

VICTORIA ESTATES II REPLATTING OF VICTORIA ESTATES (PLAT VOL. 13 PAGE 136) AND ADDITIONAL LANDS

(SURVEYED FOR: MIKE CONN)

AGENT:
MIKE CONN
6010 PRIVATE ROAD 384
MILLERSBURG, OHIO 44654
PH. (330) 674-4032

GRANTORS:

WILFORD D. CONN D.V. 250-691
D.V. 258-444
THOMAS C. & DAWN L. LEE
D.V. 251-601
MICHAEL W. & REBECCA R. CONN
D.V. 251-599

REFERENCES:

DEED VOL. 246 PAGE 257
DEED VOL. 240 PAGE 606
DEED VOL. 217 PAGE 30
DEED VOL. 250 PAGE 691
DEED VOL. 278 PAGE 355
PLAT VOL. 12 PAGE 76
PLAT VOL. 13 PAGE 136
PLAT VOL. 13 PAGE 124

BEARINGS FROM PLAT VOL. 12 PAGE 76

RESTRICTIVE COVENANTS:

- 1. EACH LOT IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES. A GARAGE TO HOUSE A MINIMUM OF ONE (1) VEHICLE SHALL BE ATTACHED TO THE RESIDENCE.
- 2. EACH RESIDENCE ERRECTED IN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 2,400 SQUARE FEET INTERIOR LIVING AREA.
- 3. THE OWNERS OF ANY LOT IN THIS SUBDIVISION SHALL HAVE THE RIGHT TO APPROVE OR DISAPPROVE THE EXTERIOR DESIGN AND PLAN OF ANY PROPOSED RESIDENCE AND ALSO THE SITE LOCATION OF THE PROPOSED RESIDENCE ON THE LOT. ALL PLANS, SPECIFICATIONS AND DRAWINGS FOR RESIDENCES SHALL HAVE THE WRITTEN APPROVAL OF THE REMAINING LOT OWNERS PRIOR TO COMMENCING CONSTRUCTION.
- 4. A STORAGE BUILDING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION PROVIDED THAT THE STRUCTURE IS PERMANENT, AND ALSO THAT THE STRUCTURE DESIGN IS COMPATIBLE WITH THE ARCHITECTURAL DESIGN OF THE RESIDENCE ON SAID LOT.
- 5. NO LOT WITHIN THIS SUBDIVISION SHALL BE USED FOR ANY PURPOSE OR IN SUCH A WAY WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE PEACEFUL OCCUPANCY OF ANY ADJACENT OR NEIGHBORING LOTS OR PREMISES.

HEALTH DEPARTMENT RESTRICTIVE COVENANTS:

