

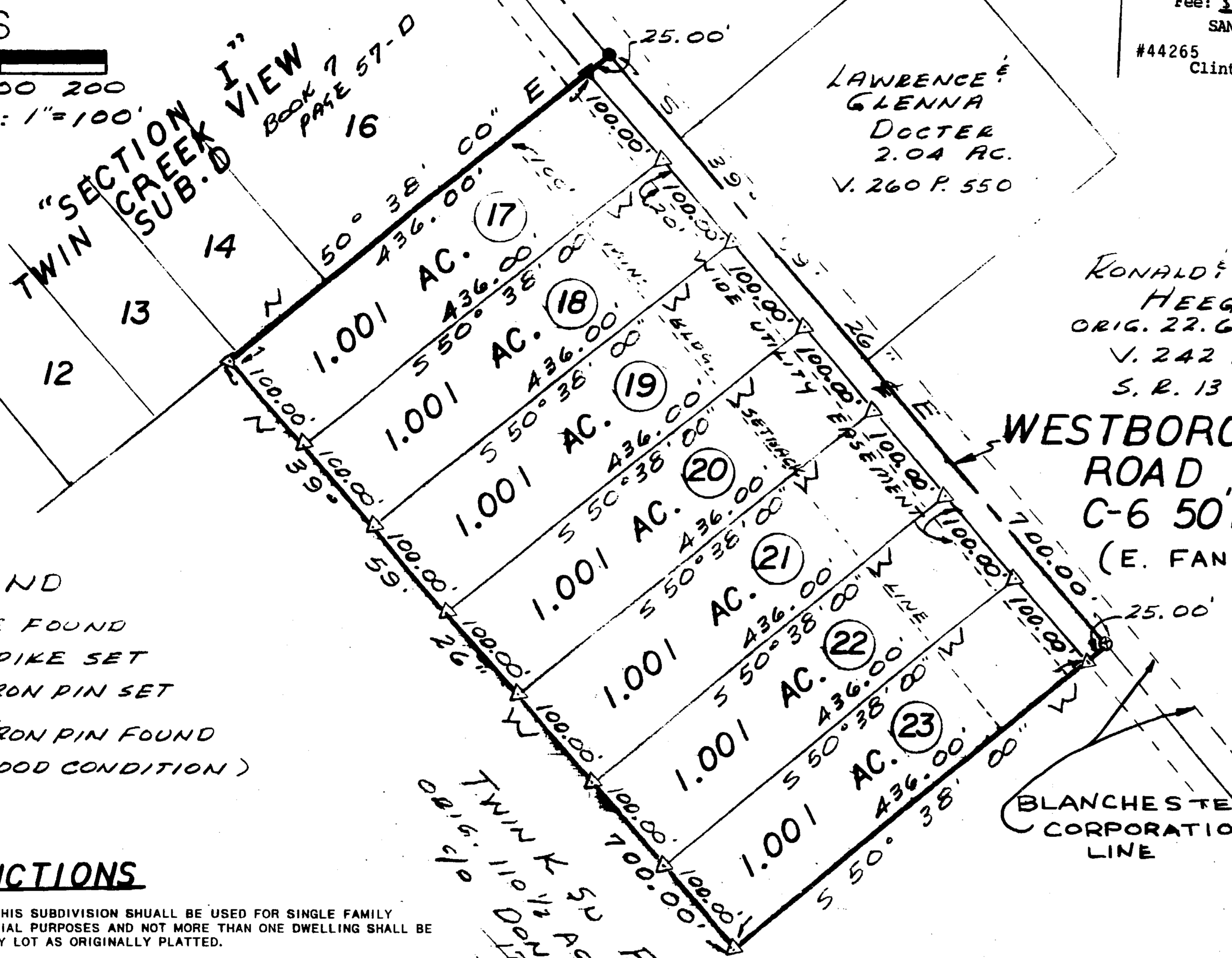
BEARINGS ARE MAGNETIC AND BASED UPON THE N 50° 38' 00" E LINE.

SOURCE OF DOCUMENTS ARE DEED RECORDS AS SHOWN ON PLAT.

