

# THE WOODLANDS SUBDIVISION

KNOX TOWNSHIP  
2ND. QTR. LOT 4  
T-9N; R-9W  
HOLMES COUNTY, OHIO

0 50 100 200  
SCALE: 1"=100'

▲ R.R. SPIKE FOUND  
● 1/2" PIN FOUND  
○ 5/8" REBAR WITH I.D. CAP SET  
I.D. CAP MARKED "BRUCE 6838"

### REFERENCES:

DEED VOL. 177 PAGE 173  
DEED VOL. 261 PAGE 15  
DEED VOL. 231 PAGE 652  
DEED VOL. 200 PAGE 331  
SURVEY RECORD 1 PAGE 46  
SURVEY RECORD 3 PAGE 209  
PLAT VOL. 4 PAGE 81  
PLAT VOL. 4 PAGE 102  
PLAT VOL. 4 PAGE 135  
DEED VOL. 202 PAGE 404  
BEARINGS FROM DEED VOL. 177 PAGE 173

### GRANTORS:

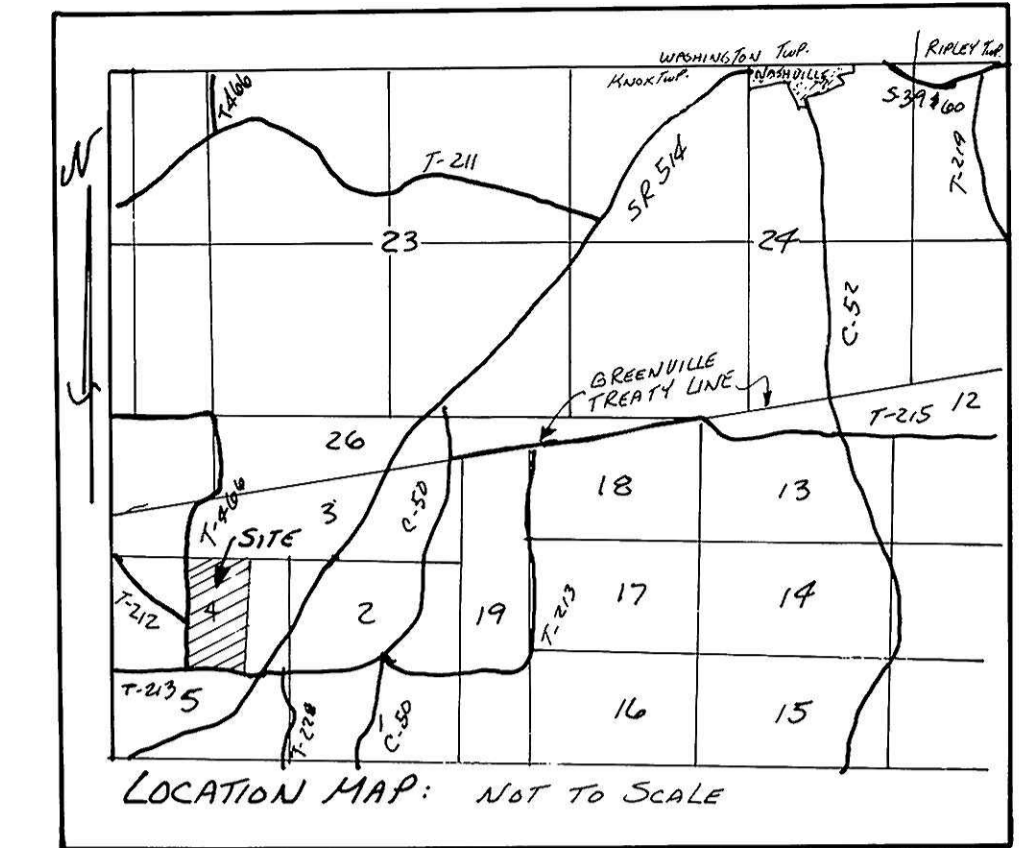
AUGUST M. & DIANE L. MANTIA  
2179 BEN FRANKLIN DRIVE  
PITTSBURG, PA 15237  
PH.(412) 366-8502  
DEED VOL. 262 PAGE 464

