

RESTRICTIVE COVENANTS

- Each lot in this subdivision shall be used exclusively for residential & commercial purposes. A garage to house a minimum of two (2) vehicles shall be attached to the dwelling house, and said garage doors shall not face C.R. 203.
- The developer, or his/her successor, reserve the right to approve the exterior design and plan of the house and the site location of the structure on the lot. All plans, specifications and drawings for the structures shall have the written approval of the developer prior to the commencing construction.
- The dwelling house or garage erected on any lot herein shall not be constructed of concrete block, poured concrete, or any other common building or masonry tile above the basement level. The restriction is not intended to preclude a brick or stone veneer.
- No lot platted herein shall 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.
- 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.
- A storage building shall be permitted on the lot on the condition that the structure is permanent, and the structure shall be compatible with the architectural design of the dwelling house. The storage facility shall not be situated on the lot between the dwelling house and C.R. 203. The storage building plans must have the approval of the developer.
- There shall be no fencing of any kind anywhere on the lot between the dwelling house and C.R. 203. Any fencing in the rear of lots shall have plan approval by the developer.
- The driveway must be hard surfaced no later than two (2) years from the date in which the dwelling house is completed.

HEIDELBERG MANOR ESTATES No. 2 at GILEAD'S BALM (P.V. 15-113)

REPLAT & RENUMBERING OF LOTS 1, 2, 3 & 5 and ADDITIONAL LAND

(FINAL)

AGENT:
BERNIE TORRENCE
5734 C.R. 203
MILLERSBURG, OHIO 44654
PHONE: 330-674-2632

NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF OWNERSHIP AND DEDICATION
We 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.

Bernie Torrence 7-17-07
BERNIE TORRENCE DATE
Kathleen Torrence 7-17-07
KATHLEEN TORRENCE DATE
Ryan Torrence 7-17-07
RYAN TORRENCE DATE
Vonne Torrence 7-17-07
VONNE TORRENCE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled HEIDELBERG MANOR ESTATES No. 2 at GILEAD'S BALM, REPLAT & RENUMBERING OF LOTS 1, 2, 3 & 5 and ADDITIONAL LAND meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install a private water system and on-site sewage treatment system for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

D. McFadden 7/17/07
D. McFadden DATE
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.

Joe Christner 7/2/07
Joe Christner DATE
Holmes Soil and Water Conservation District

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

Joe Miller 7/19/07
Joe Miller DATE
Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.

Christopher R. Young, P.E., P.S. 7/12/07
Christopher R. Young, P.E., P.S. DATE
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 Planning Commission and that it has been approved for recording in the office of the County Recorder.

Donald C. Baker 7/19/07
Donald C. Baker DATE
Holmes County 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 Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker July 11, 2007
Donald C. Baker P.S. 6938 DATE

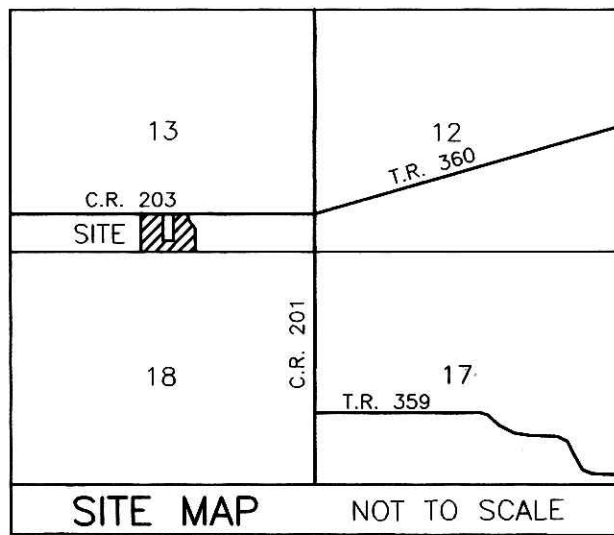
Instrument 200700051316 OR Book Page 19 1087

200700051316
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
07-24-2007 At 01:31 pm.
PLAT RED 43.20
OR Book 19 Page 1087 - 1087

