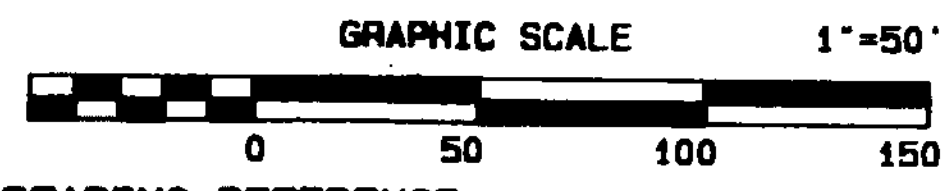


COVENANTS AND RESTRICTIONS

- (1) ANY BUILDING SHALL BE NO NEARER THAN FOUR (4) FEET OF ANY LOT LINE... NO FRONT PORCH SHALL BE CREATED... NO SIDE PORCH SHALL BE CREATED... NO REAR PORCH SHALL BE CREATED... NO PORCH SHALL BE CREATED... NO PORCH SHALL BE CREATED... NO PORCH SHALL BE CREATED...
- (2) NO SIDEWALK TRAILER, MOBILE HOME, CARAVAN OR TRAILER IS PERMITTED ON THE LAND NOR IS ANY... NO TRAILER, MOBILE HOME, CARAVAN OR TRAILER IS PERMITTED ON THE LAND NOR IS ANY... NO TRAILER, MOBILE HOME, CARAVAN OR TRAILER IS PERMITTED ON THE LAND NOR IS ANY...
- (3) NO SIGNAGE OR OFFENSIVE TRADE SHALL BE DISPLAYED ON THIS LAND, NOR SHALL ANYTHING BE DONE... NO SIGNAGE OR OFFENSIVE TRADE SHALL BE DISPLAYED ON THIS LAND, NOR SHALL ANYTHING BE DONE... NO SIGNAGE OR OFFENSIVE TRADE SHALL BE DISPLAYED ON THIS LAND, NOR SHALL ANYTHING BE DONE...
- (4) NO UNPAID BUILDING MATERIAL, JUNK, RUBBISH, OR TRASH SHALL BE LEFT EXPOSED ON ANY TRACT... NO UNPAID BUILDING MATERIAL, JUNK, RUBBISH, OR TRASH SHALL BE LEFT EXPOSED ON ANY TRACT... NO UNPAID BUILDING MATERIAL, JUNK, RUBBISH, OR TRASH SHALL BE LEFT EXPOSED ON ANY TRACT...
- (5) NO MOTOR OR DEGRADED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED... NO MOTOR OR DEGRADED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED... NO MOTOR OR DEGRADED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED...
- (6) NO POLYTR, PINE, COMB, BOATS OR OTHER LIVESTOCK MAY BE KEPT ON ANY TRACT... NO POLYTR, PINE, COMB, BOATS OR OTHER LIVESTOCK MAY BE KEPT ON ANY TRACT... NO POLYTR, PINE, COMB, BOATS OR OTHER LIVESTOCK MAY BE KEPT ON ANY TRACT...
- (7) THE PREMISES MUST BE KEPT NEAT AND CLEAN, AND BUILDINGS WELL PAINTED AND UNDERPAINT MUST... THE PREMISES MUST BE KEPT NEAT AND CLEAN, AND BUILDINGS WELL PAINTED AND UNDERPAINT MUST... THE PREMISES MUST BE KEPT NEAT AND CLEAN, AND BUILDINGS WELL PAINTED AND UNDERPAINT MUST...
- (8) THE HOLDER RESERVES THE RIGHT TO ENTER SAID PREMISES FOR THE PURPOSE OF CUTTING GRASS, REMOVING... THE HOLDER RESERVES THE RIGHT TO ENTER SAID PREMISES FOR THE PURPOSE OF CUTTING GRASS, REMOVING... THE HOLDER RESERVES THE RIGHT TO ENTER SAID PREMISES FOR THE PURPOSE OF CUTTING GRASS, REMOVING...
- (9) THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES... THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES... THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES...
- (10) IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE... IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE... IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE...
