

Four Seasons Land Company

Land Acquisition, Development, & Disposition Services

Ron L. Beitzel, Broker/Owner

5017 Pine Creek Drive Westerville, Ohio 43081

rbeitzel@fourseasonslandco.com

(614) 898-5263 -(614) 898-9514 Fax

The Ridge at Deer Crossing

<u>Lot #</u>	<u>Acreage</u>	<u>Frontage</u>	<u>Price</u>
5	5.074 Acres +	378' Anderson Road	\$17,900.00

REAL ESTATE TAXES \$224.96/YEAR
Parcel 22-00033.003

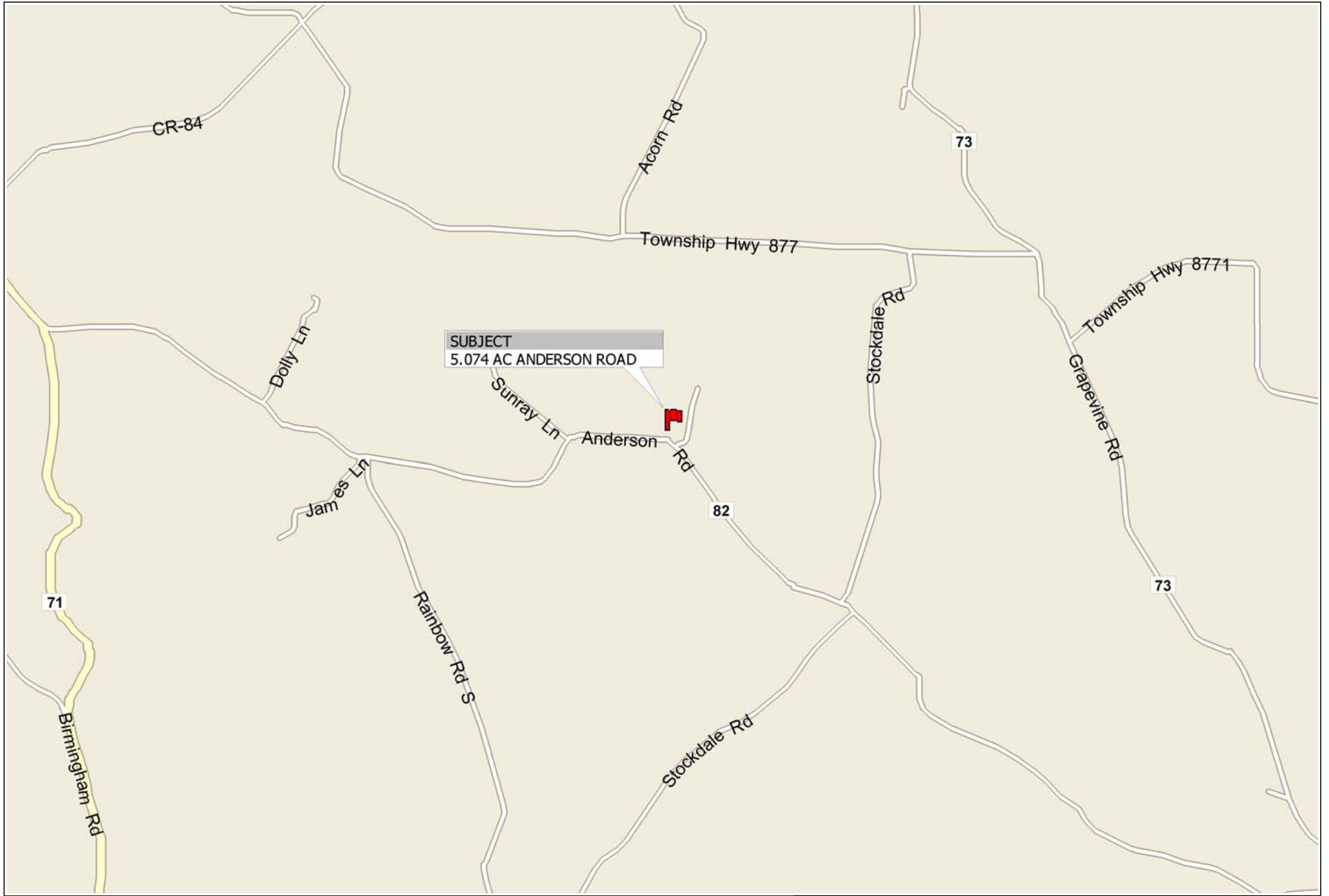
East Guernsey School District
Elementary School: Madison Elementary
Middle School: Buckeye Trail Middle School
High School: Buckeye Trail High School

**** Consult School District to Confirm Schools****

Directions: From Cambridge take US 22 East 14 miles to Antrium, turn left onto County Road 82 (Anderson Road) approximately 2 miles to 18321 Anderson Road. Near Salt Fork State Park.

