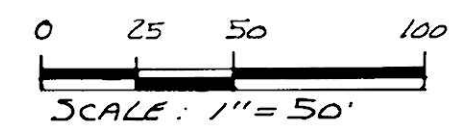


RESTRICTIVE COVENANTS

- EACH LOT IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR SINGLE FAMILY RESIDENTIAL PURPOSES. A GARAGE MUST BE ATTACHED TO THE DWELLING HOUSE FOR A MINIMUM OF TWO (2) VEHICLES.
- THE DWELLING HOUSE SHALL HAVE A MINIMUM OF 1600 SQUARE FEET OF INTERIOR LIVING AREA.
- THE DWELLING HOUSE OR GARAGE ERECTED ON ANY LOT HEREIN SHALL NOT BE CONSTRUCTED OF CONCRETE BLOCK, PAURED CONCRETE OR ANY OTHER COMMON BUILDING OR MASONRY TILE ABOVE THE CEILING LEVEL. THIS RESTRICTION IS NOT INTENDED TO PRECLUDE A BRICK OR STONE VENEER. THE EXTERIOR DESIGN OF THE DWELLING HOUSE AND GARAGE MUST BE APPROVED BY THE DEVELOPER, WARREN MILLER.
- NO MORE THAN ONE (1) DOG SHALL BE PLACED OR ALLOWED TO REMAIN ON ANY PART OF ANY LOT PLATTED HEREIN. THE DOG MUST REMAIN ON THE PROPERTY AND SHALL NOT CREATE A NUISANCE WITH REGARD TO CONTINUOUS BARKING.
- NO LOT PLATTED HEREIN SHALL BE USED FOR ANY PURPOSE OR IN SUCH A WAY WHICH MAY ENDANGER OR UNREASONABLY DISTURB THE PEACEFUL OCCUPANCY OF ANY ADJACENT OR NEIGHBORING PREMISES.
- NO MOTOR VEHICLE, BOAT OR CARTRIDGE TYPE TRUCK WHICH DOES NOT BEAR A CURRENT LICENSE PLATE SHALL BE ALLOWED TO REMAIN OUTSIDE OF A COMPLETELY ENCLOSED GARAGE ON THE PREMISES.
- A SMALL BARN AND/OR STORAGE BUILDING SHALL BE PERMITTED ON THE LOT ON THE CONDITION THAT THE STRUCTURE IS PERMANENT AND THE ARCHITECTURAL DESIGN OF THE STRUCTURE MUST BE COMPATIBLE WITH THE EXTERIOR DESIGN MUST BE APPROVED BY THE DEVELOPER, WARREN MILLER.
- NO COMMERCIAL FARM ANIMALS SHALL BE PERMITTED ON THE PREMISES.
- THE RESTRICTIVE COVENANTS CAN BE ENFORCED BY ANY LOT OWNER IN THE SUBDIVISION OR BY THE DEVELOPER, WARREN MILLER.

THE MEADOWS ALLOTMENT NO. 1 - (INCLUDING THE REPLAT OF WARREN MILLER ALLOTMENT NO. 2) (3.127 AC., PLAT VOL. 13 PAGE 151)

BERLIN TOWNSHIP
4TH QTR. LOT 1
T-9N; R-6 W
HOLMES COUNTY, OHIO



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

REFERENCES:

- DEED VOL. 255 PAGE 558
- DEED VOL. 233 PAGE 804
- DEED VOL. 241 PAGE 473
- PLAT VOL. 12 PAGE 903
- PLAT VOL. 11 PAGE 122
- PLAT VOL. 13 PAGE 151
- PLAT VOL. 2 PAGE 207

TRANSFER NOT NECESSARY

DATE August 24, 1995

AUDITOR Richard A. Baker

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.

DATE 7/6/95, 1994 OWNER Warren Miller
DATE 7/6/95, 1994 OWNER Marcia Miller

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: THE MEADOWS ALLOTMENT NO. 1, FULLY MEET THE REQUIREMENTS OF THE HOLMES CO. BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 7-11-95, 1994
CO. HEALTH COMMISSIONER

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

I HEREBY CERTIFY THAT I HAVE APPROVED THE SUBDIVISION PLAT AND FOR AGREEMENTS OR PROVISIONS FOR SEDIMENTATION AND EROSION CONTROL AS STATED OR SHOWN HEREON.

DATE 7/6-95, 1994
HOLMES SOIL WATER CONSERVATION DISTRICT

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE HOLMES CO. COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.

DATE 8-7, 1995
CHAIRMAN, CO. COMMISSIONERS

Irrevocable Letter of Credit for \$16,000. posted to guarantee completion of street.

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 UTILITIES IN THE SUBDIVISION PLAT AS SHOWN HEREON.

