

BEARINGS ARE MAGNETIC AND BASED UPON THE N50°38'00" E LINE.

SOURCE OF DOCUMENTS ARE DEED RECORDS AS SHOWN ON PLAT.

RECEIVED FOR RECORD

Recorded: Aug 17
Book No. 7 Page: 57 D
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95 AUG 17 PM 1:54
Fee: \$20.00
SANDRA K. WILT
Recorder
Clinton County, Ohio

WESTBORO
ROAD C-6
50' R/W

WILLIAM JACINA
GARINER
1.886 AC.
O.R. 1063
P.377

VOLUME 26 PLAT NO. 102
CLINTON COUNTY ENGINEERS
RECORD OF LAND SURVEYS
DATE: 8-18-1995
SCALE: 1"=100'
DEED REFERENCE
O.R. 69 P. 260

LEGEND
● SPIKE FOUND
⊙ 1/4" SPIKE SET
▽ 5/8" IRON PIN SET
-X- FENCE

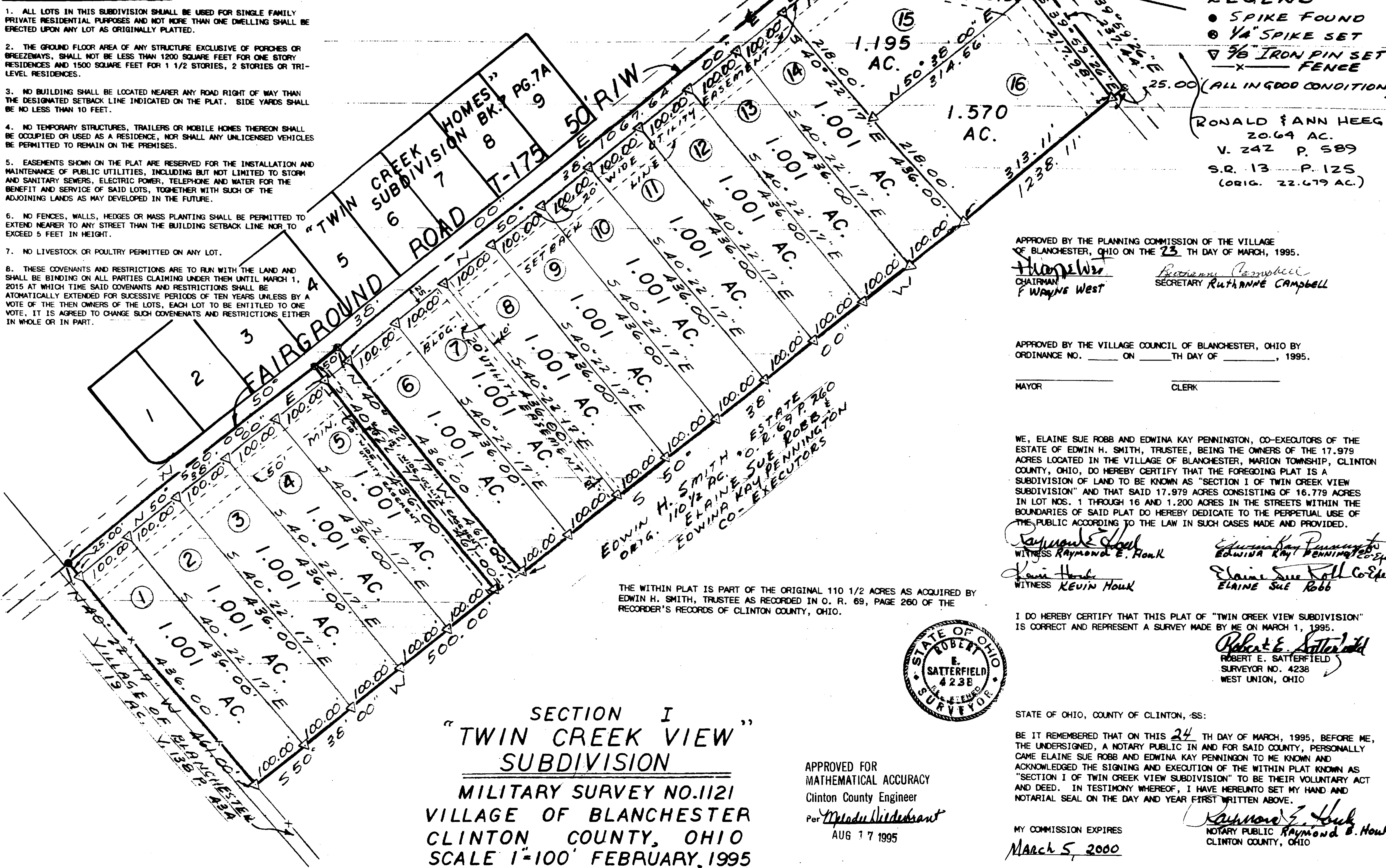
RONALD & ANN HEEG
20.64 AC.
V. 242 P. 589
S.R. 13 P. 125
(ORIG. 22.679 AC.)

