

WESTWOOD SUBDIVISION (FINAL)

ROY SCHLABACH
6660 SR 241
MILLERSBURG, OHIO 44654

200200020245
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
12-27-2002 10:12 am
PLAT LARGE 43.20
OR Book 2 Page 355 - 355

REFERENCES:

- DEED VOL. 238 PAGE 509
- DEED VOL. 244 PAGE 79
- DEED VOL. 248 PAGE 184
- DEED VOL. 249 PAGE 661
- DEED VOL. 261 PAGE 770
- DEED VOL. 263 PAGE 358
- O.R. VOL. 87 PAGE 495
- PLAT VOL. 2 PAGE 163
- PLAT VOL. 7 PAGE 487
- PLAT VOL. 8 PAGE 562
- PLAT VOL. 13 PAGE 74
- PLAT VOL. 15 PAGE 37
- BEARINGS FROM PLAT VOL. 15 PAGE 37

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 82 West Clinton Street, Millersburg, Ohio 44654

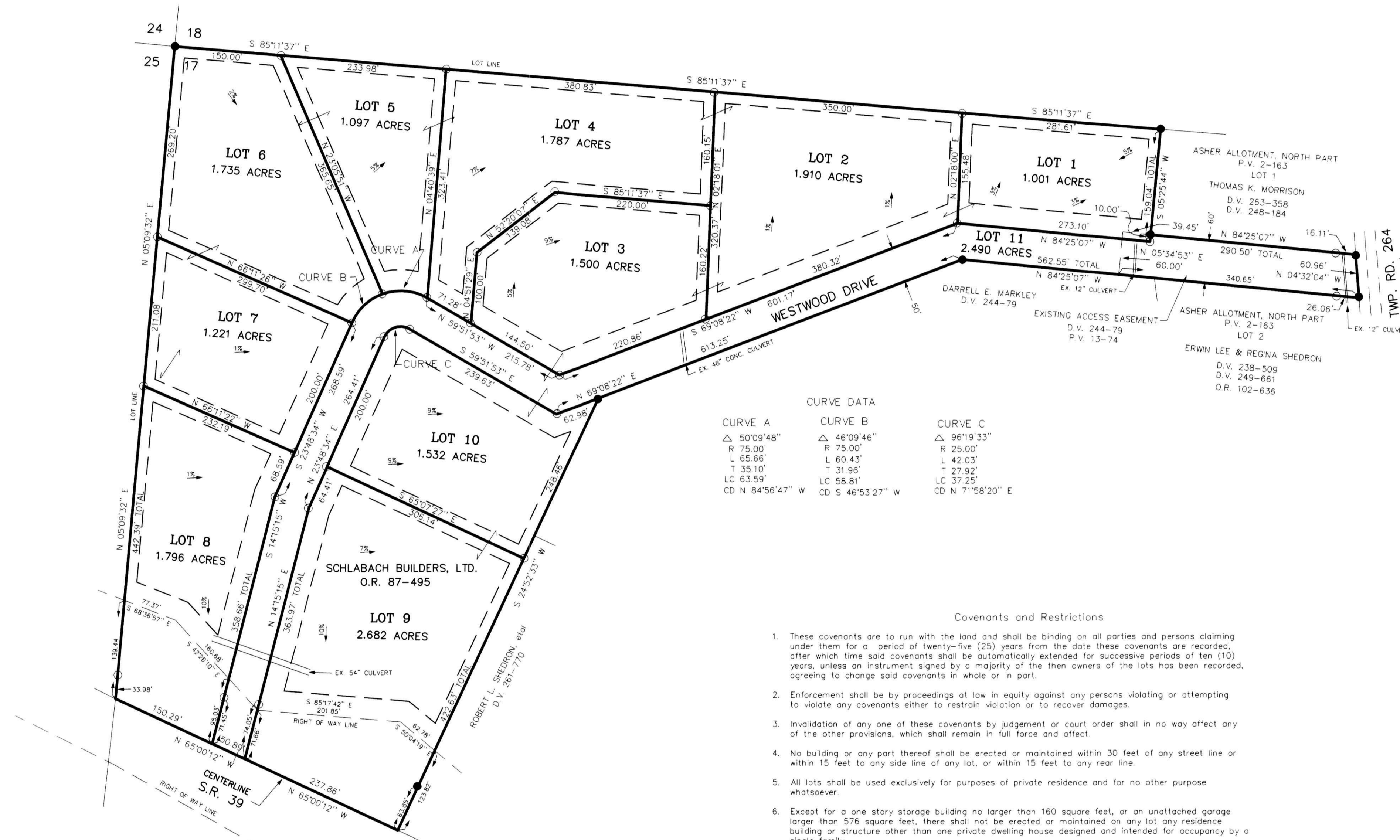
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES
30' OFF ROAD RIGHT OF WAY

THESE LOTS ARE FOR RESIDENTIAL PURPOSES.

No further splits will be permitted without replatting said lot.

