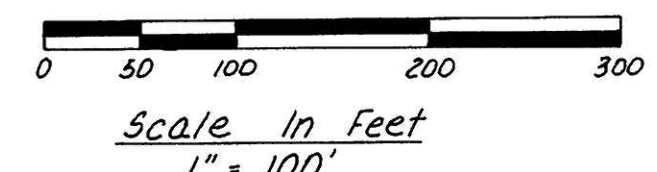


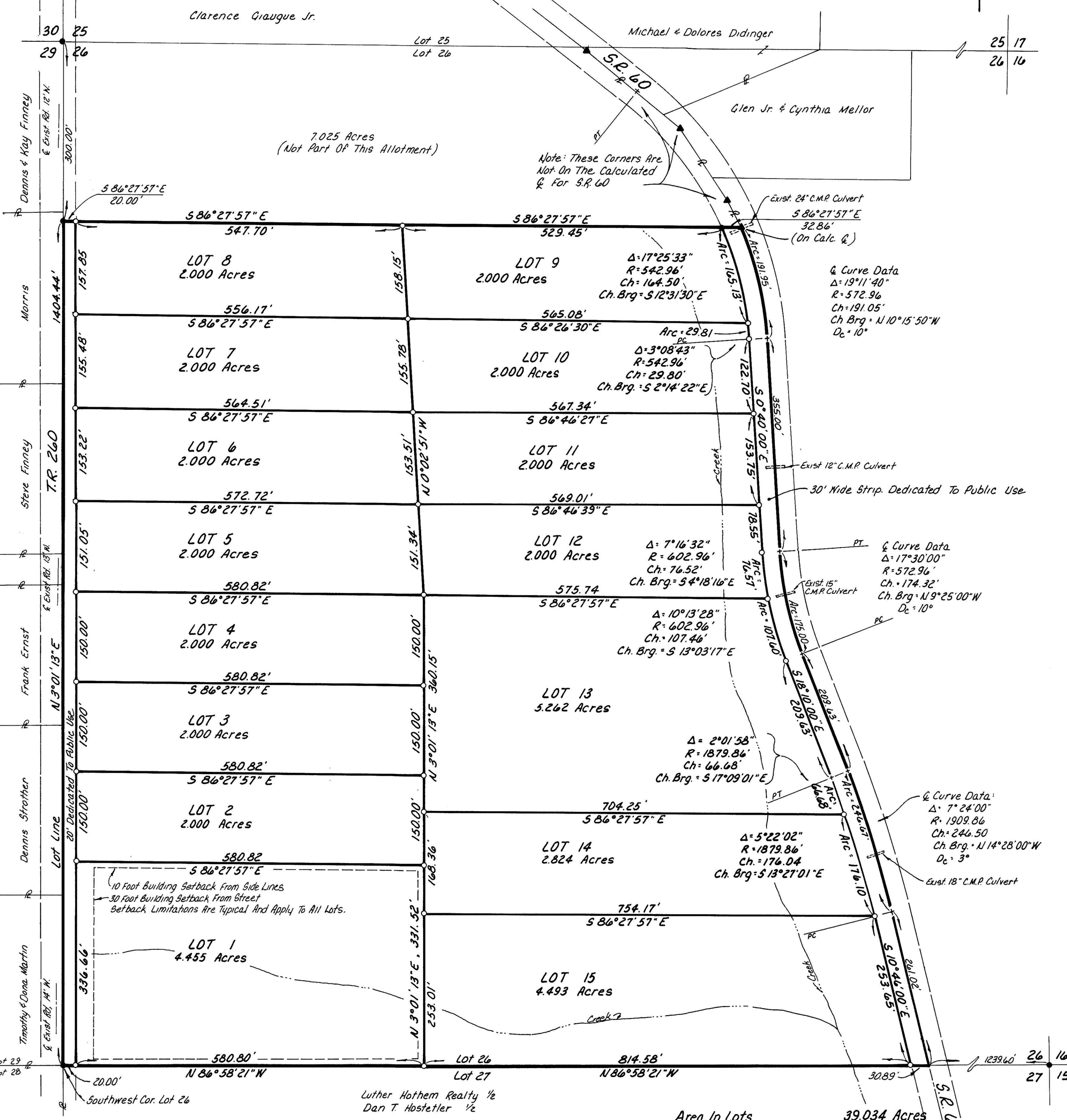
# FOBELL ALLOTMENT NO. 1

MONROE TOWNSHIP  
HOLMES COUNTY, OHIO  
LOT 26, 1st QTR, T-9N, R-8W



**LEGEND**  
 • I.P. Found  
 ○ I.P. Set (3/8" Bar w/ Yellow Cap)  
 ▲ RR. Spk. Ft.

Bearings Based On 7.025 Ac. Survey N. Of Allot



Owners & Developers: Arthur William & Neva Fobell  
P.O. Box 346  
Millersburg, Ohio 44654

