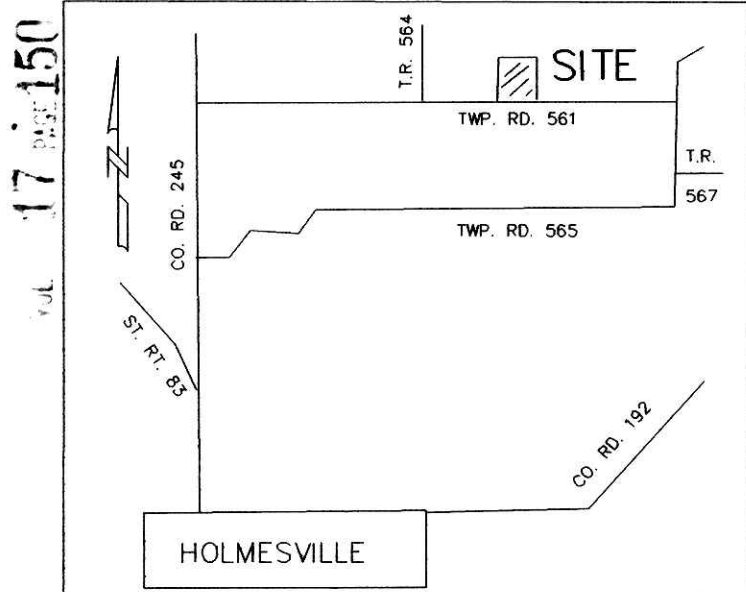


HILL TOP SPRINGS SUBDIVISION

(SURVEYED FOR DAVID O. TROYER)

19990003091
 Filed for Record in
 HOLMES COUNTY, OH
 SALLY MILLER
 On 06-24-1999 At 08:56 am.
 PLAT MED 21.60
 OR Book 17 Page 150 - 150



REFERENCES:

- DEED VOL. 260 PAGE 168
- DEED VOL. 276 PAGE 439
- DEED VOL. 274 PAGE 510
- O.R. VOL. 5 PAGE 700
- PLAT VOL. 12 PAGE 941
- BEARINGS FROM PLAT VOL. 12 PAGE 941

GRANTORS:
 DAVID O. & ESTA N. TROYER
 8125 TR 561
 HOLMESVILLE, OHIO 44633
 (330) 674-7272

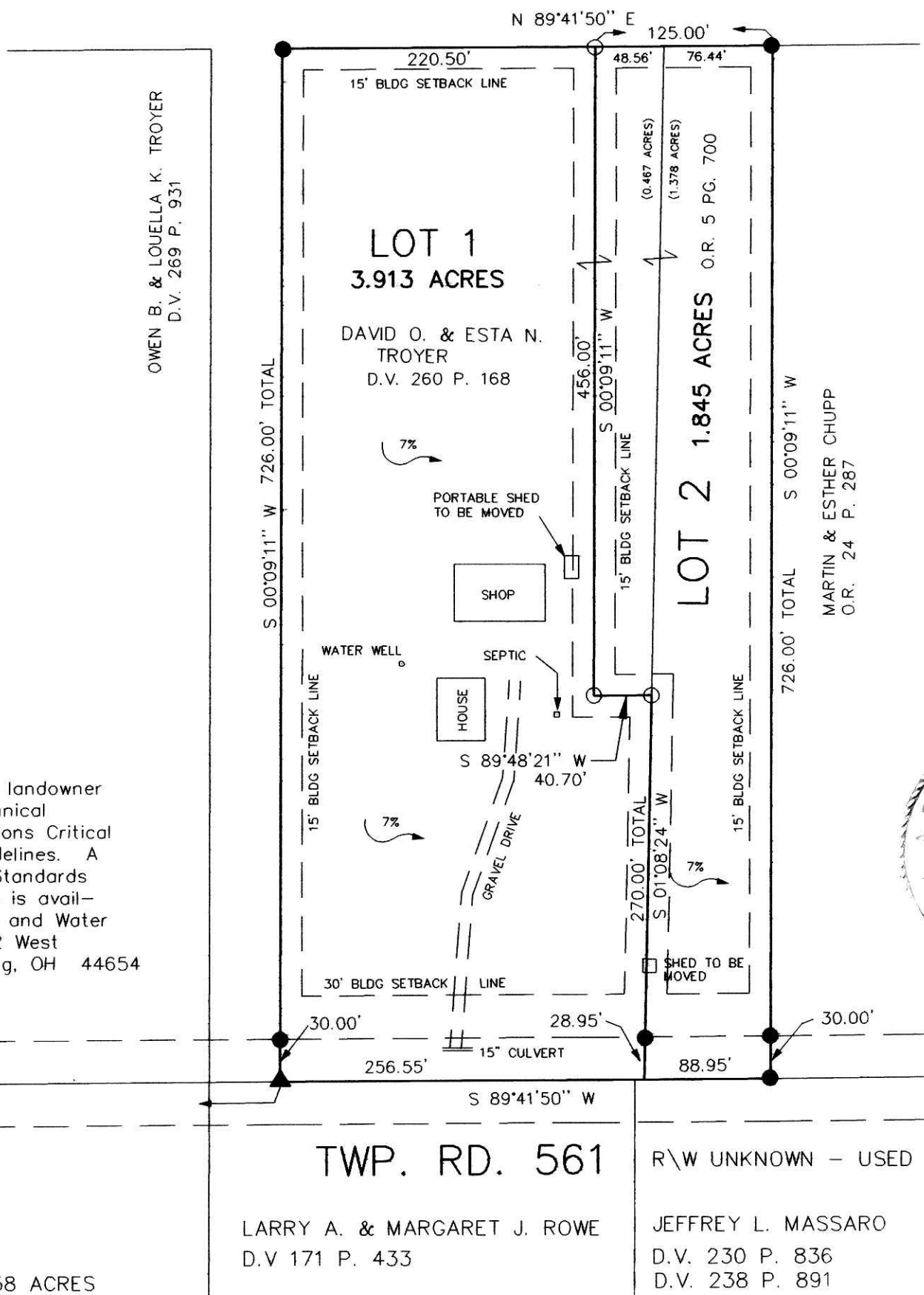
O.R. VOL. 5 PAGE 700
 DEED VOL. 260 PAGE 168

