED AS PREVENTING THE USE OF SUCH PORTION OF THE LOTS FOR WALKS, DRIVES, THE PLANTING OF TREES OR SHRUBBERY, THE GROWING OF FLOWERS OR OTHER ORNAMENTAL PLANTS, OR FOR SMALL STATUARY ENTRANCE WAYS, FOUNTAINS OR SIMILAR ORNAMENTATIONS FOR THE PURPOSE OF BEAUTIFYING SAID PREMISES. NO VEGETABLE, OR GRAINS OF THE ORDINARY GARDEN OR FIELD VARIETY SHALL BE GROWN ON SUCH PORTIONS OF SAID LOTS, AND NO WEEDS, UNDERBRUSH OR OTHER UNSIGHTLY GROWTHS SHALL BE PERMITTED TO GROW OR REMAIN ANYWHERE ON SAID LOTS AND NO UNSIGHTLY OBJECT SHALL BE ALLOWED TO BE PLACED OR SUFFERED TO REMAIN ANYWHERE THEREON. NOTHING HEREIN CONTAINED SHALL BE CONSTRUED SO AS TO PERMIT A VIOLATION OF ANY APPLICABLE LAW, ORDINANCE OR GOVERNMENTAL REGULATION.

THE FIRST FLOOR ELEVATION OF ALL RESIDENCES SHALL EXCEED AN ELEVATION OF 998 FEET (FEMA 100 YEAR FLOOD ELEVATION) BASED UPON THE ELEVATION OF THE INDIAN LAKE WASTEWATER BEING 998.0.

NO CHAIN LINK FENCING SHALL BE PERMITTED IN THE SUBDIVISION.

- 7. TEMPORARY RESIDENCE: NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

- 8. TEMPORARY STRUCTURE: NO TEMPORARY BUILDING, TRAILER, GARAGE, STORAGE BUILDING OR STRUCTURE SHALL BE PLACED UPON ANY LOT FOR STORAGE WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTOR.

- 9. MOBILE HOMES OR MODULAR HOUSING: NO MOBILE HOMES OR MODULAR HOUSING SHALL BE PERMITTED ON THESE PREMISES

- 10. ANIMALS: NO ANIMALS, BIRDS, INSECTS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS WHICH ARE KEPT FOR DOMESTIC PURPOSES ONLY, AND ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO MORE THAN TWO DOGS OR TWO CATS MAY BE KEPT ON ANY LOT EXCEPT SUCH DOGS OR CATS IN EXCESS OF SUCH NUMBERS ARE LESS THAN THREE MONTHS OF AGE. ALL ANIMALS MUST BE RESTRAINED ON THE OWNER'S LOT AND OWNERS SHALL TAKE ALL STEPS NECESSARY TO INSURE THE SAME.

- 11. LOT MAINTENANCE AND WASTE DISPOSAL: NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION AND REMOVED FROM VIEW OF ABUTTING PROPERTIES. ALL LOTS WHICH HAVE BEEN DEVELOPED BUT NOT BUILT UPON SHALL BE MAINTAINED TO INCLUDE TWO (2) MOWINGS EACH YEAR, NOT LATER THAN JUNE 15 AND SEPTEMBER 15.

- 12. CLOTHES LINE: NO CLOTHING OR ANY OTHER HOUSEHOLD FABRICS SHALL BE HUNG IN THE OPEN ON ANY LOT, AND NO OUTSIDE CLOTHES DRYING OR AIRING FACILITIES SHALL BE PERMITTED.

- 13. VEHICLES NOT IN USE: NO AUTOMOBILE OR MOTOR-DRIVEN VEHICLE SHALL BE LEFT UPON ANY LOT FOR A PERIOD LONGER THAN THIRTY (30) DAYS, WITHIN A 90-DAY PERIOD, IN A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON THE PUBLIC HIGHWAY OR WITHOUT CURRENT VALID LICENSE PLATES. AFTER SUCH PERIOD, THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE ABOVE-DESCRIBED REAL ESTATE AND SHALL BE MOVED THEREFROM.

- 14. BOAT, TRAILER, AND VEHICLE PARKING AND STORAGE: NO TRUCK, TRAILER, BOAT, CAMPER, RECREATIONAL VEHICLE OR COMMERCIAL VEHICLE SHALL BE PARKED OR STORED ON ANY LOT UNLESS IT IS IN A GARAGE OR OTHER VEHICLE PERMANENT ENCLOSURE OUT OF VIEW FROM THE STREET AND ABUTTING PROPERTIES: PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PROHIBIT THE OCCASIONAL NONRECURRING TEMPORARY PARKING OF SUCH TRUCK, TRAILER, BOAT, CAMPER, RECREATIONAL VEHICLE OR COMMERCIAL VEHICLE ON THE PREMISES FOR A PERIOD NOT TO EXCEED 72 HOURS IN ANY PERIOD OF THIRTY (30) DAYS. BOAT TRAILERS ARE TO BE STORED IN DESIGNATED AREAS.

