

RECEIVED FOR RECORD
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SANDRA K. WILT
Recorder
Clinton County, Ohio

FINAL PLAT

THORNEWELL ESTATES SECOND ADDITION UNION TOWNSHIP CLINTON COUNTY, OHIO V.M.S. 1057

DEED REFERENCE

SITUATED IN MILITARY SURVEY 1057, UNION TOWNSHIP, CLINTON COUNTY, OHIO CONTAINING 14.968 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO DONALD G. CHAFIN AND JANE J. CHAFIN AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 51, PAGE 201, CLINTON COUNTY, OHIO.

OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS, AS SHOWN HEREON TO THE PUBLIC USE FOREVER. WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES; STORMWATER DISPOSAL; AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES; AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS, FENCES, OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, DAYTON POWER AND LIGHT CO., WESTERN WATER, TCI CABLEVISION OF OHIO, AND GTE.

OWNERS: Donald G. Chafin DATE June 6, 1996
Jane J. Chafin DATE June 6, 1996
WITNESS: Corinne K. West DATE June 6, 1996
AS TO ALL
WITNESS: Mary Vaughan DATE June 6, 1996
AS TO ALL

THE PURPOSE OF THESE COVENANTS IS TO PROTECT THE VALUE OF THE PROPERTY AND THE PEACEFUL ENJOYMENT THEREOF.

1. GENERAL CONDITIONS: EACH LOT SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR BE PERMITTED TO REMAIN IN ANY LOT OTHER THAN THE DETACHED SINGLE-FAMILY DWELLING WITH A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS WHICH IS TO BE ATTACHED TO THE PRINCIPAL DWELLING. NO DWELLING SHALL CONTAIN MORE THAN THREE BEDROOMS. NO DETACHED ACCESSORY BUILDINGS SHALL BE PERMITTED.

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 ARCHITECTS, ENGINEERS, SURVEYORS, ADMINISTRATORS OR ASSIGNS BEFORE CONSTRUCTION BEGINS.

3. DWELLING FLOOR AREA: THE FLOOR AREA OF THE MAIN DWELLING EXCLUSIVE OF PORCHES, DECKS, EASEMENTS AND GARAGE SHALL BE NO LESS THAN 1,450 SQUARE FEET FOR A ONE-STORY DWELLING, 1,600 SQUARE FEET FOR A ONE AND ONE-HALF STORY OR TWO-STORY DWELLING. CONTEMPORARY DESIGNS HAVING A LESSER FLOOR AREA THAN THE ABOVE STATED, HOWEVER, MAY BE APPROVED IF SAID DESIGN SHALL HAVE A VOLUME COMPARABLE TO THE ABOVE STATED.

4. WATER DISCHARGE: SURFACE STORM WATER SHALL BE DISCHARGED INTO NATURAL DRAINAGE AREAS AND SHALL NOT BE DISCHARGED INTO AN UNDERGROUND DRAINAGE SYSTEM CONNECTED TO THE SMITH-WILLIAMS GROUP DITCH SYSTEM. ONLY NATURALLY DRAINING SUBSURFACE WATER SHALL BE DISCHARGED INTO THE UNDERGROUND DRAINAGE SYSTEM CONNECTED TO THE SMITH-WILLIAMS GROUP DITCH SYSTEM AND NO SEWAGE EFFLUENT LINES SHALL BE CONNECTED TO THE UNDERGROUND DRAINAGE SYSTEM. ANY FIELD DRAINAGE TILES DISTURBED BY CONSTRUCTION OF ANY IMPROVEMENT SHALL BE REROUTED AND RECONNECTED TO MAINTAIN THE OPERABLE CONDITION OF THE FARM DRAINAGE SYSTEM OF THE SMITH-WILLIAMS GROUP DITCH. ALL OWNERS WITHIN SUCH WATERSHED SHALL BE DEEMED THIRD-PARTY BENEFICIARIES OF THIS COVENANT.

5. RADIO AND TELEVISION ANTENNAS: ALL RADIO AND TELEVISION AND OTHER ANTENNAS MUST BE ENCLOSED WITHIN THE RESIDENCE LOCATED ON THE LOT. ALL SATELLITE DISHES ARE PROHIBITED EXCEPT IN AREAS DESIGNATED BY THE DEVELOPER.