GARY L. & WILMA SHETLER, CO-TRUSTEES D.V. 274 P. 510

RESTRICTIVE COVENANTS (DEED VOL. 260 PAGE 168)

- NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON THE ABOVE DESCRIBED PROPERTY, OR ANY PORTION OF SUCH PROPERTY, CONVEYED BY THIS DEED, EXCEPT THAT DOGS, CATS, OTHER HOUSEHOLD PETS, ANIMALS, LIVESTOCK OR POULTRY MAY BE KEPT PROVIDED THEY ARE KEPT SOLELY FOR DOMESTIC PURPOSES AND ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES, PROVIDED FURTHER THAT THE KEEPING OF SUCH ANIMALS DOES NOT VIOLATE THE OTHER RESTRICTIONS HEREIN CONTAINED.
- NO MANUFACTURING OR COMMERCIAL ENTERPRISE OR ENTERPRISES OF ANY KIND SHALL BE MAINTAINED OR CONDUCTED ON THE ABOVE DESCRIBED PROPERTY OR ANY SUCH PORTION OF SUCH PROPERTY, CONVEYED BY THIS DEED, EXCEPT THAT THE PROPERTY MAY BE USED FOR THE OPERATION OF A RETAIL STORE OR LIGHT MANUFACTURING, PROVIDED THAT SUCH RETAIL STORE OR LIGHT MANUFACTURING OR THE BUILDING FROM WHERE SUCH IS CONDUCTED DOES NOT VIOLATE THE OTHER RESTRICTIONS HEREIN CONTAINED.
- NO BUSINESS OR OTHER ESTABLISHMENT ENGAGED IN THE SALE OF ALCOHOLIC BEVERAGES SHALL BE CONDUCTED ON THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED; NEITHER SHALL ANY ALCOHOLIC BEVERAGES BE MANUFACTURED, SOLD, KEPT FOR SALE, OR OTHERWISE DEALT WITH ON A COMMERCIAL BASIS ON SUCH PROPERTY.
- NO TRAILER, MOBILE HOME OR BASEMENT HOME SHALL BE USED AS A RESIDENCE ON THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED, FOR A PERIOD IN EXCESS OF 5 YEARS AFTER INITIAL SET UP OR ERECTION.
- NO GARAGE, OUTBUILDING OR OTHER SIMILAR STRUCTURE ERECTED ON THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED, TEMPORARY OR PERMANENT, SHALL BE LARGER THAN 2100 SQUARE FEET. NO MORE THAN ONE SUCH GARAGE, OUTBUILDING OR OTHER SIMILAR STRUCTURE SHALL BE ERECTED ON THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED. THIS SHALL BE IN ADDITION TO ANY GARAGE ATTACHED TO ANY DWELLING HOUSE AND USED TO PARK PERSONAL USE AUTOMOBILES.
- THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED SHALL NOT BE USED FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY OCCUPANT OF ADJACENT OR NEIGHBORING PROPERTY.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE PERMITTED ON THE ABOVE DESCRIBED PROPERTY CONVEYED BY THIS DEED, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME AN ANNOYANCE OR NUISANCE TO ANY OCCUPANT OF ADJACENT OR NEIGHBORING PROPERTY. THE PROPERTY MUST BE KEPT IN A TIDY MANNER.
- THE GRANTOR COVENANTS THAT ALL OTHER LANDS HELD BY HER AND DESCRIBED IN PLAT VOLUME 12, PAGE 941 RECORDED IN THE RECORDER'S OFFICE OF HOLMES COUNTY, OHIO ARE SUBJECT TO THE SAME RESTRICTIVE COVENANTS SET FORTH IN THIS DEED FOR THE BENEFIT OF THE GRANTEE, THEIR HEIRS AND ASSIGNS, AND THAT EACH DEED GIVEN BY THEM FOR ANY OF SAID LANDS SHALL CONTAIN THE SAME RESTRICTIVE COVENANTS AND SHALL BE FOR THE BENEFIT OF THIS GRANTEE AND HIS HEIRS AND ASSIGNS.
- ALL COVENANTS CONTAINED IN THIS DEED SHALL RUN WITH THE LAND AND INSURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS AND ASSIGNS OF THE PARTIES TO THIS DEED AND ANY SUCH PERSONS ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIVE COVENANTS THROUGH ANY PROCEEDINGS, AT LAW OR IN EQUITY, AGAINST ANY PERSON OR PERSONS VIOLATING OR THREATENING TO VIOLATE SUCH RESTRICTIONS, AND TO RECOVER ANY DAMAGES SUFFERED BY THEM FROM ANY VIOLATION OF SUCH RESTRICTIONS.

