

BERRY PATCH ESTATES ALLOTMENT NO. 4

MONROE TOWNSHIP
4TH. QTR. LOT 2
T- 9N; R- 8W
HOLMES COUNTY, OHIO

GRANTOR:
M.C.F. OIL COMPANY
600 48 COTTONWOOD RD. N.W.
DELROY, OHIO 44620
DEED VOL. 234 PAGE 475

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 RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE FEB. 4, 1993
Linda J. Portage, Sec'y - Treas.
M.C.F. Oil Company

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED: BERRY PATCH ESTATES ALLOTMENT NO. 4 FULLY MEET THE REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE FEB 23, 1993
[Signature]
COUNTY 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.

DATE MARCH 11, 1993, 1993
[Signature]
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 PLAT AS SHOWN HEREON.

DATE 3/15, 1993
[Signature]
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 PLAT AS SHOWN HEREON.

DATE 3/15, 1993
Robert L. Kasner
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 ARE NOTED IN THE MINUTES OF THE HOLMES COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.

DATE 3/15, 1993
Thomas P. Margante
HOLMES CO. REGIONAL PLANNING COMM.

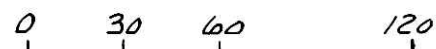
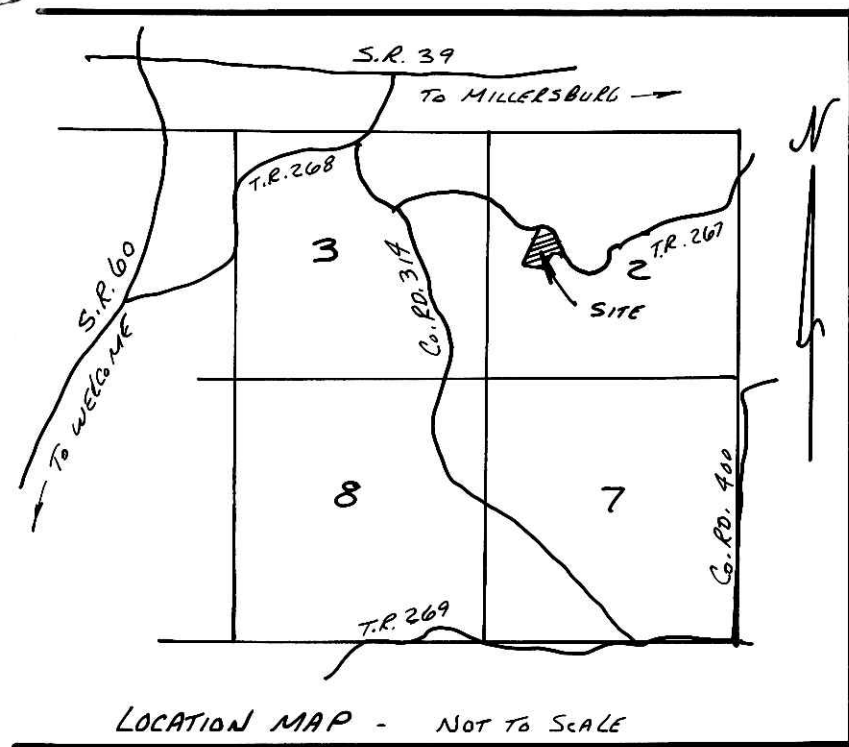
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HOLMES COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE JAN. 29, 1993
Donald C. Baker
DONALD C. BAKER P.S. 6938

PREPARED BY:

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



SCALE: 1"=60'

- 1 Iron PIN FOUND
- 5/8" RE BAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER 6938"

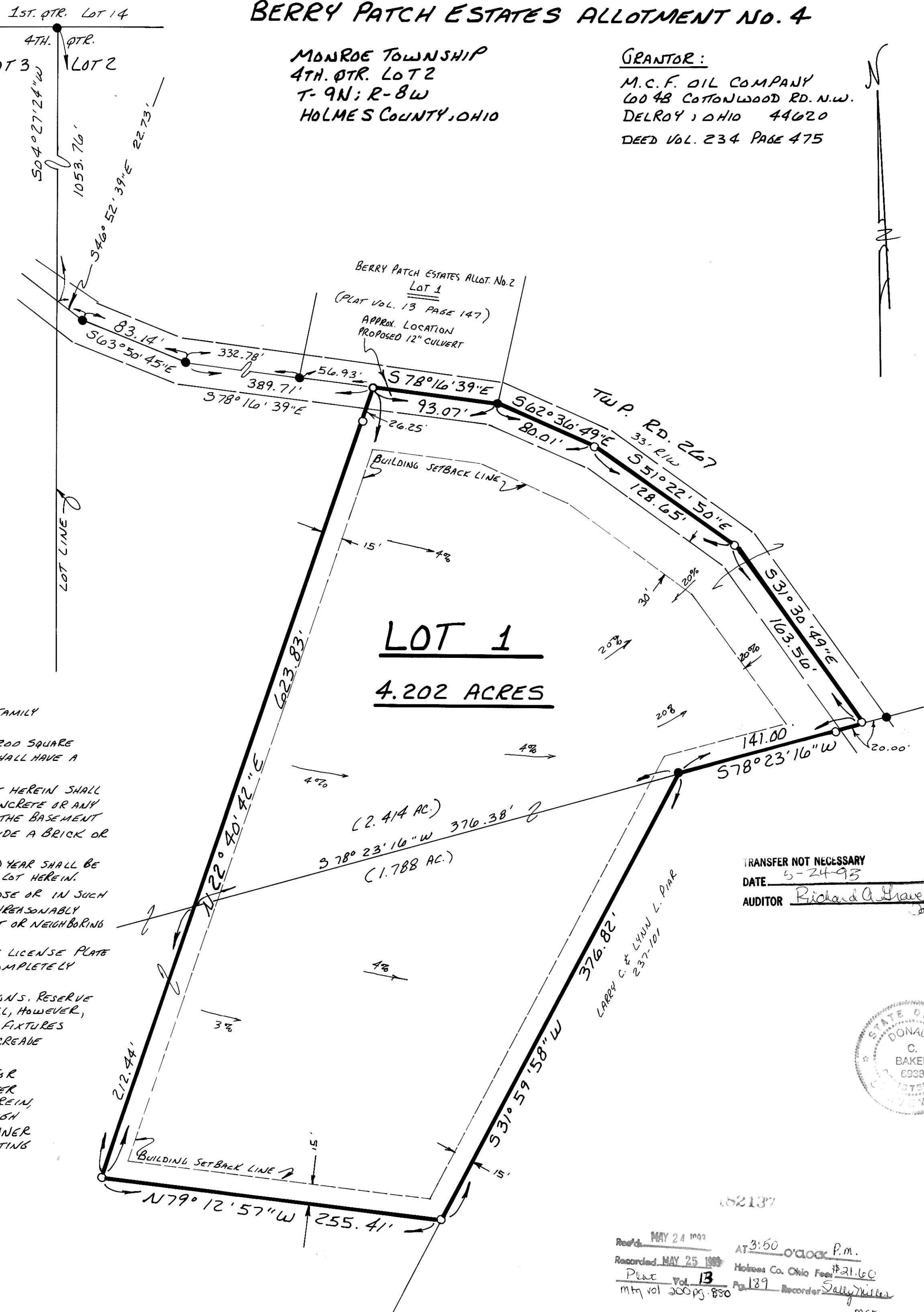
REFERENCES:

- PLAT VOL. 10 PAGE 903
- PLAT VOL. 12 PAGE 530
- PLAT VOL. 12 PAGE 573
- DEED VOL. 237 PAGE 101
- DEED VOL. 234 PAGE 475

RESTRICTIVE COVENANTS:

- THESE LOTS SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.
- THE DWELLING HOUSE SHALL HAVE A MINIMUM OF 1200 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 HEREIN SHALL NOT BE CONSTRUCTED OR CONCRETE BLOCK, PAURED 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 TOWNSHIP ROAD 267. 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 LOT	4.202 ACRES
AREA IN ROAD DEDICATION	0.000 ACRES
TOTAL AREA IN ALLOTMENT	4.202 ACRES



Rec'd MAY 24 1993 AT 3:50 o'clock P.M.
Recorded MAY 25 1993 Holmes Co. Ohio Fees \$21.60
Plat Vol 13 Pg 189 Recorder Sally Miller
Mtg vol 200 pg. 850 mcf