

SURVEYOR CERTIFICATION

I, RICHARD D. ROLL, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AT THEIR LOCATIONS.

Richard D. Roll
SURVEYOR
4957 1-4-89
REGISTRATION NO. DATE



COUNTRYVIEW SUBDIVISION

MILITARY SURVEY NO. 3342
MARION TOWNSHIP ~ VILLAGE OF BLANCHESTER
CLINTON COUNTY, OHIO
SCALE 1"=100' NOVEMBER, 1988

PREPARED BY
CLINCO
ENGINEERS~SURVEYORS
WILMINGTON, OHIO

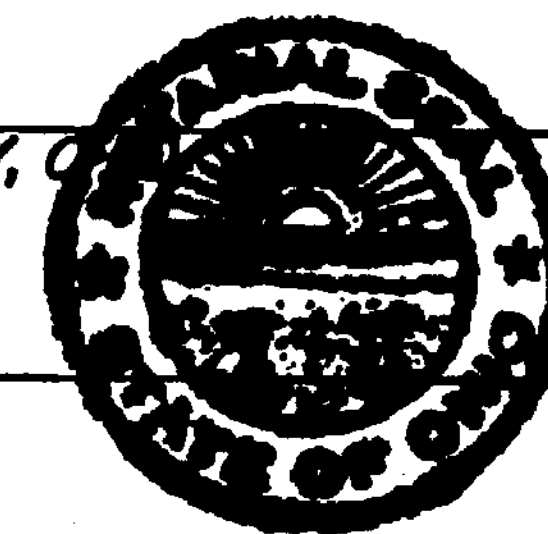
RECEIVED FOR RECORD

Recorded:
Book No. 7 Page: 34B
1989 Apr 26 A.M. 10:35
Fee: \$10.00
JEAN S. RICHARDSON
Recorder
Clinton County, Ohio

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF CLINTON SS:
BE IT REMEMBERED THAT ON THIS 21 DAY OF March, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RICHARD KUHR, PRESIDENT OF DEER TRACE DEVELOPMENT INC. AND MITCH GOLDBERG, VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

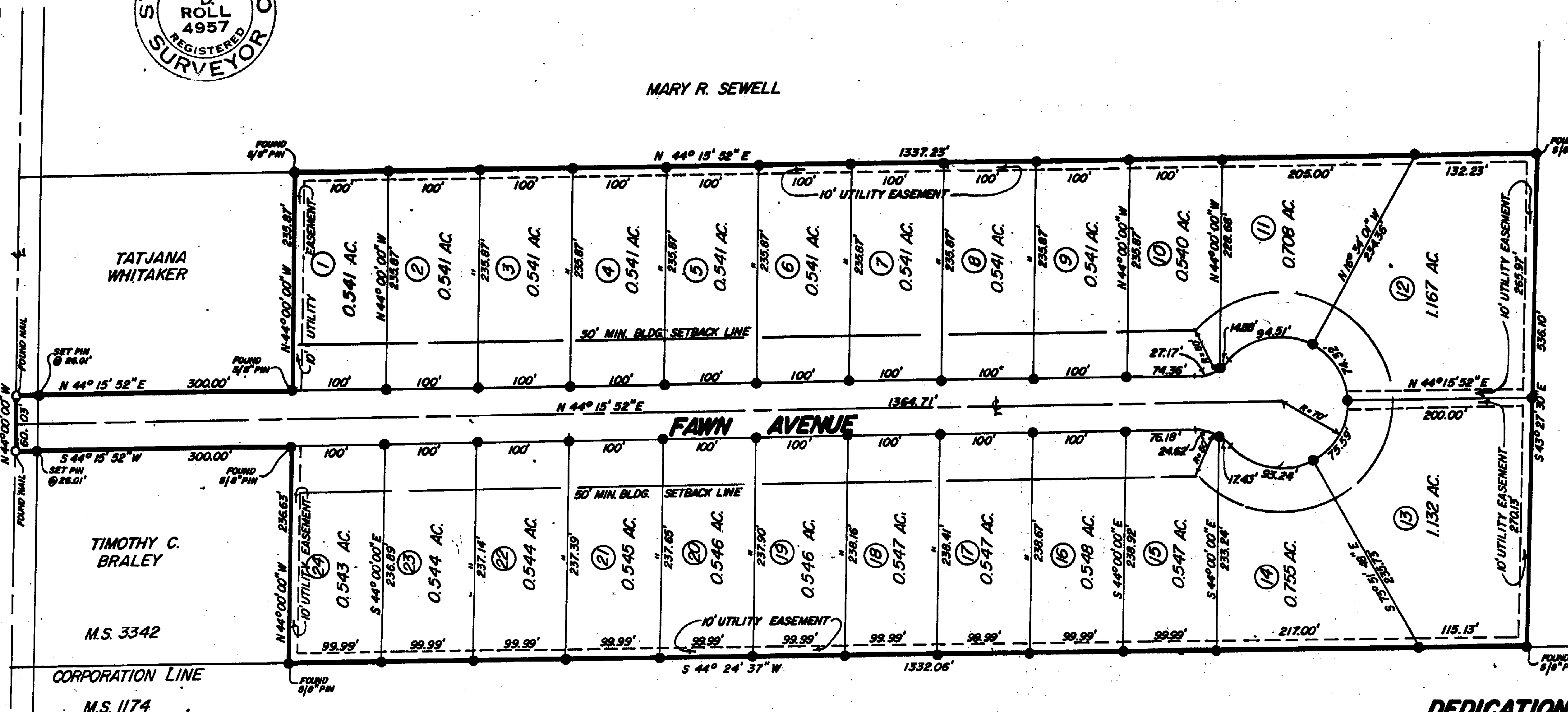
Patricia B. Furlong
NOTARY PUBLIC - CLINTON COUNTY, OHIO



