

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER

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, STORM WATER 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 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 GTT

RECEIVED FOR RECORD
Recorded: JUNE 26
Plat Book No. 7 Page 28 A
98 JUN 26 AM 9:38
Fee: \$ 80.00
SANDRA K. Wilt
Recorder
Clinton County, Ohio

FINAL PLAT

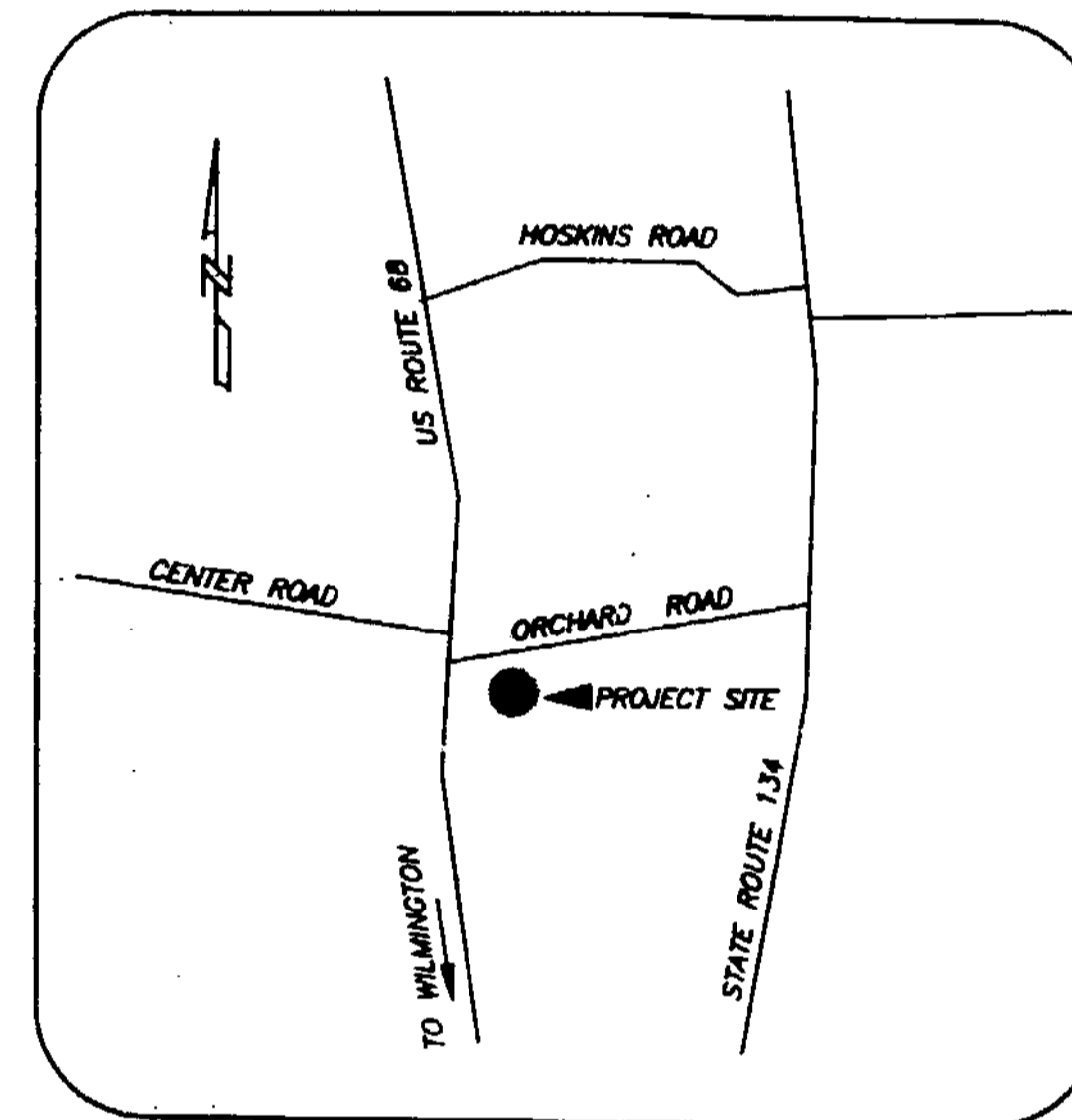
THORNEWELL ESTATES
THIRD ADDITION

CONTAINING 30.3193 ACRES

SITUATED IN

VIRGINIA MILITARY SURVEY No. 1057
UNION TOWNSHIP
CLINTON COUNTY, OHIO

MAY, 1998

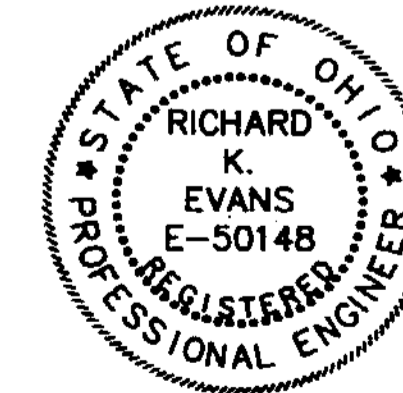


VICINITY MAP
NTS

COVENANTS AND RESTRICTIONS
THORNEWELL ESTATES

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 DEVELOPERS, THEIR AGENTS, HEIRS, 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 1,400 SQUARE FEET FOR A ONE-STORY DWELLING, 1,800 SQUARE FEET FOR A ONE AND ONE-HALF STORY OR TWO-STORY DWELLING... TEMPORARY 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 DESTROYED BY CONSTRUCTION OF ANY IMPROVEMENT SHALL BE RESTORED 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 BENEFIARIES 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 WILL 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 AT ANY TIME 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 LABELED "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.



ENGINEER

RICHARD K. EVANS, P.E.
REG. ENGR. NO. 50148
HENDERSON & BODWELL
3530 IRWIN SIMPSON ROAD
MASON, OHIO 45040

OWNERS

HUTCHENS-RHODES CORP. DONALD G. AND
P.O. BOX 145 JANE J. CHAFIN
WILMINGTON, OHIO 45177 1499 IRELAND RD
WILMINGTON, OHIO 45177

SURVEYORS RECORD
Book 29 Page 29
6-29-98
FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____, 19____ AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 19____ AT _____ M.
RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE: _____

BY: _____
DEPUTY CLINTON COUNTY RECORDER

COUNTY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF June 1998
William Temple, PE, PS.
CLINTON COUNTY ENGINEER

