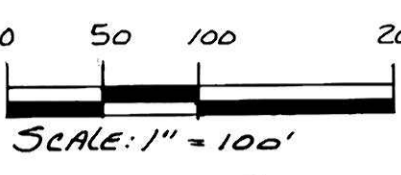


HOPEVIEW SUBDIVISION ALLOTMENT NO. 1

SALT CREEK TOWNSHIP
S.W. QTR. SECTION 36
T-15N; R-12W
HOLMES COUNTY, OHIO

GRANTOR:
RONALD L. CLARK
10101 Co. Rd. 207
MILLERSBURG, OHIO 44654
(330) 674-2226
DEED VOL. 262 PAGE 851 & 888

PREPARED BY:
DONALD C. BAKER SURVEYING
5958 T.R. 322
MILLERSBURG, OHIO 44654
PH. (330) 674-4788
(SURVEYED FOR RONALD L. CLARK)



- ▲ R.R. SNAKE FOUND
- ▲ P.K. NAIL FOUND
- IRON PIN FOUND
- SINK BAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER 6738"

NOTE: PLEASE SIGN IN BLACK INK & PRINT YOUR NAME UNDER YOUR SIGNATURE IF IT IS NOT ALREADY THERE.

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.

Name	Date
Ronald L. Clark	8-13-96
Evan D. Miller	7-3-96
Robert Kim	7-3-96
Robert Kim	8/10/96
Lyla Johnson Kornhaus	8/10/96
Henry L. & Betty Yoder	7-5-96
Betty Yoder	7-5-96
Freeman Mullet	7-12-96

NOTE: Lot No 15 to be DEDICATED AS A STREET FOR PUBLIC USE.

ROAD DEDICATION ACCEPTANCE
THE PUBLIC ROAD SHOWN HEREON AND DESCRIBED AS HOPEVIEW DRIVE IS APPROVED AND ACCEPTED FOR DEDICATION BY THE BOARD OF COMMISSIONERS OF HOLMES COUNTY.
RESOLUTION 02-09-98-4 DATE 2/4/98
Dan W. Baker
CHAIRMAN, HOLMES CO. COMMISSIONERS

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS
I hereby certify that the water supply and sewerage disposal utility systems installed or proposed for installation, in the subdivision plat entitled Hopeview Subdivision Allotment No. 1, fully meet the requirements of the Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.

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.

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon. A performance guarantee in the form of a letter of credit has been submitted and accepted by the County Commissioners in lieu of completion of construction.

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.

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 Regional Planning Commission and that it has been approved for recording in the office of the County Recorder.

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.



TYPICAL BLDG. SETBACKS
30' FRONT
15' SIDE & REAR

NOTE:
SMALL TRACTS ARE TO BE ANNEXED TO ADJOINERS AS FOLLOWS:
TRACT A (0.251 AC.) TO IVAN D. & ELSIE J. MILLER
TRACT B (0.251 AC.) TO ROBERT KIM & Lyla JOHNSON KORNHAUS
TRACT C (1.937 AC.) TO RONALD L. CLARK
TRACT D (0.103 AC.) TO HENRY L. & BETTY YODER
TRACT E (0.103 AC.) TO IVAN D. & ELSIE J. MILLER