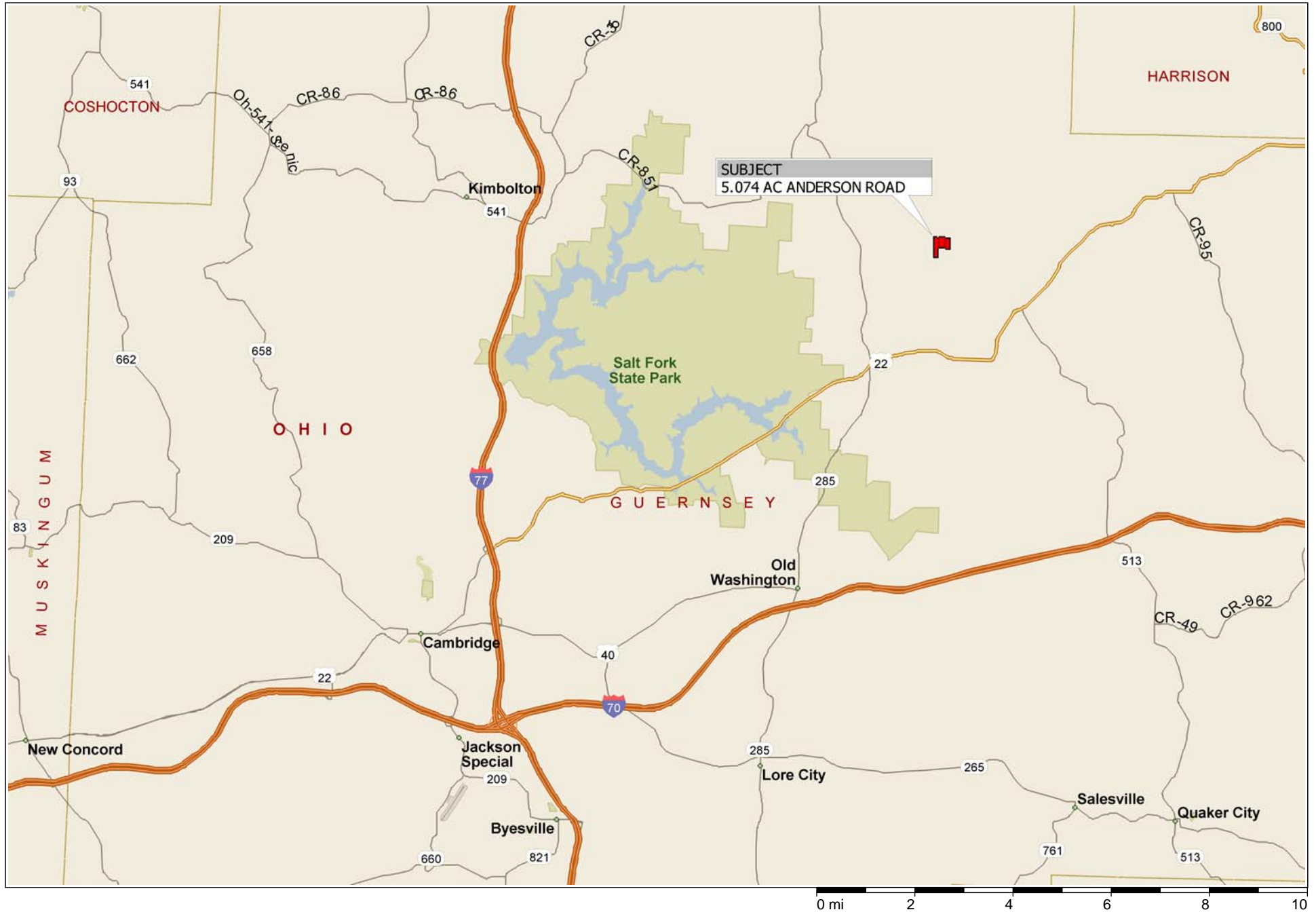
Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of this information, but we do not guarantee it. Accordingly, you should verify the information to satisfy yourself and not rely exclusively hereon.

