

SUBDIVISION PLAT
ROGER R. & CARMEN M. BROWN

Situated in Military Survey No. 3342, Village of Blanchester, Clinton Co., Ohio
2.047 Acres
Owner & Developer, Roger R. Brown
Box 231 A
Blanchester, Ohio

RESTRICTIONS AND COVENANTS

The above owners of this Subdivision do hereby place upon the lots the following restrictions for the lot owners. These restrictions are to run with the land and shall be binding upon all owners until January 1, 1986 at which time said restrictions shall be automatically extended for successive 10 year periods, unless the same be amended or terminated by the written consent by both owners of this Subdivision.

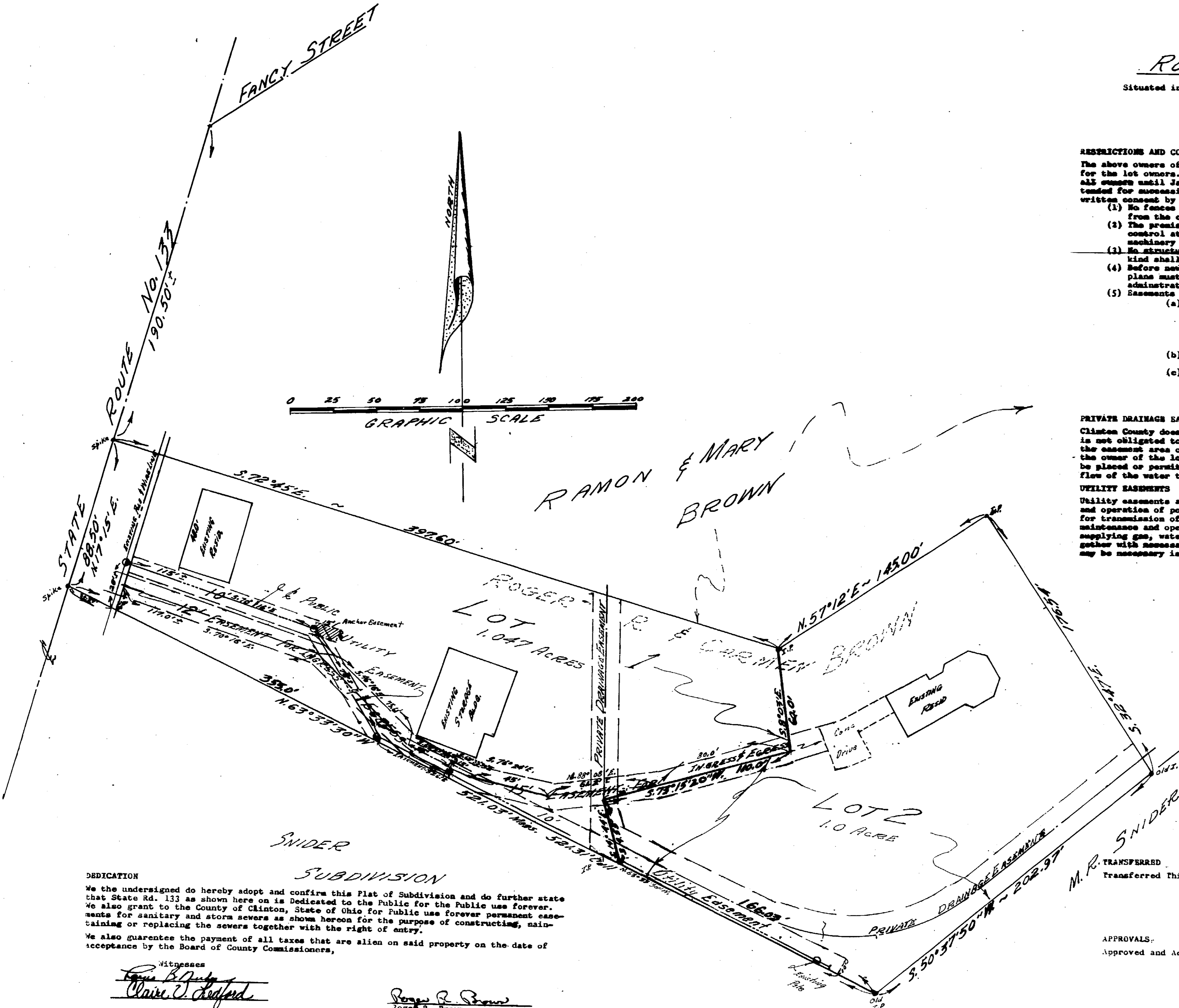
- (1) No fences may be erected on Lot No. 1 in front of the building any closer than 40 ft from the center line of State Road No. 133.
- (2) The premises shall be kept neat and clean, weeds and underbrush shall be kept under control at all times, buildings shall be kept well painted, no worn out or discarded machinery or parts thereof, nor waste materials shall be openly stored on any lot.
- (3) No structure of a temporary nature, trailers, basement, garage, tent or shack of any kind shall be used at any time as temporary or permanent residence.
- (4) Before new construction or addition to old construction is started on any lot all plans must be approved by Roger R. Brown and Carmen M. Brown, their agents, heirs, administrators or assigns.
- (5) Easements
 - (a) A 12 ft. easement for ingress and egress over and across that portion of Lot 1 from the East line of State Rd. 133 to a point approximately 145 ft. East of the centerline of said State Rd. at which point this easement is increased to a width of 15 ft. and extending to the point that it crosses completely into Lot 2, is to be used by the owners of both lots for the purposes of ingress and egress.
 - (b) At no time can this easement be blocked by parked vehicles, so as to block the ingress or egress of another.
 - (c) Maintenance of this easement drive shall be the responsibility of both parties, however neither party may perform construction that would obligate payments by the other party unless previously agreed to in writing.

