

RECEIVED FOR RECORD  
 # 14112  
 Recorded: May 25, 1992  
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 1992 May 29 AM 8:31  
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 SANDRA K. WILT  
 Recorder  
 Clinton County, Ohio

**RESTRICTIONS ON SANITARY SEWER, WATER AND STORM SEWER EASEMENTS**

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC UTILITIES SHALL BE PLACED IN OR UPON THE PERMANENT UTILITY EASEMENTS SHOWN AS PART OF THIS PLAT EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL OR ARTIFICIAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SAID UTILITY EASEMENTS SHALL BE SO PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER AND THE GRANTEEES OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY NOR TO THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OR USE OF THE SAID UTILITIES BY THE GRANTEEES OR ASSIGNS.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEEES OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS WITH APPROVAL NOT TO BE UNREASONABLY WITHHELD.

LOTS 3C, 3D AND 4C OF PRAIRIE CREEK CROSSING, SECTION TWO, AS SHOWN HEREON ARE LIMITED COMMON AREAS BEING RESERVED FOR THE USE AND BENEFIT OF THE OWNERS OF THE TOWNHOME UNITS.

THE PRAIRIE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS IS RECORDED IN VOLUME 64, PAGE 238, OF THE OFFICIAL RECORDS OF CLINTON COUNTY, OHIO.

THE MAINTENANCE AND REPAIR OF ALL WATER SERVICE LINES FROM THE EXTERIOR WALL OF THE LIVING UNIT TO THE CURB STOP AND ALL SANITARY SEWER LATERALS FROM THE EXTERIOR WALL OF THE LIVING UNIT TO THE 8" SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE PRAIRIE CREEK HOMEOWNERS ASSOCIATION, INC.

*Robert W. Holman*  
 WILMINGTON CITY DIRECTOR OF PUBLIC SERVICE

**PLANNING COMMISSION APPROVAL**

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:

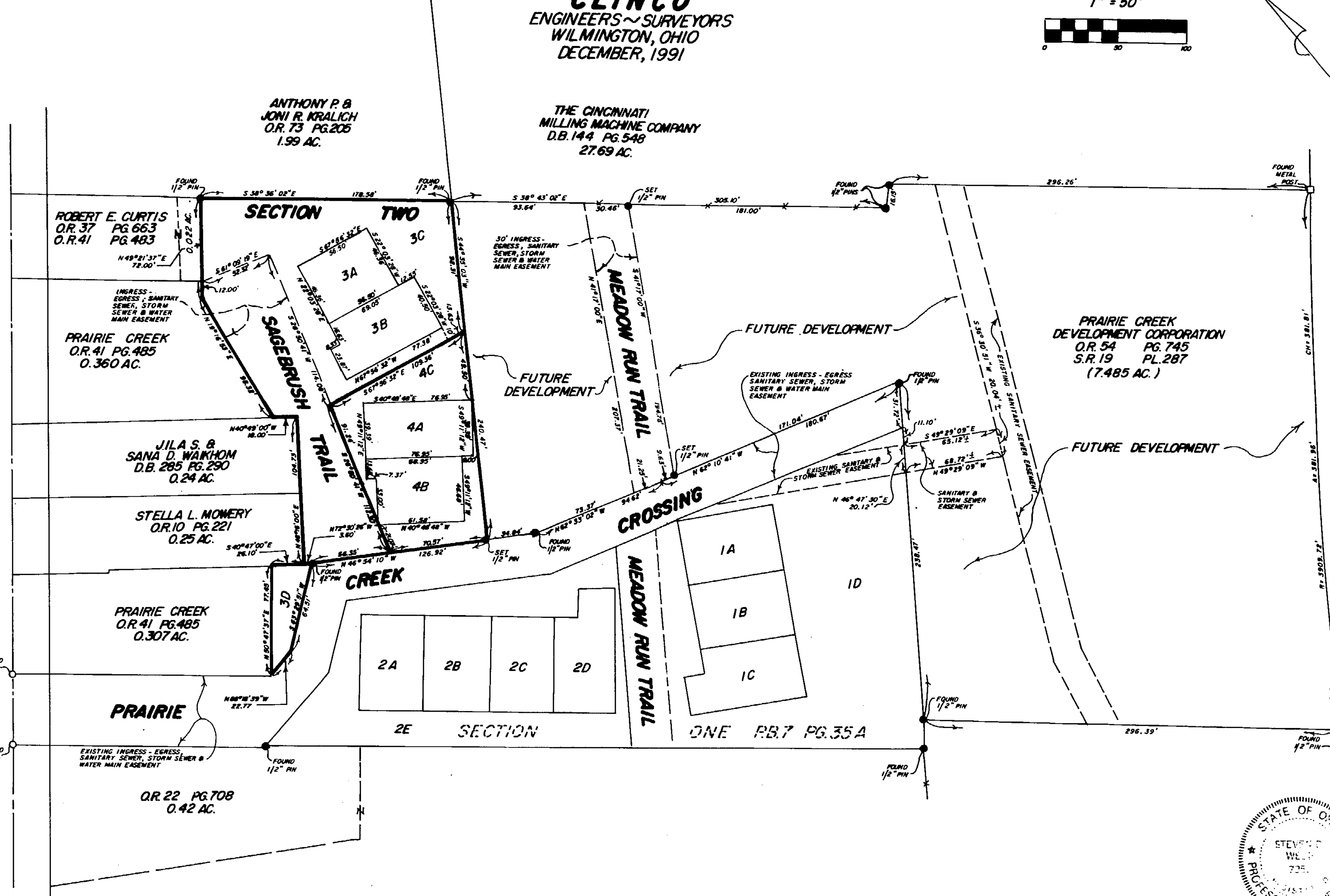
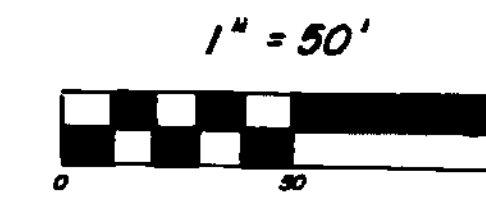
APPROVED BY THE CITY PLANNING COMMISSION AT A MEETING HELD