### AGENT:

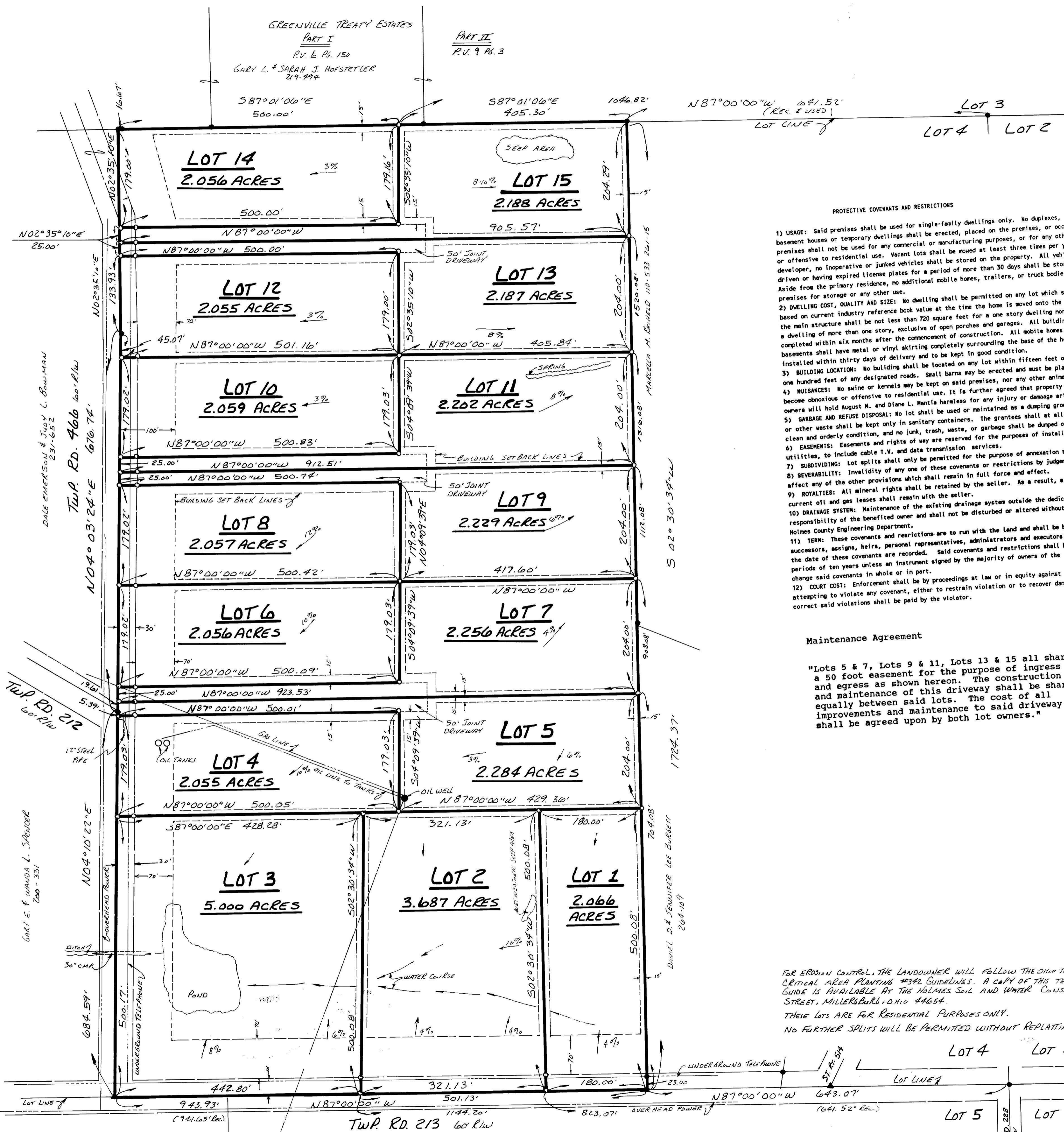
BILL ERDOS  
11109 FRIENDSVILLE RD.  
CRESTON, OHIO 44217  
PH.(216) 922-2228

