

**DEDICATION**

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE 11.883 ACRES IN UNION TOWNSHIP, CLINTON COUNTY, OHIO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A SUBDIVISION OF LAND TO BE KNOWN AS "ARNOLD ACRES SUBDIVISION" AND THAT OF SAID 11.883 ACRES, 10.279 ACRES CONSISTING OF LOTS NUMBERED 1 THROUGH 11 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 1.604 ACRES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED.

**ARNOLD ACRES SUBDIVISION**  
MILITARY SURVEYS NO. 1338 & NO. 1561  
UNION TOWNSHIP CLINTON COUNTY, OHIO  
SCALE = 1" = 100' AUGUST, 1988

**CITY PLANNING COMMISSION**

UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO, AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:  
APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD August 23, 1988.

SURVEYORS RECORD  
Book 20 Page 2

PREPARED BY  
**CLINCO**  
ENGINEERS-SURVEYORS  
WILMINGTON, OHIO

*Robert W. Holmes*  
CHAIRMAN - PRO-TEM

*Neva J. Maden*  
SECRETARY

*Steve D. Wall*  
WITNESS

*Arnold C. Ashcraft*  
ARNOLD C. ASHCRAFT

*Maureen S. Haley*  
WITNESS

*Ruth M. Ashcraft*  
RUTH M. ASHCRAFT

**CITY ENGINEER**

I HAVE CHECKED THIS PLAT, FIND THE BEARINGS AND DISTANCES PLAT SATISFACTORILY, AND FIND NO CONFLICT WITH CITY SUBDIVISION REGULATIONS.

*Robert W. Holmes*  
CITY ENGINEER

8-23-88  
DATE

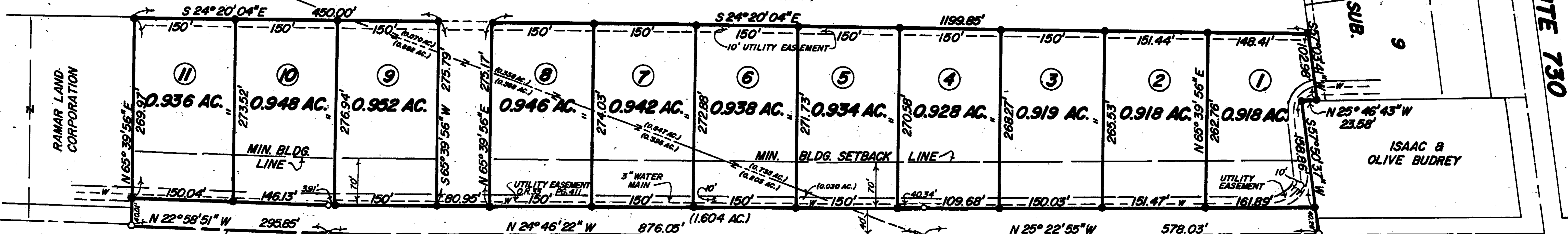
**ACKNOWLEDGMENT**

STATE OF OHIO, COUNTY OF CLINTON SS:  
BE IT REMEMBERED THAT ON THIS 23<sup>rd</sup> DAY OF August, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARNOLD C. ASHCRAFT AND RUTH M. ASHCRAFT, HIS WIFE, 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.

WYNOMA STORER  
Notary Public, State of Ohio  
MY COMMISSION EXPIRES 31, 1992

*Wynoma Storer*  
NOTARY PUBLIC  
CLINTON COUNTY, OHIO

ARNOLD C. B.  
RUTH M. ASHCRAFT



**BEECHGROVE 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. DETACHED GARAGES AND OUTBUILDINGS SHALL NOT BE PERMITTED ON ANY LOT.
2. A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR ALL RESIDENTIAL BUILDINGS TO BE CONSTRUCTED SHALL BE SUBMITTED TO THE DEVELOPERS FOR APPROVAL. THE PLANS MUST SHOW ALL ELEVATIONS, TYPES OF EXTERIOR MATERIALS TO BE USED AND THE LOCATION OF SUCH BUILDING ON THE APPROPRIATE LOT OR LOTS. ALL PLANS AND SPECIFICATIONS MUST BE APPROVED AND SIGNED BY THE DEVELOPERS, THEIR AGENTS, HEIRS, ADMINISTRATORS OR ASSIGNS BEFORE CONSTRUCTION BEGINS.
3. NO STRUCTURE OF A TEMPORARY NATURE SHALL BE USED AS A RESIDENCE NOR ANY TRUCK, TRAILER, MOBILE HOME, CAMPER OR BOAT CAN 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 BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.
6. NO ANIMALS OR LIVESTOCK SHALL BE KEPT OR MAINTAINED FOR COMMERCIAL PURPOSES ON ANY LOT.
7. TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE STORED OUTDOORS EXCEPT UPON THE DAY WHICH THE SAME IS TO BE COLLECTED AND IT SHALL THEN BE PLACED IN COVERED SANITARY CONTAINERS.
8. AREA IN LOTS = 10.279 ACRES  
AREA IN ROAD = 1.604 ACRES  
TOTAL AREA = 11.883 ACRES

**COUNTY ENGINEER**

I HEREBY APPROVE THE WITHIN PLAT ON THIS 29<sup>th</sup> DAY OF August, 1988.