Owner's Current Deed: Vol. 220, Pg. 795

Surveyed By: William H. Long R.S. 6505  
13301 T.R. 503  
Big Prairie, Ohio 44611

References: Plat Vol 4, Pg. 177  
Plat Vol 5, Pg. 120  
Plat Vol 8, Pg. 7  
7.025 Ac. Survey By Long Dated 12-15-83  
S.R. 60 R/W And Alignment Based On Centerline Data From Plans Labeled "Killbuck-Shreve Rd., Sec. C, Rd. No. 311." Approx. Date: 1922

## RESTRICTIONS CONDITIONS AND USES

Any Drive Pipes Installed At The Creek On Lots 9 - 15 Shall Be Of A Minimum Size Shown On The Following Table And Shall Be Subject To The Approval Of The County Engineer.

Lot Number	Concrete Pipe	Corrugated Metal Pipe
9	36"	42"
10	36"	42"
11	36"	42"
12	36"	42"
13	36"	42"
14	42"	48"
15	42"	48"

All Drive Pipes Should Have A Minimum Slope Of 1.0% And 1.0 Ft. To 1.5 Ft. Of Cover To Protect The Pipe. This Data Based On Calculations By Engineering Associates, Ltd. Of Wooster, Ohio Curtis N. Todd, P.E.

Ground Disturbed By Construction Will Be Kept Covered At All Times By Muck And/Or Temporary Or Permanent Seedings, In Accordance With "Standards And Specifications For Water Management And Erosion Control In Urban Areas" As Adopted By The Holmes Soil & Water Conservation District.

Said Premises Shall Be Used Solely & Exclusively For Single Family Residence Purposes Only.

There Shall Be Erected No Multiple Dwelling Type Buildings Nor Shall Any Single Family Residence Be Thereafter Remodelled Into A Dwelling Containing Two Or More Apartments. Upon Each Lot There Shall Be Erected No More Than One Such Single Family Residence. Grantees Accept Notice That The Premises Herein Conveyed Are A Part Of A Subdivision, Other Lots In Which Are Subject To Similar Restrictive Covenants In A General Plan To Maintain Standards Of All The Lots.

Each Single Family Residence Dwelling House Constructed Shall Occupy A Minimum Of 1200 Square Feet Upon Said Lot, Excluding Basement, Garage And Other Areas Not Designed As Living Quarters.

No Part Of Such Dwelling House Shall Be Erected, Placed Or Suffered To Remain On Said Premises Within 30 Feet Of The Street On Which Said Premises Front, Nor Within 10 Feet Of Either Side Line Of Said Premises.

No Stable And/Or Billboard, Sign Or Advertising Device Of Any Kind Other Than A Small "FOR SALE" Sign, When Needed, Shall Be Erected, Placed Or Suffered To Remain On Said Premises.

No Garage Or Carport Shall Be Erected, Placed Or Suffered To Remain On Said Premises Within 30 Feet Of The Street On Which Said Premises Front, Nor Within 10 Feet Of The Side Line Of Any Contiguous Premises.

Each Lot Shall Have Constructed Thereon A Driveway Leading From The Street To And Upon Said Premises And Said Driveway Shall Be Of Sufficient Entry Upon The Land To Permit And Provide For Offstreet Parking Of Motor Vehicles.

No Intoxicating Beverage Shall Be Sold On Said Premises.

Said Premises Shall Not Be Used For Any Purpose Or In Any Way Which May Endanger The Health Or Unreasonably Disturb The Quiet Of Any Occupancy Of Adjacent Or Neighboring Premises. Nor Shall Any Noxious Or Offensive Trade Or Activity Be Permitted On Any Lot, Nor Shall Anything Be Done Thereon Which Shall Be Or Become An Annoyance Or Nuisance To The Neighborhood.