- 15. BOAT DOCKS AND WELLS: NO MORE THAN ONE (1) DOUBLE BOAT DOCK WILL BE PERMITTED ON ANY OF THE LOTS WITHIN O'CONNOR'S POINT ALLOTMENT. BOAT DOCKS OR WELLS SHALL NOT USE SOLID WALLS AND SHALL USE A GABLE ROOF WHICH PITCH SHALL NOT EXCEED A 2:12 RATIO OR 4:12 RATIO (I.E. 2 INCHES THROUGH 4 INCHES TALL FOR EVERY 12 INCHES OF ROOF). BOAT DOCKS OR BOAT WELLS MAY HAVE LIFTS. ANY BOAT DOCKS OR BOAT WELLS SHALL NOT BE CONSTRUCTED WITHIN FIVE (5) FEET OF THE SIDE LOT LINE OF ANY LOTS WITHIN O'CONNOR'S POINT ALLOTMENT AND SHALL NOT EXTEND BEYOND THE LOT LINE INTO THE WATERS OF INDIAN LAKE MORE THAN TWENTY-FIVE (25) FEET. ANY BOAT DOCKS OR BOAT WELLS CONSTRUCTED ON THE PREMISES SHALL HAVE THE HEIGHT BETWEEN THE SEA WALL AND THE BOTTOM OF THE ROOF LINE TO BE 7 TO 9 FEET IN HEIGHT.

THERE SHALL BE NO FLAT ROOFS PERMITTED ON THE BOAT DOCKS OR BOAT WELLS LOCATED ON THE LOTS WITHIN THE SUBDIVISION.

- 16. SIGNS: NO SIGNS OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW, ON ANY LOT, EXCEPT ONE TEMPORARY SIGN OF NOT MORE THAN SIX SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR EXCEPT SIGNS USED BY THE ORIGINAL DEVELOPER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION SALES PERIOD.

- 17. ANTENNAS: IF CABLE TV IS AVAILABLE, TELEVISION AND RADIO ANTENNAS, INCLUDING SATELLITE DISHES, WHETHER ROOF-TOP OR GROUND MOUNTED, SHALL BE PROHIBITED ON THE EXTERIOR OF ANY HOUSE OR LOT. IN THE EVENT THAT CABLE TV BECOMES AVAILABLE AT A TIME WHEN OWNERS OF LOTS WITHIN O'CONNOR'S ALLOTMENT HAVE INSTALLED A TELEVISION ANTENNA OR A SATELLITE DISH THEN, SAID TELEVISION ANTENNAS AND SATELLITE DISHES ALREADY INSTALLED SHALL BE REMOVED WITHIN NINETY (90) DAYS OF THE CABLE SERVICE BECOMING AVAILABLE TO SAID LOTS.

- 18. GRADING AND DRAINAGE: NO CONSTRUCTION, GRADING OR OTHER IMPROVEMENTS SHALL BE MADE TO ANY LOT IF SUCH IMPROVEMENT WOULD INTERFERE WITH OR OTHERWISE ALTER THE GENERAL GRADING AND DRAINAGE PLAN OF THE SUBDIVISION OR ANY EXISTING SWALES, FLOODWAYS, OR OTHER DRAINAGE CONFIGURATIONS.

- 19. OWNERS ASSOCIATION LIEN: EACH OWNER OF LOTS IN O'CONNOR'S POINT ALLOTMENT SHALL AUTOMATICALLY BECOME A MEMBER OF THE OWNERS ASSOCIATION OF O'CONNOR'S POINT ALLOTMENT WHICH SHALL BE ESTABLISHED FOR THE PURPOSE, AMONG OTHER THINGS, OF MAINTAINING LOTS 27, 28, 29, AND 30 AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION. AS A MEMBER OF THE ASSOCIATION, EACH OWNER SHALL BE LIABLE FOR ASSESSMENTS AND/OR DUES WHICH ASSESSMENTS AND/OR DUES SHALL BECOME A LIEN UPON SAID LOTS, SUBJECT ONLY TO THE LIEN FOR REAL ESTATE TAX AND ASSESSMENTS AND ANY FIRST MORTGAGE LIEN AGAINST SAID REAL ESTATE.

FOR THE PURPOSE OF DETERMINING EACH OWNER'S SHARE AND ALSO FOR THE PURPOSE OF DETERMINING THE NUMBER OF VOTES THAT EACH OWNER HAS IN THE UNIT OWNERS ASSOCIATION, SAID SHARE AND VOTING SHALL BE DETERMINED ON A UNIT BASIS, MEANING THAT EACH LOT OR PROPERLY DIVIDED LOT PURSUANT TO RESTRICTIONS #3 HEREIN SHALL HAVE ONE (1) VOTE IN THE UNIT OWNERS ASSOCIATION WITHOUT REGARD TO THE NUMBER OF OWNERS OWNING AN INTEREST IN ANY SINGLE LOT.

