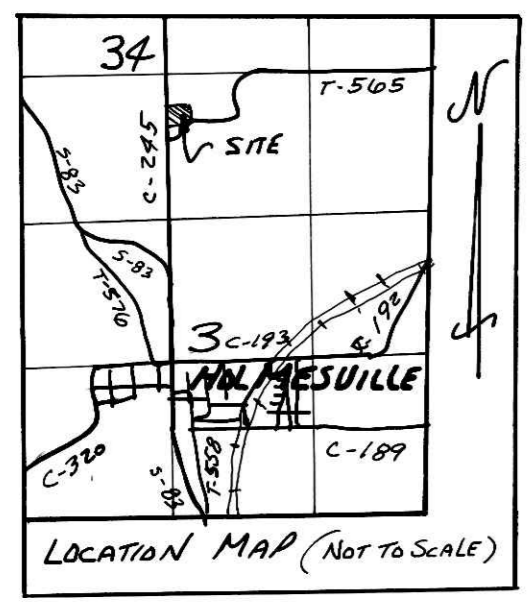


# REPLATTING & RENUMBERING OF LOT #2 OF WILLIAMS ALLOTMENT No. 2

(PLAT Vol. 2 PAGE 205)



**PRAIRIE TOWNSHIP**  
**S.E. QTR. SECTION 34**  
**T-14 N; R-13 W**  
**HOLMES COUNTY, OHIO**

**GRANTOR:**  
**THOMAS J. LEMON**  
**8483 TWP. RD. 565**  
**HOLMESVILLE, OHIO 44633**  
**PH. (330) 279-2198**

**DEED Vol. 258 PAGE 362**

**PREPARED BY:**  
**DONALD C. BAKER SURVEYING**  
**5958 T.R. 322**  
**MILLERSBURG, OHIO 44654**  
**PH. (330) 674-4788**

(SURVEYED FOR THOMAS J. LEMON)

## RESTRICTIVE COVENANTS

THESE LOTS ARE SUBJECT TO THE WILLIAMS ALLOTMENT No. 2 RESTRICTIONS AS RECORDED ON PLAT Vol. 2 PAGE 205.

1. THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY OCCUPANT OF ADJACENT OR NEIGHBORING PREMISES.
2. THE PROPERTY SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL PURPOSES, AND ANY SINGLE-FAMILY RESIDENCE CONSTRUCTED THEREON SHALL HAVE NOT LESS THAN 11000 SQUARE FEET OF LIVING SPACE EXCLUSIVE OF PORCHES, BREEZEWAYS, ATTACHED GARAGES AND BASEMENTS. OTHER OUTBUILDINGS SUCH AS GARAGES, BARNs, AND STORAGE SHEDS SHALL BE PERMITTED, PROVIDED THAT NO OUTBUILDING MAY BE USED AS A RESIDENTIAL DWELLING AT ANY TIME.
3. THERE SHALL BE NO MOBILE HOMES PARKED, USED OR ERECTED ON THE PROPERTY AT ANY TIME.
4. NO PERSON OR PERSONS SHALL OCCUPY THE PROPERTY UNTIL WATER AND WASTE DISPOSAL FACILITIES ARE INSTALLED AND APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES AND DEPARTMENTS.
5. NO BUILDING OR OTHER STRUCTURE OTHER THAN DRIVEWAYS, WELLS AND WASTE DISPOSAL SYSTEMS SHALL BE LOCATED CLOSER THAN 20 FEET FROM ANY BOUNDARY LINE OF THE PROPERTY.
6. THESE BUILDING AND USE RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE BY THE OWNER OF ANY OF THE PROPERTY ADJACENT HERETO THAT IS SIMILARLY RESTRICTED.

NOTE: Please sign in permanent black ink.

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 and establish the minimum building restriction lines.

DATE 12-17-96 THOMAS J. LEMON  
*Thomas J. Lemon*

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: REPLATTING & RENUMBERING OF LOT #2 OF WILLIAMS 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.

December 17, 1996  
 Date December 17, 1996 *Handwritten 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.

December 17, 1996  
 Date December 17, 1996 *Handwritten Signature*  
 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.

12-23-96  
 Date 12-23-96 *Handwritten Signature*  
 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.