6. SEWAGE SYSTEMS: SEWAGE TREATMENT IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS. NO OFF-LOT DISCHARGES SHALL BE PERMITTED. PERMITS SHALL BE SECURED FROM THE CLINTON COUNTY HEALTH DEPARTMENT FOR THE INSTALLATION OF EACH SEWAGE SYSTEM PRIOR TO THE START OF CONSTRUCTION OF A DWELLING.

7. NO IN-GROUND SWIMMING POOLS OR BUILDING FOUNDATIONS SHALL BE CONSTRUCTED IN ANY AREA RESERVED FOR LEACHING FIELDS OR LEACHING FIELD REPLACEMENT.

8. COMPLETION: CONSTRUCTION OF THE RESIDENTIAL BUILDING IN ANY TRACT SHALL BE COMPLETED WITHIN ONE YEAR FROM THE DATE CONSTRUCTION IS STARTED AND DRIVEWAYS SHALL BE COMPLETED WITHIN SIX MONTHS AFTER THE OCCUPANCY OF THE DWELLING BY THE OWNER.

9. NUISANCE: NO OBNOXIOUS OR OFFENSIVE ACTIVITY OF ANY KIND SHALL BE ENGAGED IN ON ANY LOT NOR SHALL ANY OWNER OR OCCUPANT THEREOF ENGAGE IN ANY ACTIVITIES THAT INTERFERE WITH THE QUIET ENJOYMENT, COMFORT AND HEALTH OF THE OCCUPANTS OF ADJACENT NEIGHBORING LOTS.

10. ANIMALS AND PETS: NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED, FOR ANY COMMERCIAL PURPOSE. EXTERIOR COMPOUNDS, CAGES OR KENNELS FOR THE KEEPING OF DOGS, CATS OR OTHER HOUSEHOLD PETS OR HUNTING DOGS ARE PROHIBITED.

11. TEMPORARY STRUCTURES: NO TEMPORARY BUILDING, MOBILE HOME, DOUBLE-WIDE SECTIONAL HOME, TRAILER, TENT OR STORAGE SHED PLACED UPON A LOT SHALL BE USED AS A RESIDENCE TEMPORARILY, OR PERMANENTLY BEFORE, DURING OR AFTER CONSTRUCTION.

ABOVE GROUND POOLS AND POOLS DESIGNED FOR ABOVE GROUND USE ARE PROHIBITED.

INSTALLATION OF PERMANENT RECREATIONAL EQUIPMENT SUCH AS EXERCISE EQUIPMENT, JUNGLE GYMS AND SWING SETS, EXCLUSIVE OF BASKETBALL BOARDS, SHALL BE LIMITED TO REAR YARDS ONLY.

12. AUTOMOBILES, RECREATIONAL VEHICLES, BOATS, TRAVEL TRAILERS, NO RECREATIONAL VEHICLE, BOAT OR TRAVEL TRAILER SHALL BE PARKED OR STORED ON ANY LOT UNLESS THE SAME IS IN AN ENCLOSURE OR GARAGE AND OUT OF VIEW. TRUCKS EXCEEDING A THREE-QUARTER (3/4) TON RATING ARE PROHIBITED, EXCEPT MOVING VANS AND CONSTRUCTION TRUCKS FOR SUCH PURPOSE ONLY, UNLESS SUCH TRUCKS ARE KEPT IN AN ENCLOSURE OR GARAGE AND COMPLETELY OUT OF VIEW.

NO VEHICLES IN INOPERABLE CONDITION SHALL BE STORED ON ANY LOT FOR A PERIOD IN EXCESS OF FIVE (5) DAYS UNLESS THE SAME IS IN AN ENCLOSURE OR GARAGE AND COMPLETELY OUT OF VIEW.

13. ALL EASEMENTS LABELLED "PEDESTRIAN" ARE FOR THE EXCLUSIVE USE OF RESIDENTS OF THORNEWELL ESTATES. ALL ADDITIONS, FOR PEDESTRIAN PURPOSES, EACH LOT OWNER SHALL MAINTAIN ANY EASEMENTS WITHIN HIS LOT.

DEVELOPER:
DONALD G. CHAFIN AND JANE J. CHAFIN
1499 IRELAND ROAD
WILMINGTON, OHIO 45177

DRAINAGE STATEMENT

THE CLINTON COUNTY ENGINEER ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

SURVEY CERTIFICATION

I, RONALD L. LINTON, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, AND I DO HEREBY 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. MONUMENTS SHOWN ARE IN PLACE OR ARE TO BE PLACED AS LOCATED. ALL LOT CORNERS ARE TO BE MARKED WITH MONUMENTATION SHOWN.