THE GRANTORS (PROPRIETOR) WILL CONVEY LOTS 27, 28, 29, AND 30 TO THE OWNERS ASSOCIATION OF O'CONNOR'S POINT ALLOTMENT UPON THE FORMATION OF SAID ASSOCIATION. THE OWNERS ASSOCIATION OF THE O'CONNOR'S POINT ALLOTMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID LOTS AND WILL PROMULGATE RULES REGARDING THEIR USE AND MAINTENANCE.

- 20. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES UNTIL 2017, AFTER WHICH TIME SAID RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY TWO-THIRDS OF THE THEN OWNERS OF THE LOTS IN SAID SUBDIVISION HAS BEEN RECORDED, AGREEING TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.

- 21. THESE RESTRICTIONS SHALL BE FOR THE BENEFIT FOR ALL OF THE LOT OWNERS OF O'CONNOR'S POINT ALLOTMENT. ENFORCEMENT OF THESE RESTRICTIONS SHALL BE BY PROCEEDINGS AT LAW OR EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY RESTRICTION, EITHER TO RESTRAIN ANY VIOLATION OR TO RECOVER DAMAGES INCLUDING ATTORNEY FEES AND COURT COSTS.

- 22. INVALIDATION OF ANY ONE OF THESE RESTRICTIONS BY JUDGMENT OF COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- 23. ONE YEAR AFTER THE SALE OF THE LAST LOT BY THE GRANTORS, OWNERS ASSOCIATION OF O'CONNOR'S POINT ALLOTMENT WILL BE SUBSTITUTED FOR THE WORD "GRANTORS" IN THE ABOVE COVENANTS AND RESTRICTIONS. ANY WRITTEN AGREEMENTS BY THE GRANTORS PRIOR TO SAID TIME WILL REMAIN IN EFFECT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT O'CONNOR'S LANDING, INC., PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE COUNTY HIGHWAY 254, ZETTLER ROAD, BREEZY WAY, POINT CIRCLE, AND O'CONNOR'S POINT DRIVE AS SHOWN WITHIN THIS PLAT TO THE PUBLIC FOREVER, DEDICATE THE SANITARY SEWER EASEMENTS TO THE INDIAN LAKE SANITARY SEWER DISTRICT, DEDICATE THE UTILITY EASEMENTS TO THE PUBLIC FOR UTILITIES BOTH PUBLIC AND PRIVATE, AND DEDICATE THE STORM SEWER EASEMENTS TO THE RICHLAND TOWNSHIP TRUSTEES FOR OPERATION AND MAINTENANCE. IN ADDITION, THE PROPRIETOR SHALL DIRECT THE SURVEYOR TO PLACE THE NECESSARY MONUMENTATION AS SHOWN HEREON PER OHIO REVISED CODE SECTION 711.03 AND OHIO ADMINISTRATIVE CODE 4733-37.

Witness to all: Mark O'Connor, Robert B. MacDermott, Jr., Thomas E. O'Connor, Jr., Martha O'Connor. President, Secretary.

STATE OF OHIO SS: COUNTY OF LOGAN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS E. O'CONNOR, JR., PRESIDENT, AND MARTHA O'CONNOR, SECRETARY, OF O'CONNOR'S LANDING, INC., THE CORPORATION WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT THEY DID SIGN AND SEAL SAID PLAT AS PRESIDENT AND SECRETARY, ON BEHALF OF SAID CORPORATION, AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, AND OF THEMSELVES AS SUCH OFFICERS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 6th DAY OF July, 1993.

Notary Public: Robert B. MacDermott, Jr., My Commission Expires: 11/17/93, Notary Public State of Ohio Section 147.03 RC.

PLAT PRE-APPROVED: Joe C. Hines, 7-6-93

PLAT CHECKED: Joe C. Hines, 7-13-93

REVIEWED THIS 9 DAY OF July, 1993. Russell Sumter, Chairman, Richland Township Trustees

APPROVED THIS 8th DAY OF July, 1993. James K. Cox, Logan County Engineer

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE

BY RESOLUTION NO. 294-93 RECORDED IN LOGAN COUNTY COMMISSIONERS' JOURNAL

ON THIS 13th DAY OF July, 1993.

APPROVED THIS 7th DAY OF July, 1993. Larry E. Ornel, Indian Lake Sanitary Sewer District

APPROVED THIS 8th DAY OF July, 1993. Carmen E. Scott, Logan-Union-Champain Regional Planning Commission

APPROVED THIS 2nd DAY OF July, 1993. George W. Clayton

John A. Jeffrey

Donald E. Quinn, Logan County Commissioners

TRANSFERRED THIS 13th DAY OF July, 1993. Jean Jones, Logan County Auditor

FILED FOR RECORD THIS 13th DAY OF July, 1993, AT 4:00 P.M.

