

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

REFERENCES:

- DEED VOL. 246 PAGE 257
- DEED Vol. 240 PAGE 606
- PLAT Vol. 8 PAGE 194
- DEED Vol. 217 PAGE 30
- DEED Vol. 250 PAGE 691

BEARINGS FROM PLAT VOL. 12 PAGE 76

RESTRICTIVE COVENANTS:

1. EACH LOT IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES. A GARAGE TO HOUSE A MINIMUM OF ONE (1) VEHICLE SHALL BE ATTACHED TO THE RESIDENCE.
2. EACH RESIDENCE ERRECTED IN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 2400 SQUARE FEET INTERIOR LIVING AREA.
3. THE OWNERS OF ANY LOT IN THIS SUBDIVISION SHALL HAVE THE RIGHT TO APPROVE OR DISAPPROVE THE EXTERIOR DESIGN AND PLAN OF ANY PROPOSED RESIDENCE AND ALSO THE SITE LOCATION OF THE PROPOSED RESIDENCE ON THE LOT. ALL PLANS, SPECIFICATIONS AND DRAWINGS FOR RESIDENCES SHALL HAVE THE WRITTEN APPROVAL OF THE REMAINING LOT OWNERS PRIOR TO COMMENCING CONSTRUCTION.
4. A STORAGE BUILDING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION PROVIDED THAT THE STRUCTURE IS PERMANENT, AND ALSO THAT THE STRUCTURE DESIGN IS COMPATIBLE WITH THE ARCHITECTURAL DESIGN OF THE RESIDENCE ON SAID LOT.
5. NO LOT WITHIN THIS SUBDIVISION SHALL BE USED FOR ANY PURPOSE OR IN SUCH A WAY WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE PEACEFUL OCCUPANCY OF ANY ADJACENT OR NEIGHBORING LOTS OR PREMISES.
6. NO LOT WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO FURTHER DIVISION OR A LOT SPLIT.

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS OF THE WITHIN SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS VICTORIA WAYE. THE COSTS OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL LOT OWNERS ENTITLED TO USE SAID PRIVATE ROAD.

HEALTH DEPARTMENT RESTRICTIVE COVENANTS

THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF A COMMON COLLECTION TILE TO RECEIVE THE EFFLUENT FROM EACH ON-SITE SEWAGE DISPOSAL SYSTEM AND SHALL OBTAIN AND RECORD AN EASEMENT AS NEEDED FOR SUCH COMMON COLLECTION TILE. EACH ON-SITE SEWAGE DISPOSAL SYSTEM SHALL CONSIST OF AERATION PRIMARY TREATMENT FOLLOWED BY A SUB-SURFACE SAND FILTER WITH AUTOMATIC BACKWASH. THE EFFLUENT DRAIN SHALL CONNECT TO THE COMMON COLLECTION TILE AND SHALL CONTAIN A SAMPLING PORT SUIT PROXIMAL TO ITS JUNCTION WITH THE COMMON COLLECTION TILE.

THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL, INDIVIDUALLY AND COLLECTIVELY, BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF THE COMMON COLLECTION TILE USED TO DISPOSE OF FILTERED EFFLUENT. SHOULD THE OWNERS FAIL TO MAINTAIN AND/OR REPAIR THE COMMON COLLECTION TILE, THE HOLMES COUNTY BOARD OF HEALTH SHALL HAVE THE AUTHORITY TO CONTRACT LABOR AND MATERIAL TO MAINTAIN AND/OR REPAIR THE COMMON COLLECTION TILE AND TO CERTIFY ANY COSTS INCURRED TO THE HOLMES COUNTY AUDITOR FOR COLLECTION.

THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE HOLMES COUNTY BOARD OF HEALTH REGARDING THE WATER SUPPLY AND SEWAGE DISPOSAL. ADDITIONALLY, IF A CENTRAL SEWAGE SYSTEM BECOMES ACCESSIBLE TO THE LOTS AT ANY TIME, THE ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PROPERLY ABANDONED AND THE BUILDING DRAINS CONNECTED TO THE CENTRAL SEWAGE SYSTEM.