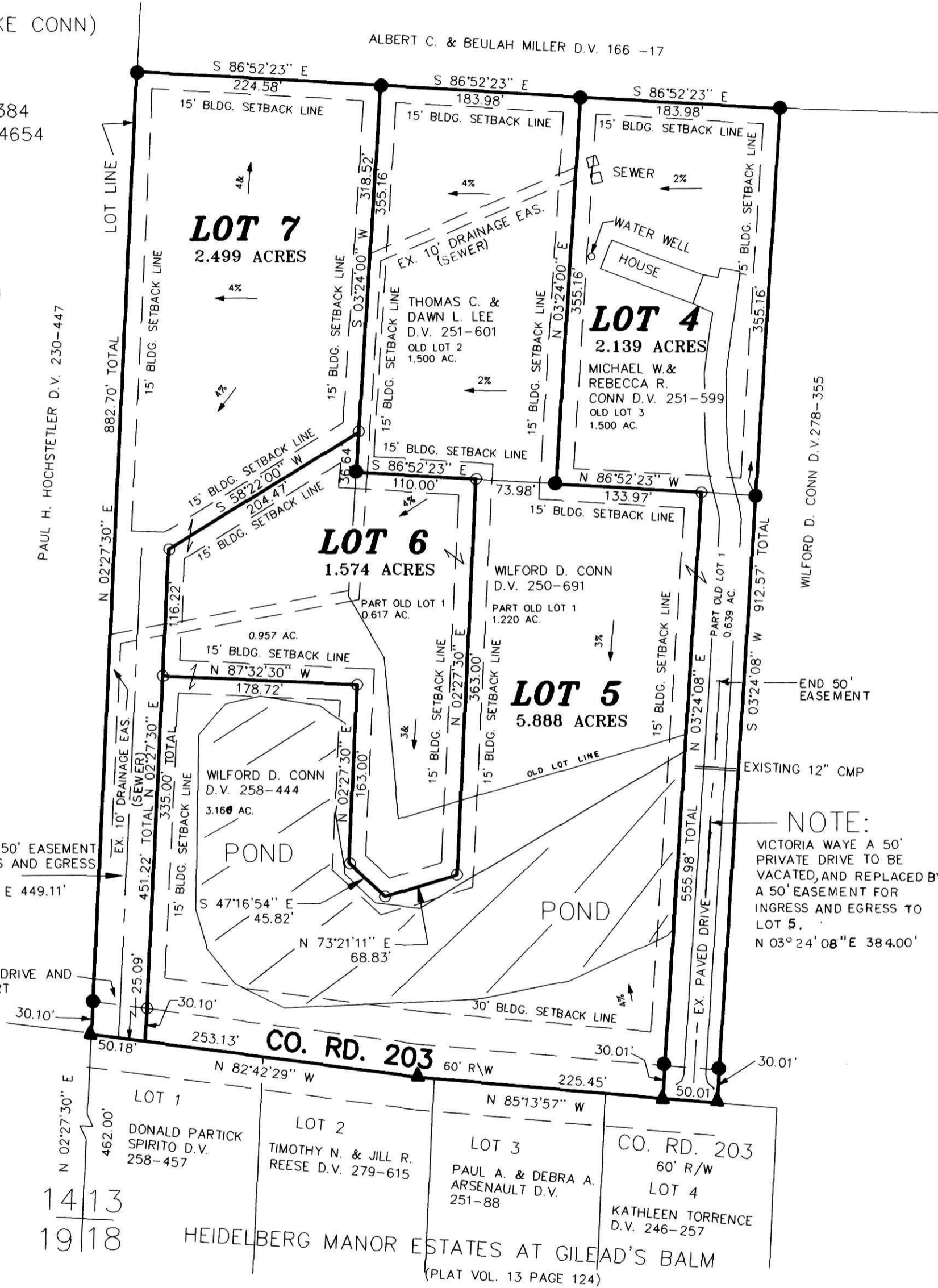
- 1. THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL, INDIVIDUALLY AND COLLECTIVELY, BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF THE EXISTING COMMON DRAINAGE COLLECTION TILE USED TO DISPOSE OF FILTERED EFFLUENT. SHOULD THE OWNERS FAIL TO MAINTAIN AND/OR REPAIR THE COMMON TILE, THE HOLMES COUNTY BOARD OF HEALTH SHALL HAVE THE AUTHORITY TO CONTRACT LABOR AND MATERIAL TO MAINTAIN AND/OR REPAIR THE COMMON DRAINAGE COLLECTION TILE AND TO CERTIFY ANY COSTS INCURRED TO THE HOLMES CO. AUDITOR FOR COLLECTION.

AREA IN LOTS 12.100 ACRES
AREA IN ROAD DEDICATION 0.000 ACRES

TOTAL AREA IN SUBDIVISION 12.100 ACRES

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lot. 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



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.

THOMAS C. LEE 8-3-99
DAWN L. LEE 8-3-99
MICHAEL W. CONN 8-3-99
REBECCA R. CONN 8-8-99
WILFORD D. CONN 8-8-99

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: VICTORIA ESTATES, 1ST EDITION & REPLAT OF LOTS 1, 2 & 3 fully meet the requirements of the Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.

7/28/99
County Health Commissioner Date

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.

7/30/99
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 shown hereon.

8-23-99
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, sewer and water systems and other proposed public facilities in the subdivision plat as shown hereon.

8/23/99
County Engineer Date

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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

8/2/99
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 County Planning Commission and that the monuments have been placed as shown hereon.

JULY 27, 1999
Donald C. Baker P.S. 6938 Date

199900004175
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
On 08-26-1999 At 11:50 am.
PLAT MED 21.60
QR Book 17 Page 217 - 217

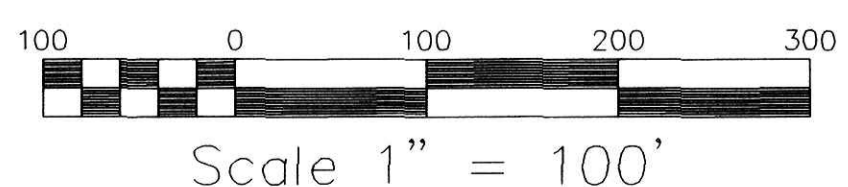
199900004175
THOMAS LEE
MILLERSBURG,

TRANSFER NOT NECESSARY

DATE 8/26/99
AUDITOR Jackie McKelmea



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



File name: C:\JOBS\S-438-99\DCB\FCC-DCB

DATE: JUNE 28, 1999

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

LEGEND:
● IRON PIN FOUND
○ 5/8" REBAR WITH I.D. CAP SET
I.D. CAP MARKED "BAKER 6938"
▲ R.R. SPIKE FOUND