0 100 200
SCALE: 1"=100'

RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY PRIVATE RESIDENTIAL PURPOSES AND NOT MORE THAN ONE DWELLING SHALL BE ERRECTED UPON ANY LOT AS ORIGINALLY PLATTED.
- THE GROUND FLOOR AREA OF ANY STRUCTURE EXCLUSIVE OF PORCHES OR BREEZEWAYS, SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR ONE STORY RESIDENCES AND 1500 SQUARE FEET FOR 1 1/2 STORIES, 2 STORIES OR TRI-LEVEL RESIDENCES.
- NO BUILDING SHALL BE LOCATED NEARER ANY ROAD RIGHT OF WAY THAN THE DESIGNATED SETBACK LINE INDICATED ON THE PLAT. SIDE YARDS SHALL BE NO LESS THAN 10 FEET.
- NO TEMPORARY STRUCTURES, TRAILERS OR MOBILE HOMES THEREON SHALL BE OCCUPIED OR USED AS A RESIDENCE, NOR SHALL ANY UNLICENSED VEHICLES BE PERMITTED TO REMAIN ON THE PREMISES.
- EASEMENTS SHOWN ON THE PLAT ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, ELECTRIC POWER, TELEPHONE AND WATER FOR THE BENEFIT AND SERVICE OF SAID LOTS, TOGETHER WITH SUCH OF THE ADJOINING LANDS AS MAY DEVELOPED IN THE FUTURE.
- NO FENCES, WALLS, HEDGES OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE NOR TO EXCEED 5 FEET IN HEIGHT.
- NO LIVESTOCK OR POULTRY PERMITTED ON ANY LOT.
- THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL MARCH 1, 2015 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS, EACH LOT TO BE ENTITLED TO ONE VOTE, IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS EITHER IN WHOLE OR IN PART.

EDWIN SMITH, TRUSTEE
24.24 AC. O.R. 69 P. 260



APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BLANCHESTER, OHIO ON THE 23 TH DAY OF MARCH, 1995.

Wayne West
CHAIRMAN
Ruthanne Campbell
SECRETARY RUTHANNE CAMPBELL

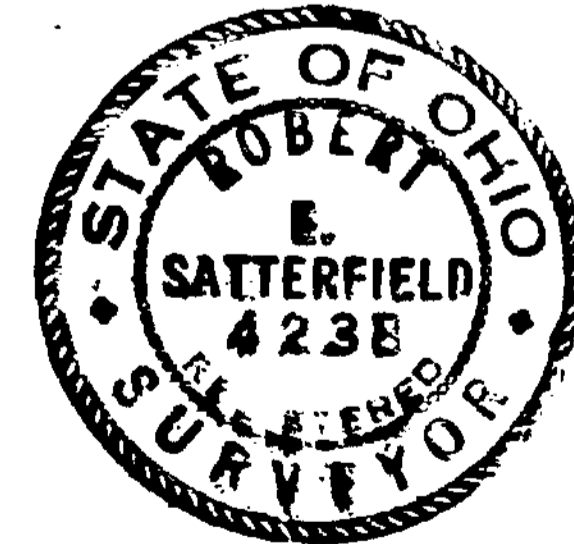
APPROVED BY THE VILLAGE COUNCIL OF BLANCHESTER, OHIO BY ORDINANCE NO. _____ ON _____ TH DAY OF _____, 1995.

MAYOR _____ CLERK _____

WE, ELAINE SUE ROBB AND EDWINA KAY PENNINGTON, CO-EXECUTORS OF THE ESTATE OF EDWIN H. SMITH, TRUSTEE, BEING THE OWNERS OF THE 17.979 ACRES LOCATED 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 "SECTION I OF TWIN CREEK VIEW SUBDIVISION" AND THAT SAID 17.979 ACRES CONSISTING OF 16.779 ACRES IN LOT NOS. 1 THROUGH 16 AND 1.200 ACRES IN THE STREETS WITHIN THE BOUNDARIES OF SAID PLAT DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED.

Raymond E. Houk
WITNESS
Kevin Houk
WITNESS
Edwina Kay Pennington
EDWINA KAY PENNINGTON
Elaine Sue Robb
ELAINE SUE ROBB

THE WITHIN PLAT IS PART OF THE ORIGINAL 110 1/2 ACRES AS ACQUIRED BY EDWIN H. SMITH, TRUSTEE AS RECORDED IN O. R. 69, PAGE 260 OF THE RECORDER'S RECORDS OF CLINTON COUNTY, OHIO.



I DO HEREBY CERTIFY THAT THIS PLAT OF "TWIN CREEK VIEW SUBDIVISION" IS CORRECT AND REPRESENT A SURVEY MADE BY ME ON MARCH 1, 1995.

Robert E. Satterfield
ROBERT E. SATTERFIELD
SURVEYOR NO. 4238
WEST UNION, OHIO

STATE OF OHIO, COUNTY OF CLINTON, SS:

BE IT REMEMBERED THAT ON THIS 24 TH DAY OF MARCH, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ELAINE SUE ROBB AND EDWINA KAY PENNINGTON TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT KNOWN AS "SECTION I OF TWIN CREEK VIEW SUBDIVISION" TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERELIANTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND YEAR FIRST WRITTEN ABOVE.

MY COMMISSION EXPIRES
March 5, 2000

Raymond B. Houk
NOTARY PUBLIC
CLINTON COUNTY, OHIO

SECTION I
"TWIN CREEK VIEW"
SUBDIVISION
MILITARY SURVEY NO. 1121
VILLAGE OF BLANCHESTER
CLINTON COUNTY, OHIO
SCALE 1"=100' FEBRUARY, 1995

APPROVED FOR
MATHEMATICAL ACCURACY
Clinton County Engineer
Per *Melinda Niederauer*
AUG 17 1995