NOTE:
TRACT C 1.205 AC. IN SUBDIVISION
0.732 AC. OUT OF SUBDIVISION
1.937 ACRES TOTAL

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

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

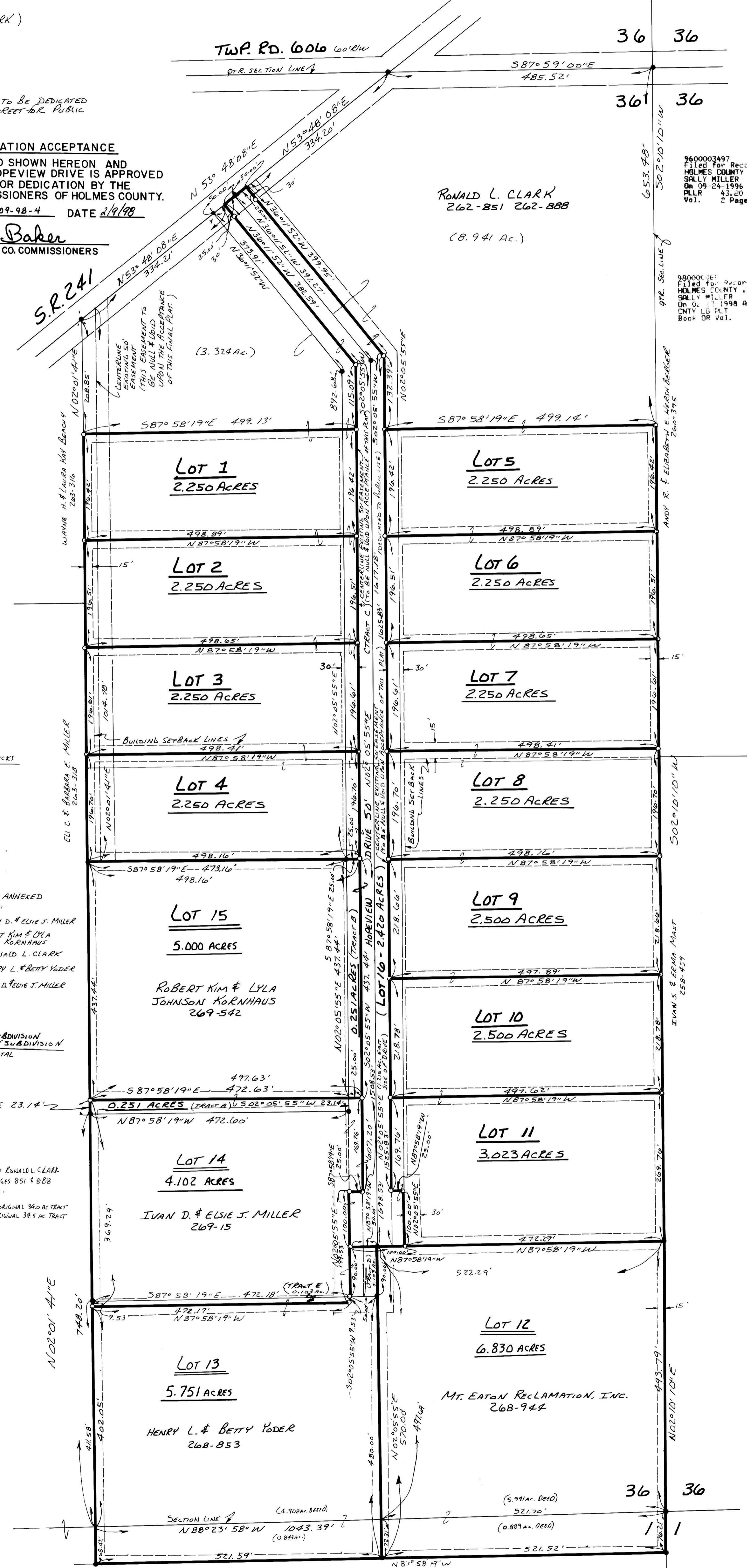
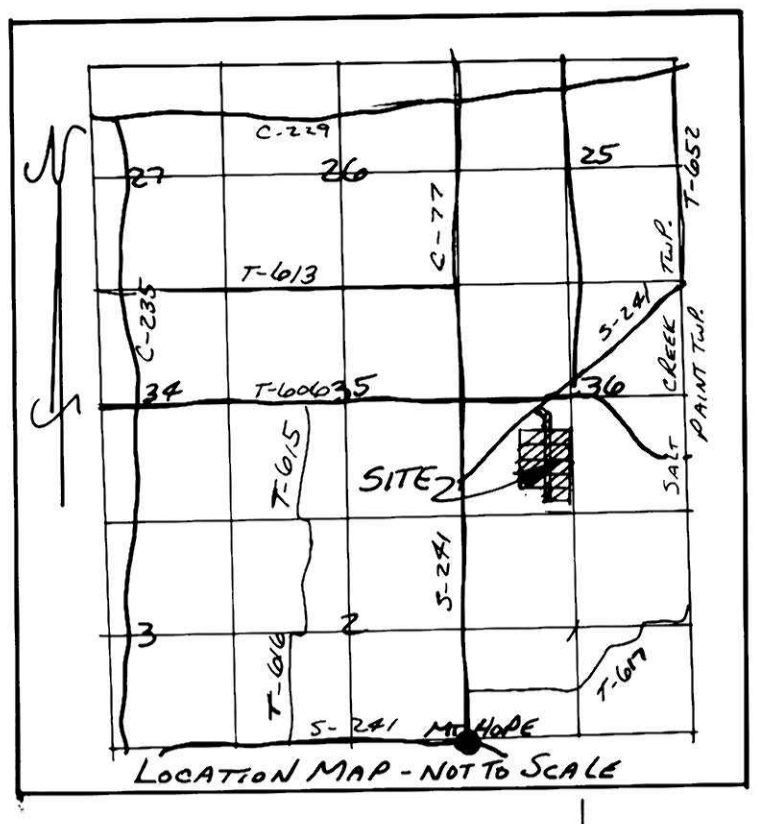
AREA IN LOTS 47.706 ACRES
AREA IN ROAD DEDICATION 2.420 ACRES
TOTAL AREA IN ALLOTMENT 50.126 ACRES