PRIVATE DRAINAGE EASEMENTS

Clinton County does not accept any private drainage easements on this Plat, and Clinton Co. is not obligated to maintain or repair any channels or installations in said easements, the easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot within these easements. No structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the flow of the water through the drainage channel in the easement.

UTILITY EASEMENTS

Utility easements are provided where shown on this plat for the construction, maintenance and operation of poles, wires, conduits and necessary attachments in connection therewith for transmission of electricity for telephone and other purposes; for the construction, maintenance and operation of storm water drains, public and private sewers, pipe lines for supplying gas, water, heat and for any other public or quasi public utility function together with necessary lateral connections. Also the right to trim trees on said easement as may be necessary is hereby reserved.



DEDICATION
 We the undersigned do hereby adopt and confirm this Plat of Subdivision and do further state that State Rd. 133 as shown here on is Dedicated to the Public for the Public use forever. We also grant to the County of Clinton, State of Ohio for Public use forever permanent easements for sanitary and storm sewers as shown hereon for the purpose of constructing, maintaining or replacing the sewers together with the right of entry.
 We also guarantee the payment of all taxes that are alien on said property on the date of acceptance by the Board of County Commissioners,

Witnesses
 Roger R. Brown
 Carmen M. Brown
 Claire D. Judd
 Notary Public

ACKNOWLEDGEMENT
 County of Clinton, State of Ohio
 Be it remembered that of this 22nd Day of January, 1976 before me a Notary Public in and for said County personally appeared Roger R. Brown and Carmen M. Brown, Husband and Wife and acknowledge signing the forgoing instrument to be their voluntary act and deed for the purposes mentioned. In testimony thereof I have hereunto subscribed my hand and affixed my Notarial Seal.
 Notary Public
 #15059
 Comm. exp. 2-24-77

SURVEY CERTIFICATION
 I hereby certify that this is a correct Plat of the Survey made by me of the above and have set monuments as shown.

Blanchester, Ohio
 Ohio Reg. 5-52850
 Surveyor

TRANSFERRED
 Transferred This _____ Day of _____, 1976
 County Auditor
 Deputy

APPROVALS:
 Approved and Accepted By Blanchester Planning Commission on This 21st Day of Jan, 1976
 Chairman
 Roger R. Brown
 Secretary

Approved and Accepted By The Blanchester Village Council on This 21st Day of Jan, 1976
 Margaret J. Schnell
 Village Clerk

BOOK _____ PAGE _____
 Received This _____ Day of _____, 1976 at _____
 Recorded This _____ Day of _____, 1976 at _____