RECORDED THIS 13th DAY OF July, 1993, IN PLAT CABINET A, SLIDE 759B, 761A, 761B, 763A

Carlyne Collins, Logan County Recorder

OWNER/DEVELOPER: O'CONNOR'S LANDING, INC., 229 ASHBROOK DRIVE, BELLEFONTAINE, OHIO 43311

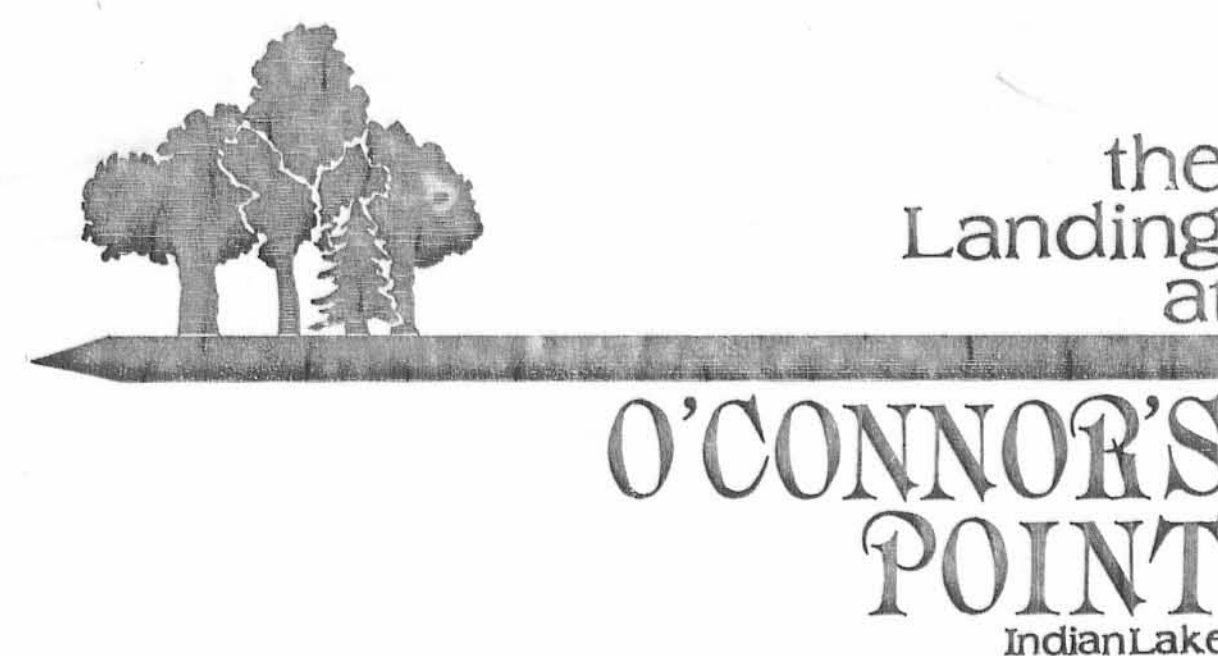
CALCULATIONS AND PLATTING SERVICES BY: LEE SURVEYING & MAPPING CO., 143 East Columbus Avenue, BELLEFONTAINE, OHIO 43311, (513) 593-4817

EASEMENTS

EASEMENTS ARE A MINIMUM OF 10 FEET WIDE, UNLESS OTHERWISE NOTED, ALONG ALL REAR LOT LINES AND CENTERED ON ALL SIDE LOT LINES FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS. HOWEVER, A TWO FOOT WIDE EASEMENT IS RESERVED CENTERED ALONG ALL LOT LINES FOR PLACEMENT OF SURVEY MONUMENTS, AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT AT ANY LOT CORNER.

IN ADDITION TO EASEMENTS SHOWN, THE PLAT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS:

- 1. THE LAKE GAS COMPANY IN DEED VOLUME 196, PAGE 475
2. UNITED TELEPHONE COMPANY IN DEED VOLUME 222, PAGE 277.



SURVEYOR'S AFFIDAVIT

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 15.926 ACRES OF WHICH 3.843 ACRES ARE IN THE ROAD RIGHT-OF-WAY (INCLUDING COUNTY HIGHWAY 254), LEAVING A NET AREA OF 12.083 ACRES IN BUILDING LOTS. THE TRACT IS CURRENTLY ZONED B-2, LOCAL BUSINESS.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS PARTS THEREOF.

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF O'CONNOR'S POINT ALLOTMENT NO. 1 AS SURVEYED IN OCTOBER OF 1992, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.



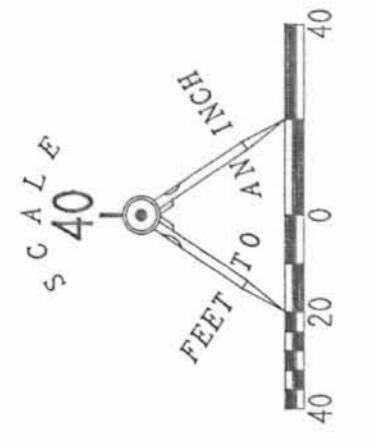
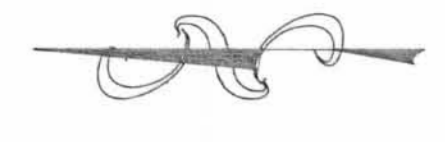
Leslie H. Geeslin, Professional Surveyor 5248, P.O. Box 274, Rushsylvania, Ohio 43347, (513) 468-2793, Revised by L.H.G.