DATED THIS 29th DAY OF May, 1996.

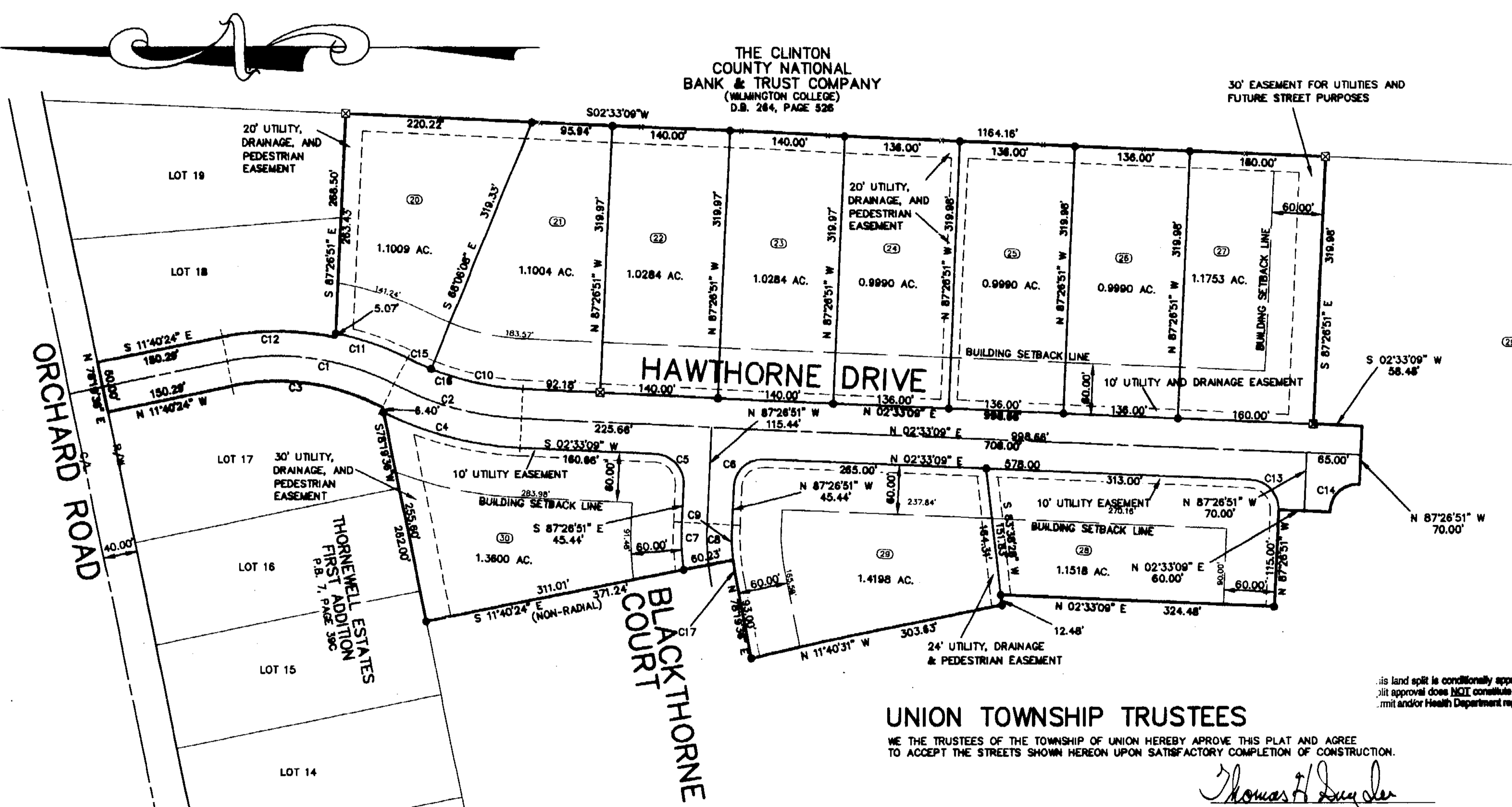
Ronald L. Linton
STATE OF OHIO
PROFESSIONAL SURVEYOR
RONALD L. LINTON
S-6106
REGISTERED

- LEGEND
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - CONCRETE MONUMENT (SET)
 - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE.