No Portion Of Said Premises Within 30 Feet Of The Street On Which Said Premises Front Shall Be Used For Any Purpose Other Than That Of Lawn; Provided, However This Covenant Shall Not Be Construed To Prohibit Walk, Driveways, Trees, Shrubbery, Ornamental Plants, Flowers, Statuary, Fountains And Similar Ornamentations. No Weeds, Underbrush Or Unightly Objects Of Any Kind Shall Be Placed Or Suffered To Remain Upon Any Part Of Said Premises.

No Animals Nor Dog Kennels Shall Be Maintained On The Premises.

No Residence Shall Be Of Concrete Or Other Type Block Construction On The Exterior Surface.

No Structure Of A Temporary Nature, Trailer, Basement, Tent, Shack, Garage, Barn Or Other Outbuilding Shall Be Used On Any Lot At Any Time As A Residence, Either Temporary Or Permanent.

All Building Exteriors Must Be Completed Within 9 Months From The Date Construction Commenced.

No Mobile Home Or House Trailer Or Both Shall Be Located Upon Said Premises Or Be Constructed Or Assembled Upon Said Premises At Any Time.

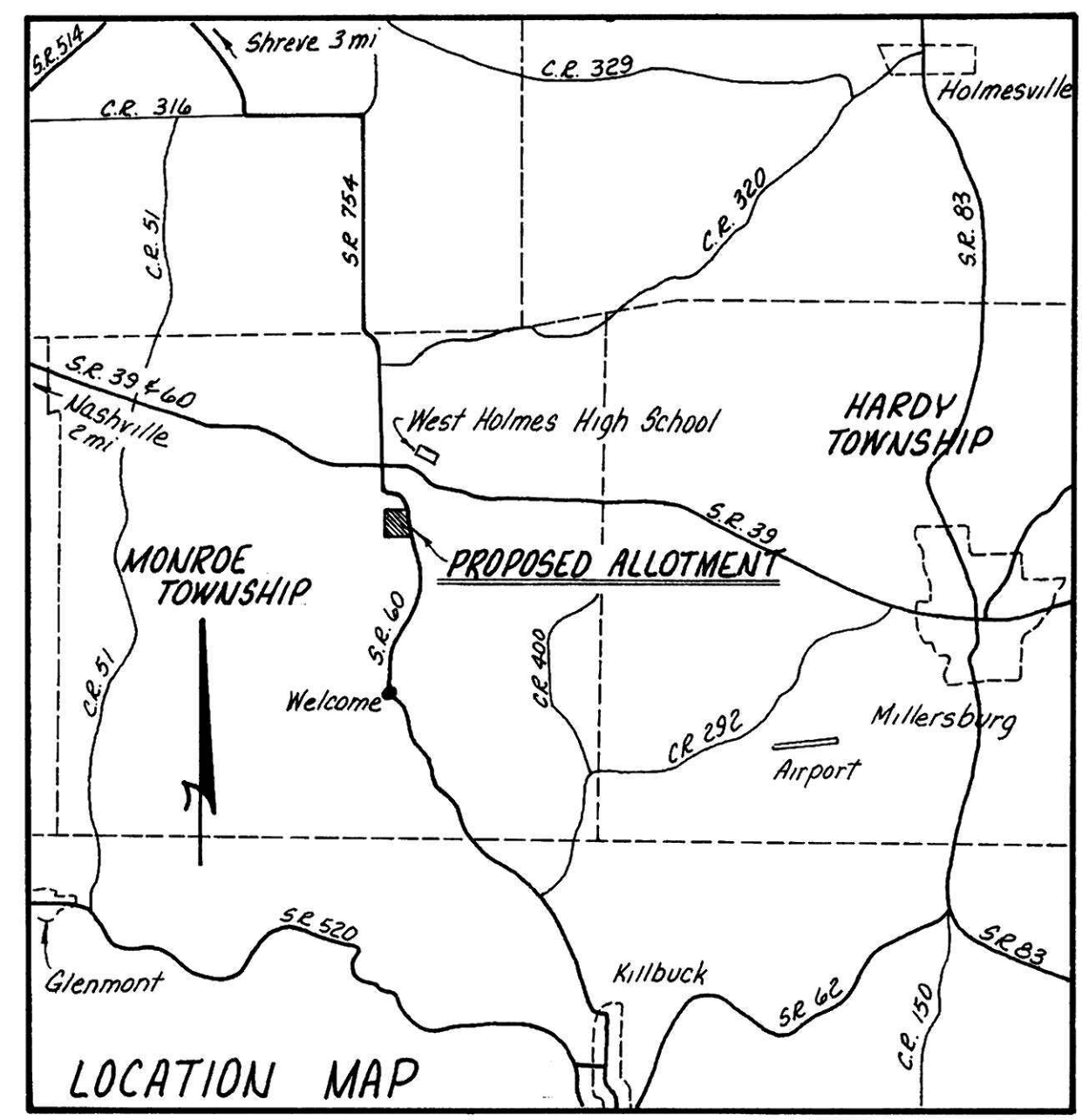
No Imperative Cars Nor Motor Vehicles Shall Be Permitted To Remain On The Premises.

