

BERRY PATCH ESTATES ALLOTMENT NO. 6 (PLAT VOL. 17 PAGE 131) REPLAT & RENUMBERING OF LOTS 1 & 2 (FINAL)

200400032888
JANIE HORN
5098 CR 314
MILLERSBURG, OH 44654

200400032888
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
09-16-2004 At 01:35 PM.
PLAT MED 43.20
OR Book 19 Page 196 - 196

AGENT:
Cherokee Builders
5120 CR 314
Millersburg, Ohio 44654
PH: 330-674-7771
PH: 330-231-1717

REFERENCES:
DEED VOL. 265 PAGE 540
O.R. VOL. 68 PAGE 840
PLAT VOL. 16 PAGE 493
PLAT VOL. 15 PAGE 15
PLAT VOL. 17 PAGE 131
PLAT VOL. 14 PAGE 580
BEARINGS FROM PLAT VOL. 17 PAGE 131

RESTRICTIVE COVENANTS

1. THESE LOTS SHALL BE USED EXCLUSIVELY FOR SINGLE FAMILY RESIDENTIAL PURPOSES.
2. THE DWELLING HOUSE SHALL HAVE A MINIMUM OF 1500 SQUARE FEET INTERIOR LIVING AREA, AND THE STRUCTURE SHALL HAVE A ROOF OF NO LESS THAN A 4-12 PITCH.
3. THE DWELLING HOUSE OR GARAGE ERECTED ON THE LOT HEREIN SHALL NOT BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE OR ANY OTHER COMMON BUILDING OR MASONRY TILE ABOVE THE BASEMENT LEVEL. THIS RESTRICTION IS NOT INTENDED TO PRECLUDE A BRICK OR STONE VENEER.
4. NO MORE THAN TWO (2) DOGS PAST THE AGE OF ONE (1) YEAR SHALL BE PLACED OR ALLOWED TO REMAIN ON ANY PART OF THE LOT HEREIN.
5. THE LOT HEREIN SHALL NOT BE USED FOR ANY PURPOSE OR IN SUCH A WAY WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE PEACEFUL OCCUPANCY OF AN ADJACENT OR NEIGHBORING PREMISES.
6. NO MOTOR VEHICLE WHICH DOES NOT BEAR A CURRENT LICENSE PLATE SHALL BE ALLOWED TO REMAIN OUTSIDE OF A COMPLETELY ENCLOSED GARAGE ON THE PREMISES.
7. THE GRANTOR HEREIN, IT'S SUCCESSORS AND ASSIGNS, RESERVE ALL THE OIL AND GAS MINERAL RIGHTS. THERE SHALL HOWEVER, BE NO PIPELINES, ACCESS ROADS, WELLS NOR ANY FIXTURES RELATING TO OIL AND GAS PRODUCTION ON THE ACREAGE DESCRIBED HEREIN.
8. THE GRANTOR FURTHER RESERVES AN EASEMENT FOR UTILITIES ALONG COUNTY ROAD 314. ANY WATER WELL DRILLED ON THE PROPERTY DESCRIBED HEREIN MUST INSTALL A CASING FROM THE SURFACE THROUGH ANY SUBSURFACE VEINS OF COAL IN SUCH A MANNER THAT IT WILL SEAL THE COAL VEINS FROM CREATING ANY SUBSURFACE DRAINAGE AND POLLUTION.