O'CONNOR'S POINT ALLOTMENT NO. 1

VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

9305114

O'CONNOR FARMS, INC.
130 AC.
VOL. 353, PG. 663, TR. VI



LEGEND
● CONCRETE MONUMENT SET
• 5/8 INCH IRON BAR SET

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
FOR UTILITY PROTECTION SERVICE.



CURVE DATA
CENTRAL ANGLE = 37°23'27"
RADIUS = 180.00'
ARC = 117.47'
CHORD = 115.39'
CH. BRNG. = N 79°28'47" W

O'CONNOR'S LANDING, INC.
18.393 ACRES
O.R. 194, PG. 235

THE BOUNDARY OF THE REMAINDER OF THE
18.393 ACRES IS SHOWN TO SATISFY THE
OVERLAY MAP REQUIREMENT OF O. R. C.
7111.02 (B).

O'CONNOR'S FARM, INC.
0.472 AC.
O.R. 198, PG. 732

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	
C 1	01°53'09"	924.58'	30.43'	15.22'	30.43'	S 31°09'30"W	50.00'	41°35'10"	36.29'	18.99'	N 05°24'04"E	C 40	19°51'54"	125.00'	43.34'	21.89'	43.12'	S 53°11'37"E	
C 2	04°41'45"	924.58'	75.76'	37.91'	75.76'	S 27°52'03"W	50.00'	75°56'08"	66.27'	39.02'	N 53°21'35"W	C 41	05°48'00"	175.00'	17.72'	8.87'	17.71'	S 46°09'40"E	
C 3	06°12'00"	924.58'	100.05'	50.07'	100.05'	S 22°25'10"W	50.00'	109°59'18"	95.98'	71.39'	S 33°40'42"W	C 42	79°39'36"	20.00'	27.81'	16.68'	25.62'	S 09°13'53"E	
C 4	06°58'16"	924.58'	112.42'	56.31'	112.42'	S 15°50'00"W	25.00'	48°11'23"	21.03'	11.18'	S 02°46'45"W	C 43	49°23'38"	50.00'	43.10'	22.99'	41.78'	S 05°54'07"W	
C 5	06°02'42"	924.58'	97.55'	48.82'	97.55'	S 09°19'34"W	25.00'	88°29'03"	38.62'	24.35'	S 71°06'20"W	C 44	17°15'06"	240.00'	72.26'	36.41'	71.99'	S 10°10'09"E	
C 6	14°08'31"	924.58'	228.21'	114.69'	227.63'	S 00°46'02"E	125.00'	48°47'34"	106.45'	56.69'	N 38°43'47"W	C 45	28°19'27"	240.00'	118.64'	60.56'	117.44'	S 12°37'07"W	
C 7	91°10'16"	25.00'	35.71'	25.52'	35.71'	S 53°25'30"W	25.00'	27°32'53"	12.02'	6.13'	N 00°33'32"W	C 46	28°26'14"	240.00'	119.12'	60.81'	117.90'	S 40°59'58"W	
C 8	67°50'35"	25.00'	29.60'	16.81'	27.90'	S 47°04'06"W	25.00'	20°38'30"	9.01'	4.55'	N 23°32'04"E	C 47	20°45'49"	240.00'	86.97'	43.97'	86.50'	S 65°35'59"W	
C 9	97°59'55"	270.00'	461.81'	310.59'	407.54'	N 30°12'15"E	50.00'	59°21'26"	51.80'	28.49'	N 04°10'40"E	C 48	21°17'08"	150.00'	55.73'	28.19'	55.41'	N 70°02'38"W	
C 10	08°47'48"	175.00'	26.87'	13.46'	26.84'	S 74°08'22"E	50.00'	37°08'24"	32.41'	16.80'	N 44°04'15"W	C 49	16°08'24"	150.00'	42.25'	21.27'	42.12'	N 51°19'52"W	
C 11	84°50'28"	25.00'	37.02'	22.84'	33.73'	S 36°07'02"E	50.00'	34°54'55"	30.47'	15.72'	N 80°05'54"W	C 50	19°51'54"	150.00'	52.01'	26.27'	51.75'	N 53°11'37"W	
C 12	110°10'48"	25.00'	38.76'	24.49'	34.99'	S 36°34'30"W	50.00'	11°52'17"	10.36'	5.20'	S 69°20'24"W	C 51	48°47'34"	150.00'	127.74'	68.03'	123.91'	N 38°43'47"W	
C 13	08°47'48"	25.00'	35.84'	21.84'	35.84'	N 43°55'56"W	50.00'	29°45'12"	25.96'	13.28'	S 29°29'16"W	C 52	49°23'38"	35.00'	30.17'	16.10'	29.25'	S 05°54'07"W	
C 14	91°15'11"	25.00'	39.82'	25.55'	35.74'	S 57°58'30"W	50.00'	51°50'10"	45.24'	24.30'	S 11°18'24"E	C 53	96°29'35"	255.00'	429.45'	285.67'	380.47'	S 29°27'06"W	
C 15	33°08'14"	125.00'	72.29'	37.19'	71.29'	N 59°49'47"W	50.00'	25°17'53"	22.08'	11.22'	S 49°52'26"E	C 54	37°23'27"	180.00'	117.47'	60.91'	115.39'	N 79°28'47"W	
C 16	19°51'54"	175.00'	60.67'	30.64'	60.37'	N 8°07'34"W	25.00'	16°31'48"	21.03'	11.18'	S 38°25'41"E	C 55	82°39'43"	25.00'	36.21'	22.12'	33.13'	N 56°40'39"W	
C 17	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 18°07'34"W	25.00'	16°31'48"	21.03'	11.18'	S 38°25'41"E								
C 18	48°11'23"	25.00'	21.03'	11.18'	20.41'	N 50°58'07"E	175.00'	32°15'46"	98.54'	50.62'	S 46°59'41"E								
C 19	48°52'10"	50.00'	42.65'	22.72'	41.37'	N 50°37'43"E													