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|---------------|-----------|
| C1 | 300.00 | 203.90 | 108.07 | 200.00 | S 07°27'25" W | 38°36'33" |
| C2 | 300.00 | 157.75 | 80.12 | 155.43 | N 14°33'59" E | 24°33'00" |
| C3 | 270.00 | 181.51 | 92.48 | 180.00 | S 07°27'25" W | 38°36'33" |
| C4 | 400.00 | 188.81 | 85.87 | 187.58 | S 14°33'09" E | 27°08'22" |
| C5 | 350.00 | 54.98 | 35.00 | 49.50 | N 47°33'09" E | 90°00'00" |
| C6 | 350.00 | 54.98 | 35.00 | 49.50 | N 42°28'51" E | 90°00'00" |
| C7 | 350.00 | 54.98 | 35.00 | 49.50 | N 07°40'51" E | 09°43'48" |
| C8 | 300.00 | 48.88 | 24.38 | 48.81 | S 87°28'51" W | 09°17'38" |
| C9 | 270.00 | 41.71 | 20.84 | 41.17 | N 89°17'49" E | 08°24'40" |
| C10 | 350.00 | 111.65 | 58.38 | 111.12 | S 12°13'50" W | 18°20'43" |
| C11 | 335.00 | 89.94 | 45.23 | 89.85 | N 19°34'48" E | 19°22'42" |
| C12 | 330.00 | 83.28 | 43.57 | 83.57 | N 00°12'00" E | 23°22'28" |
| C13 | 35.00 | 54.98 | 35.00 | 48.50 | S 47°33'09" W | 90°00'00" |
| C14 | 35.00 | 54.98 | 35.00 | 48.50 | S 42°28'51" W | 90°00'00" |
| C15 | 330.00 | 31.00 | 15.51 | 30.99 | S 24°30'09" W | 05°21'17" |
| C16 | 250.00 | 142.65 | 72.45 | 141.54 | S 14°33'09" W | 24°43'00" |
| C17 | 270.00 | 28.84 | 12.83 | 28.83 | S 81°02'00" W | 08°29'00" |

ACREAGE IN LOTS: 12.3620 Ac.
ACREAGE IN STREETS: 2.6065 Ac.
TOTAL ACREAGE: 14.9685 Ac.

APPROVED FOR
MATHEMATICAL ACCURACY
Clinton County Engineer
For Margaret Walters
JUL 26 1996



THE CLINTON COUNTY NATIONAL BANK & TRUST COMPANY (WILMINGTON COLLEGE) D.B. 284, PAGE 528

30' EASEMENT FOR UTILITIES AND FUTURE STREET PURPOSES

UNION TOWNSHIP TRUSTEES

WE, THE TRUSTEES OF THE TOWNSHIP OF UNION HEREBY APPROVE THIS PLAT AND AGREE TO ACCEPT THE STREETS SHOWN HEREON UPON SATISFACTORY COMPLETION OF CONSTRUCTION.

Thomas H. Snyder
Ron E. Newby

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 1996

COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____, 1996 AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 1996 AT _____ M.
RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE _____
BY _____ DEPUTY CLINTON COUNTY RECORDER

STATE OF OHIO, CLINTON COUNTY, SS
BE IT REMEMBERED THAT ON THIS 6th DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Donald G. Chafin and Jane J. Chafin AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/THEIR VOLUNTARY ACT AND DEED.

Corinne K. West
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES Sept 7, 1998
CORINNE K. WEST
Notary Public, State of Ohio
Commission Expires Sept. 7, 1998
Recorded in Clinton County

APPROVALS

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 1996

UNION TOWNSHIP ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 7 DAY OF June, 1996

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 10th DAY OF June, 1996

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS 23rd DAY OF July, 1996

COUNTY SANITARY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 1996

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 21st DAY OF June, 1996

CITY OF WILMINGTON PLANNING COMMISSION APPROVAL

UNDER AUTHORITY PROVIDED BY ACTS OF THIS 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 May 28, 1996.
David E. ...
...

| | |
|----------------|----------------|
| REVISIONS | DRAWN: _____ |
| | DATE: _____ |
| | CHECKED: _____ |
| ASBUILT: _____ | DATE: _____ |

McCARTY ASSOCIATES
Consulting Engineers-Architects-Surveyors
213 North High Street Hillsboro, Ohio 45133
(615) 388-9071 fax (615) 383-2480

THORNEWELL ESTATES
SECOND ADDITION
UNION TOWNSHIP
CLINTON COUNTY, OHIO

| | | |
|------------|---------------------------|---|
| FINAL PLAT | PROJECT NUMBER E96-103 | 1 |
| | 1"=100' | 1 |