### PREPARED BY:

DONALD C. BAKER SURVEYING  
5958 TWP. RD. 322  
MILLERSBURG, OHIO 44654  
PH.(216) 674-4788



AREA IN LOTS 36.435 ACRES  
AREA IN ROAD DEDICATION 0.000 ACRES  
TOTAL AREA IN ALLOTMENT 36.435 ACRES



### PROTECTIVE COVENANTS AND RESTRICTIONS

- 1) USAGE: Said premises shall be used for single-family dwellings only. No duplexes, multi-family dwellings, basement houses or temporary dwellings shall be erected, placed on the premises, or occupied at any time. Said premises shall not be used for any commercial or manufacturing purposes, or for any other activity obnoxious to residential use. Vacant lots shall be mowed at least three times per year and/or upon request of the developer, no inoperative or junked vehicles shall be stored on the property. All vehicles unable to be started and driven or having expired license plates for a period of more than 30 days shall be stored inside a garage or barn. Aside from the primary residence, no additional mobile homes, trailers, or truck bodies will be allowed on the premises for storage or any other use.
- 2) DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot which shall be worth less than \$8,000.00 based on current industry reference book value at the time the home is moved onto the lot. The ground living area of the main structure shall be not less than 720 square feet for a one story dwelling nor less than 1200 square feet for a dwelling of more than one story, exclusive of open porches and garages. All buildings constructed on any lot must be completed within six months after the commencement of construction. All mobile homes and modular homes without basements shall have metal or vinyl skirting completely surrounding the base of the home. Said skirting to be installed within thirty days of delivery and to be kept in good condition.
- 3) BUILDING LOCATION: No building shall be placed on any lot within fifteen feet of the rear half of said lots. One hundred feet of any designated roads. Small barns may be erected and must be placed on the rear half of said lots.
- 4) NUISANCES: No noise or kennels may be kept on said premises, nor any other objectionable activity or property become obnoxious or offensive to residential use. It is further agreed that property owners and guests of property owners will hold August M. and Diane L. Mantia harmless for any injury or damage arising from the action of a pet.
- 5) GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept only in sanitary containers. The grantees shall at all times keep said premises in a neat, clean and orderly condition, and no junk, trash, waste, or garbage shall be dumped or permitted to remain on said premises.
- 6) EASEMENTS: Easements and rights of way are reserved for the purposes of installation and maintenance of all public utilities, to include cable T.V. and data transmission services.
- 7) SUBDIVIDING: Lot splits shall only be permitted for the purpose of annexation to existing lots.
- 8) SEVERABILITY: Invalidity of any one of these covenants or restrictions by judgement or a court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 9) ROYALTIES: All mineral rights shall be retained by the seller. As a result, all royalties and rights granted in the current oil and gas leases shall remain with the seller.
- 10) DRAINAGE SYSTEM: Maintenance of the existing drainage system outside the dedicated road right of way shall be the responsibility of the benefited owner and shall not be disturbed or altered without prior approval of the Holmes County Engineering Department.
- 11) TERM: These covenants and restrictions are to run with the Land and shall be binding upon all parties, their successors, assigns, heirs, personal representatives, administrators and executors for a period of ten years from the date of these covenants are recorded. Said covenants and restrictions shall be automatically extended for successive periods of ten years unless an instrument signed by the majority of owners of the lots has been recorded agreeing to change said covenants in whole or in part.
- 12) COURT COSTS: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. All cost incurred to correct said violations shall be paid by the violator.

### Maintenance Agreement

"Lots 5 & 7, Lots 9 & 11, Lots 13 & 15 all share a 50 foot easement for the purpose of ingress and egress as shown hereon. The construction and maintenance of this driveway shall be shared equally between said lots. The cost of all improvements and maintenance to said driveway shall be agreed upon by both lot owners."

FOR EROSION CONTROL, THE LANDOWNER WILL FOLLOW THE OHIO TECHNICAL STANDARD AND SPECIFICATIONS CRITICAL AREA PLANNING #342 GUIDELINES. A COPY OF THIS TECHNICAL STANDARD'S AND SPECIFICATIONS GUIDE IS AVAILABLE AT THE HOLMES SOIL AND WATER CONSERVATION DISTRICT, 62 WEST CLINTON STREET, MILLERSBURG, OHIO 44654.

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.

### DRIVEWAY/CULVERT SCHEDULE

LOT NO.	PIPE SIZE
1	12"
2	12"
3	12"
4	12"
5	12"
6	12"
7	12"
8	12"
9	12"
10	12"
11	12"
12	12"
13	12"
14	12"
15	12"

### CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HOLMES CO. REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
JUNE 28 TH 1994  
DATE  
DONALD C. BAKER P.S. 6938

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, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
NOV 23 1994  
DATE  
August M. Mantia  
Diane L. Mantia

CERTIFICATE 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 "THE WOODLANDS SUBDIVISION" FULLY MEET THE REQUIREMENTS OF THE HOLMES CO. BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.  
DATE December 22 1994  
Walter J. ...  
CO. HEALTH COMMISSIONER

CERTIFICATE OF APPROVAL BY THE 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.  
DATE 11/94  
Samuel M. ...  
HOLMES SOIL & WATER CONSERVATION DISTRICT

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS  
I HEREBY CERTIFY THAT THE HOLMES CO. COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.  
DATE 01-09-95 1994  
John W. Baker  
CHAIRMAN, CO. COMMISSIONERS

CERTIFICATE OF THE 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.  
DATE 12/21/94 1994  
Robert L. Kasper P.E.P.S.  
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 CO. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS PRESENTED IN THE MINUTES OF THE HOLMES CO. REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.  
DATE 1-9-95 1994  
Thomas R. ...  
HOLMES REGIONAL PLANNING COM.

190885

RECORDED  
AT 10:00 AM  
JAN 17 95  
FEE \$43.20  
JAN 18 95  
Diane L. Mantia  
misc vol 4 pag 628

Richard A. ...