5 Acres Anderson Road, Guernsey County Ohio



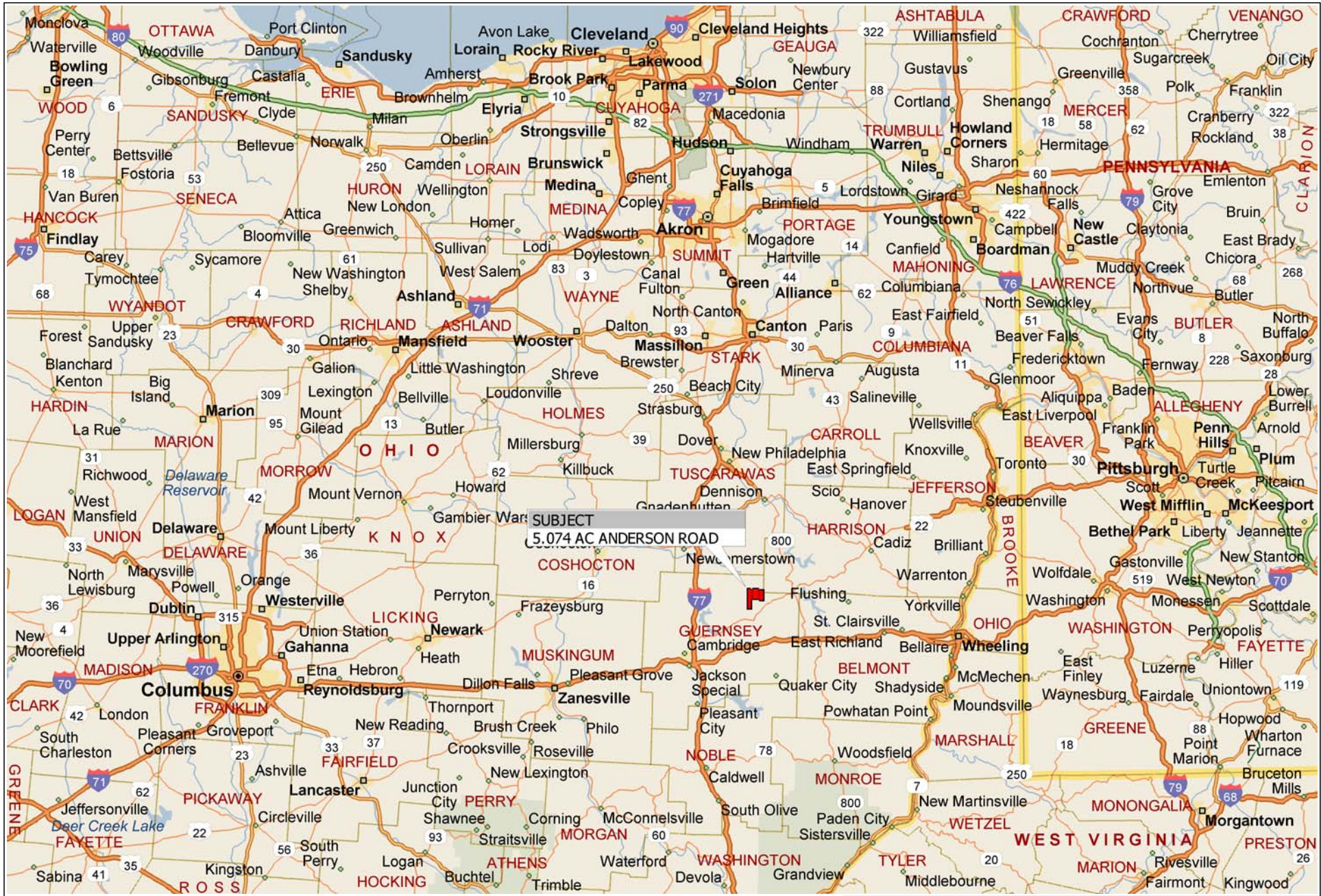
0 mi 0.2 0.4 0.6 0.8 1 1.2

5 Acres Anderson Road, Guernsey County Ohio



Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

5 Acres Anderson Road, Guernsey County Ohio



0 mi 20 40 60 80

Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.







