

# BERRY PATCH ESTATES ALLOTMENT NO. 7

(SURVEYED FOR LARRY & TERESA LODER)

GRANTORS:  
LARRY & TERESA LODER  
5892 TR 265  
MILLERSBURG, OHIO 44654  
(330) 674-0655  
DEED VOL. 277 PAGE 338

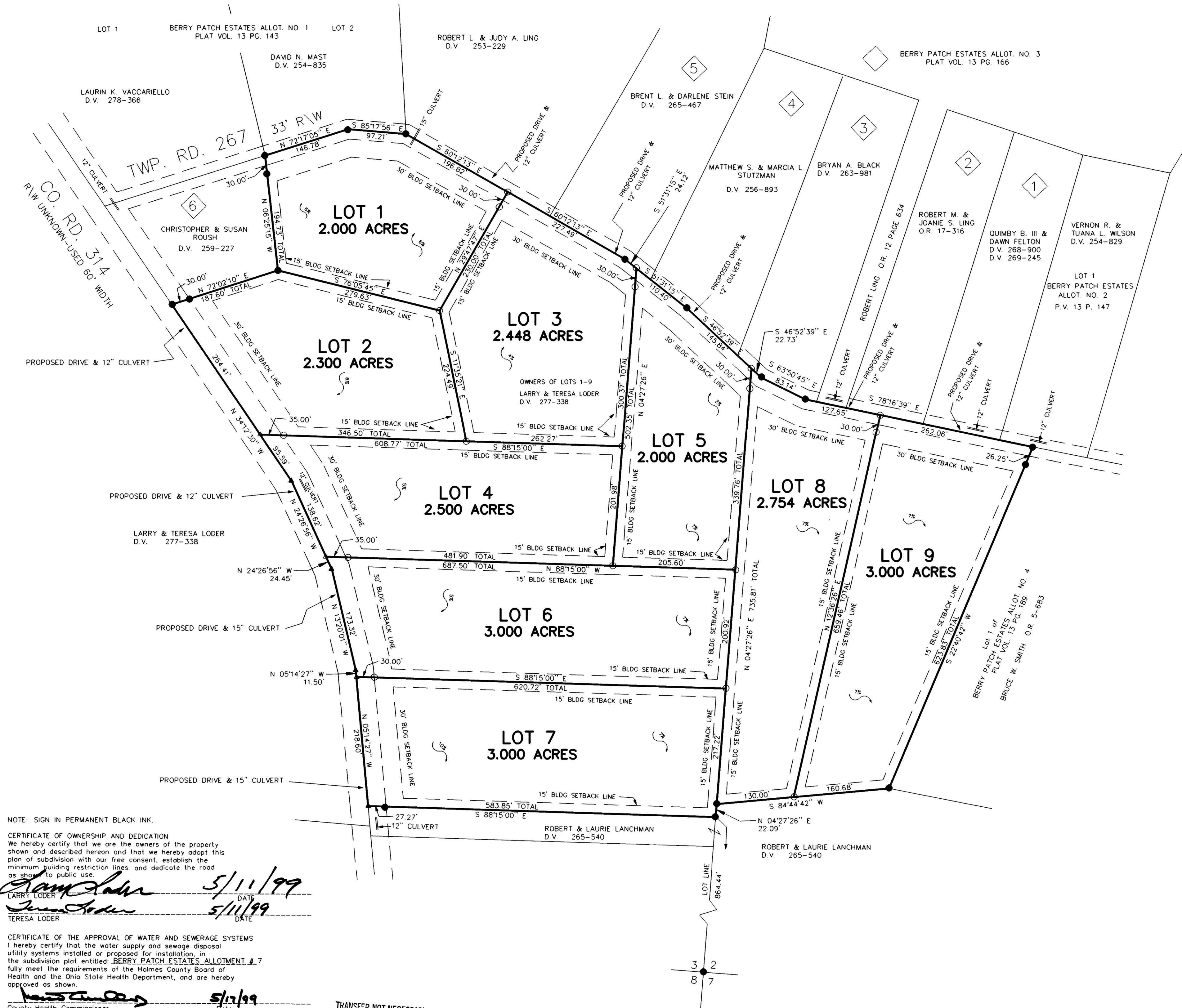
9900002761  
Filed for Record in  
HOLMES COUNTY, OH  
GOLLY MILLER  
On 06-08-1999 at 02:12 pm.  
PLAT LARGE 43.83  
OR Book 2 Page 297 - 297

9900002761  
LODER FARMS INC  
5892 TR 265  
MILLERSBURG, OH 44654

REFERENCES:

- DEED VOL. 277 PAGE 338
- DEED VOL. 259 PAGE 227
- DEED VOL. 265 PAGE 540
- DEED VOL. 254 PAGE 835
- DEED VOL. 253 PAGE 229
- DEED VOL. 254 PAGE 829
- PLAT VOL. 14 PAGE 580
- PLAT VOL. 15 PAGE 119
- PLAT VOL. 15 PAGE 119
- PLAT VOL. 16 PAGE 493
- PLAT VOL. 13 PAGE 143
- PLAT VOL. 13 PAGE 166
- PLAT VOL. 13 PAGE 189
- BEARINGS FROM PLAT VOL. 13 PAGE 166

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.  
*Larry Loder* 5/11/99  
*Teresa Loder* 5/11/99

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 plot entitled, BERRY PATCH ESTATES ALLOTMENT # 7 fully meet the requirements of the Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.  
*Wanda* 5/17/99  
County Health Commissioner

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT  
I hereby certify that I have approved the subdivision plot and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.  
*Wanda* 5/17/99  
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 as shown hereon.  
*Raymond Clark* 6-3-99  
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 plot as shown hereon.  
*Robert E. Koona* 6/3/99  
County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as granted 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* 6/7/99  
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 Co. Planning Commission and that the monuments have been placed as shown hereon.  
*Donald C. Baker* MAP 6, 1999  
Donald C. Baker P.S. 6938

TRANSFER NOT NECESSARY  
DATE *June 8, 1999*  
AUDITOR *Jackie M. Kuehn*



RESTRICTIVE COVENANTS

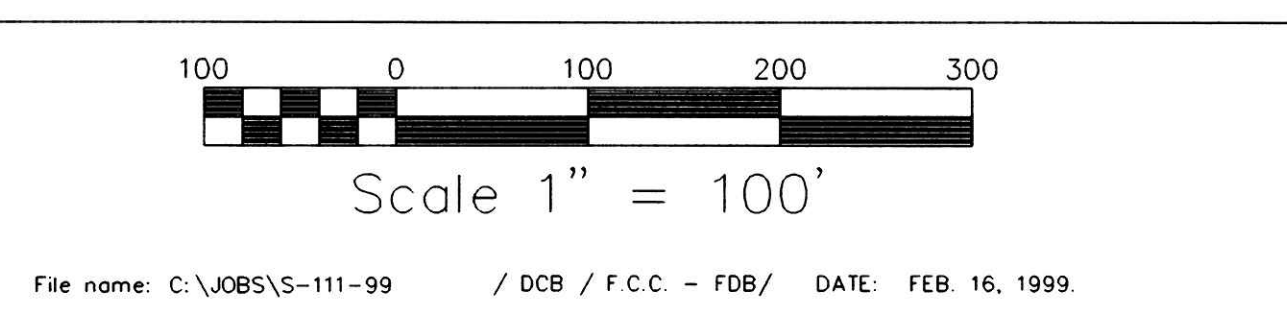
- THESE LOTS SHALL BE USED EXCLUSIVELY FOR SINGLE FAMILY RESIDENTIAL PURPOSES.
- THE DWELLING HOUSE SHALL HAVE A MINIMUM OF 1500 SQUARE FEET INTERIOR LIVING AREA, AND THE STRUCTURE SHALL HAVE A ROOF OF NO LESS THAN A 4-12 PITCH.
- THE DWELLING HOUSE OR GARAGE ERECTED ON THE LOT HEREON SHALL NOT BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE OR ANY OTHER COMMON BUILDING OR MASONRY TILE ABOVE THE BASEMENT LEVEL. THIS RESTRICTION IS NOT INTENDED TO PRECLUDE A BRICK OR STONE VENEER.
- NO MORE THAN TWO (2) DOGS PAST THE AGE OF ONE (1) YEAR SHALL BE PLACED OR ALLOWED TO REMAIN ON ANY PART OF THE LOT HEREIN.
- THE LOT HEREIN SHALL NOT 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.
- THE GRANTOR HEREIN, ITS SUCCESSORS AND ASSIGNS, RESERVE ALL THE OIL AND GAS MINERAL RIGHTS. THERE SHALL HOWEVER, BE NO PIPELINES, ACCESS ROADS, WELLS NOR ANY FIXTURES RELATING TO OIL AND GAS PRODUCTION ON THE ACREAGE DESCRIBED HEREIN.
- THE GRANTOR FURTHER RESERVES AN EASEMENT FOR UTILITIES ALONG COUNTY ROAD 314. ANY WATER WELL DRILLED ON THE PROPERTY DESCRIBED HEREIN MUST INSTALL A CASING FROM THE SURFACE THROUGH ANY SUBSURFACE VEINS OF COAL IN SUCH A MANNER THAT IT WILL SEAL THE COAL VEINS FROM CREATING ANY SUBSURFACE DRAINAGE AND POLLUTION.

AREA IN LOTS 23.002 ACRES  
AREA IN ROAD DEDICATION 0.000 ACRES  
TOTAL AREA IN ALLOTMENT 23.002 ACRES  
CONTAINING 5.754 ACRES IN LOT 2 AND  
CONTAINING 17.248 ACRES IN LOT 3 OF  
THE 4TH QTR., T-9 N; R-8 W, MONROE TWP.

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY

No further splits will be permitted without replatting said lot.

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



File name: C:\JOBS\S-111-99 / DCB / F.C.C. - FDB/ DATE: FEB. 16, 1999.

LOCATED IN:  
MONROE TOWNSHIP  
4TH QTR. LOTS 2 & 3  
T-9N; R-8W  
HOLMES COUNTY, OHIO

LEGEND:  
● IRON PIN FOUND  
○ 5/8" REBAR WITH I.D. CAP SET  
○ I.D. CAP MARKED BAKER 6938  
▲ R.R. SPK. FOUND  
△ P.K. NAL SET