All Plans And Specifications For Structures Shall Have The Written Approval Of Fobell's Prior To Commencing Construction.

No Fence Of Any Type Nor Any Walls Shall Be Grown Or Erected Nearer To The Street Than The Set Back Line.

All Empty Lots Must Be Mowed And Maintained A Minimum Of Two (2) Times A Year.

All Saphic Tank Systems Must Be Located 50 Feet From The Property Line.



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 Dedicate The Roads As Shown To Public Use Forever.

Date: Feb. 14, 1984  
 Witnesses: William H. Long Owners: Arthur W. Fobell  
Neva Fobell  
 Notary Public In Said County And State  
 Personally Appeared The Above Named And Acknowledged That They Did Sign The Foregoing And That The Same Is Their Own Free Act And Deed. In Testimony Whereof I Hereby Set My Hand And Affix My Seal This 19 Day of February, 1984, My Commission Expires March 2, 1985

I Hereby Certify That The Subdivision As Shown Hereon Fully Meets The Requirements Of The Holmes County Board Of Health And The Ohio State Health Department For On Lot Water Supply And Sewage Disposal And Is Hereby Approved As Shown.  
 Date: February 24, 1984  
 County Health Commissioner: Robert L. Kasper

I Hereby Certify That I Have Approved The Plat And Engineering Details As Shown Hereon.  
 Date: 2/21/84  
 County Engineer: Robert L. Kasper

I Hereby Certify That I Have Approved The Subdivision Plat For Sedimentation And Erosion Control.  
 Date: 3-9-84  
 Holmes Soil And Water Conservation District: Ray W. Met

I Hereby Certify That The Holmes County Commissioners Have Approved The Subdivision Plat As Shown Hereon.  
 Date: February 21, 1984  
 Chairman, County Commissioners: Jack E. Nowels

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 Planning Commission And That It Has Been Approved For Recording In The County Recorder's Office.  
 Date: March 2, 1984  
 Holmes County Planning Commission: Walter J. Dahm

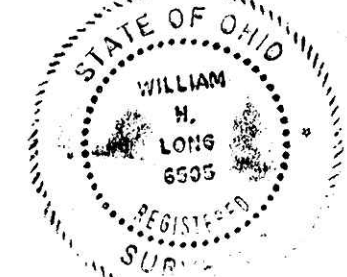
Received For Transfer This 19th Day Of March, 1984  
 Holmes County Tax Map Office: Ed M. Zuplanek

Received For Transfer This 19 Day Of March, 1984  
 Holmes County Auditor: Harold Conkle, JR

Received For Recording This 19 Day Of March, 1984  
 Holmes County Recorder: Richard Brown  
 Plat Book 2 Page 199 (side 81) Fee: 43.20

Area In Lots 39.034 Acres  
 Area In T.R. 260 Dedication 0.645 Acres  
 Area In S.R. 60 Dedication 0.991 Acres  
 Area In Allotment 40.670 Acres

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.  
 William H. Long Date: Feb 14 1984  
 William H. Long R.S. 6505



Failure By The Fobell's Or Any Property Owner To Enforce Any Of Such Restrictions, Conditions, Agreements, And Covenants Herein Contained Shall, In No Event, Be Deemed A Waiver Of The Right To Do So Thereafter.