CHAS. R. & CHARLOTTE GARDNER
D.A. 27, PG. 57

1961
#5

T.R. 877

MADISON TWP

TRUCKS, TRAILERS & POLY BOND
TEL: 212-811-1111
80 AC. (2000)

REV'D ALVINSON
PAGES
D.A. 14, PG. 104
D.A. 15, PG. 104

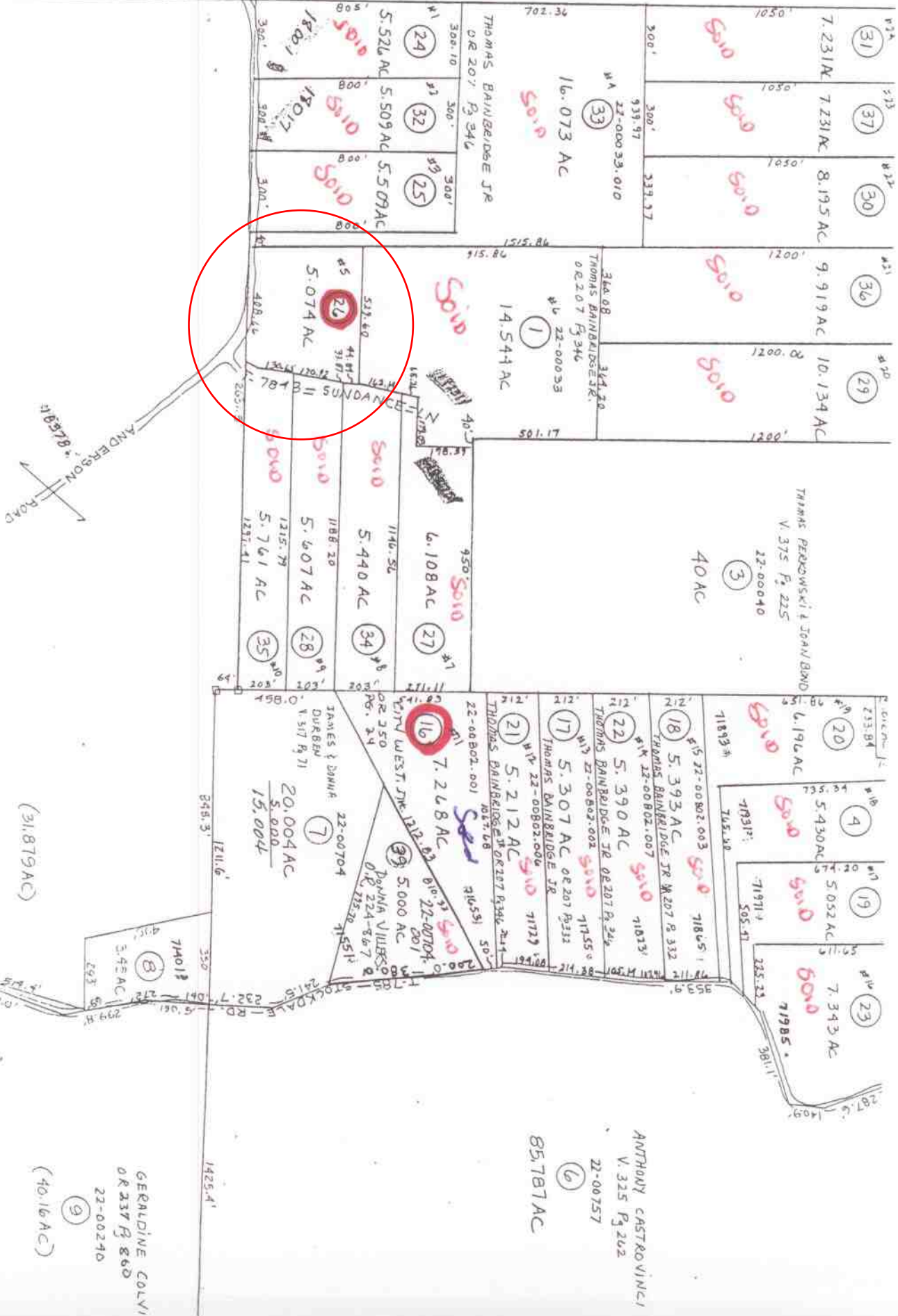
Washington Twp. Plat

DATE OF REVISION
REMARKS SHALL
BE PLACED
ON THE FRONT
AS SHOWN ON A.I.

