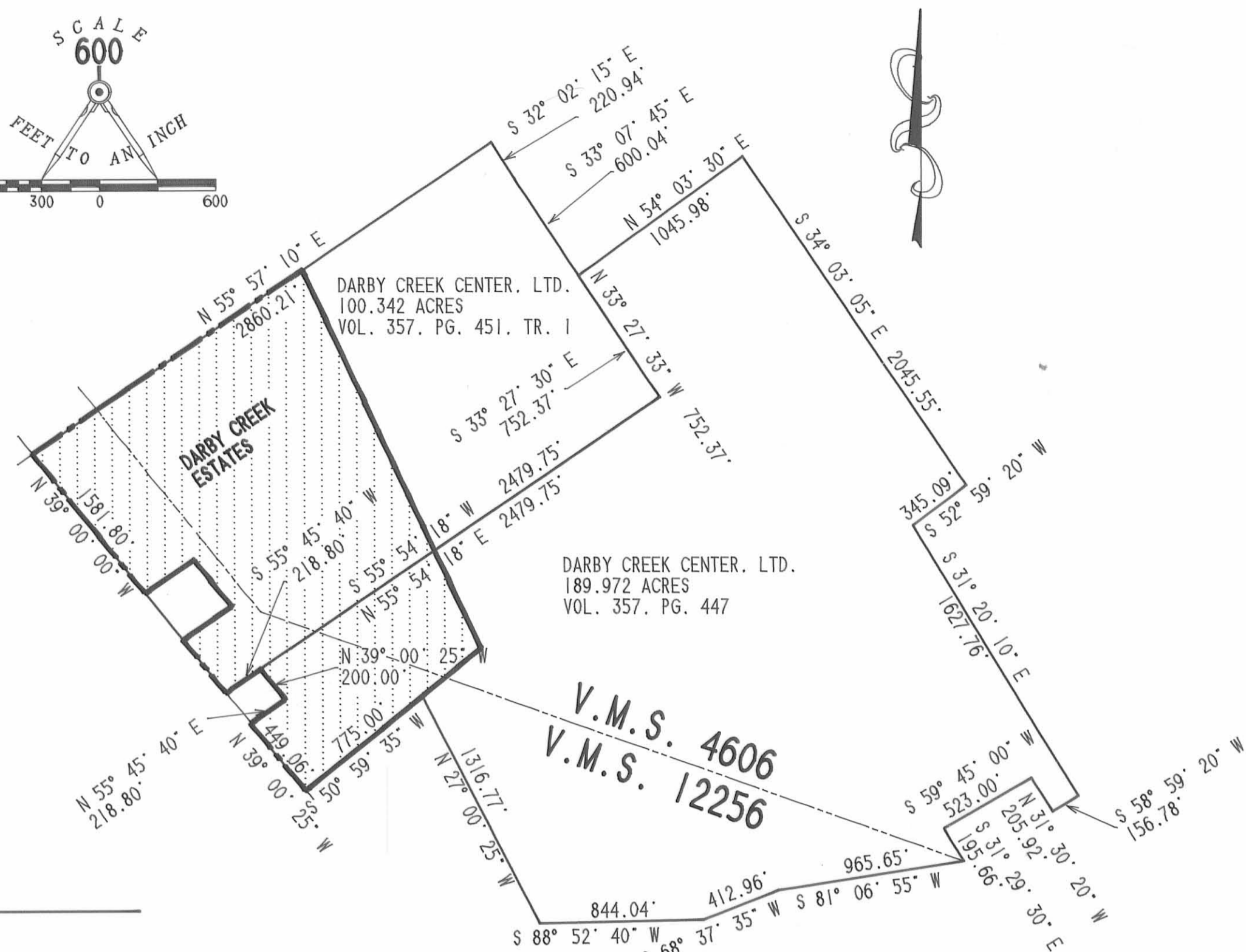
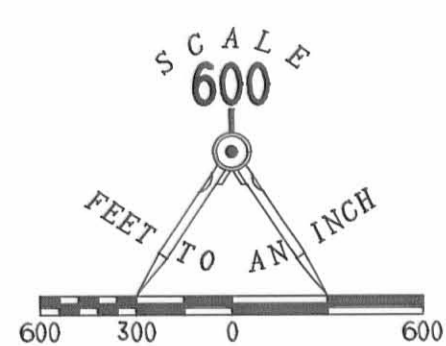


