

# BERRY PATCH ESTATES ALLOTMENT NO. 2

MONROE TOWNSHIP  
4TH QTR. LOT 2  
T-9N; R-8W  
HOLMES COUNTY, OHIO

GRANTOR:  
M.C.F. OIL COMPANY  
60048 COTTONWOOD RD. N.W.  
DELROY, OHIO 44620  
DEED VOL. 234 PAGE 475

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.

Dec. 11, 1991  
DATE  
M.C.F. Oil Company  
Linda L. Portof, Secy - Treas.

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. 2" FULLY MEET THE REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

Jan 14, 1991  
DATE  
[Signature]  
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.

JAN 16, 1992  
DATE  
Mark Berhan  
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.

1-13, 1992  
DATE  
Leon 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.

1-13, 1992  
DATE  
Robert R. Koerner  
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.

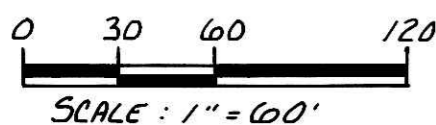
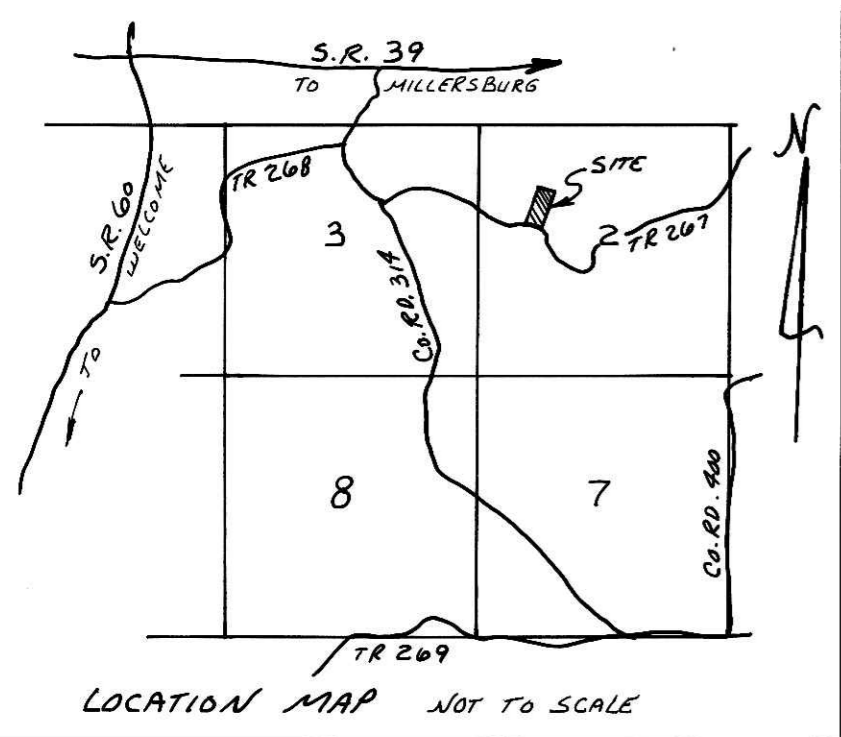
1-17, 1991  
DATE  
Thomas R. Morgante  
HOLMES CO. REGIONAL PLANNING COMMISSION

TRANSFER NOT NECESSARY

DATE 1-23-92  
AUDITOR Richard A. Graven

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.

12-2, 1991  
DATE  
Donald C. Baker  
DONALD C. BAKER P.S. 6938



5/8" Re BAR WITH I.D. CAP SET  
I.D. CAP MARKED "BAKER 6938"

