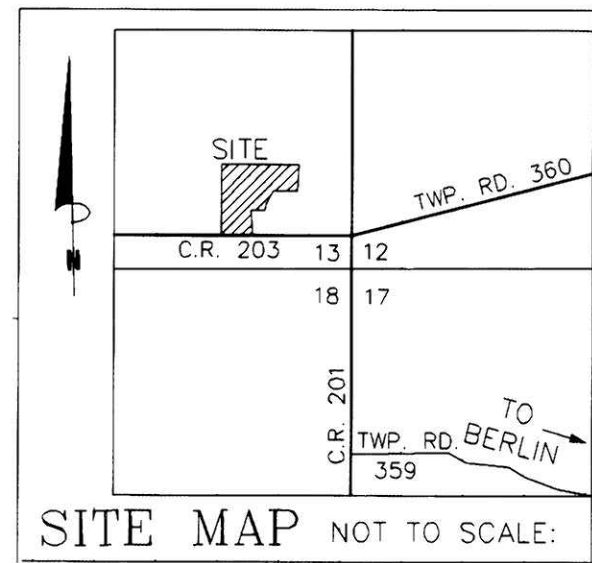


PINE COVE SUBDIVISION

(FINAL)

GRANTOR:
STEPHEN R. SCHLABACH
6710 C.R. 624
MILLERSBURG, OHIO 44654
PHONE: 330-674-0051

ALBERT C. & BEULAH MILLER
D.V. 166-17



REFERENCES:

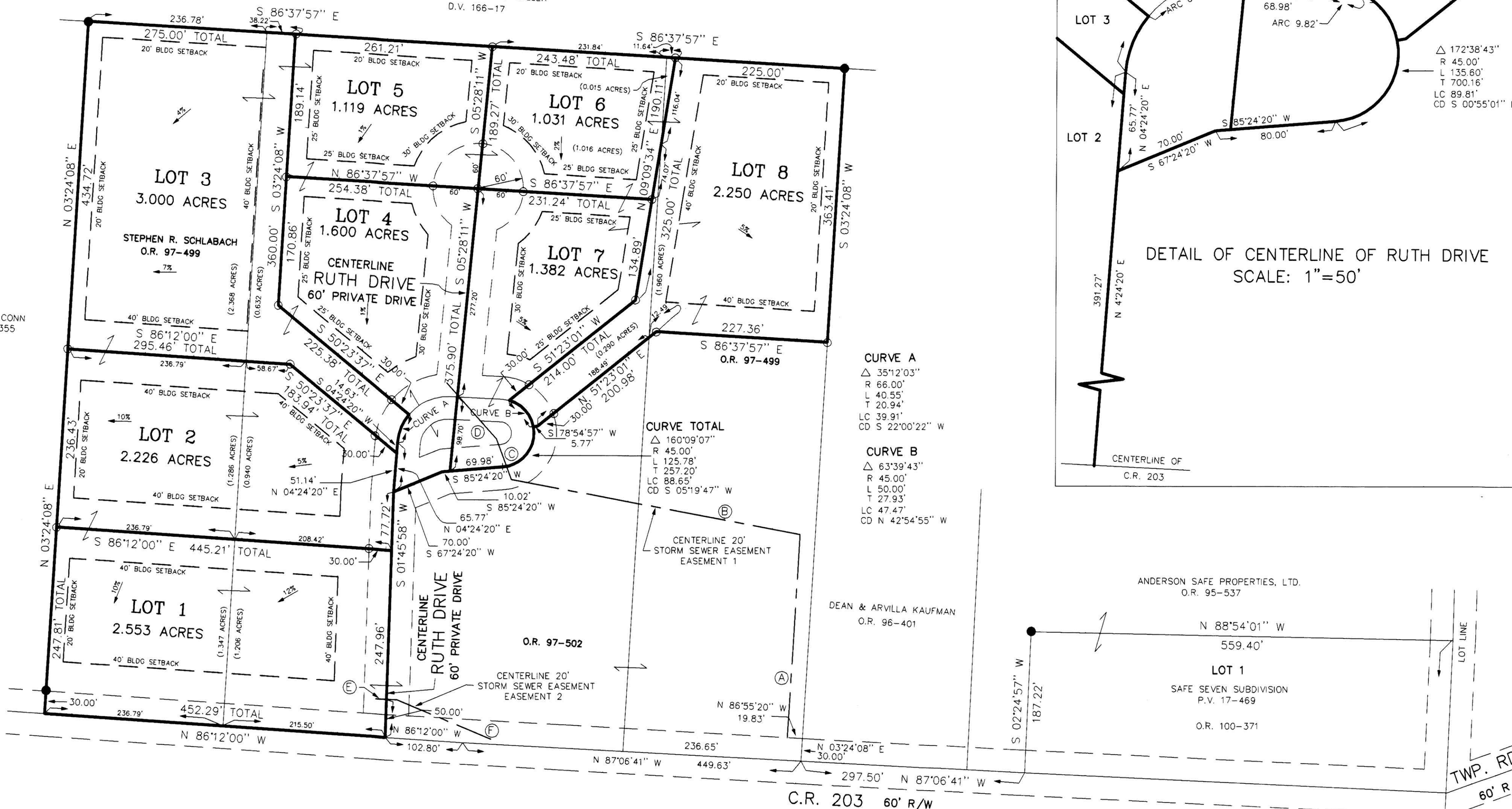
- DEED VOL. 166 PAGE 17
- DEED VOL. 278 PAGE 355
- O.R. VOL. 51 PAGE 78
- O.R. VOL. 95 PAGE 537
- O.R. VOL. 96 PAGE 401
- O.R. VOL. 97 PAGES 499 & 502
- PLAT VOL. 16 PAGE 430
- PLAT VOL. 17 PAGE 469
- PLAT VOL. 18 PAGES 144 & 182
- BEARINGS FROM PLAT VOL. 18 PAGE 162

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio Standards is available at the Holmes Soil and Water Conservation District Office, 82 West Clinton Street, Millersburg, Ohio 44654

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lots.

AREA IN LOTS 15.161 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 15.161 ACRES.



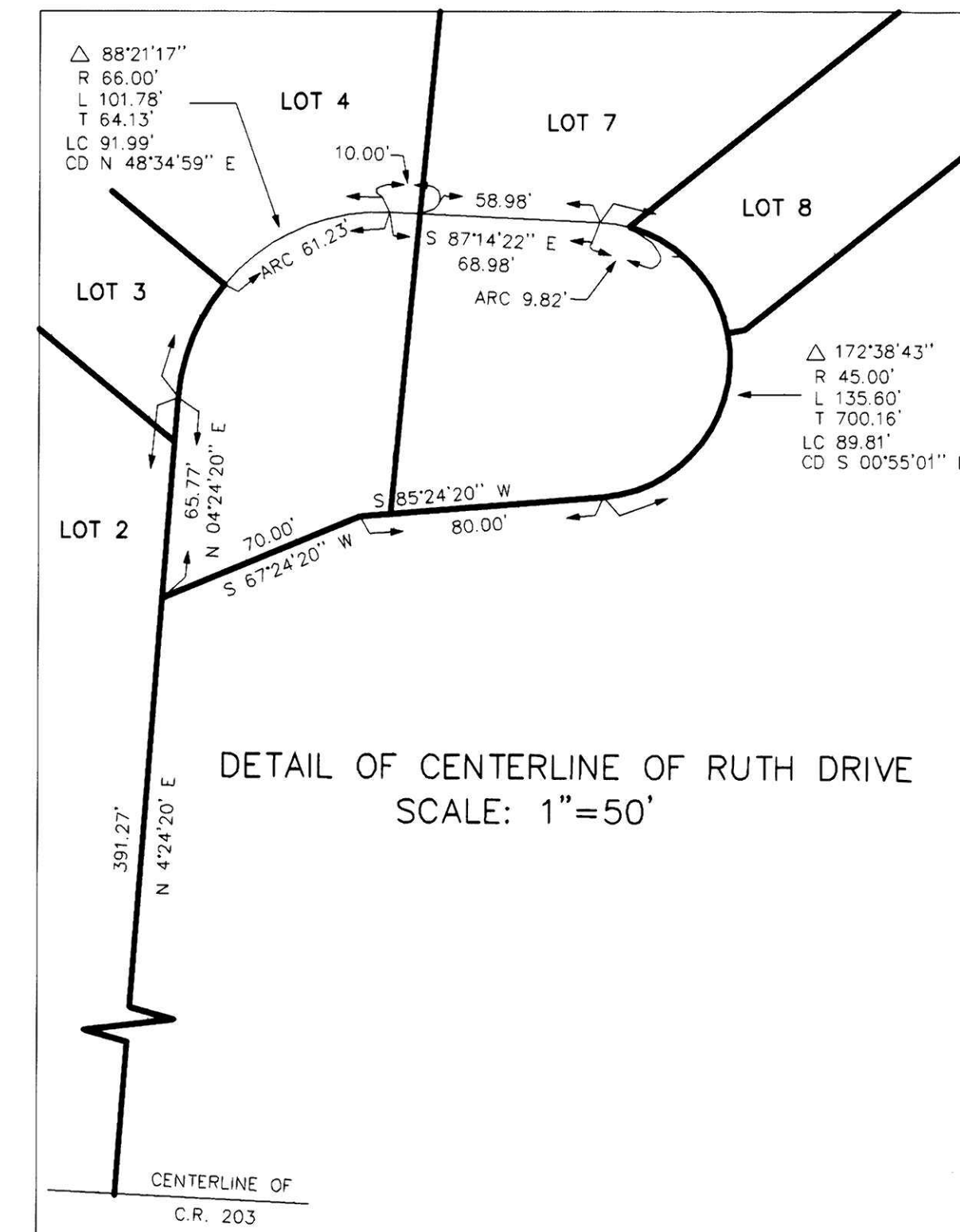
WILFORD D. CONN
D.V. 278-355

CURVE A
Δ 351°2'03"
R 66.00'
L 40.55'
T 20.94'
LC 39.91'
CD S 22°00'22" W

CURVE B
Δ 63°39'43"
R 45.00'
L 50.00'
T 27.93'
LC 47.47'
CD N 42°54'55" W

RESTRICTIVE COVENANTS:

- Developer as defined in these restrictions shall be Stephen R. Schlabach and Ruth Schlabach for so long as they jointly or individually own any real estate in this subdivision. All approvals and enforcement of these subdivision restrictions shall be vested in the Developer, and the decision of the Developer, as per these Restrictions, shall be final. When the Developer no longer owns any property in the subdivision, then any approvals and/or modifications of the restrictive covenants and restrictions set forth herein shall be approved by no less than 80% of the lot owners in this subdivision.
- Use of the land shall be for single family residence, and which residence shall have an attached garage for a minimum of two vehicles.
- All residential dwellings, outbuildings and/or fences must be approved by the Developer. Any future construction, other than routine maintenance, must also be approved by the Developer.
- There shall be no outside storage of trash, junk, garbage, scrap materials or impermissible vehicles of any kind. Except on a very temporary basis, there shall be no outside storage of motor homes, boats and other recreational type vehicles.
- All driveways on said premises must be surfaced with asphaltic concrete within six months of the completion of the residence. All grades and slopes, together with the topographic design in the landscaping must be approved by the Developer. Without the specific written approval of the Developer, there shall be no trees, shrubbery nor vegetation, except mowed grass, within 30 feet of Ruth Drive.
- Construction of any residence or building on said premises must be completed within 12 months from the beginning date of construction.
- No commercial farming nor commercial raising of livestock and fowl of any kind shall be permitted on said premises.
- No lot in the subdivision shall be divided into smaller lots than the original lot shown on the Plat.
- The location of the well and septic system on any lot must be coordinated with corresponding locations of these systems on adjacent lots to ensure that all requirements are satisfied. The location of said systems will be in compliance with a general layout plan developed in conjunction with the Holmes County Health Department. Modifications to this Layout Plan may be permitted provided said modifications meet spacing, isolation distances and subsurface requirements, and if said modifications do not have adverse effects on the layout of adjacent lots.
- No dogs, cats nor any other pet shall be permitted to be maintained on the premises. This restriction does not prohibit the maintenance of a household pet confined inside the residence.
- The ongoing expenses for the maintenance of the roadway shall be equally divided and paid by the lot owners in this subdivision. The Developer shall reserve the right to make decisions as to the maintenance needed. Maintenance shall include, but not be limited to, surfacing and resurfacing of the roadway, snow removal, maintenance of the drainage ditches and signage, together with the construction and ongoing maintenance and shared utility costs of post lights along Ruth Drive.
- So long as the Developer owns any of the lots which are subject to these restrictions, then said Developer shall have the Right of First Refusal to purchase any lot which is offered for sale to the public, which purchase price shall be at fair market value. If Developer declines, then said property can be sold free and clear of this restriction.



200200017484
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
08-26-2002 02:54 PM
PLAT LARGE 43.20
OR Book 2 Page 351 - 351

200200017484
PAUL A
MILLER LCM
MILLERSBURG,
OHIO

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 and establish the minimum building restrictions.
Stephen R. Schlabach 8-2-02
STEPHEN R. SCHLABACH DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the Subdivision plat entitled PINE COVE SUBDIVISION, 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 any lot is dependent on a site specific evaluation prior to the start of any construction.
John S. ... 8/2/02
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.
Joe Christmas 8/2/02
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.
David L. Hall 8/5/02
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 and other proposed public facilities in the subdivision plat as shown hereon.
Robert L. Kanner P.E. 8/2/02
County Engineer Date

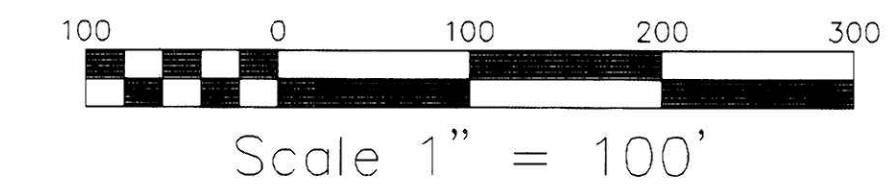
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as recited in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.
James P. ... 8/2/02
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 AUG. 2, 2002
Donald C. Baker P.S. 6938 Date



TRANSFER NOT NECESSARY
DATE 8-10-02
AUDITOR: Jackie Metter JLS

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



File name: C:\JOBS\15-293-02\ERZ FCC/DCB DATE: MAY 22, 2002.

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

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