12/16/96  
 Date 12/16/96 *Handwritten Signature*  
 County Engineer

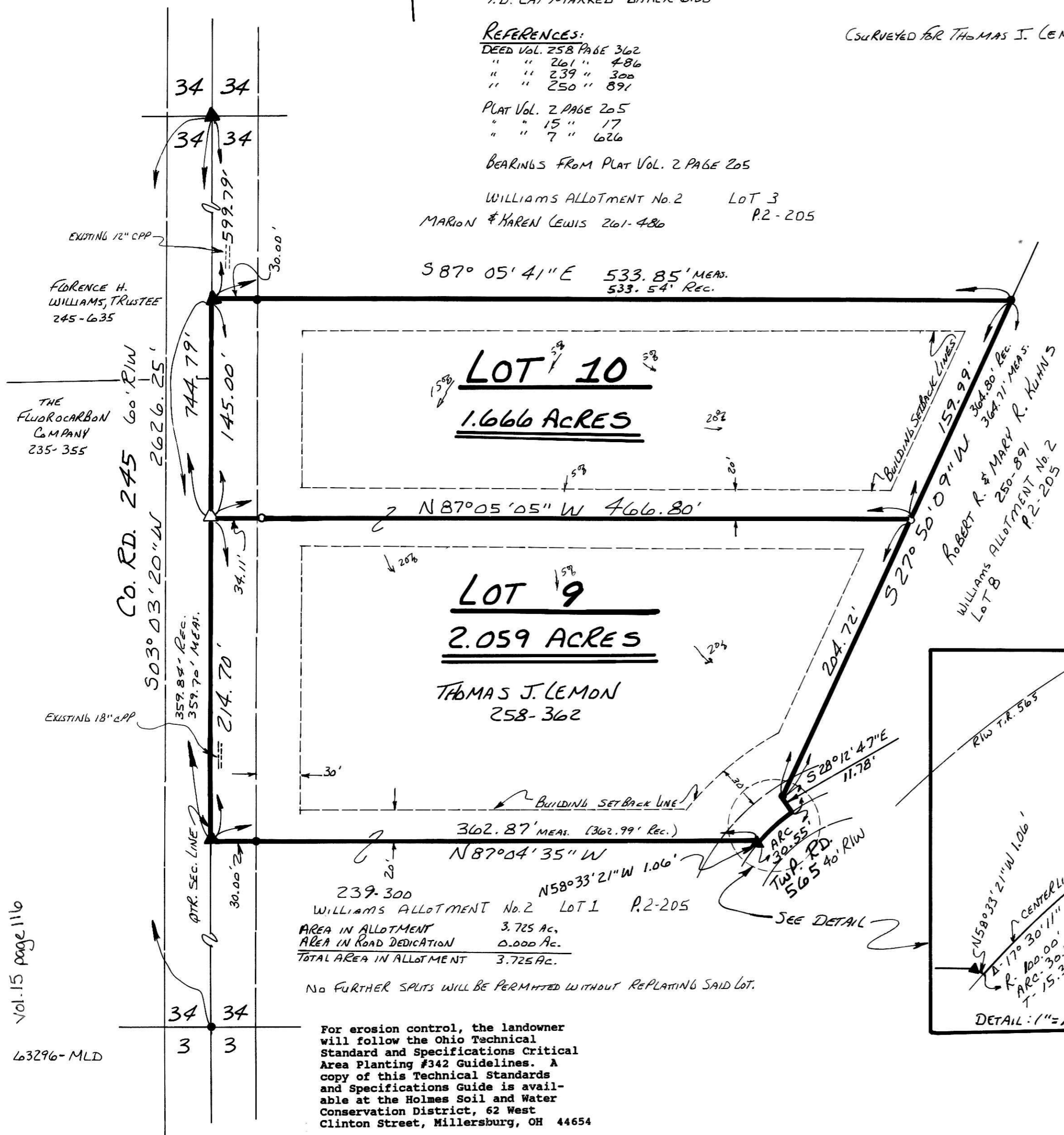
CERTIFICATE OF APPROVAL FOR RECORDING  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the County Recorder.

12-23-96  
 Date 12-23-96 *Handwritten Signature*  
 Holmes Regional Planning Comm.

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 Co. Regional Planning Commission and that the monuments have been placed as shown hereon.

10-30-96  
 Date 10-30-96 *Handwritten Signature*  
 Donald C. Baker P.S. 6938

970005047  
 Filed for Record in  
 HOLMES COUNTY, OH  
 SALLY MILLER  
 On 01-06-1997 At 02:04 pm.  
 PLND 21.60  
 Vol. 15 Page 116



**REFERENCES:**  
 DEED Vol. 258 PAGE 362  
 " " 261 " 486  
 " " 239 " 300  
 " " 250 " 891  
 PLAT Vol. 2 PAGE 205  
 " " 15 " 17  
 " " 7 " 626

BEARINGS FROM PLAT Vol. 2 PAGE 205  
 WILLIAMS ALLOTMENT No. 2 LOT 3  
 MARION & HAREN LEWIS 261-486 P.2-205

387° 05' 41" E 533.85' MEAS.  
 533.54' REC.

THOMAS J. LEMON  
 258-362

239.300  
 WILLIAMS ALLOTMENT No. 2 LOT 1 P.2-205  
 AREA IN ALLOTMENT 3.725 AC.  
 AREA IN ROAD DEDICATION 0.000 AC.  
 TOTAL AREA IN ALLOTMENT 3.725 AC.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOT.

For erosion control, the landowner will follow the Ohio Technical Standard and Specifications Critical Area Planting #342 Guidelines. A copy of this Technical Standards and Specifications Guide is available at the Holmes Soil and Water Conservation District, 62 West Clinton Street, Millersburg, OH 44654

Vol. 15 page 116  
 63296-MLD



970005047  
 MILLERSBURG, OH

*Handwritten Signature*  
 January 10, 1997