COVENANTS AND RESTRICTIONS

- 1. ALL RESIDENCES MUST CONFORM TO LOCAL BUILDING CODES.
2. THE MINIMUM SQUARE FOOTAGE OF RESIDENCES MEASURED TO THE OUTSIDE FOUNDATIONS MUST BE:
A. ONE STORY - 1200 SQUARE FEET
B. ONE AND ONE HALF STORY - 1400 SQUARE FEET
C. TWO STORY - 1600 SQUARE FEET
3. EACH RESIDENCE MUST HAVE A MINIMUM OF A TWO CAR GARAGE ATTACHED IN ADDITION TO THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR THE RESIDENCE.
4. EACH RESIDENCE SHALL HAVE A PAVED CONCRETE OR ASPHALT DRIVE FROM THE GARAGE TO THE STREET.
5. DRIVEWAY CULVERTS SHALL MEET THE REQUIREMENTS OF THE LOGAN COUNTY ENGINEER.
6. SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY.
7. RESIDENCES SHALL HAVE FRONT AND REAR OR SIDE DOOR EXITS.
8. RESIDENCE LOTS SHALL BE PROPERLY GRADED THE FULL WIDTH OF THE LOT FROM THE STREET TO THE HOUSE AND SHALL BE SEEDED TO A LAWN WITHIN TWELVE MONTHS OF TAKING OCCUPANCY. THIS SECTION DOES NOT APPLY TO NATURAL DRAINAGE EASEMENTS AND OTHER RESTRICTED AREAS.
9. VEHICLES OF ANY TYPE THAT ARE NOT IN WORKING ORDER OR HAVE FLAT TIRES SHALL NOT BE PARKED OR STORED WITHIN 60 FEET OF ANY RESIDENCE FROM ANY POINT AND MUST BE SCREENED FROM VIEW.
10. UNATTACHED NON-RESIDENTIAL OUT BUILDINGS OR SHEDS SHALL BE LOCATED NOT LESS THAN 60 FEET FROM ANY RESIDENCE.
11. EASEMENTS - NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT.
12. CURTAIN DRAIN EASEMENTS SHALL CONTAIN CURTAIN DRAIN TILE.
13. DRAINAGE EASEMENTS IDENTIFY NATURAL DRAINAGE SWALES. THE NATURAL CONDITION OF THESE SWALES SHALL NOT BE ALTERED BY ANYONE.
14. 100 YEAR FLOOD EASEMENTS AND SEDIMENTATION BASINS SHALL NOT BE ALTERED.
15. UTILITY EASEMENTS 10 FEET WIDE ARE CENTERED ON ALL SIDE LOT LINES. OTHER UTILITY EASEMENTS ARE DEPICTED ON THE PAGE 3 OF 3 OF THE PLAT. UTILITY EASEMENTS ARE 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.
16. EACH LOT HAS AN APPROVED PRELIMINARY PLAN FOR THE LOCATION OF THE HOUSE, SEPTIC SYSTEM AND WATER WELL. FINAL LOCATIONS OF THESE SHALL BE SUBJECT TO THE LOGAN COUNTY HEALTH DEPARTMENT'S APPROVAL. WATER WELLS ON THESE LOTS SHALL MEET LOGAN COUNTY HEALTH DEPARTMENT REGULATIONS.
17. NO MOBILE HOMES OR MODULAR HOUSING SHALL BE PERMITTED ON THESE PREMISES.
18. 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.
19. NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, GIFT, TRANSFERS OR OTHERWISE, SO AS TO CREATE A NEW LOT.
20. INVALIDATION OF ANY OF THESE COVENANTS AND RESTRICTIONS SHALL NOT HAVE AN EFFECT ON THE REMAINING COVENANTS.