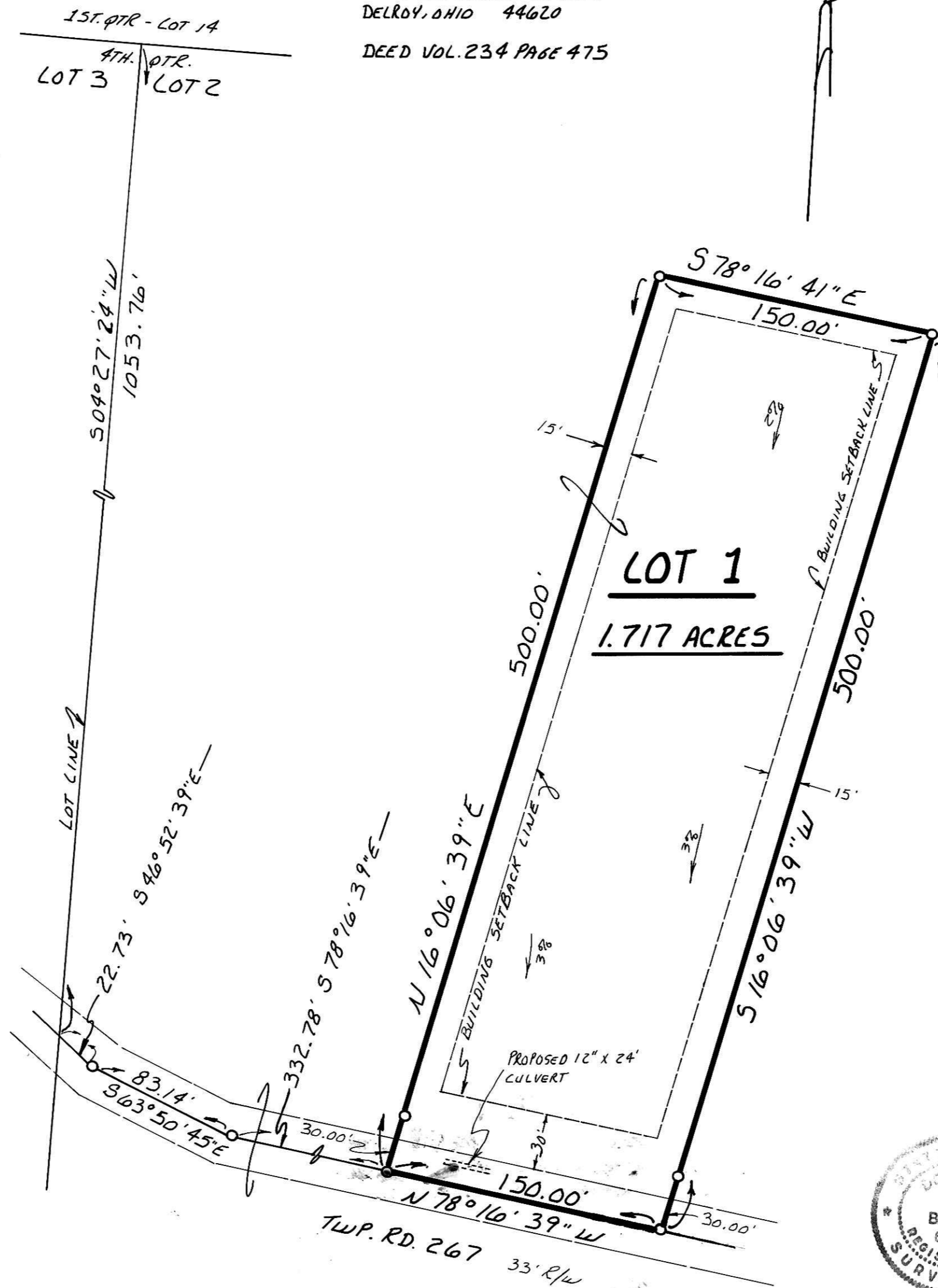
PREPARED BY:  
DONALD C. BAKER SURVEYING  
4321 T.R. 252  
GLENMONT, OHIO 44628

REFERENCES:  
PLAT VOL. 10 PAGE 903  
DEED Vol. 234 PAGE 475

### RESTRICTIVE COVENANTS:

1. THESE LOTS SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.
2. THE DWELLING HOUSE SHALL HAVE A MINIMUM OF 1000 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 ERRECTED 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, 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 TOWNSHIP ROAD 267. 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 VEIN'S FROM CREATING ANY SUBSURFACE DRAINAGE AND POLLUTION.

AREA IN LOT 1.717 ACRES  
AREA IN ROAD DEDICATION 0.000 ACRES  
TOTAL AREA IN ALLOTMENT 1.717 ACRES



175152  
JAN 23 1992 2:13 pm  
Plat 13 147  
Mary Ellen Signst  
MCF Oil  
pick-up