

BEING PART OF: LOT 1
SEC. 4th
QUAR. 4th
T 9 N. R 6 W
TOWNSHIP BERLIN
COUNTY HOLMES, OHIO, U.S.M.L.

THE COSHOCTON LAND SURVEYING SERVICE, INC.

233 S. FOURTH ST.

COSHOCTON, OHIO 43812

SURVEY FOR:

DATE: OCTOBER, 1984

SCALE: 1" = 100'

GOLDEN VALLEY ESTATES SUBDIVISION, SECOND ADDITION

GOLDEN VALLEY ESTATES RESTRICTIVE COVENANTS

- 1. Each lot herein shall be used exclusively for residence purposes and shall not be used for boarding houses, rooming house, boarding school, hotel, motel, apartment, school, hospital, nursing or rest home, sanitarium, business, or professional purposes, or for any other purpose whatsoever other than private residence purposes. The intent of this covenant is that said lots shall be used exclusively for private residence purposes, and for no other purpose whatsoever, whether of the kind specified in this paragraph or other wise, the enumeration herein of certain prohibited uses of all said lots being in addition to, and not exclusive of, any use thereof other than for purely private residence purposes.
- 2. There shall not be erected, placed or suffered to remain on any lot herein any building or structure whatever other than one private dwelling house, designed and intended for the occupancy of one family only, with garage and/or other out building apurtenant thereto.
- 3. No dwelling house or garage erected on any lot herein shall be constructed of concrete block, cinder block, or other common building tile above the level of the first floor. This restriction does not preclude the use of brick in various forms.
- 4. No basement may be erected, covered and used as a residence; and each basement shall be adequately sealed and the earth and fill adjacent to the exterior of such basement shall be properly tiled and drained.
- 5. No part of any dwelling house shall be erected, placed or suffered to remain on any lot herein within thirty (30) feet of the street or highway on which said lot may front, nor within fifteen (15) feet of either side line of any lot herein, nor within twenty (20) feet of the back line of any lot herein.
- 6. No outsale shall be made from any lot as herein platted, reducing the dimensions of the original plat purchase.
- 7. No barn or stable and/or billboard, sign or other advertising device of any kind other than a "for sale" or "for rent" sign shall be erected, placed or suffered to remain on any part of any of the lots platted herein: and no ponies, horses, farm livestock, fowl or dog kennel containing more than two (2) dogs past the age of one year shall be placed or allowed to remain upon any part of any lot platted herein.
- 8. None of the lots platted herein shall be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.
- 9. Dwelling shall be erected within two (2) years of purchase of lot, unless otherwise agreed to by developer.
- 10. No motor vehicle, which does not bear a current license plate, shall be allowed to remain outside a completely enclosed garage.
- 11. Dwelling shall have a minimum of interior living area of not less than 1400 square feet.

CERTIFICATION OF APPROVAL OF PLAT AND ENGINEERING DETAILS

I hereby certify that I have approved the plat and engineering details of the proposed roads, sewer and water systems and other proposed public facilities in the subdivision plat as shown hereon.

11/27, 1984
DATE

Robert L. Kasner
County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Holmes County, Ohio, with the exception of such variances, if any, as are noted in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the County Recorder.

November 26, 1984
DATE

Dale V. Saborn
Chairman, Regional Planning Commission

CERTIFICATION OF APPROVAL BY HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

11-28, 1984
DATE

Gay Wilcox
Holmes Soil and Water Conservation District

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and sewage disposal utility systems installed, or proposed for installation, in the subdivision plat entitled: Golden Valley Estates 2nd. Addition fully meet the requirements of Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.

November 30, 1984
DATE

Maud Shubert
County Health Commissioner

CERTIFICATION OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

November 26, 1984
DATE

Jack E. Nowels
Chairman, County Commissioners

115202

For Easement see Plat Vol. 11-Pg. 18

REC'D November 30, 1984
AT 3:40 O'CLOCK P.M.
RECORDED November 3, 1984
Plat VOL 2 PG. 183-184
Holmes Co. Ohio Fee 34.52
Richard Green Recorder
2995 - 16 1/2 x 21 1/2 x .05 = 17.26

TEMPORARY SEEDINGS

Apply lime and fertilizer as soil tests indicate and work into the soil to a depth of 2 inches. In lieu of a soil test, apply 2 tons of lime and 500-600 pounds of a balanced fertilizer (12-12-12) per acre.

The following mixtures and rates can be used:

Seeding dates	Seed	Per Acre
March 1 - June 15	oats	4 bushel
June 16 - August 15	oats and sudangrass	2 bushel each
August 16 - November 1	rye or wheat	2 bushel

Firm seedbed after seeding. Mulch should be applied at the rate of 2 tons per acre

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alley, walks, parks and other open spaces to public and private use as noted.

Sept. 28, 1984
DATE

Orus F. Weaver
Viola F. Weaver
Viola F. Weaver

WITNESS

Barbara J. Mainwaring
Carol L. Gaster

Acknowledged before me, a Notary Public, this 28th day of September 1984

Carol L. Gaster
Notary Public
My Commission Expires May 25, 1989

Carol L. Gaster
Notary Public, State of Ohio
My Commission Expires May 25, 1989

TRANSFER NOT NECESSARY

DATE 11/30/84
AUDITOR Kevin Peate

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Holmes County Regional Planning Commission and that the monuments have been placed as shown hereon.

9/28, 1984
DATE

James V. Gute
Registered Surveyor No. 5935
Registered Engineer No. 37405

I hereby certify the above plat to be correct to the best of my knowledge and belief.

THE COSHOCTON LAND SURVEYING SERVICE

REGISTERED SURVEYOR 5935
REGISTERED ENGINEER 37405

- SET P.R. SPIKE
- FOUND P.R. SPIKE
- SET CONC. MON
- FOUND CONC. MON
- SET IRON PIN
- FOUND IRON PIN
- FOUND STONE
- SET P.K. NAIL
- FOUND P.K. NAIL
- CORNER POST