RESTRICTIVE COVENANTS:
A. THERE SHALL BE NO COMMERCIAL FARM OPERATION PERMITTED IN THIS SUBDIVISION. A COMMERCIAL FARM OPERATION SHALL INCLUDE, BUT NOT BE LIMITED TO CHICKEN, TURKEY, HOG, VEAL, OR OTHER OPERATIONS WITH THE POTENTIAL TO CREATE A PUBLIC NUISANCE OR LIMITED ACREAGE IN A RESIDENTIAL COMMUNITY. THIS RESTRICTION IS NOT INTENDED TO PROHIBIT AN ENTERPRISE SUCH AS A WOODWORKING SHOP WHICH REMAINS PRIMARILY A FAMILY OPERATION.
B. NO MOBILE HOMES OR BASEMENT HOMES MAY BE CONSTRUCTED ON THESE SITES.
C. NO STORAGE OF CARS, TRACTORS, TRUCKS, OR FARM MACHINERY WHICH IS NOT MOVED AND OR USED ON A FREQUENT BASIS.
D. THE RESTRICTIVE COVENANTS MAY BE ENFORCED BY ANY PROPERTY OWNER OR THE DEVELOPER OF THE SUBDIVISION.

EROSION AND SEDIMENT CONTROL GENERAL NOTES AND CONSTRUCTION SEQUENCE
1. Typical sediment barriers shall be installed as the first step in the construction phase in all areas where there is less than 15' of undisturbed soils to any property lines or roadway ditches. They shall be installed to minimize the depositing of sediment on any adjacent properties. Sediment barriers shall be constructed of straw bales or filter fabric barriers as approved by the Natural Resource Conservation Service office at 42 West Clinton St., Millersburg, OH 44654. All sediment control devices shall remain in place until grassed areas have been reestablished.
2. A construction driveway shall be installed consisting of a minimum of 4' of gravel or limestone along with a properly sized culvert approved by the township trustee.
3. The topsoil should be stripped and stockpiled before the grading operation. If the topsoil is stockpiled more than 7 days, a temporary seeding is needed. The area of topsoil stripping should be kept to a minimum.
4. All clean water drains such as footers, downspouts, and curbside drains should be disconnected to the road ditch whenever possible. If drains are used, they shall be disconnected to the road ditch. Do not discharge any drains on property lines.
5. All disturbed areas shall be stabilized with seed and mulch applied at the rate as recommended by the seed company for new lawns. Seed shall be applied within 14 days of completion of construction. If lots have not received seed within 14 days of completion, they shall be temporarily seeded with straw applied at a rate of 3 pounds per 1000 square feet of area within 7 days after completion.
6. Lots 4, 9, 10, and 11 contain natural waterways for drainage. Any construction on these lots must be a minimum of 25' from these natural waterways. A driveway may cross these waterways with the use of a minimum of a 12" culvert. Sediment barriers shall be installed within 50' of these natural waterways.
7. Any questions on construction practices may be directed to the Natural Resource Conservation Service at 42 W. Clinton St., Millersburg, OH 44654 or by telephone at 330-674-2226.

TRANSFER NOT NECESSARY
DATE 2-13-98
AUDITOR Richard A. Thamm
JC

- HEALTH DEPARTMENT RESTRICTIONS
- No lot in the subdivision may be divided, split or subdivided in the future without the prior written approval of the Board of Health.
 - One single family dwelling shall be the only source of wastewater on each lot.
 - No construction may commence on any lot before owner has requested and obtained a site evaluation based on the proposed dwelling location and been issued a permit-to-install for a sewage disposal system on the lot.
 - No sewage disposal system will be approved for any lot in the subdivision unless it meets the requirements of Board of Health Regulation 801.
 - No sewage disposal system may be operated on any lot without a valid permit-to-operate for the system by the Board of Health.
 - Prospective purchasers of any lots in the subdivision shall be informed of the above conditions and they shall be incorporated into any sales agreement.
 - The above conditions shall be incorporated into the deed restrictions for each lot to be binding on all future owners of each lot.



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Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
On 09-24-1996 at 02:36 PM
PLLR 43.20
Vol. 2 Page 261

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HOLMES COUNTY, OH
SALLY MILLER
On 09-24-1996 at 02:36 PM
PLLR 43.20
Book DR Vol. 2 Page 286

ANDY R. F. ELIZABETH E. HERBIE BERBER
260-395

IVAN D. & ELSIE J. MILLER
269-459

MT. EATON RECLAMATION, INC.
268-944

DAN R. & LYDIA ANN MILLER
101-570 243-133
270-963

7796

960003497
HOLMES COUNTY ATTY
MILLERSBURG, OH

980006659
HOLMES COUNTY ATTY
MILLERSBURG, OH