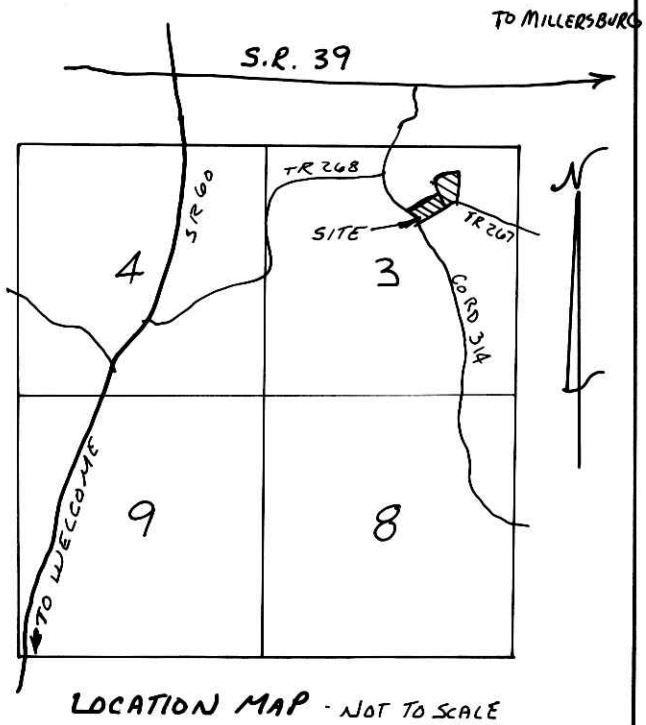


BERRY PATCH ESTATES ALLOTMENT NO. 1

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

GRANTOR:
M.C.F. OIL COMPANY
6098 COTTONWOOD RD. N.W.
DELEW, OHIO 44620
DEED VOL. 234 PAGE 475



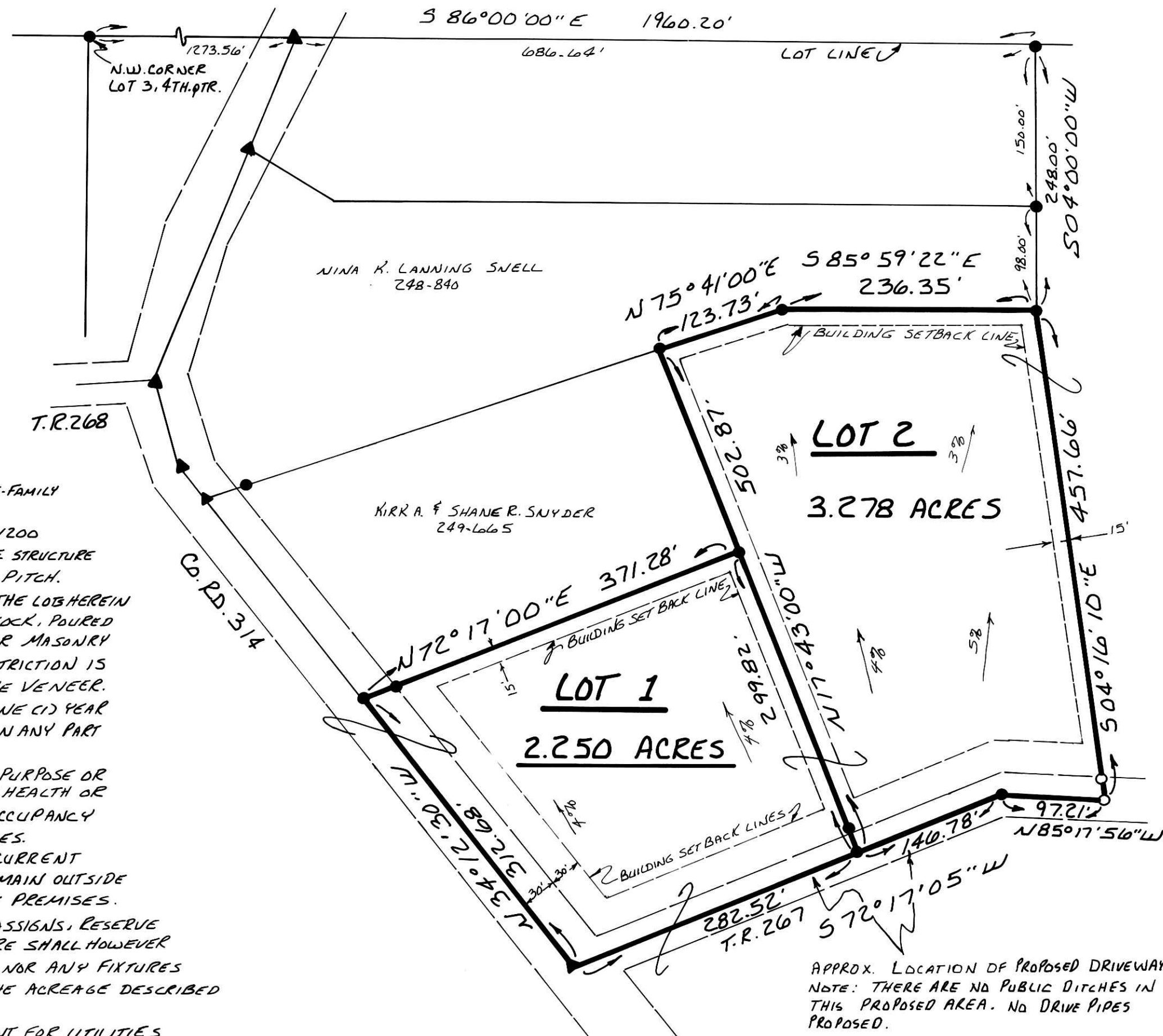
- SCALE: 1"=100'
- ▲ R.R. SPIKE FOUND
 - IRON PIN FOUND
 - 5/8" RE BAR WITH I.D. CAP SET
I.D. CAP MARKED "BAKER 6938"