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



NOTE: 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, establish the minimum building restriction lines, and dedicate the road as shown to public use.

David O. Troyer 4-22-99
 DAVID O. TROYER DATE
Esta N. Troyer 4-22-99
 ESTA N. TROYER DATE

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: HILL TOP SPRINGS SUBDIVISION fully meet the requirements of the Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.

[Signature] 5-3-99
 County Health Commissioner Date

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.

[Signature] 4/29/99
 Holmes Soil and Conservation District Date

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

[Signature] 5-17-99
 Chairman, County Commissioners Date

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.

Robert L. Kasner P.E.P.S. 5/11/99
 County Engineer Date

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 Planning Commission and that it has been approved for recording in the office of the County Recorder.

[Signature] 5/19/99
 Holmes County Planning Commission Date

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

Donald C. Baker 4-22-1999
 Donald C. Baker P.S. 6938 Date

19990003091
 ROBERT REYNOLDS ATTY
 WOOSTER, OH

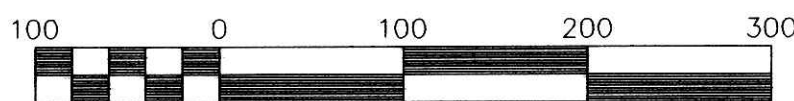
THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lot.

AREA IN LOTS 5.758 ACRES
 AREA IN ROAD DEDICATION 0.000 ACRES
 TOTAL AREA IN ALLOTMENT 5.758 ACRES

LARRY A. & MARGARET J. ROWE D.V. 171 P. 433
 JEFFREY L. MASSARO D.V. 230 P. 836 D.V. 238 P. 891

DONALD C. BAKER SURVEYING
 138 N. CLAY ST.
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 FAX 330-674-6027



Scale 1" = 100'

File name: C:\JOBS\S-121-99 / DCB / F.C.C. - DCB / DATE: FEB. 19. 1999.

LOCATED IN :
 PRAIRIE TOWNSHIP
 S.W. QTR. SECTION 26
 T-14N; R-13W
 HOLMES COUNTY, OHIO

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

TRANSFER NOT NECESSARY
 DATE 6-24-99
 AUDITOR *[Signature]*