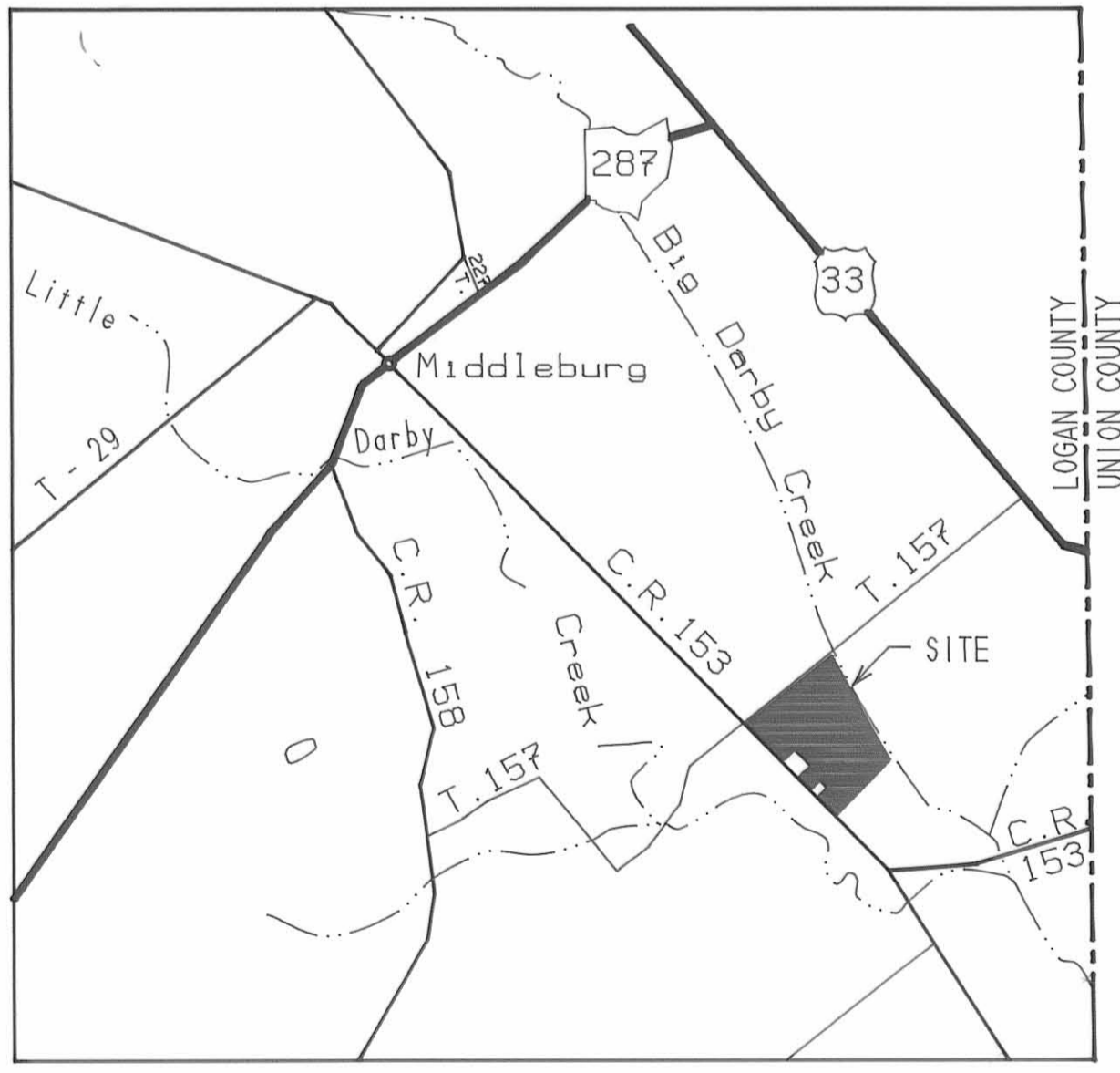


DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEYS 4606 AND 12256, ZANE TOWNSHIP, LOGAN COUNTY, OHIO.
BEING OUT OF THE DARBY CREEK CENTER, LTD. ORIGINAL 100.342 ACRE TRACT AS DEEDED AND DESCRIBED IN VOLUME 357, PAGE 451, TRACT I, AND THE DARBY CREEK CENTER, LTD. ORIGINAL 189.972 ACRE TRACT AS DEEDED AND DESCRIBED IN VOLUME 357, PAGE 447, BOTH OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A ONE INCH IRON ROD FOUND AT THE INTERSECTION OF CENTER-LINES OF TOWNSHIP ROAD 157 AND COUNTY HIGHWAY 153.
THENCE, WITH THE CENTER-LINE OF TOWNSHIP ROAD 157 (60 FEET WIDE) AND THE NORTH LINE OF THE SAID 100.342 ACRE TRACT, N 43°-13'-39" E, A DISTANCE OF 583.08 FEET TO A RAILROAD SPIKE FOUND.
THENCE, CONTINUING WITH THE CENTER-LINE OF TOWNSHIP ROAD 157 AND THE NORTH LINE OF THE SAID 100.342 ACRE TRACT, N 43°-22'-00" E, A DISTANCE OF 1099.86 FEET TO A PK NAIL FOUND.
THENCE, S 37°-48'-46" E, A DISTANCE OF 2146.98 FEET TO A 5/8 INCH IRON ROD FOUND.
THENCE, S 38°-20'-17" W, A DISTANCE OF 1163.91 FEET TO A RAILROAD SPIKE FOUND, PASSING OVER THE NORTHEAST CORNER OF AND WITH THE NORTH LINE OF THE CLARENCE W. HAGER 16.685 ACRE TRACT (VOL. 351, PG. 55).
THENCE, WITH THE CENTER-LINE OF COUNTY HIGHWAY 153 (60 FEET WIDE), N 51°-37'-48" W, A DISTANCE OF 448.97 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE LINES OF THE CHARLES L. BENNETT 1.000 ACRE TRACT (VOL. 336, PG. 226) THE FOLLOWING THREE COURSES:
N 43°-10'-11" E, A DISTANCE OF 218.60 FEET TO A 5/8 INCH IRON ROD FOUND
N 51°-43'-01" W, A DISTANCE OF 200.01 FEET TO A 5/8 INCH IRON ROD FOUND.
S 43°-10'-11" W, A DISTANCE OF 218.30 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE CENTER-LINE OF COUNTY HIGHWAY 153, N 51°-37'-48" W, A DISTANCE OF 350.00 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE LINES OF THE CORDELL CONSTRUCTION, INC. 1.116 ACRE TRACT (O.R. 194, PG. 291) AND 1.047 ACRE TRACT (O.R. 194, PG. 293) THE FOLLOWING THREE COURSES:
N 43°-13'-39" E, A DISTANCE OF 305.00 FEET TO A 5/8 INCH IRON ROD FOUND.
N 51°-37'-48" W, A DISTANCE OF 310.00 FEET TO A 5/8 INCH IRON ROD FOUND.
S 43°-13'-39" W, A DISTANCE OF 305.00 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE CENTER-LINE OF COUNTY HIGHWAY 153, N 51°-37'-48" W, A DISTANCE OF 921.72 FEET TO THE POINT OF BEGINNING.
CONTAINING 67.636 ACRES OF WHICH THERE IS THE FOLLOWING BREAKDOWN:

OVERLAY MAP

DARBY CREEK CENTER, LTD. AN OHIO PARTNERSHIP CERTIFICATE OF LIMITED PARTNERSHIP, THIRD AMENDMENT THE LOGAN COUNTY RECORDS OF PARTNERSHIPS VOLUME 1-L, PAGE 134.
AFFIDAVIT OF BLR COMPANY AS GENERAL PARTNER LOGAN COUNTY OFFICIAL RECORD 220, PAGE 320.
BLR COMPANY, R. RICHARD BUESCHER, MANAGING PARTNER FIRST AMENDMENT TO GENERAL PARTNERSHIP CERTIFICATE LOGAN COUNTY OFFICIAL RECORD 236, PAGE 990.