DATE 7/6/95, 1994
COUNTY ENGINEER

GRANTORS:

WARREN L. & MARCIA K. MILLER
5288 T.R. 356
MILLERSBURG, OHIO 44654
PH. (216) 893-2404
DEED VOL. 255 PAGE 558
DEED VOL. 233 PAGE 804

PREPARED BY:

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

AREA IN LOTS 1-11 12.840 ACRES
AREA IN ROAD DEDICATION - LOT 12 0.922 ACRES
TOTAL AREA IN ALLOTMENT 13.762 ACRES

NOTE: TYPICAL BUILDING SET BACK:
30' OFF ROAD RIGHT-OF-WAY
15' OFF SIDE AND BACK LINES

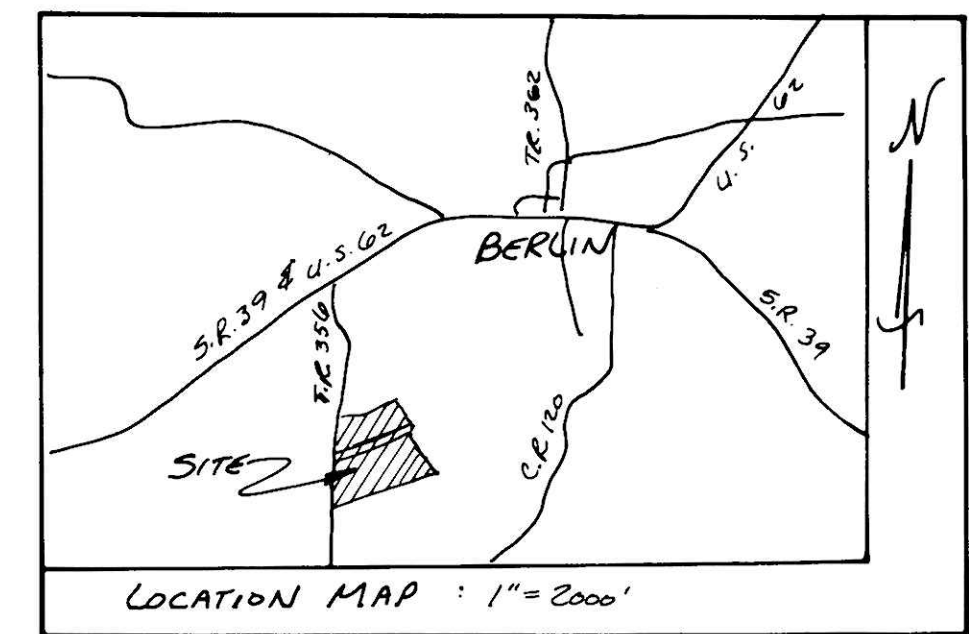
THESE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY, WITH THE EXCEPTION OF LOT 12, WHICH IS TO BE USED FOR STREET PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLACING SAID LOTS.

PART OF THIS PROPOSED SUBDIVISION INCLUDES THE REPLAT OF PREVIOUS SUBDIVISION - WARREN MILLER ALLOTMENT NO. 2 - RECORDED IN PLAT BOOK 13 PAGE 151.

MEADOW LANE (LOT 12) IS TO BE DEDICATED AS A STREET FOR PUBLIC USE. THE GRANTOR RESERVES THE RIGHT OF INGRESS & EGRESS TO HIS REMAINING PROPERTY (OVER MEADOW LANE). MEADOW LANE IS ALSO SUBJECT TO AFFRANCHI GRANTED EASEMENT (GRANTED TO A.F.L. MILLER) OVER THE SAME LAND.

NOTE:
IF MEADOW LANE IS NOT ACCEPTED BY THE COUNTY AS A PUBLIC STREET, IT WILL CONTINUE AS A PRIVATE STREET.
ALL LOTS THAT ADJOIN MEADOW LANE SHALL EQUALLY SHARE THE COST OF ROAD MAINTENANCE FOR THE FUTURE LENGTH OF MEADOW LANE.



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 CO., OHIO, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS PROVIDED IN THE MINUTES OF THE HOLMES CO. REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.

DATE August 9, 1995
HOLMES REGIONAL PLANNING COM. H.

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.

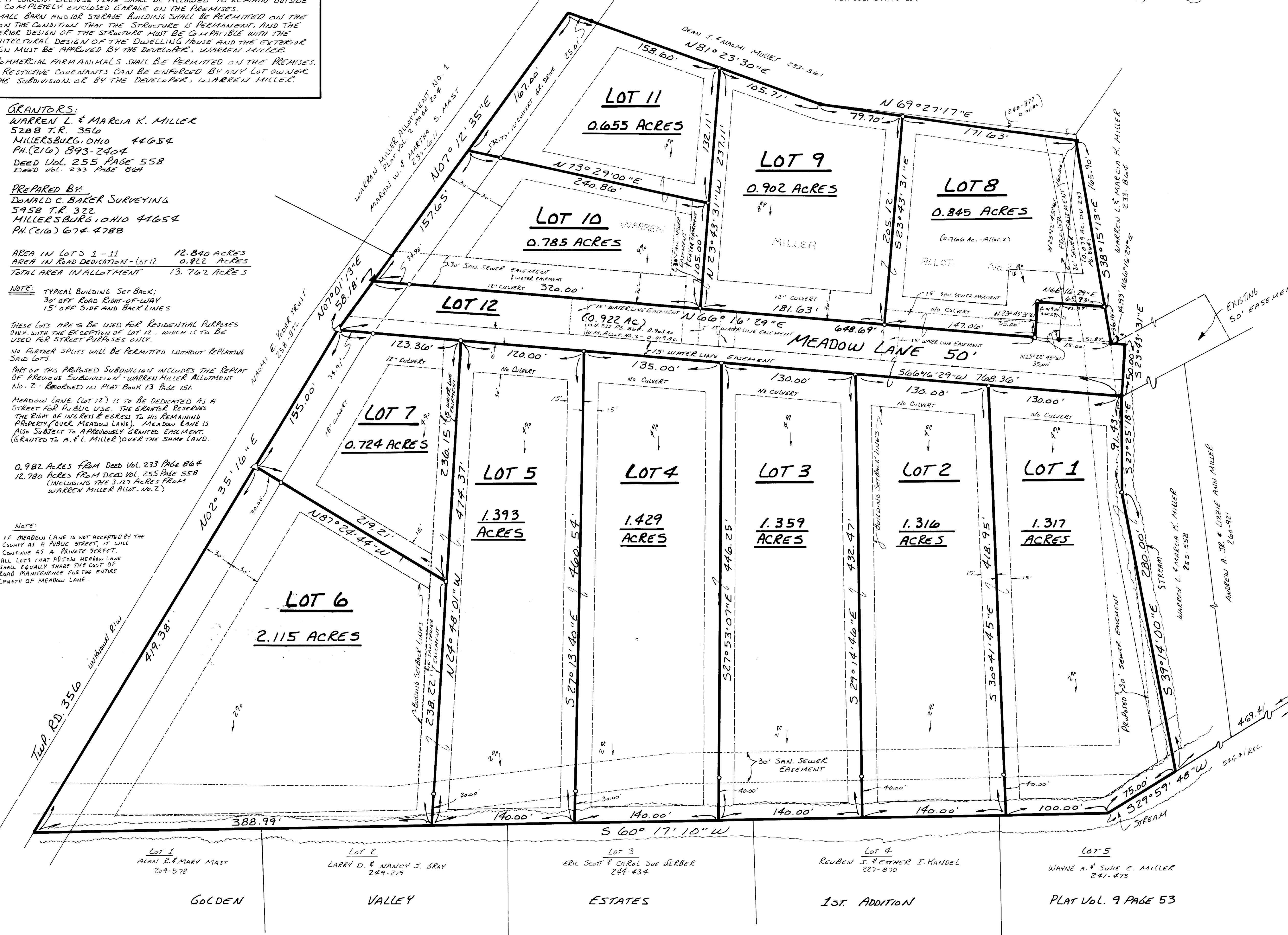
DATE MAY 3RD, 1994
DONALD C. BAKER P.S. 6938



194145

REC'D AT 1:30 o'clock P.M.
AUG 24 95
PLAT VOL. 2 PAGE 251
RECORDED
FEE \$ 43.20
AUG 25 95
JAMES J. JONES

EROSION CONTROL / RESTORATION
THE CONTRACTOR SHALL TAKE ANY MEASURE NECESSARY TO STABILIZE THE CONSTRUCTION AREA TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS. ALL AREAS WITHIN THE CONSTRUCTION ZONE SHALL BE MAINTAINED AND RESTORED IN ACCORDANCE WITH OHIO TECHNICAL GUIDE SECTION IV, CRITICAL AREA PLANNING (342). COPIES OF THIS GUIDE MAY BE OBTAINED FROM THE HOLMES COUNTY SOIL CONSERVATION SERVICE, 62 WEST LINTON ST., MILLERSBURG, OHIO 44654.



Lot 1 ALAN R. & MARY MAST 291-578	Lot 2 LARRY D. & NANCY J. GRAY 249-219	Lot 3 ERIC SCOTT & CAROL SUE GERBER 244-434	Lot 4 REUBEN J. & ESTHER I. HANDEL 227-870	Lot 5 WAYNE A. & SUE E. MILLER 241-473
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GOLDEN VALLEY ESTATES 1st. ADDITION PLAT VOL. 9 PAGE 53