*5/26/92*  
*Robert W. Holman*  
 SECRETARY

**DEED REFERENCE**

THE WITHIN PLAT IS A PART OF A 6.768 ACRE TRACT AS ACQUIRED BY PRAIRIE CREEK DEVELOPMENT CORPORATION BY DEED RECORDED IN VOLUME 54, PAGE 745 B INCLUDING THE ENTIRE 0.050 ACRE TRACT AS RECORDED IN VOLUME 64, PAGE 594, OF THE OFFICIAL RECORDS OF CLINTON COUNTY, OHIO.

**PRAIRIE CREEK CROSSING  
 SECTION TWO  
 MILITARY SURVEY NO. 2690  
 CITY OF WILMINGTON UNION TOWNSHIP  
 CLINTON COUNTY, OHIO  
 PREPARED BY  
 CLINCO  
 ENGINEERS-SURVEYORS  
 WILMINGTON, OHIO  
 DECEMBER, 1991**

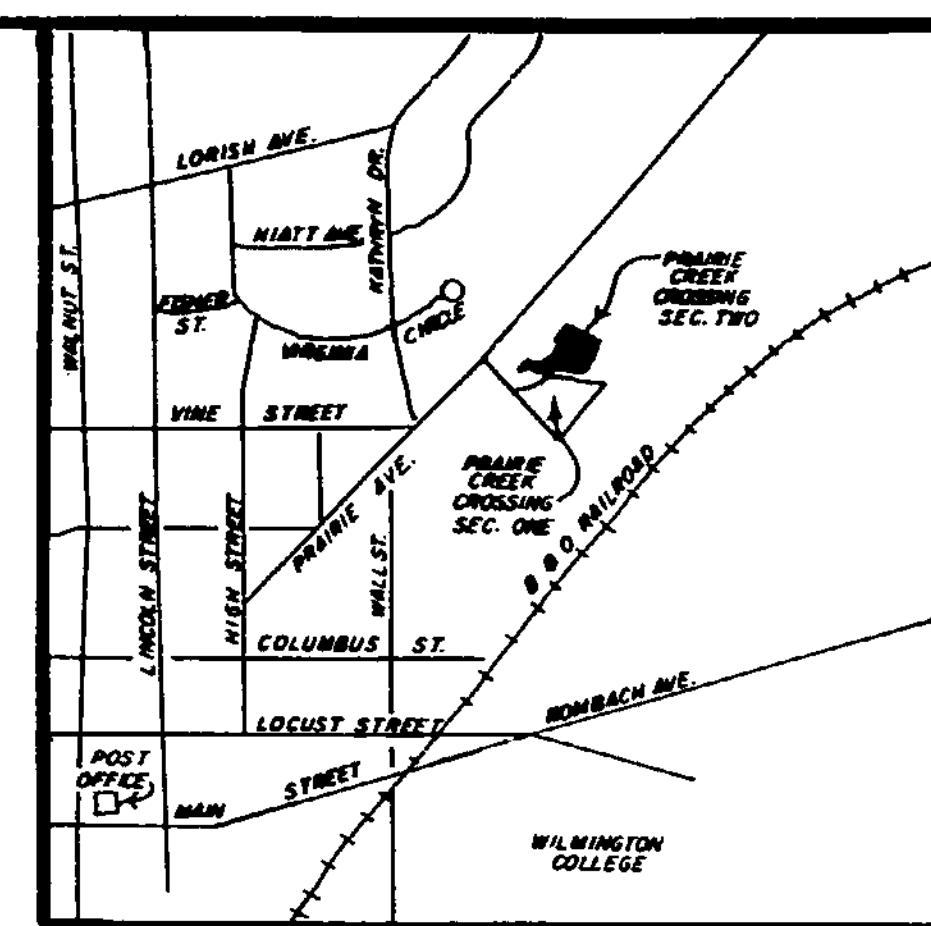


TOTAL ACREAGE IN PRAIRIE CREEK CROSSING-SECTION TWO = 0.917 AC.

BEARINGS WERE DERIVED FROM THE SURVEY OF THE 7.485 ACRE TRACT AS RECORDED IN VOLUME 19, PLAT NO. 287, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION.

**OWNER-DEVELOPER  
 PRAIRIE CREEK  
 DEVELOPMENT CORPORATION  
 576 PRAIRIE AVENUE  
 WILMINGTON, OHIO 45177**

VOLUME: 23 PLAT NO: 20  
 Clinton County Engineer's  
 Record of Land Surveys  
 File Date: 06-01-92  
 Scale: \_\_\_\_\_  
 Deed Reference: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_



**DEDICATION CERTIFICATION**

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY AGREE THAT WE WILL ABIDE BY ALL REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICTS OF THE CITY OF WILMINGTON, OHIO.