AREA IN LOTS 16.261 ACRES.
AREA IN ROAD DEDICATION 2.490 ACRES.
TOTAL AREA IN ALLOTMENT 18.751 ACRES.

MAINTENANCE AGREEMENT
THE OWNER OF LOTS 1 - 10 OF THE WITHIN SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS WESTWOOD DRIVE. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL LOT OWNERS ENTITLED TO USE SAID PRIVATE DRIVE AND SO CHOOSES TO USE SAID PRIVATE DRIVE.



CURVE DATA		
CURVE A	CURVE B	CURVE C
Δ 50°09'48"	Δ 46°09'46"	Δ 96°19'33"
R 75.00'	R 75.00'	R 25.00'
L 65.66'	L 60.43'	L 42.03'
T 35.10'	T 31.96'	T 27.92'
LC 63.59'	LC 58.81'	LC 37.25'
CD N 84°56'47" W	CD S 46°53'27" W	CD N 71°58'20" E

Covenants and Restrictions

1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. Enforcement shall be by proceedings at law in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
3. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
4. No building or any part thereof shall be erected or maintained within 30 feet of any street line or within 15 feet to any side line of any lot, or within 15 feet to any rear line.
5. All lots shall be used exclusively for purposes of private residence and for no other purpose whatsoever.
6. Except for a one story storage building no larger than 160 square feet, or an unattached garage larger than 576 square feet, there shall not be erected or maintained on any lot any residence building or structure other than one private dwelling house designed and intended for occupancy by a single family.
7. No modular home, mobile home, house trailer, temporary building, or any structure other than a house, garage or storage building erected in accordance with these covenants shall be used for temporary or permanent dwelling purposes on any lot. No dwelling of any kind shall be moved from another location onto any lot.
8. No inoperable motor vehicle, house trailer, motor home, boat or other recreational vehicle may be kept on any lot outside the garage, except temporarily for infrequent periods not exceeding 96 hours each.
9. No lot shall be subdivided into lots or portion of lots smaller than the original lots set forth in the recorded plat, except that any three lots may be divided to make two lots. All other covenants as set forth herein shall remain fully effective.
10. All telephone and TV cable wiring shall be underground, and no overhead wires or poles supporting the same shall be erected or maintained on any lot.
11. No animal other than common household pets or rabbits, not more than two, shall be kept or harbored on any of said premises. No noxious or offensive activity shall be carried on, on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance in the neighborhood.
12. No building or structure or any additions thereto shall be erected, reconstructed, placed or suffered to remain upon said premises unless or until the plat plans showing the proposed locations of said buildings and structures upon said premises together with plans, specifications and details of said buildings and structures shall have been approved in writing by the Grantor, Schlabach Builders, Ltd., or its agents, or its assignee developer.
13. The exterior of all structures and the fine grading and landscaping of each site shall be complete within 9 months from the date ground is broken.
14. Unless a particular utility is specified, utility easements shown on the plat(s) of The Westwood Subdivision are reserved for the benefit of all lot owners and all public or governmental entities to lay, erect, maintain, repair and replace any type of gas, water, electric, telephone or other communications systems, storm sewer, sanitary sewer, or other utility for the benefit of any lot within the subdivision.

NOTE: SIGN IN PERMANENT BLACK INK.

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 and establish the minimum building restriction lines.
Roy Schlabach 12/20/02
SCHLABACH BUILDERS, LTD. DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the Subdivision plat entitled WESTWOOD SUBDIVISION, meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install a private water system and on-site sewage treatment system on any lot is site specific evaluation prior to the start of any construction.
Jim Rumsor 12-19-02
Health Commissioner Date

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT
I hereby certify that I have approved the subdivision plan and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.
Joe Christner 12-20-02
Holmes Soil and Conservation District Date

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.
David E. Hall 12-23-02
Chairman, County Commissioners Date

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 and other proposed public facilities in the subdivision plat as shown hereon.
Robert R. Kawan REITS. 12/19/02
County Engineer Date

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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.
And R. Old 12/30/02
Holmes County Planning Commission Date

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. Planning Commission and that the monuments have been placed as shown hereon.
Donald C. Baker 12-13-02
Donald C. Baker P.S. 6938 Date



TRANSFER NOT NECESSARY
DATE 12-27-02
AUDITOR Jackie McKee JS

<p>DONALD C. BAKER SURVEYING 138 N. CLAY ST. MILLERSBURG, OHIO 44654 PH. 330-674-4788 FAX 330-674-6027</p>	 Scale 1" = 100' File name: C:\JOB51\S-237-97\ERZ FCC/JDD DATE: MAY 17, 2002 S-159-02	<p style="text-align: center;">MONROE TOWNSHIP 1ST. QTR., LOT 17 T-9N; R-8W HOLMES COUNTY, OHIO</p> <p style="font-size: small;">● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED ○ 5/8" REBAR WITH I.D. CAP SET I.D. CAP MARKED "BAKER 6938"</p>
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