

RECEIVED FOR RECORD
Recorded: Aug. 31
Plat Book No. 7 Page: 59-B
37740 95 AUG 31 PM 3:14
Fee: \$40.00
SANDRA K. WILT
Recorder
Clinton County, Ohio

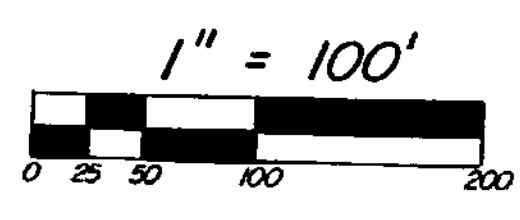
DEVELOPERS:
D.B.H. FARMS, INC.
26 BIG OAK STREET
MILFORD, OHIO 45150

~ LAZENBY ROAD ESTATES ~

MILITARY SURVEY NO. 2705
WASHINGTON TOWNSHIP
CLINTON COUNTY, OHIO
JULY, 1995

Volume: 26 Page: 115
Clinton County Engineer's
Record of Land Surveys
File Date: 08-31-95
Scale: _____
Deed Reference: Vol. 18

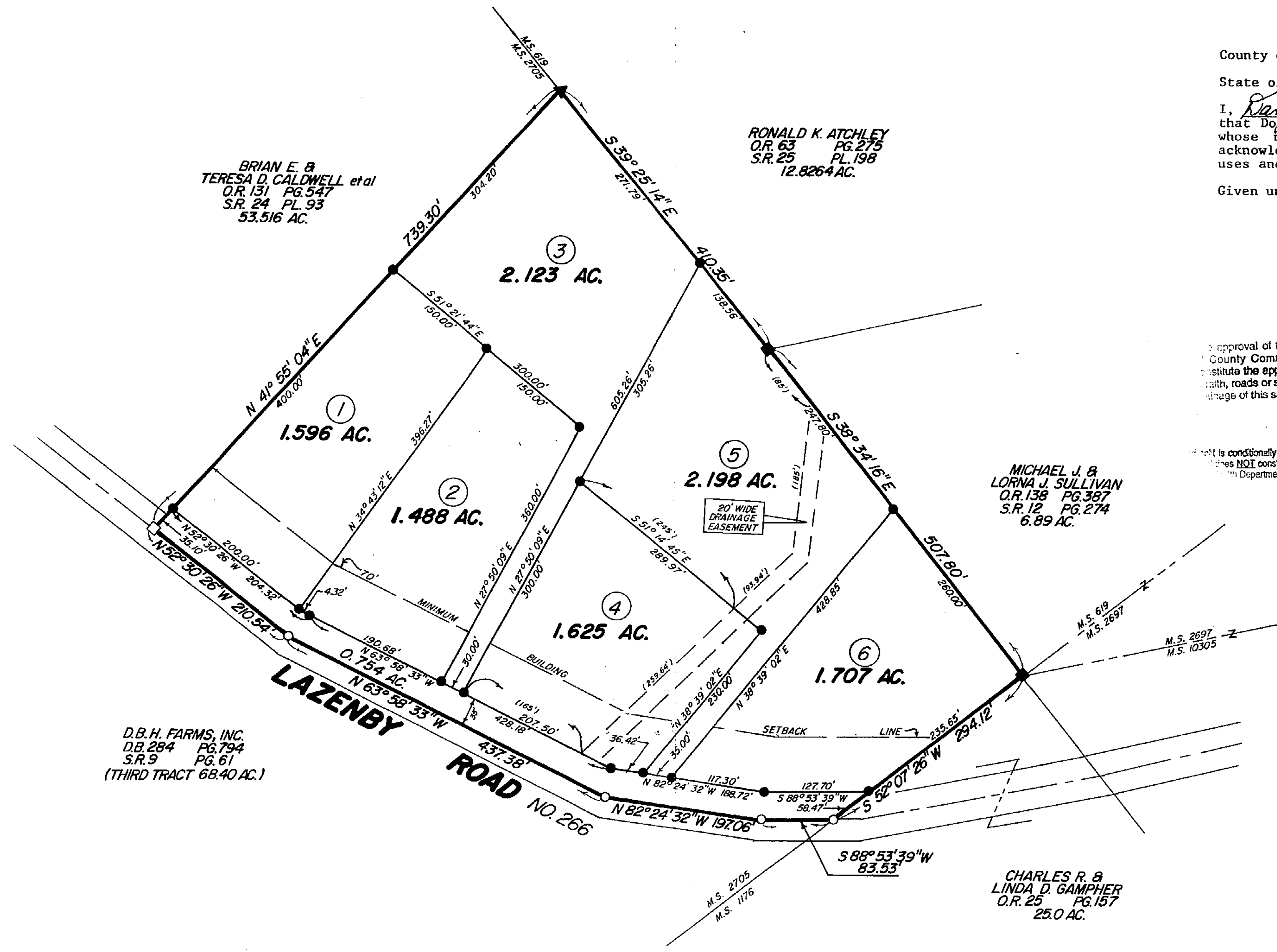
PREPARED BY
CLINGO SURVEYORS
58 S. WALNUT STREET
P.O. BOX 241
WILMINGTON, OHIO 45177



- NOTES:**
- (1) ● DENOTES SET 1/2" x 30" IRON PIN WITH PLASTIC CAP STAMPED "CLINGO".
 - (2) ○ DENOTES SET P.K. MASONRY NAIL.
 - (3) ■ DENOTES FOUND 5/8" IRON PIN.
 - (4) ▲ DENOTES FOUND 3/8" IRON PIN.
 - (5) □ DENOTES FOUND BOLT.

