

# BERRY PATCH ESTATES ALLOTMENT NO. 3

MONROE TOWNSHIP  
4TH QTR. LOTS 2 & 3  
T-9N; R-8W  
HOLMES COUNTY, OHIO

0 50 100 200

SCALE: 1" = 100'

- ▲ R.R. SPIKE FOUND
- IRON PIN FOUND
- 3/8" RE BAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER 6938"

## 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 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 207. ANY WATER WELL DRILLED ON THE PROPERTY DESCRIBED HEREIN MUST INSTALL A CASING FROM THE SURFACE THROUGH ANY SUB SURFACE VEINS OF COAL IN SUCH A MANNER THAT IT WILL SEAL THE COAL VEINS FROM CREATING ANY SUBSURFACE DRAINAGE AND POLLUTION.

AREA IN LOTS	10.845 ACRES
AREA IN ROADWAY DEDICATION	0.000 ACRES
TOTAL AREA IN ALLOTMENT	10.845 ACRES

## REFERENCES:

- PLAT VOL. 7 PAGE 10
- PLAT VOL. 4 PAGE 80
- PLAT VOL. 4 PAGE 133
- PLAT VOL. 12 PAGE 530
- PLAT VOL. 12 PAGE 573
- DEED VOL. 210 PAGE 279
- DEED VOL. 234 PAGE 475
- DEED VOL. 249 PAGE 212
- DEED VOL. 248 PAGE 840

BEARINGS FROM PLAT VOL. 4 PAGE 82

## GRANTORS:

M.C.F. OIL COMPANY  
6048 COTTONWOOD RD. N.W.  
DELEW, OHIO 44620  
DEED VOL. 234 PAGE 475

## PREPARED BY:

DONALD C. BAKER SURVEYING  
5958 T.R. 322  
MILLERSBURG, OHIO 44654  
PH. 216 674-4788

## 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.

May 11, 1992  
DATE

M. C. F. Oil Company  
Linda L. Portof, Sec'y-Treas.

## 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: BERRY PATCH ESTATES ALLOTMENT NO. 3 FULLY MEET THE REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

July 10, 1992  
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.

May 21, 1992  
DATE

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.

7/13, 1992  
DATE

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.

7/23, 1992  
DATE

Robert L. Kasper, 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.

July 13, 1992  
DATE

Thomas R. Morganti, Holmes Co. Regional Planning Comm.

178242

AUG 13 1992

Recorded AUG 14 1992

Plat Vol 13

1:23 o'clock PM

Holmes Co. Ohio Fee \$21.60

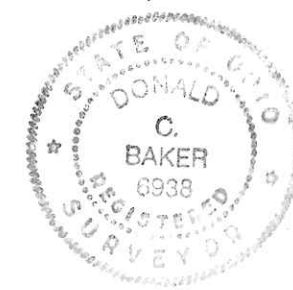
Pl. 106 Recorder Mary Ellen Segant

## 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.

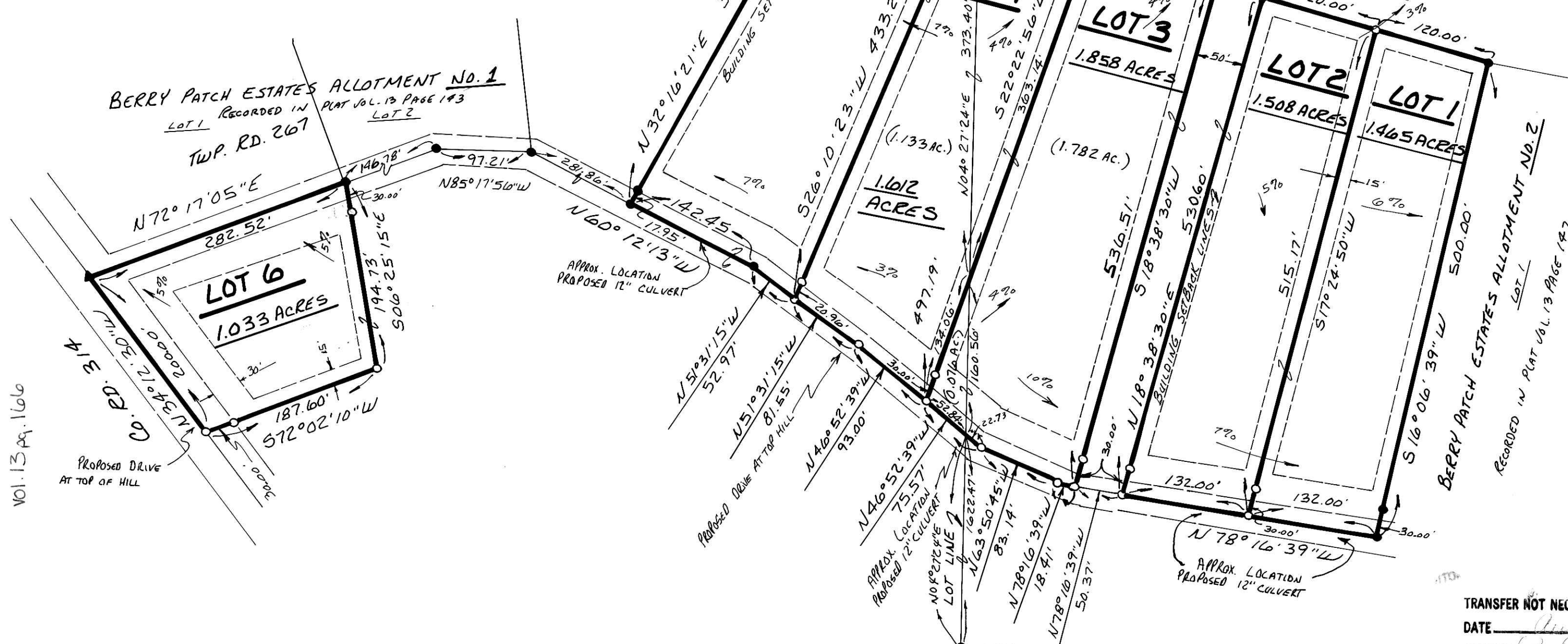
May 4, 1992  
DATE

Donald C. Baker, P.S. 6938



TRANSFER NOT NECESSARY

DATE August 13 1992  
AUDITOR [Signature]



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