22000000

C-82

SECTION 4



ANDERSON ROAD

SUNDANCE

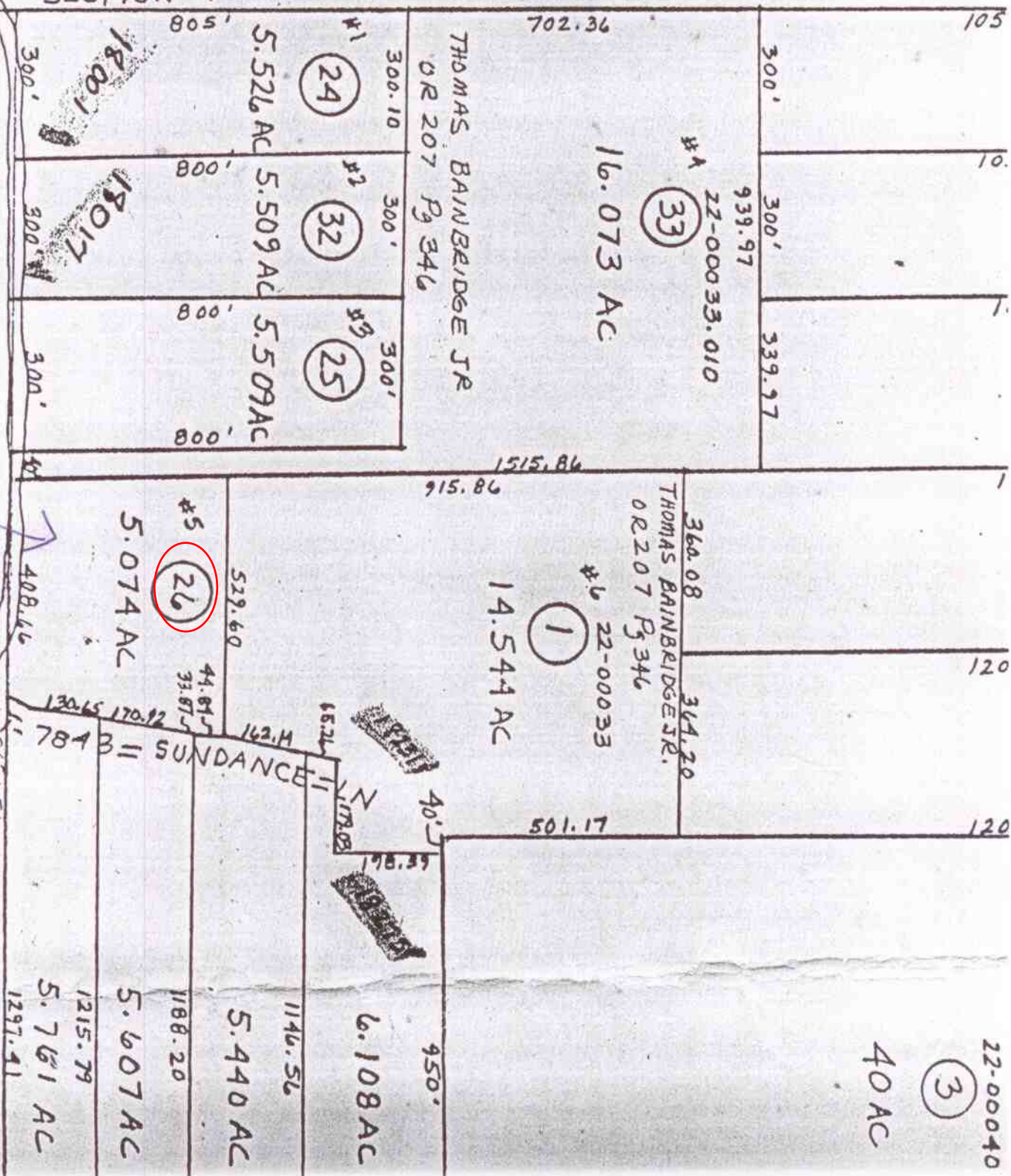
(31.879 AC)

GERALDINE COLVI
 OR 237 R 860
 22-00240
 (9)
 (40.16 AC)

ANTHONY CASTROVINCI
 V. 325 R 202
 22-00757
 (6)
 85.787 AC

C-82

SECTION A



22-00040
(3)
40 AC

DEED DESCRIPTION FOR CORUM REAL ESTATE PARCEL 5

Situated in the Township of Madison, County of Guernsey, and State of Ohio, and being a parcel of land in the northwest quarter of Section 3, Township 3N, Range 1W of the "United States Military District" and being more particularly described as follows:

Commencing at an iron pin set at the southwest corner of the northwest quarter of Section 3, thence S88°46'18"E with the south line of the northwest quarter a distance of 940.00 feet to a point in County Road 82, the BEGINNING; thence leaving said south line with a new division line through the land of Thomas H. Jr. and Deidre B. Bainbridge as recorded in Official Records Book 204, Page 240 the following two courses:

- [1] N00°32'36"E a distance of 450.00 feet to an iron pin set (passing on line an iron pin set at a distance of 50.00 feet);
- [2] S88°46'18"E a distance of 529.60 feet to a point in the center of Township Road 7823 (passing on line an iron pin set at a distance of 499.60 feet);

thence with the center of Township Road 7823 the following seven courses:

- [1] S12°29'36"W a distance of 78.71 feet to a point;
- [2] S07°52'15"W a distance of 170.92 feet to a point;
- [3] S09°30'33"W a distance of 130.65 feet to a point;
- [4] S17°57'39"W a distance of 24.24 feet to a point;
- [5] S30°28'42"W a distance of 24.17 feet to a point;
- [6] S46°51'36"W a distance of 24.12 feet to a point;
- [7] S65°05'21"W a distance of 28.48 feet to a point;

thence N88°46'18"W with the south line of the northwest quarter and the land of Cecil R. and Carolyn J. Carlson as recorded in Official Records Book 57, Page 957 a distance of 408.66 feet to the point of beginning (passing on line an iron pin set at a distance of 30.00 feet), containing **5.074 acres** split from Auditor's Parcel # 22-00033.

Subject to the rights-of-way for County Road 82 and Township Road 7823.

Subject to all leases, easements, rights of way, and restrictions of public records, if any.

A survey of this description was made during the month of December, 1998 by Charles W. Hunnell, Registered Land Surveyor #6889. All iron pins set are 5/8" X 30" rebar with orange plastic caps labeled HUNNELL 6889. Reference bearing of S89°17'23"E on the north line of the northeast quarter of Section 3 is assumed for angle calculations.

Prior Deed Reference: Official Records Book 204, Page 240, Page

RESTRICTIONS
The Ridge at Deer Crossing

In order to develop, protect, and maintain a desirable area and help protect future property value for the benefit of all purchasers, owners of lots, or parcels within said area, the following special covenants and restrictive conditions which are hereby made covenants and restrictive conditions to run with the land and shall be binding on all parties.

1. All new structures to meet the requirement of all appropriate governmental agencies. All lots or tracts shall be used for residential and or agriculture purposes. No structure shall be erected or maintained on any lot or parcel other than a single-family dwelling including any outbuilding(s). Each dwelling shall contain not less than 960 square feet on a ranch-style dwelling, excluding finished lower levels, basements, porches, garages and breezeways. Two story dwellings and story and half dwelling shall contain not less than 1450 square feet excluding finished lower levels, basements, porches, garages, and breezeways. Separate garages, storage buildings, or barns may be erected provided the same shall be behind or to the side of the dwelling, and a minimum of 200' set back from the public road. All set back, front, side and rear for dwelling and outbuilding to comply with all appropriate zoning.

2. NO lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. No lot shall be used for storage of any junk automobiles, trucks, buses and trailers or parts unless they are stored inside an outbuilding and not visable from the road.

3. All septic systems shall conform to the Guernsey County Health code at the time of installation. There must be an inspection by the District Board of Health before any building construction can be started. Each parcel shown on the survey should be individually inspected by the District Board of Health prior to beginning construction.

4. All manufactured homes permitted provided they are on a permanent block or concrete foundation. A manufactured home for the purpose of these restrictions is defined under the Ohio Building Standards. The term manufactured home applies to any home constructed on a chassis in a factory and transported to a site for residence if the home meets federal construction and safety standards and has a permanent label or tag indicating that it is a manufactured home.

5. No single wide manufactured homes permitted older than a 1998 model and provided they meet all requirements referenced in Section 1 above. No single wide manufactured homes permitted on lot number 6. All doublewide manufactured homes and stick built homes permitted on lot numbers 1 - 24 and are subject to the requirements referenced in Section 1.

6. **INVALIDATION:** The invalidation of any of these covenants or any work, phrase, or clause herein by judgment, court order, or otherwise shall not affect any other provision, all of which shall remain in full force and effect.

END