*William J. Temple, P.E., P.S.*  
CLINTON COUNTY ENGINEER

**DEED REFERENCE**

THE WITHIN PLAT IS A PART OF THE 98.68 ACRE TRACT AS ACQUIRED BY ARNOLD C. ASHCRAFT AND RUTH M. ASHCRAFT BY DEED RECORDED IN VOLUME 217, PAGE 334, OF THE CLINTON COUNTY, OHIO, DEED RECORDS.

**COUNTY RECORDER**

RECORDED: 8-30-1988 1:18 PM. FEE: \$10.00  
VOLUME NO: 7 PAGE 33A  
JEAN S. RICHARDSON - RECORDER - CLINTON COUNTY, OHIO

**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 REGISTRATION NO. 8-12-88 DATE

**COUNTY COMMISSIONERS**

WE HEREBY APPROVE THE WITHIN PLAT AND ACCEPT THE DEDICATION OF THE STREETS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC THIS 29<sup>th</sup> DAY OF August, 1988.

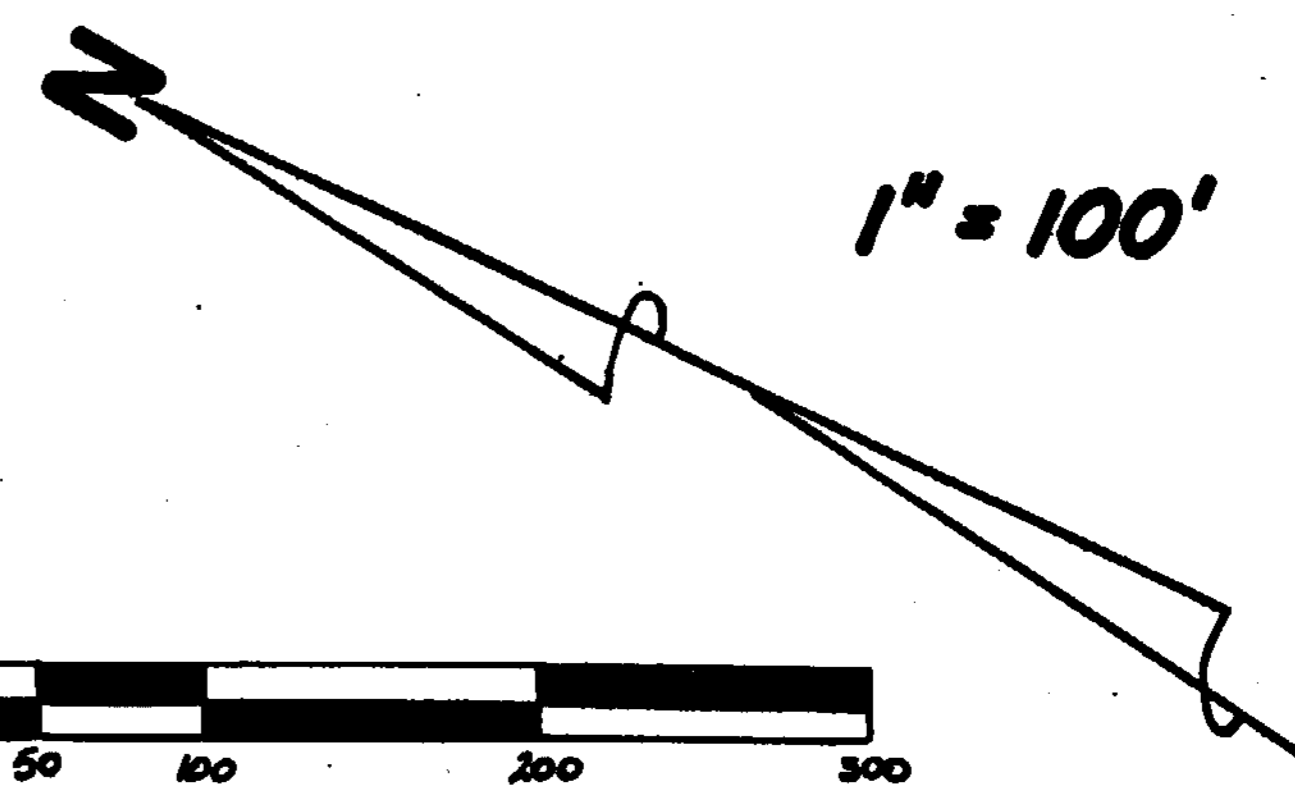
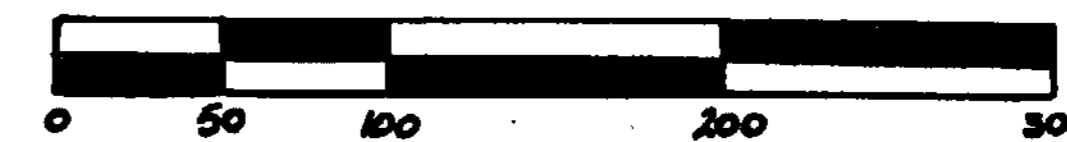
*David R. Stewart* *David Emmett Bailey*

ATTEST: *Nancy J. Metcalf*  
CLERK

APPROVED FOR  
MATHEMATICAL ACCURACY  
Clinton County Engineer  
Per *Nancy Smith*

This land split is conditionally approved for land transfer. Split approval does NOT constitute approval for a building permit and/or Health Department regulations.

AUG 29 1988



CLINTON COUNTY COMMISSIONERS