CLINTON COUNTY ZONING INSPECTOR
I HEREBY APPROVE THIS PLAT ON THIS 17 DAY OF June 1998
James D. Bunker, C.E.
CLINTON COUNTY ZONING INSPECTOR

COUNTY HEALTH DISTRICT
I HEREBY APPROVE THIS PLAT ON THIS 17 DAY OF June 1998
Matt Johnson, R.S.
CLINTON COUNTY HEALTH COMMISSIONER
Dept.

CLINTON COUNTY REGIONAL PLANNING COMMISSION
THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 19th DAY OF May, 1998.
Joseph Schellert
EXECUTIVE DIRECTOR

COUNTY COMMISSIONERS
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 26th DAY OF June, 1998.

COMMISSIONERS: David Meiser
Richard M. Meyers
Paul H. Hight

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 4/7/98, AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



STEVEN R. PENNINGTON P.S. NO. S-7215
HENDERSON & BODWELL
3530 IRWIN SIMPSON ROAD
MASON, OHIO 45040

DEED REFERENCE
SITUATE IN VIRGINIA MILITARY SURVEY NO. 1057 UNION TOWNSHIP, CLINTON COUNTY, OHIO, CONTAINING 30.3193 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 204 AND ALL OF THE SAME TRACTS AS CONVEYED TO HUTCHENS-RHODES CORP. AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 265 PAGE 646, CLINTON COUNTY, OHIO.

PREPARED BY
HENDERSON & BODWELL
CONSULTING ENGINEERS
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

SHT. 1 OF 2



JOB: CQL-2

Witness signatures: Donald G. Chafin, Jane J. Chafin, Cecelia Ann Meyer

Notary Public: Cecelia Ann Meyer, State of Ohio, My Commission Expires

Witness signatures: R. Douglas Hutchens, Cecelia Ann Meyer

Notary Public: Cecelia Ann Meyer, State of Ohio, My Commission Expires

Witness signatures: John P. Chambers, Cecelia Ann Meyer

Notary Public: Cecelia Ann Meyer, State of Ohio, My Commission Expires

CERTIFICATE OF OWNERSHIP
THE HUTCHENS-RHODES CORP. DOES HEREBY CERTIFY THAT THEY 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.

CERTIFICATE OF OWNERSHIP
WE DONALD D. CHAFIN AND JANE J. CHAFIN HIS WIFE, 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.

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 BY PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.