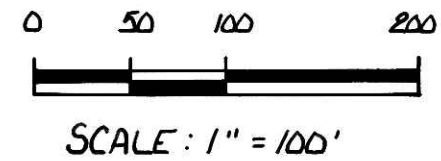


HEIDELBERG MANOR ESTATES

AT GILEAD'S BALM

BERLIN TOWNSHIP
1ST. QTR. LOT 13
TWP-9N RANGE-6W
HOLMES COUNTY, OHIO

8.001 ACRES IN LOTS



- ▲ R.R. SPIKE FOUND
- IRON PIN FOUND
- △ R.R. SPIKE SET
- 5/8" RE BAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER L938"

REFERENCES:

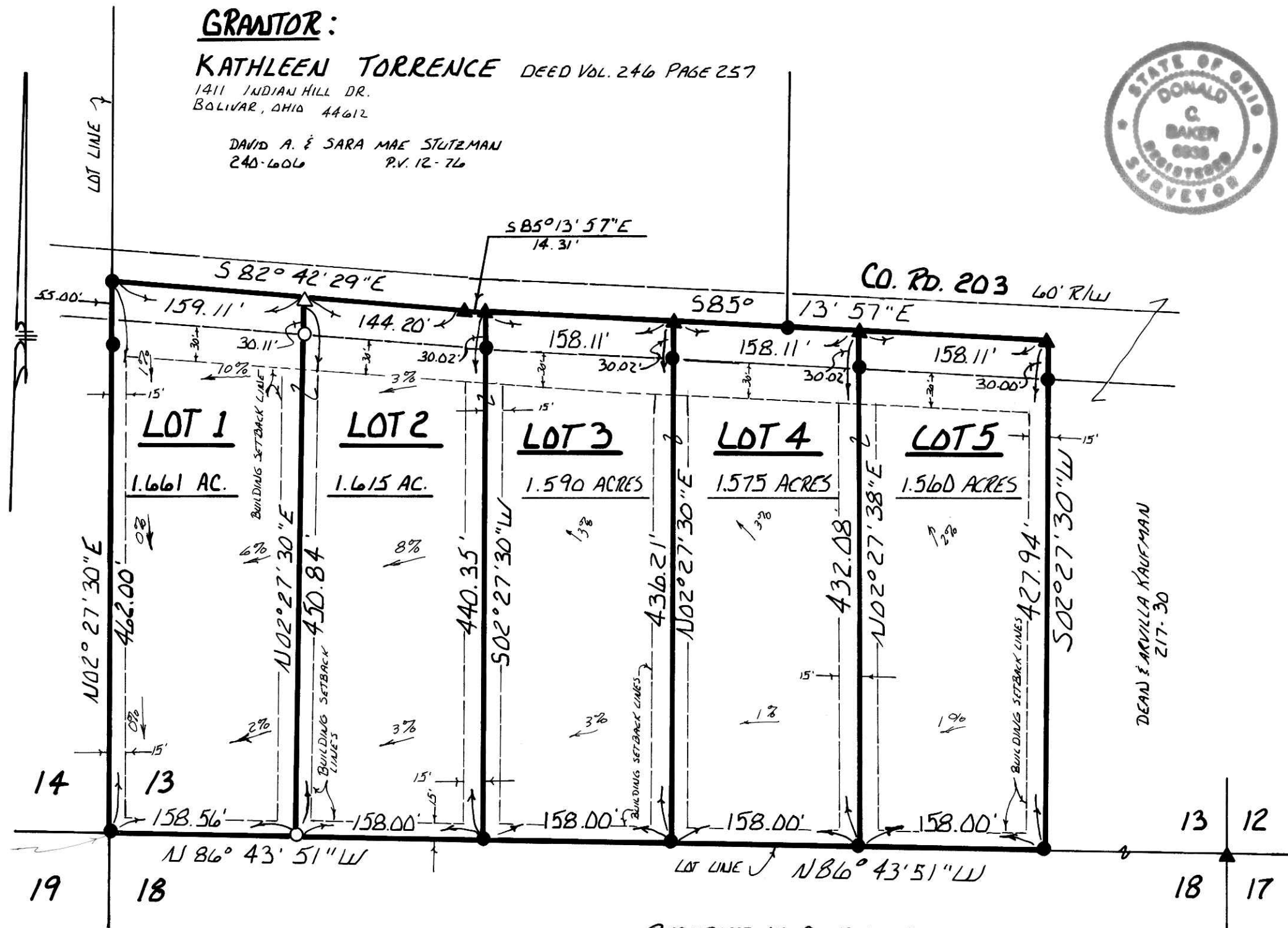
PLAT VOL. 8 PAGE 19 A
DEED VOL. 217 PAGE 30
BEARINGS FROM PLAT VOL. 12 PAGE 76
PLAT VOL. 12 PAGE 372

GRANTOR:

KATHLEEN TORRENCE DEED VOL. 246 PAGE 257

1411 INDIAN HILL DR.
BOLIVAR, OHIO 44612

DAVID A. & SARA MAE STUTZMAN
240-6006 P.V. 12-76

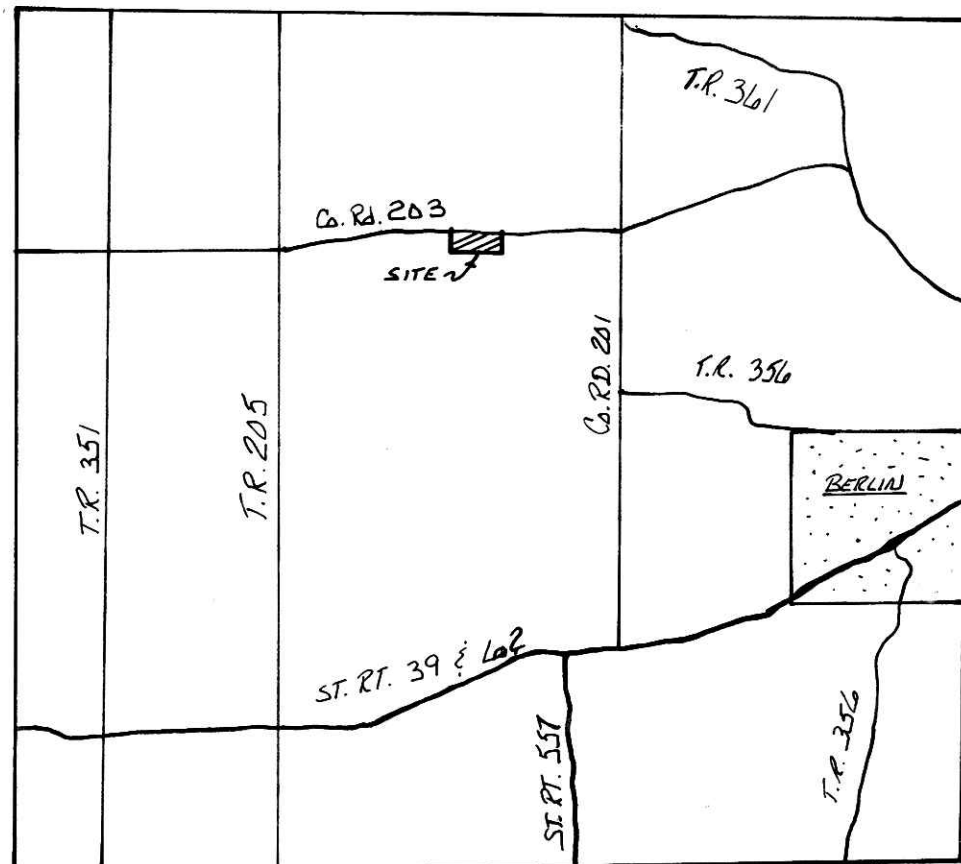


RESTRICTIVE COVENANTS

1. EACH LOT IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES. A GARAGE TO HOUSE A MINIMUM OF TWO (2) VEHICLES SHALL BE ATTACHED TO THE DWELLING HOUSE, AND SAID GARAGE DOORS SHALL NOT FACE COUNTY ROAD 203.
2. THE DEVELOPER, OR HIS SUCCESSOR, RESERVE THE RIGHT TO APPROVE THE EXTERIOR DESIGN AND PLAN OF THE HOUSE AND THE SITE LOCATION OF THE STRUCTURE ON THE LOT. ALL PLANS, SPECIFICATIONS AND DRAWINGS FOR STRUCTURES SHALL HAVE THE WRITTEN APPROVAL OF THE DEVELOPER PRIOR TO COMMENCING CONSTRUCTION.
3. THE DWELLING HOUSE OR GARAGE ERRECTED ON ANY 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 LOT PLATTED HEREIN SHALL 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.
5. 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.
6. A STORAGE BUILDING SHALL BE PERMITTED ON THE LOT ON THE CONDITION THAT THE STRUCTURE IS PERMANENT, AND THE STRUCTURE SHALL BE COMPATIBLE WITH THE ARCHITECTURAL DESIGN OF THE DWELLING HOUSE. THE STORAGE FACILITY SHALL NOT BE SITUATED ON THE LOT BETWEEN THE DWELLING HOUSE AND COUNTY ROAD 203. THE STORAGE BUILDING PLANS MUST HAVE THE APPROVAL OF THE DEVELOPER.
7. THERE SHALL BE NO FENCING OF ANY KIND ANYWHERE ON THE LOT BETWEEN THE DWELLING HOUSE AND COUNTY ROAD 203. ANY FENCING IN REAR OF LOT 5 SHALL HAVE PLAN APPROVAL BY THE DEVELOPER.
8. THE DRIVEWAY MUST BE HARD SURFACED NO LATER THAN TWO (2) YEARS FROM THE DATE IN WHICH THE DWELLING HOUSE IS COMPLETED.

RECOMMEND CULVERT SIZE NOT LESS THAN 12".

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (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.

April 6TH, 1990
DATE

April 6TH, 1990
DATE

Kathleen Torrence
Donald E. Torrence Jr.

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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

4-2-90, 1990
DATE

Donald C. Baker
REGISTERED SURVEYOR

CERTIFICATE OF 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: "HEIDELBERG MANOR ESTATES" FULLY MEET THE REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND HEREBY APPROVED AS SHOWN.

7-10-1990, 1990
DATE

James E. ...
COUNTY 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.

7-3-1990, 1990
DATE

G. W. Mast
HOLMES SOIL AND WATER CONSERVATION DISTRICT

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE HOLMES COUNTY COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.

July 2, 1990, 1990
DATE

James ...
CHAIRMAN, COUNTY COMMISSIONERS

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 ARE NOTED 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.

7-10-1990, 1990
DATE

Dale ...
HOLMES REGIONAL PLANNING COMMISSION

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.

7/02/90, 1990
DATE

Robert L. Kosna
COUNTY ENGINEER

PREPARED BY: DONALD C. BAKER SURVEYING
4321 T.R. 252
GLENNMONT, OHIO 44637
PH. (216) 377-4177

NOT NECESSARY
DATE: November 2, 1990
AUDITOR: *James E. ...*

RECORDED NOV 26 1990
AT 10:06 O'CLOCK AM
RECORDED NOV 27 1990
PLAT VOL 13 PG 124
Holmes Co. Ohio Fee: \$160
Richard ...