O'CONNOR'S POINT ALLOTMENT NO. 1

VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

SURVEYING SERVICES BY:
LESLIE H. GEESLIN, P.S.
P.O. BOX 274
RUSHYVANIA, OHIO 43347
(513) 468-2793

ENGINEERING SERVICES BY:
MICHAEL W. BOW, P.E.
1691 COUNTY ROAD 31 N
BELLEFONTAINE, OHIO 43311

CALCULATIONS AND PLOTTING SERVICES BY:
LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY OHIO.

BEING 15.926 ACRES OUT OF THE O'CONNOR'S LANDING, INC. 18.393 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 194, PAGE 235 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON BAR SET AT THE NORTHEAST CORNER OF LOT NO. 11, O'CONNOR'S ALLOTMENT NO. 2, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO AS RECORDED IN PLAT CABINET A, SLIDE 237, IN THE LOGAN COUNTY RECORDS OF PLATS.

THENCE, N 13°-08'-47" E, WITH THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF BREEZY WAY, SAID WESTERLY RIGHT-OF-WAY LINE BEING THE EAST LINE OF THE RICHARD STEINMETZ 0.145 ACRE TRACT (O.R. 95, PG. 436 AND O.R. 185, PG. 624) A DISTANCE OF 70.30 FEET TO A 5/8 INCH IRON BAR SET AT THE NORTHEAST CORNER OF THE SAID 0.145 ACRE TRACT.

THENCE, N 76°-51'-05" W, WITH THE NORTH LINE OF THE SAID 0.145 ACRE TRACT, A DISTANCE OF 107.91 FEET TO THE EDGE OF THE WATER OF INDIAN LAKE, PASSING A 5/8 INCH IRON BAR SET FOR REFERENCE AT 77.77 FEET.

THENCE, WITH THE EDGE OF THE WATER THE FOLLOWING FIFTY COURSES:

- N 7°-48'-32" E, A DISTANCE OF 17.19 FEET.
- N 6°-12'-41" E, A DISTANCE OF 18.26 FEET.
- N 3°-41'-21" W, A DISTANCE OF 52.33 FEET.
- N 11°-07'-59" W, A DISTANCE OF 7.62 FEET.
- N 1°-50'-26" W, A DISTANCE OF 24.86 FEET.
- N 9°-38'-20" E, A DISTANCE OF 9.73 FEET.
- N 23°-07'-52" E, A DISTANCE OF 10.30 FEET.
- N 29°-08'-41" E, A DISTANCE OF 10.02 FEET.
- N 24°-24'-30" E, A DISTANCE OF 27.11 FEET.
- N 3°-27'-24" W, A DISTANCE OF 25.27 FEET.
- N 60°-06'-20" E, A DISTANCE OF 58.08 FEET.
- N 31°-27'-44" E, A DISTANCE OF 18.12 FEET.
- N 7°-02'-48" W, A DISTANCE OF 53.57 FEET.
- N 44°-53'-23" W, A DISTANCE OF 24.90 FEET.
- N 81°-42'-53" W, A DISTANCE OF 58.09 FEET.
- S 75°-23'-57" W, A DISTANCE OF 18.00 FEET.
- N 20°-31'-39" W, A DISTANCE OF 87.92 FEET.
- N 85°-12'-10" W, A DISTANCE OF 7.22 FEET.
- N 14°-27'-07" W, A DISTANCE OF 64.26 FEET.
- N 12°-02'-31" W, A DISTANCE OF 16.38 FEET.
- N 11°-49'-13" W, A DISTANCE OF 98.70 FEET.
- S 85°-26'-52" W, A DISTANCE OF 1.70 FEET.
- N 14°-01'-23" W, A DISTANCE OF 48.15 FEET.
- N 18°-03'-37" W, A DISTANCE OF 48.20 FEET.
- N 24°-41'-02" W, A DISTANCE OF 184.63 FEET.
- N 28°-49'-41" E, A DISTANCE OF 24.83 FEET.
- N 62°-00'-10" E, A DISTANCE OF 16.74 FEET.
- S 88°-23'-17" E, A DISTANCE OF 16.09 FEET.
- S 81°-19'-20" E, A DISTANCE OF 90.19 FEET.
- S 76°-48'-46" E, A DISTANCE OF 47.79 FEET.
- S 32°-05'-30" E, A DISTANCE OF 4.26 FEET.
- S 77°-59'-27" E, A DISTANCE OF 26.45 FEET.
- N 38°-05'-40" E, A DISTANCE OF 4.78 FEET.
- S 86°-17'-56" E, A DISTANCE OF 64.42 FEET.
- S 75°-54'-15" E, A DISTANCE OF 64.44 FEET.
- S 47°-28'-53" E, A DISTANCE OF 40.89 FEET.
- S 13°-15'-37" E, A DISTANCE OF 51.18 FEET.
- S 1°-32'-31" W, A DISTANCE OF 6.40 FEET.
- S 19°-47'-24" W, A DISTANCE OF 15.40 FEET.
- S 21°-33'-17" W, A DISTANCE OF 12.10 FEET.
- S 56°-22'-06" E, A DISTANCE OF 35.90 FEET.
- S 72°-11'-30" E, A DISTANCE OF 13.87 FEET.
- N 85°-29'-26" E, A DISTANCE OF 15.46 FEET.
- N 69°-11'-03" E, A DISTANCE OF 31.50 FEET.
- N 50°-12'-16" E, A DISTANCE OF 8.90 FEET.
- N 57°-17'-35" E, A DISTANCE OF 75.62 FEET.
- N 19°-48'-54" E, A DISTANCE OF 12.93 FEET.
- N 40°-10'-51" W, A DISTANCE OF 8.51 FEET.
- N 45°-55'-26" E, A DISTANCE OF 95.14 FEET.
- N 48°-49'-22" E, A DISTANCE OF 2.23 FEET TO THE SOUTHWESTERLY CORNER OF