PROTECTIVE COVENANTS AND RESTRICTIONS

- (1) These covenants and restrictions are for the benefit of all the lot owners and are to run with the land and shall be binding upon all parties and all persons claiming under them until January, 2015, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a majority vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
- (2) Lots shown hereon are to be used solely and exclusively for single family private residence purposes.
- (3) The total floor area of the main dwelling structure, exclusive of open porches, garages, or steps shall be not less than twelve hundred (1200) square feet for a one story structure and sixteen hundred (1600) square feet for a one and one-half story or two story structure. Contemporary designs having lesser floor area than the above stated, however, may be approved if said design shall have a volume comparable to the above stated.
- (4) No outbuilding, not for the exclusive use of the family occupying the lot, shall be erected, placed or suffered to remain upon said lot.
- (5) No building shall be located nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat. All buildings shall provide space as required by the applicable zoning restrictions.
- (6) No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats and other household pets, provided they are not kept, bred or maintained for commercial purposes.
- (7) No noxious or offensive trade or activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the occupants of any lot.
- (8) These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.



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

Plat is conditionally approved for land use purposes until it constitutes approval for a zoning department regulations.

DEED OF DEDICATION

I, the undersigned, Dorothy B. Haines, President of D.B.H. Farms, Inc., owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as LAZENBY ROAD ESTATES. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property line of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of the other lots in this subdivision.

CERTIFICATE OF OWNERSHIP & TAXES PAID

County of Clinton)
State of Ohio) SS:

I, Dorothy B. Haines, President of D.B.H. Farms, Inc., do hereby certify that D.B.H. Farms, Inc. is the owner of the property described in the above caption and that all legally due taxes have been paid, and that as such owner D.B.H. Farms, Inc. has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as its own free and voluntary act and deed.

Dorothy B. Haines
Dorothy B. Haines, President
D.B.H. Farms, Inc.

County of Clinton)
State of Ohio) SS:

I, Rayne S. Puckett, a Notary Public in and for said County and State, do hereby certify that Dorothy B. Haines, President of D.B.H. Farms, Inc., personally known to me to be the same person whose name is subscribed to the above certificate appeared before me this day in person and acknowledged that she signed the above certificate as her own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of August, A.D., 1995.

Rayne S. Puckett
Notary Public
Clinton County, Ohio
My Comm. Expires 07/27/1996

ACCEPTANCE OF DEDICATIONS

Be it resolved by the Board of County Commissioners, Clinton County, Ohio, that the dedications shown on this plat are hereby approved and accepted this 5th day of August, 1995.

Paula Morgan David R. Stewart
BOARD OF COUNTY COMMISSIONERS

HEALTH DEPARTMENT APPROVAL

Approved by the Clinton County Health Department on 8-8-95, 1995.

Lambert H. White
Director of Environmental Health

PLANNING COMMISSION APPROVAL

Approved by the Clinton County Regional Planning Commission in accordance with the Subdivision Resolution.

By: William J. Temple Michelle K. Bishop Aug 21, 1995
President Secretary

Void unless recorded before _____, 19____.

COUNTY ENGINEER

I hereby approve the within plat this 8th day of August, 1995.

William J. Temple, PE, PS.
Clinton County Engineer

ZONING DEPARTMENT APPROVAL

Approved by the Clinton County Zoning Department on _____, 19____.

Wanda Shumaker
Zoning Inspector

Melodie Hilderbrand
m.w.

SURVEY CERTIFICATION

County of Clinton)
State of Ohio) SS:

I, Richard D. Roll, hereby certify that I am a Registered Surveyor licensed in compliance with the laws of the State of Ohio; and I do hereby further certify that I have surveyed the property described in the above caption and that I have subdivided the same into blocks and lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place as located. All lot corners are marked with iron pins.

Dated this 8th day of AUGUST, A.D. 1995.

Richard D. Roll



COUNTY RECORDER

Recorded: _____
Volume No. _____ Page _____ Fee: \$40.00
Sandra K. Wilt - Recorder - Clinton County, Ohio

DEED REFERENCE:

The within plat is a part of the 68.40 Acre Tract (Third Tract) as acquired by D.B.H. Farms, Inc. by deed recorded in Volume 284, Page 794, of the Clinton County, Ohio, Deed Records.

Area in Lots	=	10.737 Acres
Area in Road	=	0.754 Acres
Total Area	=	11.491 Acres

