

GRANTOR:  
 ACKER FARMS, INC.  
 c/o GARROLL ACKER  
 10633 TR 506  
 SHREVE, OHIO 44676  
 PH. (330) 567-2074

# GHOSTRIDER SUBDIVISION

REFERENCES:

- O.R. VOL. 38 PAGE 191
- DEED VOL. 255 PAGE 693
- PLAT VOL. 16 PAGE 847
- PLAT VOL. 17 PAGE 229
- PLAT VOL. 10 PAGE 876
- BEARINGS FROM PLAT VOL. 17 PAGE 229

AREA IN LOTS 4.591 ACRES.  
 AREA IN ROAD DEDICATION 0.000 ACRES.  
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 TOTAL AREA IN ALLOTMENT 4.591 ACRES.

RESTRICTIVE COVENANTS

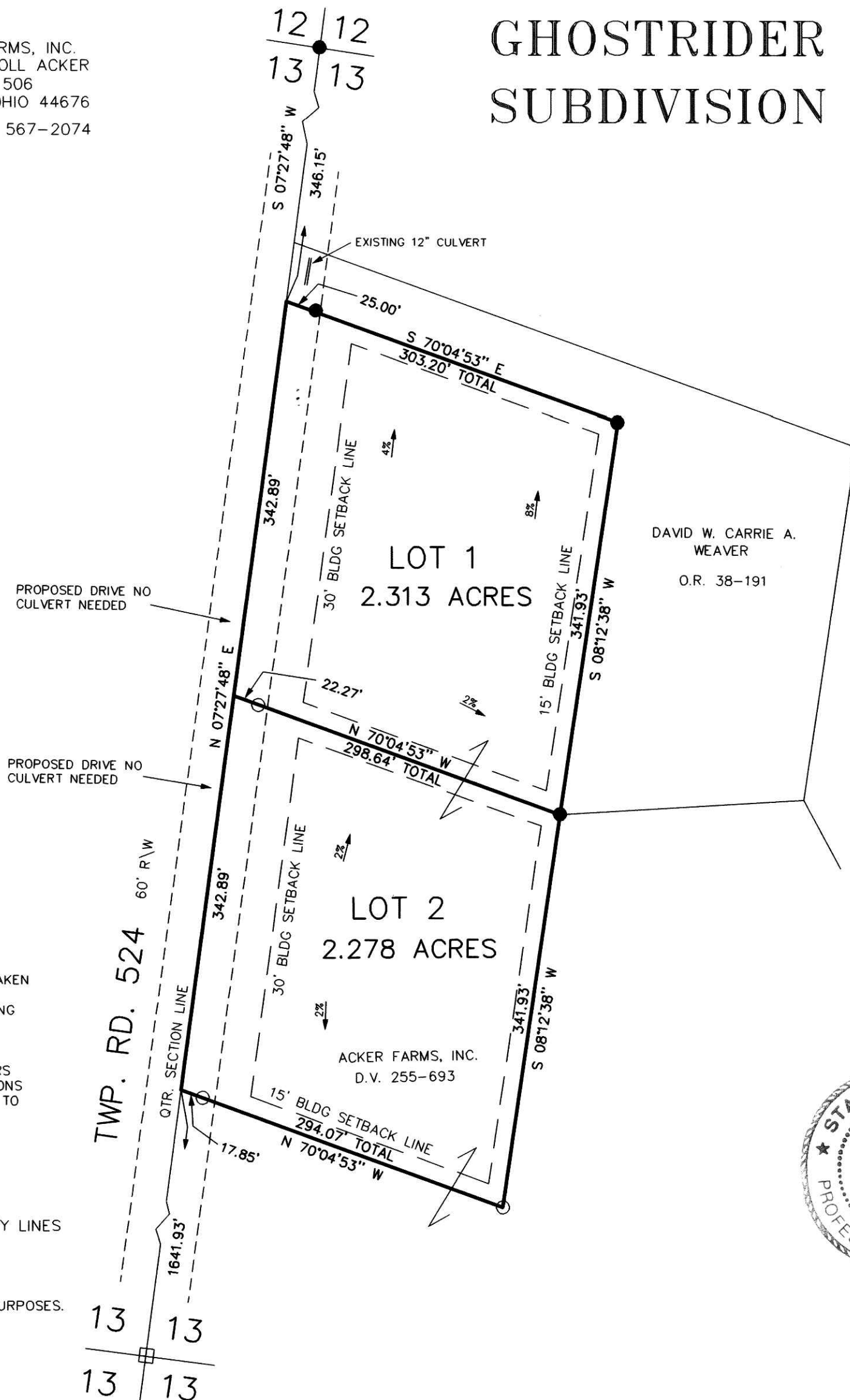
- 1) NO MULTIPLE-FAMILY DWELLING TYPE BUILDINGS SHALL BE PERMITTED ON THE PROPERTY.
- 2) NO BASEMENT HOMES SHALL BE PERMITTED ON THE PROPERTY.
- 3) NO MODULAR HOMES, MOBILE HOMES, TRAILERS, OR OTHER TYPES OF MANUFACTURED HOMES SHALL BE PERMITTED ON THE PROPERTY.
- 4) NO SINGLE-STORY RESIDENCE CONTAINING LESS THAN 1200 SQUARE FEET SHALL BE CONSTRUCTED ON THE PROPERTY.
- 5) NO TWO-STORY OR SPLIT LEVEL RESIDENCE CONTAINING LESS THAN 1600 SQUARE FEET SHALL BE CONSTRUCTED ON THE PROPERTY.
- 6) THE METHOD OF DETERMINING THE SQUARE FOOT AREA OF A HOME SHALL BE TO MULTIPLY THE OUTSIDE HORIZONTAL DIMENSIONS OF THE HOME AT EACH FLOOR LEVEL. GARAGES, SCREENED PORCHES AND BASEMENT, PATIOS AND TERRACES SHALL NOT BE TAKEN INTO ACCOUNT IN CALCULATING THE MINIMUM SQUARE FOOTAGE.
- 7) THE PROPERTY SHALL NOT BE USED FOR RUBBISH, TRASH, OR ANY OTHER WASTE DUMPING GROUNDS.
- 8) NO UNLICENSED VEHICLES SHALL BE PERMITTED TO REMAIN OUTSIDE A BUILDING.
- 9) THE PRECEDING RESTRICTIVE COVENANTS (I) SHALL RUN WITH THE LAND, (II) SHALL BE BINDING UPON GRANTEE AND GRANTEE'S HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS AND (III) SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY ACTIONS AT LAW OR IN EQUITY BY GRANTOR AND GRANTOR'S SUCCESSORS IN TITLE OR INTEREST TO ALL OR ANY PART OF OR INTEREST IN "GRANTOR'S PREMISES".