LOT 13 OF THE MARYSVILLE ALLOTMENT.

THENCE, WITH THE SOUTHERLY LINE OF LOT 13, THE SOUTH END OF OTTIE'S LANE (16 FEET WIDE) AND THE SOUTH LINE OF THE ROBERT E. MOSIER 0.103 ACRE TRACT (O.R. 193, PAGE 475) AND CROSSING COUNTY HIGHWAY 254, S 57°-14'-50" E, A DISTANCE OF 279.51 FEET TO A CONCRETE MONUMENT SET ON THE EAST LINE OF COUNTY HIGHWAY 254, PASSING A CONCRETE MONUMENT SET AT 31.27 FEET AND PASSING THE CENTER-LINE OF COUNTY HIGHWAY 254 AT 249.51 FEET.

THENCE, WITH THE NEW RIGHT-OF-WAY OF COUNTY HIGHWAY 254 AND PARALLEL WITH THE PRESENT CENTER-LINE THE FOLLOWING THREE COURSES:
S 32°-05'-58" W, A DISTANCE OF 86.51 FEET TO A 5/8 INCH IRON BAR SET.

A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°-56'-22", A RADIUS OF 864.58 FEET, AN ARC LENGTH OF 602.68 FEET, HAVING A CHORD DISTANCE OF 590.55 FEET BEARING S 12°-07'-53" W TO A CONCRETE MONUMENT SET.

S 7°-50'-24" E, A DISTANCE OF 727.68 FEET TO A CONCRETE MONUMENT SET.

THENCE, CROSSING COUNTY HIGHWAY 254, S 82°-09'-36" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON BAR SET.

THENCE, WITH THE PROPOSED WEST RIGHT-OF-WAY OF COUNTY HIGHWAY 254, N 7°-50'-24" W, A DISTANCE OF 79.67 FEET TO A 5/8 INCH IRON BAR SET.

THENCE, THROUGH THE 18.393 ACRE TRACT THE FOLLOWING FIVE COURSES:
S 31°-01'-55" W, A DISTANCE OF 88.00 FEET TO A 5/8 INCH IRON BAR SET.

N 33°-41'-28" W, A DISTANCE OF 270.09 FEET TO A 5/8 INCH IRON ROD SET.

S 42°-24'-14" W, A DISTANCE OF 147.61 FEET TO A 5/8 INCH IRON ROD SET.

A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°-23'-27", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 117.47 FEET WITH A CHORD DISTANCE OF 115.39 FEET BEARING N 79°-28'-47" W TO A 5/8 INCH IRON BAR SET.

A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82°-59'-43", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.21 FEET WITH A CHORD DISTANCE OF 33.13 FEET BEARING N 56°-40'-39" W TO A CONCRETE MONUMENT SET ON THE EAST LINE OF BREEZY WAY (30 FEET WIDE).

THENCE, WITH THE EAST LINE OF BREEZY WAY THE FOLLOWING TWO COURSES:
N 15°-10'-47" W, A DISTANCE OF 75.09 FEET TO A 5/8 INCH IRON BAR SET.

