

# 'LYTLE CREEK FARMS'

(TRACTS 1-10)

CLINTON COUNTY ENGINEER'S  
RECORD OF LAND DIVISION:  
VOLUME 22 PLAT 227  
DATE: 4-7-91  
PRIOR TRANSFER REFERENCE:  
O.R. VOLUME 73, Pg. 702

### LEGEND

#### FOUND:

- ⊙ P.K. MASONRY NAIL
- △ R.R. SPIKE
- ⊗ HEX BOLT
- 1/4" IRON PIN
- ⊘ 1" IRON PIN
- ⊥ 3/4" T-SECTION IRON PIN

#### SET:

- ⊙ P.K. MASONRY NAIL
- ▲ R.R. SPIKE
- 5/8" IRON PIN w/ PLASTIC CAP

BEARINGS ARE BASED UPON THE N 33° 33' 00" W  
LINE AS DENOTED ON PLAT NO. 193, VOLUME  
21 OF THE CLINTON COUNTY ENGINEER'S  
RECORD OF LAND DIVISION.

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

The approval of this plat by the  
Board of County Commissioners does  
not constitute the approval by the  
Board of Health, roads or streets, zoning  
and the drainage of this subdivision.

### APPROVALS:

APPROVED ON February 20, 1991.

*David Emmett Bailey* *David R Stewart*

COMMISSIONERS OF CLINTON COUNTY, OHIO

### COVENANTS AND RESTRICTIONS

1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL TRACT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE TRACTS CREATED BY ROBERT H. LUCAS AND CHARLOTTE J. LUCAS CONTIGUOUS TO SAID REAL ESTATE IN THE YEAR 1991, IT IS AGREED TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.

2. IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY AFFECTED BY SAID TRACTS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TRY TO RECOVER DAMAGE OR DUES FOR SUCH VIOLATION.

3. NO HOUSE TRAILER SHALL BE PERMITTED ON ANY TRACT FOR ANY PURPOSE.

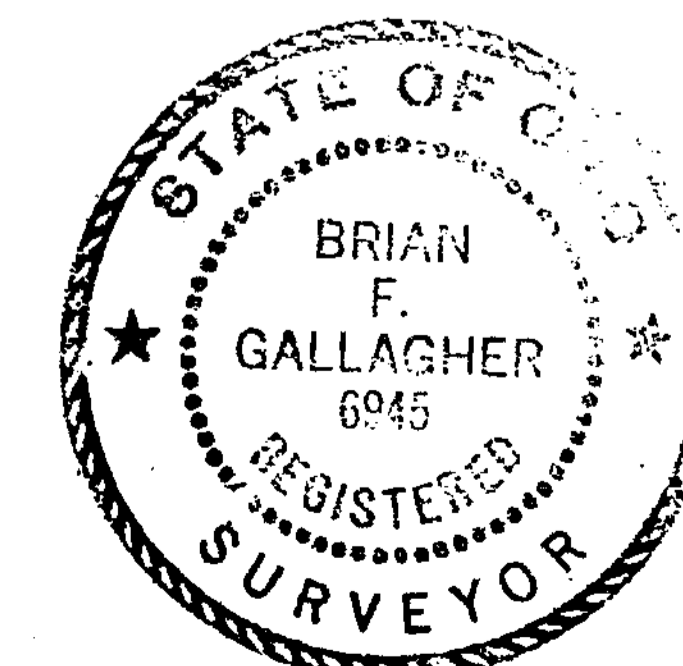
4. ALL DWELLINGS SHALL BE A MINIMUM OF 1,400 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF BASEMENT AND GARAGE. ALL DWELLINGS SHALL HAVE AN ATTACHED GARAGE WITH A MINIMUM SIXTEEN FOOT (16') GARAGE DOOR, OR IN THE EVENT OF TWO GARAGE DOORS, SAID GARAGE DOORS SHALL BE A MINIMUM OF EIGHT FEET (8') PER GARAGE DOOR.

5. NOTHING CONTAINED WITHIN THESE RESTRICTIONS SHALL PROHIBIT A MODULAR HOME FROM BEING CONSTRUCTED ON ANY LOT WITH A CAVEAT THAT ALL MODULAR HOMES MUST BE PLACED ON A FULL AND PERMANENT FOUNDATION.

APPROVED FOR  
MATHEMATICAL ACCURACY  
Clinton County Engineer

Per *Margaret Waters*  
FEB 19 1991

*Brian F. Gallagher*  
BRIAN F. GALLAGHER, P.S. 6945



200 100 0 100 400 600  
GRAPHIC SCALE

### SOUTHWEST OHIO LAND SURVEYS

P.O. BOX 201, WILMINGTON, OHIO 45177  
(513)-382-0793

SCALE: 1" = 200' DRAWN BY: DFG DATE: FEB. 16, 1991  
DRAWING NO.: 1824575

Clinton County Health Dept. 1-19-91  
Court House  
Wilmington, Ohio 45177 *Ly White*

2.410 A<sup>c</sup>  
D.B. VOL. 285, Pg. 479  
S.R. 13, Pg. 47

SURVEY PLAT FOR  
ROBERT H. & CHARLOTTE J. LUCAS  
SITUATED IN  
MILITARY SURVEYS No. 2372 & 2189  
ADAMS TOWN SHIP  
CLINTON COUNTY, OHIO