No further splits will be permitted without replatting said lot.

For erosion control, the landowner will follow the Ohio Technical Standard and Specifications Critical Area Planting #342 Guidelines. A copy of this Technical Standards and Specifications Guide is available at the Holmes Soil and Water Conservation District, 62 West Clinton Street, Millersburg, OH 44654

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

THESE LOTS ARE FOR RESIDENTIAL PURPOSES.



DAVID W. CARRIE A. WEAVER  
 O.R. 38-191

ACKER FARMS, INC.  
 D.V. 255-693



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.  
 ACKER FARMS, INC. 7/6/01  
 DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the Subdivision plat entitled GHOSTRIDER 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 dependent on a site specific evaluation prior to the start of any construction.  
 Monica Miller, MD Anne Stan, MS, RD 7/6/01  
 County Health Commissioners Date

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.  
 Joseph L. Christner 7/6/01  
 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.  
 Roger K. Clark 7-9-01  
 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, sewer and water systems and other proposed public facilities in the subdivision plat as shown hereon.  
 Robert L. Kasper P.E., P.S. 6/29/01  
 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 prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.  
 Holmes County Planning Commission 7/9/01  
 Date

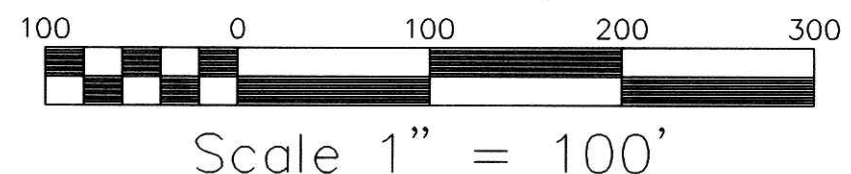
CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes Co. Planning Commission and that the monuments have been placed as shown hereon.  
 Donald C. Baker P.S. 6938 6-26-2001  
 Date

200100009348  
 Filed for Record in  
 HOLMES COUNTY, OH  
 SALLY MILLER  
 07-12-2001 02:49 pm.  
 PLAT MED 21.60  
 OR Book 18 Page 15 - 15

200100009348  
 GARROLL  
 ACKER  
 SHREVE, OH

TRANSFER NOT NECESSARY  
 DATE 7-12-01  
 AUDITOR Opal McCreary

DONALD C. BAKER SURVEYING  
 138 N. CLAY ST.  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 FAX 330-674-6027



File name: C:\JOBS\S-319-01 DATE: MAY 15, 2001.

RIPLEY TOWNSHIP  
 N.E. QTR. SECTION 13  
 T-17N; R-14W  
 HOLMES COUNTY, OHIO

- 5/8" REBAR WITH I.D. CAP SET, I.D. CAP MARKED "BAKER 6938"
- IRON PIN FOUND
- STONE FOUND