N 13°-08'-47" E, A DISTANCE OF 384.75 FEET TO A 5/8 INCH IRON BAR SET.

THENCE, N 77°-03'-58" W, WITH THE NORTH END OF BREEZY WAY, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

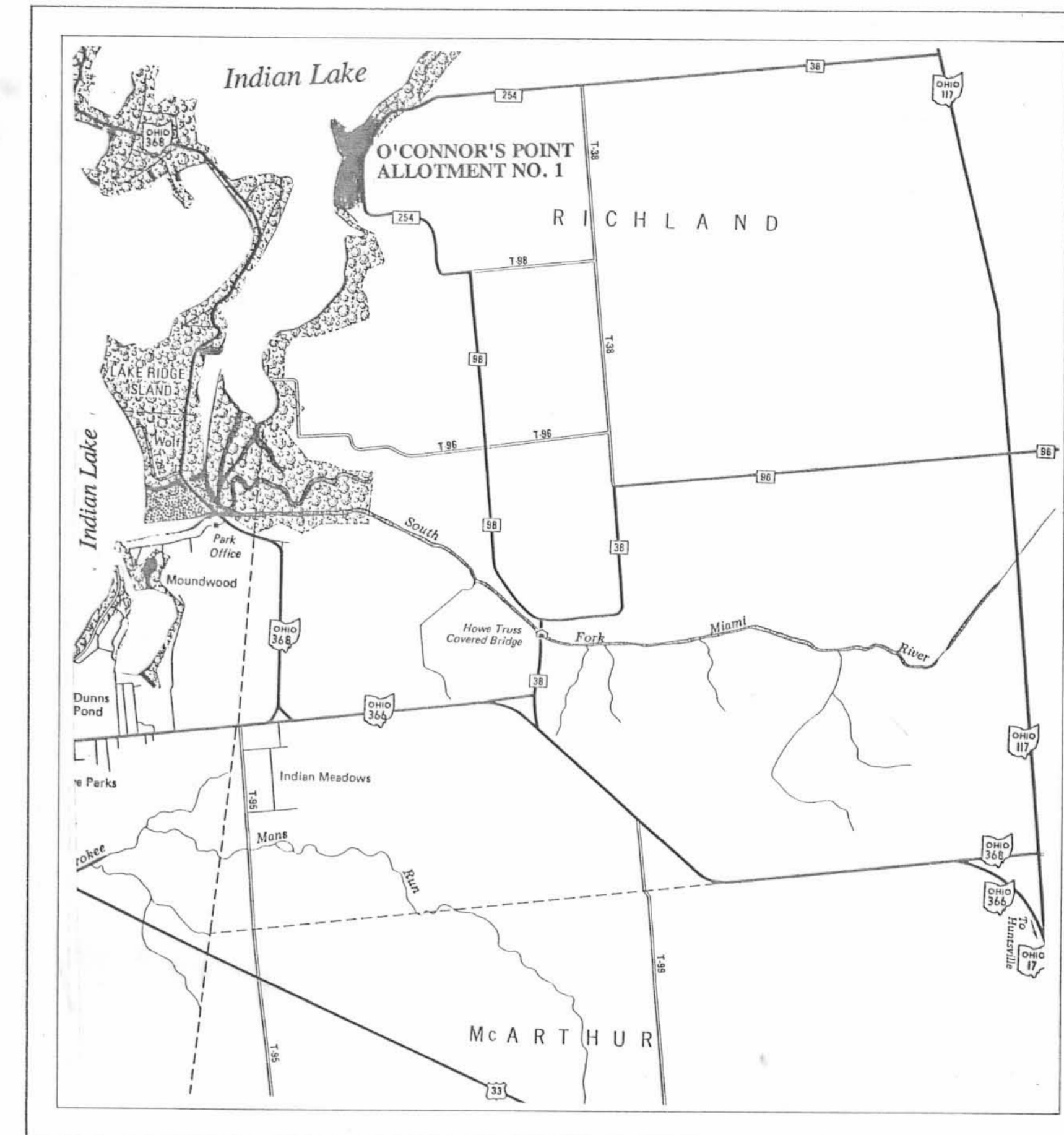
CONTAINING 15.926 ACRES.

ACREAGE BREAKDOWN

AREA IN ROAD RIGHT-OF-WAY	3.843 ACRE OF WHICH 0.804 ACRE IS IN PARCEL 37-019-00-00-010.001
AREA IN LOTS	12.083 ACRES

THE BASIS FOR BEARINGS IS BASED UPON THE SOUTH LINE OF LOT 13 OF THE MARYSVILLE ALLOTMENT BEING S 57°-34'-29" E, AND ALL OTHER BEARINGS ARE FROM A FIELD SURVEY BY LES GEESLIN, PROFESSIONAL SURVEYOR 5248 ON OR BEFORE MAY 20, 1993.

AREA MAP



SCALE 1 INCH = 2000 FEET +/-

O'CONNOR'S POINT ALLOTMENT NO. 1

VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO