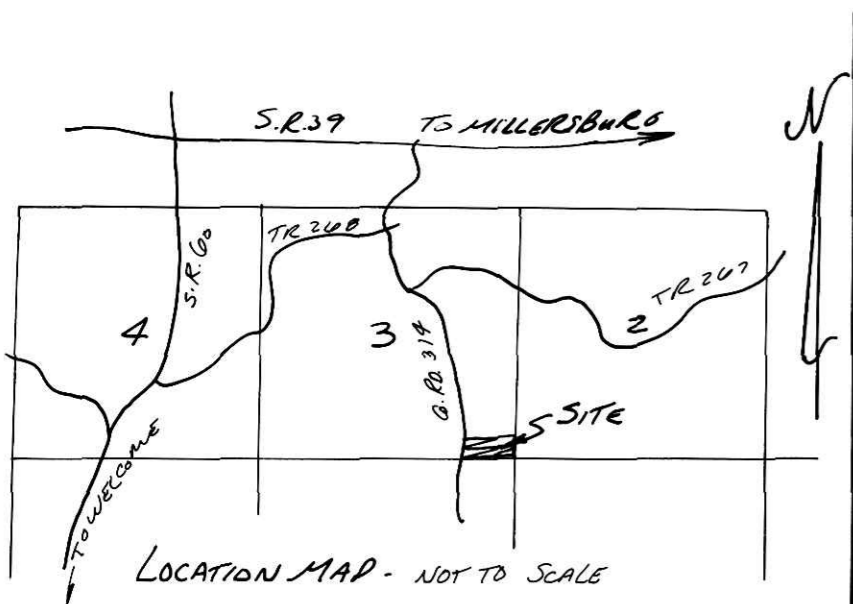


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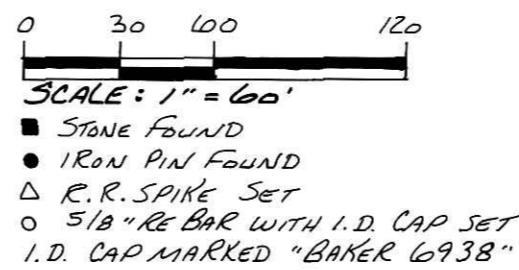


BERRY PATCH ESTATES ALLOTMENT NO. 5

MONROE TOWNSHIP
4TH. QTR. LOT 3
T. 9N; R. 8W
HOLMES COUNTY, OHIO

GRANTORS:
M.C.F. OIL COMPANY
60048 COTTONWOOD RD. N.W.
DELLROY, OHIO 44620
PH. (216) 735-2210
DEED VOL. 234 PAGE 475

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



REFERENCES:
DEED VOL. 234 PAGE 475
DEED VOL. 237 PAGE 101

AREA IN LOTS	3.952 ACRES
AREA IN ROAD DEDICATION	0.000 ACRES
TOTAL AREA IN ALLOTMENT	3.952 ACRES

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.

Sept 1, 1993, 1993 M.C.F. Oil Company
DATE Linda L. Portage, Secy

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 Allot. No. 5, FULLY MEET THE REQUIREMENTS OF THE HOLMES CO. BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

Sept 13, 1993
DATE Heard R. ...
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/OR AGREEMENTS OR PROVISIONS FOR SEDIMENTATION AND EROSION CONTROL AS STATED OR SHOWN HEREON. Holmes Soil & Conservation Dist
DATE 9/14/93, 1993 Samuel M. ...
HOLMES SOIL AND CONSERVATION DISTRICT

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE HOLMES CO. COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.
DATE 9-20, 1993 Bob ...
CHAIRMAN, CO. 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.

9/15, 1993
DATE Robert L. ...
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 CO. OHIO, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS PRENOTED 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.

9-20, 1993
DATE Thomas R. ...
HOLMES REGIONAL PLANNING COMM.

Rec'd. SEP 21 1993 AT 2:20 O'Clock P.M.
Recording SEP 22 1993 Holmes Co. Clerk
Plat Vol. 15 Pg. 15 Recorder Wally Miller
mcf oil

CERTIFICATE OF ACCURACY

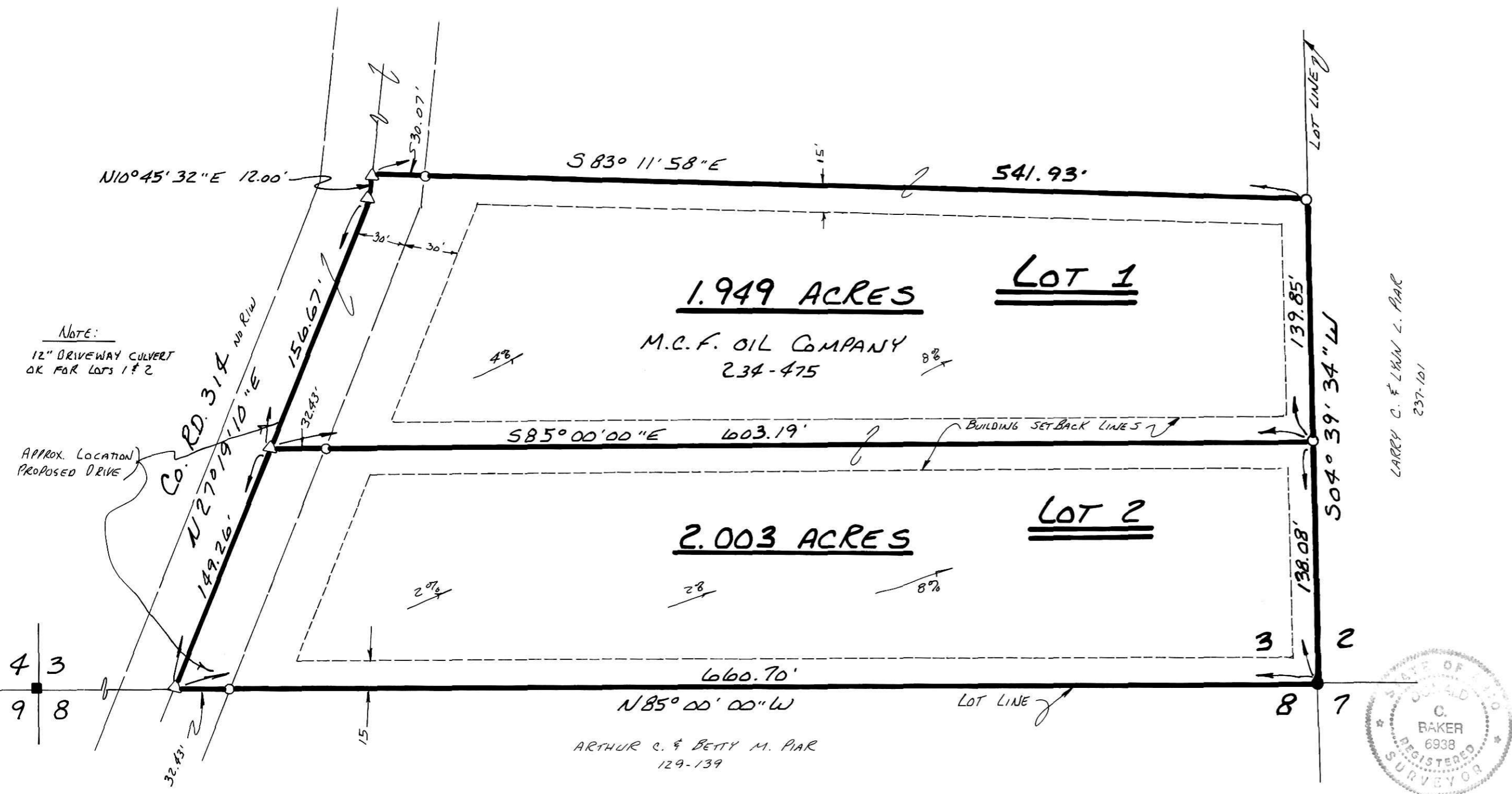
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HOLMES CO. REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

JULY 6, 1993
DATE Donald C. Baker
DONALD C. BAKER P.S. 6938

TRANSFER NOT NECESSARY
DATE September 22, 1993
AUDITOR Robert A. ...

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, REVEALS 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 ACRES DESCRIBED HEREIN.
- THE GRANTOR FURTHER REVEALS AN AGREEMENT 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.



LARRY C. & LINDA L. PAAR
237-101