- REFERENCES:**
- PLAT VOL. 7 PAGE 6
 - PLAT VOL. 4 PAGE 80
 - PLAT VOL. 4 PAGE 133
 - DEED VOL. 210 PAGE 279
 - DEED VOL. 234 PAGE 475
 - PLAT VOL. 12 PAGE 536
 - PLAT VOL. 12 PAGE 573

BEARINGS FROM PLAT VOL. 4 PAGE 82.

RESTRICTIVE COVENANTS:

1. THESE LOTS SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.
2. THE DWELLING HOUSE SHALL HAVE A MINIMUM OF 1200 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 LOTS 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 LOTS HEREIN.
5. THE LOTS 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, ITS 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.



PREPARED BY:
DONALD C. BAKER SURVEYING
4321 T.R. 252
GLENMONT, OHIO 44628

APPROX. LOCATION OF PROPOSED DRIVEWAYS
NOTE: THERE ARE NO PUBLIC DITCHES IN THIS PROPOSED AREA. NO DRIVE PIPES PROPOSED.

AREA IN LOTS	5.528 ACRES
AREA IN ROAD DEDICATION	0.000 ACRES
TOTAL AREA IN ALLOTMENT	5.528 ACRES

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.

Nov 3, 1991
DATE
M.C.F. Oil Co.
Jane E. Portofa, pro

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: BERRY PATCH ESTATES 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.

Nov 25, 1991
DATE
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.

11/21, 1991
DATE
Dwaine L. Martin
HOLMES SOIL AND 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.

11-25, 1991
DATE
Leah W. Miller
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.

11/22, 1991
DATE
Robert L. Kasner
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.

11-26-91, 1991
DATE
Thomas R. Morganti
HOLMES Co. REGIONAL PLANNING COMMISSION



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.

OCT. 31, 1991
DATE
Donald C. Baker
DONALD C. BAKER P.S. 6938

174517
Rec'd. DEC 02 1991 AT 7:30 O'CLOCK PM
Recorded DEC 03 1991 Holmes Co. Ohio Fees \$21.00
Plat Vol 13 Pg. 143 Recorder Mary Ellen Sigurd

TRANSFER NOT NECESSARY 1957-MCS
DATE December 2, 1991
AUDITOR Patricia A. Graves