SCALE: 1"=100'

RECEIVED FOR RECORD
Recorded: June 19, 1996
Book No. 7 Page: 62 D
96 JUN 19 AM 8:36
Fee: \$20.00
SANDRA K. WILT
Recorder
#44265
Clinton County, Ohio

VOLUME 27 PLAT NO. 09
CLINTON COUNTY ENGINEERS
RECORD OF LAND SURVEYS
DATE: 6-19-96
DEED REFERENCE
O. R. 200 P. 461



LEGEND
● SPIKE FOUND
⊙ 1/4" SPIKE SET
▽ 5/8" IRON PIN SET
▲ 5/8" IRON PIN FOUND
(ALL IN GOOD CONDITION)

RESTRICTIONS

- 1. 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.
- 2. THE GROUND FLOOR AREA OF ANY STRUCTURE EXCLUSIVE OF PORCHES AND GARAGES 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. NO LIVESTOCK OR POULTRY PERMITTED ON ANY LOT.
- 8. 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.

SECTION II
"TWIN CREEK VIEW"
SUBDIVISION

MILITARY SURVEY NO. 1121
VILLAGE OF BLANCHESTER
CLINTON COUNTY, OHIO
SCALE 1"=100' MARCH 7, 1996

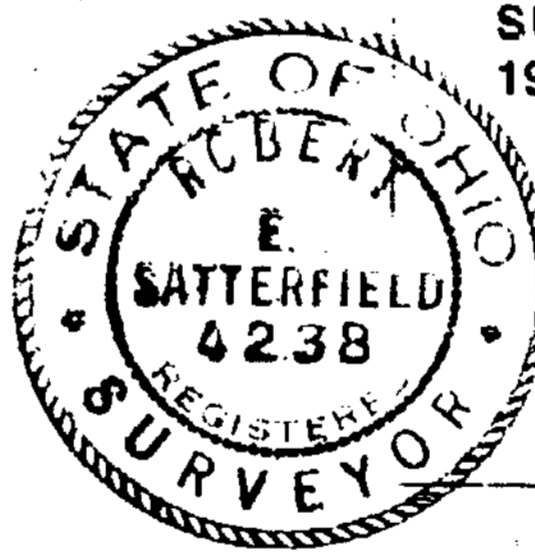
APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BLANCHESTER, OHIO ON THE 3rd TH DAY OF MAY, 1996.
Chairman Secretary

APPROVED BY THE VILLAGE COUNCIL OF BLANCHESTER, OHIO BY ORDINANCE NO. ON TH DAY OF 1996.
Mayor Clerk

I, DONALD E. SMITH, PRESIDENT OF TWIN K SU FARM, LTD., BEING THE OWNER OF THE 7.409 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 II OF TWIN CREEK VIEW SUBDIVISION" AND THAT SAID 7.409 ACRES CONSISTING OF 7.007 ACRES IN LOT NOS. 17 THROUGH 23 AND 0.402 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.

Witness
Daniel B. Millikan

Donald E. Smith



I DO HEREBY CERTIFY THAT THIS PLAT OF SECTION II "TWIN CREEK VIEW SUBDIVISION" IS CORRECT AND REPRESENT A SURVEY MADE BY ME ON MARCH 7, 1996.

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 6th TH DAY OF MAY, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DONALD E. SMITH TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT KNOWN AS "SECTION II OF TWIN CREEK VIEW SUBDIVISION" TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND YEAR FIRST WRITTEN ABOVE.

MY COMMISSION EXPIRES
3-5-2000

Raymond E. Huber
NOTARY PUBLIC
CLINTON COUNTY, OHIO

THE WITHIN PLAT IS PART OF THE ORIGINAL 110 1/2 ACRES AS ACQUIRED BY TWIN K SU FARM, LTD. C/O DONALD E. SMITH AS RECORDED IN O. R. 200 PAGE 461 OF THE RECORDER'S RECORDS OF CLINTON COUNTY, OHIO.

APPROVED FOR
MATHEMATICAL ACCURACY
Clinton County Engineer
For Margaret Walters
JUN 18 1996