VICINITY MAP NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DARBY CREEK CENTER, LTD., AN OHIO LIMITED PARTNERSHIP OF FRANKLIN COUNTY, OHIO, PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE COUNTY HIGHWAY 153, TOWNSHIP ROAD 157, DARBY CREEK DRIVE, DARWOOD COURT AND MEADOW CREEK CIRCLE AS SHOWN WITHIN THIS PLAT TO THE PUBLIC FOREVER; DEDICATES THE UTILITY EASEMENTS TO THE PUBLIC FOR UTILITIES BOTH PUBLIC AND PRIVATE; AND DEDICATES THE STORM SEWER EASEMENTS TO THE ZANE 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.

Witnesses and signatures: R. Richard Buescher, Managing Partner; Daniel L. Rankin, Partner; and witnesses including Susan Russell, James G. Sevel, Shelia Bruce, and Troy D. Johnson.

STATE OF OHIO COUNTY OF CUYAHOGA BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DARBY CREEK CENTER, LTD., AN OHIO LIMITED PARTNERSHIP, BY BLR COMPANY, ITS GENERAL PARTNER, BY R. RICHARD BUESCHER, MANAGING PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE SAID PLAT AS A PARTNER OF SAID BLR COMPANY AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF August, 1994.

Notary Public signature: Susan R. Russell, EXP 2-25-95

STATE OF OHIO COUNTY OF FRANKLIN BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DARBY CREEK CENTER, LTD., AN OHIO LIMITED PARTNERSHIP, BY BLR COMPANY, ITS GENERAL PARTNER, BY DANIEL L. RANKIN, A PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE SAID PLAT AS A PARTNER OF SAID BLR COMPANY AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF August, 1994.



Notary Public signature: Troy D. Johnson

- PLAT PRE-APPROVED: sig 8-24-94
PLAT CHECKED: Jon C. Hines 6-1-95
REVIEWED THIS 25th DAY OF MAY, 1995: Glenn E. Blackburn, CHAIRMAN, ZANE TOWNSHIP TRUSTEES
APPROVED THIS 16th DAY OF May, 1995: James K. Go, LOGAN COUNTY ENGINEER
THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE
BY RESOLUTION NO. _____ RECORDED IN LOGAN COUNTY COMMISSIONERS' JOURNAL _____
ON THIS _____ DAY OF _____, 19____.
APPROVED THIS 18th DAY OF May, 1995: William A. Vukobratovic, D.D.M. BS, LOGAN COUNTY HEALTH DEPARTMENT
APPROVED THIS 1st DAY OF May, 1995: Carmen L. Street, LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION
APPROVED THIS 14th DAY OF May, 1995: George W. Clayton

9503628
TRANSFERRED THIS and DAY OF JUNE, 1995: Michael E. Goswami, LOGAN COUNTY AUDITOR
FILED FOR RECORD THIS 12th DAY OF June, 1995, AT 9:01 A.M.
RECORDED THIS 12th DAY OF June, 1995, IN PLAT CABINET A, SLIDE 795A, 795B, 797A
Logan County Recorder signature: Carolyn Collins

SURVEYOR'S AFFIDAVIT

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEYS 4606 AND 12256, ZANE TOWNSHIP, LOGAN COUNTY, OHIO.
THE TRACT HAS A TOTAL AREA OF 67.636 ACRES OF WHICH 7.344 ACRES ARE IN THE ROAD RIGHT-OF-WAY (INCLUDING COUNTY HIGHWAY 153 AND TOWNSHIP ROAD 157, LEAVING A NET AREA OF 60.292 ACRES IN BUILDING LOTS. THE TRACT IS CURRENTLY ZONED R-1, SINGLE FAMILY RESIDENCE.
ALL MEASUREMENTS ARE IN FEET AND DECIMALS PARTS THEREOF.
I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF DARBY CREEK ESTATES AS SURVEYED IN AUGUST OF 1993, 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.

Signature of Jeffrey I. Lee, Professional Surveyor 6359, January 7, 1994



LEE SURVEYING & MAPPING CO. 143 East Columbus Avenue, BELLEFONTAINE, OHIO 43311 (513) 593-7335

DARBY CREEK ESTATES

NOTE: THIS PLAT CONSISTS OF THREE (3) PAGES, AND ALL THREE MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.