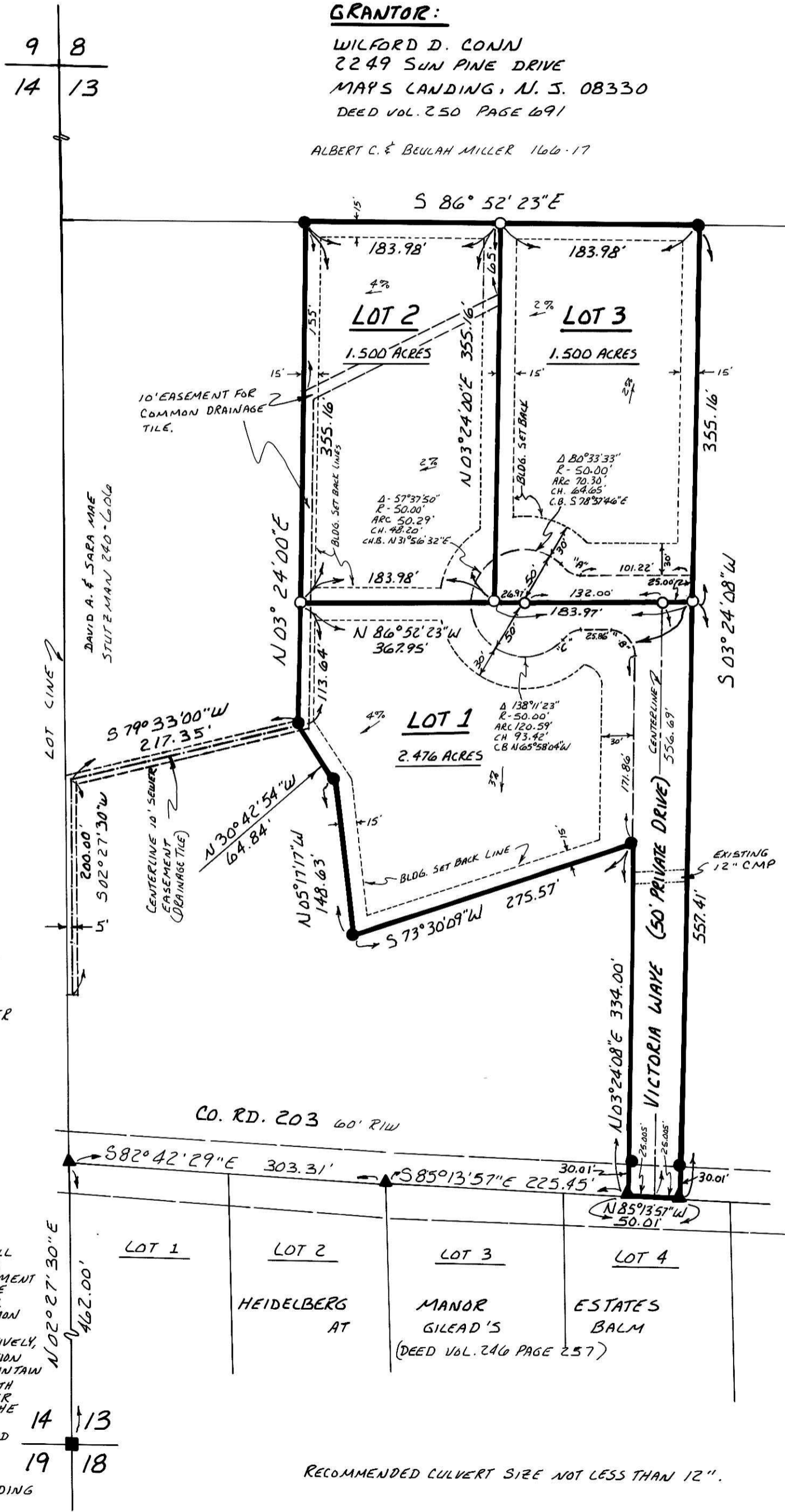
VICTORIA ESTATES

BERLIN TOWNSHIP
1ST. QTR. LOT 13
T-9N; R-6W
HOLMES CO., OHIO

GRANTOR:

WILFORD D. CONN
2249 SUN PINE DRIVE
MAYS LANDING, N. J. 08330
DEED VOL. 250 PAGE 691

ALBERT C. & BEULAH MILLER 166-17



CURVE DATA

CURVE "A"
Δ 48°11'23"
R-25.00'
ARC 21.03'
CH 20.41'
C.B. 5.62°46'42"E

CURVE "B"
Δ 90°46'31"
R-25.00'
ARC 39.39'
CH 35.44'
CB N41°44'07"W

CURVE "C"
Δ 48°11'23"
R-25.00'
ARC 21.03'
CH 20.41'
CB 569°01'56"W

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 PRIVATE USE.
DATE 4/21, 1991
Roberta Conn

CERTIFICATE OF THE 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:
Victoria Estates
FULLY MEET THE REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HERE BY APPROVED AS SHOWN.
DATE 5-31, 1991
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 FOR AGREEMENTS OR PROVISIONS FOR SEDIMENTATION AND EROSION CONTROL AS STATED OR SHOWN HEREON.
DATE May 23, 1991
HOLMES SOIL AND CONSERVATION DISTRICT

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I HEREBY CERTIFY THAT THE HOLMES COUNTY COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.
DATE 5-23, 1991
CHAIRMAN, COUNTY COMMISSIONERS

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.
DATE 5/31, 1991
COUNTY ENGINEER

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.
DATE May 31, 1991
HOLMES REGIONAL PLANNING COMMISSION

TRANSFER NOT NECESSARY
DATE 5-31-91
AUDITOR Richard H. Lingen

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.
DATE 4-26, 1991
DONALD C. BAKER P.S. 6938

PREPARED BY: DONALD C. BAKER SURVEYING
4321 T.R. 252
GLENMONT OHIO 44628
PH. 216/377-4177



172298
MAY 31 1991
AT 3:59 o'clock PM
Holmes Co. Ohio Fee: \$21.60
Plat Vol. 13 Pg. 136 Recorder Mary Ellen Seigriston Tom Lee