MY COMMISSION EXPIRES

VOLUME: 20 PLAT NO. 145
Clinton County Engineer's
Record of Land Surveys
File Date: 04-26-1989
Scale: _____
Deed Reference:
Book: QR 42 Page: 443

FAYETTEVILLE ROAD



PROTECTIVE COVENANTS AND RESTRICTIONS

- (1) THE FLOOR AREA OF ANY HOUSE, EXCLUSIVE OF PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1400 SQUARE FEET. NO HOUSE TRAILERS OR DOUBLE WIDE SECTIONAL HOMES WILL BE PERMITTED ON ANY LOT.
- (2) DETACHED GARAGES AND OUTBUILDINGS SHALL BE PERMITTED, HOWEVER A COMPLETE SET OF PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE DEVELOPERS FOR APPROVAL.
- (3) NO STRUCTURE OF A TEMPORARY NATURE SHALL BE USED AS A RESIDENCE NOR ANY TRUCK, TRAILER, MOBILE HOME, CAMPER, BOAT, OR CAR BE STORED OUTDOORS (EXCEPT ON A TEMPORARY BASIS).
- (4) ONLY SIGNS ADVERTISING THE SALE OR RENTAL OF THE PREMISES PERMITTED, OR A PROFESSIONAL SIGN 2 SQUARE FEET IN DIMENSION.
- (5) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.
- (6) NO ANIMALS OR LIVESTOCK SHALL BE KEPT OR MAINTAINED FOR COMMERCIAL PURPOSES ON ANY LOT.
- (7) TRASH AND GARBAGE, OR OTHER WASTES SHALL NOT BE STORED OUTSIDE EXCEPT UPON THE DAY WHICH THE SAME IS TO BE COLLECTED AND IT SHALL THEN BE PLACED IN COVERED SANITARY CONTAINERS.
- (8) FENCES OR WALLS ERECTED UPON ANY LOT SHALL BE ORNAMENTAL IN CHARACTER AND SHALL NOT EXTEND BEYOND THE FRONT SETBACK LINE OF EACH RESIDENCE CONSTRUCTED.
- (9) AREA IN LOTS = 14.628 ACRES
AREA IN ROAD = 2.147 ACRES
TOTAL AREA = 16.775 ACRES

VILLAGE PLANNING COMMISSION

THIS PLAT WAS GIVEN APPROVAL BY THE PLANNING COMMISSION OF THE VILLAGE OF BLANCHESTER, OHIO ON THIS 21 DAY OF February, 1989.

James Husard CHAIRMAN
Nancy A. Muzzey SECRETARY

VILLAGE COUNCIL

APPROVED BY THE VILLAGE COUNCIL OF BLANCHESTER, OHIO ON February 21, 1989.

Lee Miller MAYOR
Burma Hoggatt CLERK

NOTE:
• DENOTES SET 1/2" x 30" IRON PIN WITH PLASTIC CAP.

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE 16.775 ACRES IN THE VILLAGE OF BLANCHESTER, MARION TOWNSHIP, CLINTON COUNTY, OHIO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A SUBDIVISION OF LAND TO BE KNOWN AS "COUNTRYVIEW SUBDIVISION" AND THAT OF SAID 16.775 ACRES, 14.628 ACRES CONSISTING OF LOTS NUMBERED 1 THROUGH 24 INCLUSIVE ARE PART OF SAID SUBDIVISION AND ARE OF THE SHAPES AND SIZES AS SHOWN ON SAID PLAT, AND THAT THE STREETS WITHIN THE BOUNDARIES OF SAID PLAT, CONSISTING OF 2.147 ACRES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED.

DEER TRACE DEVELOPMENT INC.

James Meyerson WITNESS
Richard T. Kuhr RICHARD KUHR - PRESIDENT
James Meyerson WITNESS
Mitch Goldberg MITCH GOLDBERG - VICE PRESIDENT

DEED REFERENCE

THE WITHIN PLAT IS THE ENTIRE 16.775 ACRE TRACT AS ACQUIRED BY DEER TRACE DEVELOPMENT INC. BY DEED RECORDED IN VOLUME 42, PAGE 443, OF THE OFFICIAL RECORDS OF CLINTON COUNTY, OHIO.

COUNTY RECORDER

RECORDED: _____ FEE: \$10.00
VOLUME NO. _____ PAGE _____
JEAN S. RICHARDSON-RECORDER-CLINTON COUNTY, OHIO

APPROVED FOR
MATHEMATICAL ACCURACY
Clinton County Engineer
Melinda Sideman

APR 26 1989