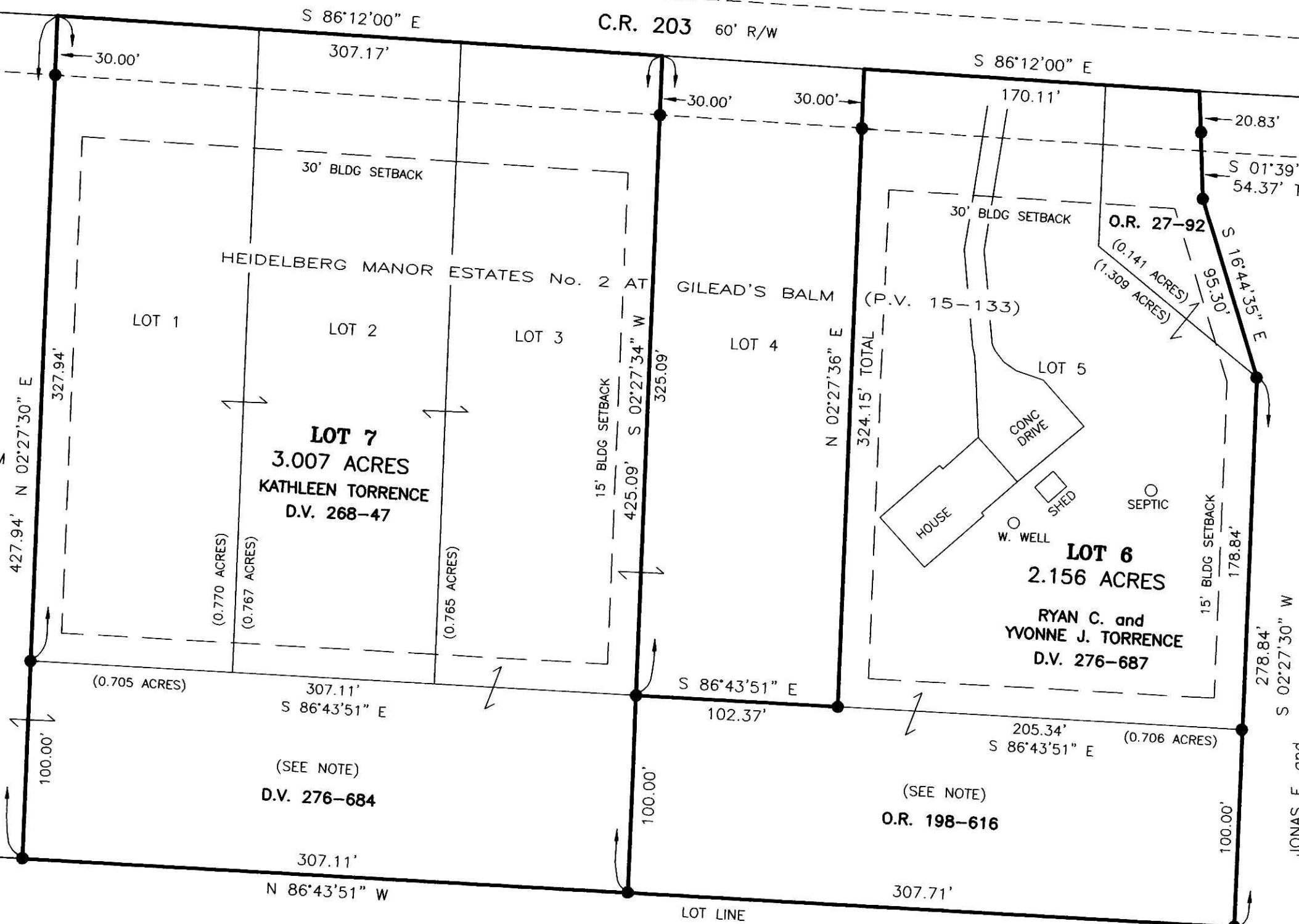
200700051316
BLAIR A
BOWEN ATTY
MILLERSBURG OH

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 62 W. Clinton Street, Millersburg, Ohio 44654. State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

HEIDELBERG MANOR ESTATES at GILEAD'S BALM
P.V. 13-124
LOT 5
D.V. 246-257



- REFERENCES
DEED VOL. 276 PAGES 684 & 687
DEED VOL. 268 PAGE 47
O.R. VOL. 198 PAGE 616
PLAT VOL. 15 PAGE 113
PLAT VOL. 16 PAGE 321
PLAT VOL. 17 PAGE 16
PLAT VOL. 19 PAGE 1073
BEARINGS FROM PLAT VOL. 15 PAGE 113



THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES.
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

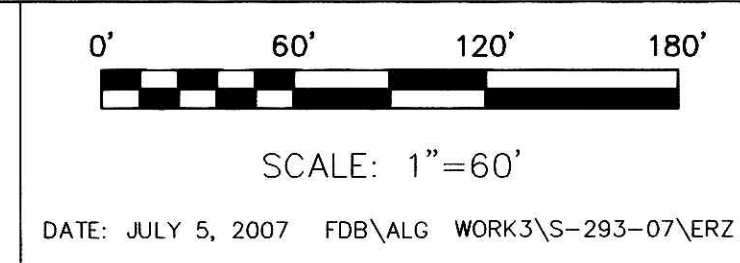
ACREAGE IN LOT 5.163 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 5.163 ACRES

NOTE:
THE 0.705 AC. & 0.706 AC. TRACTS WILL BE RESTRICTED TO BUILDING AND WILL BE AN AREA OF GREEN SPACE AND BE USED AS A PASTURE AREA. A PERMANENT, RECORDABLE EASEMENT WILL BE PROVIDED TO THE PURCHASERS OF LOTS 4, 6 & 7 TO PERMIT THE INSTALLATION AND OR REPLACEMENT OF ANY PART OF AN ON-SITE SEWAGE DISPOSAL SYSTEM THAT MIGHT BE NECESSARY IN ORDER FOR THE ON SITE SEWAGE DISPOSAL SYSTEM TO MEET ALL REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH REGULATION 801.



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

BERLIN TOWNSHIP
1ST. QTR., LOT 13
T-9 N; R-6 W
HOLMES COUNTY, OHIO



- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED

TRANSFER NOT NECESSARY
DATE 7/24/07
AUDITOR Jackie McKee W/H