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

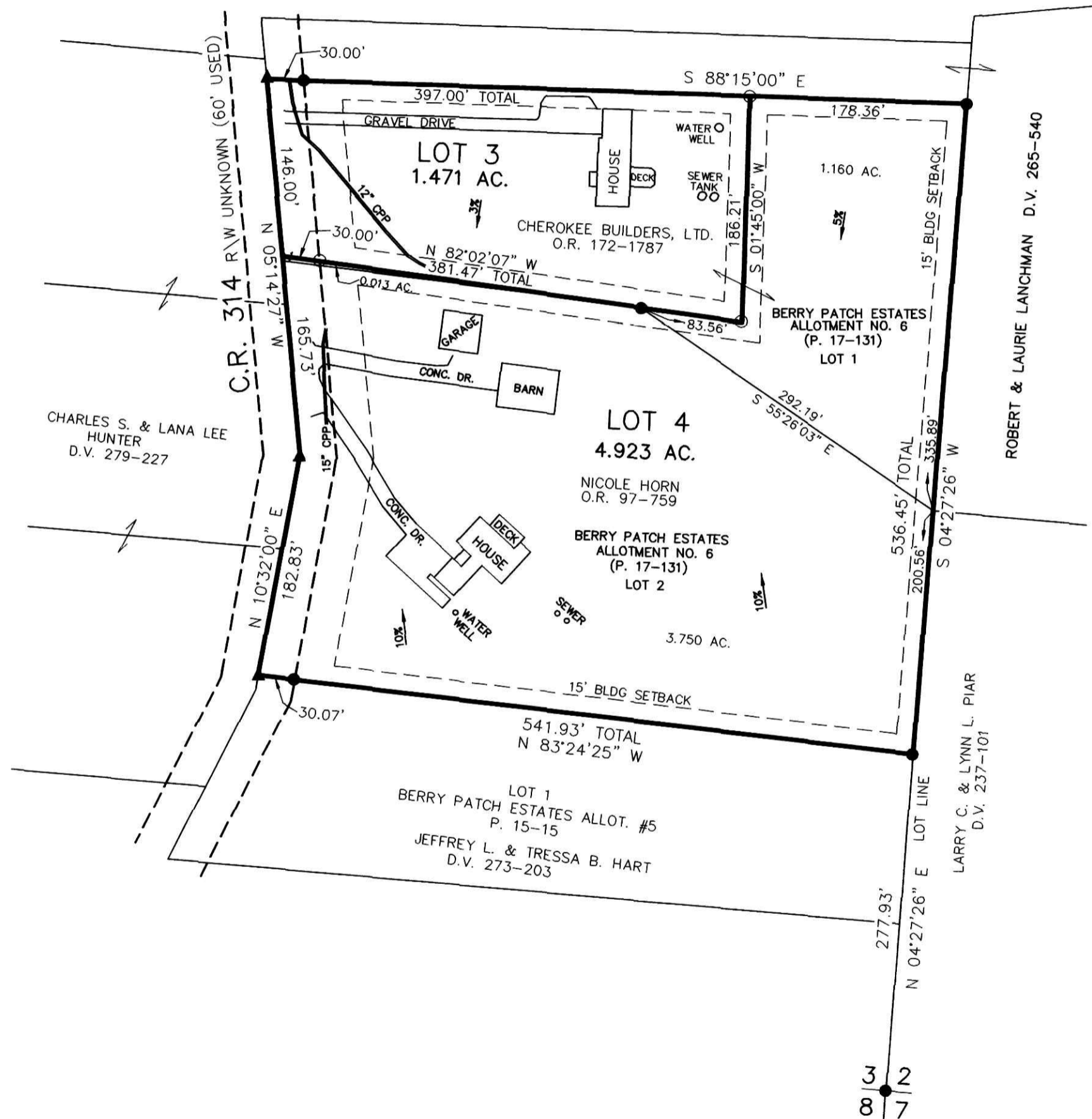
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES
30' OFF ROAD RIGHT OF WAY

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lots.

AREA IN LOTS 6.394 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.

TOTAL AREA IN ALLOTMENT 6.394 ACRES.



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.

Janie Horn 9-9-04
CHEROKEE BUILDERS, LTD. DATE
Janie Horn 9-9-04
NICOLE HORN DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled Berry Patch Estates Allotment No. 6, Replat & Renumbering of Lots 1 and 2, 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 for any lot is dependent on a site specific evaluation prior to the start of any construction.

Joe Christner 9/9/04
Health Commissioner 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.

Joe Christner 9/9/04
Holmes Soil and Water 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 L. Hall 9/13/04
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.

Christopher Young, P.E., P.S. 9/9/04
County Engineer DATE

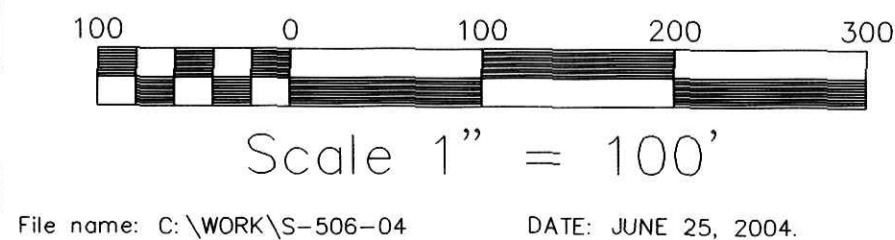
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Donald C. Baker 9/10/04
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 County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker 7-26-04
Donald C. Baker P.S. 6938 DATE

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



MONROE TOWNSHIP
4TH. QTR., LOT 3
T-9 N; R-8 W
HOLMES COUNTY, OHIO

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET I.D. CAP MARKED "BAKER 6938"



TRANSFER NOT NECESSARY
DATE *Sept 16, 2004*
AUDITOR *Jackie McGee PT*