ALL EASEMENTS SHOWN AS A PART OF THIS PLAT ARE DEDICATED TO THE USE OF PRIVATE OR PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES. NO STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT AND ANY TREES, FLOWERS OR OTHER OBJECTS UPON THE EASEMENT ARE PLACED THERE AT THE PROPERTY OWNER'S RISK.

WITNESS:  
 PRAIRIE CREEK DEVELOPMENT CORPORATION:  
*James H. Williams* PRESIDENT  
*Devin L. Thomas* SECRETARY

STATE OF OHIO, COUNTY OF CLINTON SS.  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED *James H. Williams* AND *Devin L. Thomas* OF THE PRAIRIE CREEK DEVELOPMENT CORPORATION AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF May 1992.

*James H. Williams*  
 NOTARY PUBLIC

**SURVEYOR CERTIFICATION**

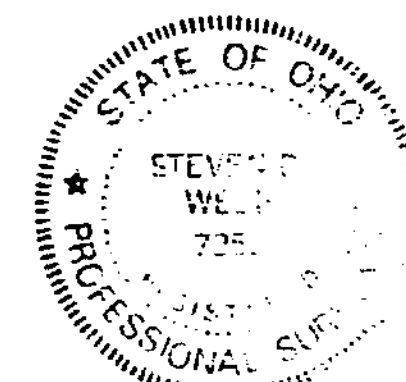
I, STEVEN D. WEBB, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME, AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR WILL BE PLACED AT THEIR LOCATIONS.

*Steven D. Webb* 7250 12-12-91  
 SURVEYOR REGISTRATION NO. DATE

**ENGINEERS APPROVAL**

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

*Robert W. Holman* 5-26-92  
 CITY ENGINEER DATE



APPROVED FOR THE CITY ENGINEER:  
*Robert W. Holman*  
 MAY 28 1992

23-20