- (11) INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDICIAL OR COURT ORDER SHALL IN NO WAY AFFECT ANY... INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDICIAL OR COURT ORDER SHALL IN NO WAY AFFECT ANY... INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDICIAL OR COURT ORDER SHALL IN NO WAY AFFECT ANY...
- (12) ALL BUILDINGS TO BE ERRECTED, PLACED, OR ALTERED ON ANY PART OF THE PREMISES SHALL CONFORM WITH... ALL BUILDINGS TO BE ERRECTED, PLACED, OR ALTERED ON ANY PART OF THE PREMISES SHALL CONFORM WITH... ALL BUILDINGS TO BE ERRECTED, PLACED, OR ALTERED ON ANY PART OF THE PREMISES SHALL CONFORM WITH...
- (13) ANY STRUCTURE, MANUFACTURED OR OTHERWISE BUILT HOME TO BE PLACED ON THE PROPERTY MUST BE AT... ANY STRUCTURE, MANUFACTURED OR OTHERWISE BUILT HOME TO BE PLACED ON THE PROPERTY MUST BE AT... ANY STRUCTURE, MANUFACTURED OR OTHERWISE BUILT HOME TO BE PLACED ON THE PROPERTY MUST BE AT...
- (14) THE ABOVE COVENANTS AND RESTRICTIONS APPLY SPECIFICALLY TO THE TRACTS DEMONSTRATED HEREIN... THE ABOVE COVENANTS AND RESTRICTIONS APPLY SPECIFICALLY TO THE TRACTS DEMONSTRATED HEREIN... THE ABOVE COVENANTS AND RESTRICTIONS APPLY SPECIFICALLY TO THE TRACTS DEMONSTRATED HEREIN...
- (15) ALL LOTS SHOWN IN THE HEREIN SUBDIVISION ARE UNIMPROVED AND APPROVED AS RESIDENTIAL LOTS... ALL LOTS SHOWN IN THE HEREIN SUBDIVISION ARE UNIMPROVED AND APPROVED AS RESIDENTIAL LOTS... ALL LOTS SHOWN IN THE HEREIN SUBDIVISION ARE UNIMPROVED AND APPROVED AS RESIDENTIAL LOTS...
- (16) THE PRIVATE ROADWAY SERVING LOTS 20 - 25, SHALL BE MAINTAINED BY JOINT AND EQUAL ASSIGNMENT... THE PRIVATE ROADWAY SERVING LOTS 20 - 25, SHALL BE MAINTAINED BY JOINT AND EQUAL ASSIGNMENT... THE PRIVATE ROADWAY SERVING LOTS 20 - 25, SHALL BE MAINTAINED BY JOINT AND EQUAL ASSIGNMENT...
- (17) THERE SHALL BE NO ON-STREET PARKING ON THE EXTENDED PAVED ALLEY FRONTING LOTS 7 - 12... THERE SHALL BE NO ON-STREET PARKING ON THE EXTENDED PAVED ALLEY FRONTING LOTS 7 - 12... THERE SHALL BE NO ON-STREET PARKING ON THE EXTENDED PAVED ALLEY FRONTING LOTS 7 - 12...



BEARING REFERENCE
 BEARINGS WERE BASED UPON THE 1,350 ACRE TRACT,
 (OFFICIAL RECORD VOLUME 216, PAGE 795), AND
 RECORDED IN VOLUME 27, PLAT NO. 179, OF THE
 CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION,
 (N 63°21' 15" E ON THE SOUTHERLY LINE).

- LEGEND**
- SET 1/2" X 30" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.S. 7250.
 - SET P.K. MASONRY NAIL.
 - ◆ FOUND 1/2" IRON PIN.
 - ◆ FOUND 5/8" IRON PIN.
 - ◆ EXISTING FENCE.
 - NO EVIDENCE OF OCCUPATION EXISTS.

VOLUME 30 PLAT No. 06
CLINTON COUNTY ENGINEERS
ENGINEERS RECORD OF LAND DIVISION
 DATE 3-29-1999
 SCALE 1" = 50'
 RECEIVED FOR RECORD
 Recorded: March 26, 1999
 PlatBook No. 7 Page 81 A
 99 March 26 AM 10:51
 Fee: \$40.00
 SANDRA K. WILT
 Recorder
 Clinton County, Ohio
DEED REFERENCE
 VOLUME O.R. 209 PAGE 778
DEED REFERENCE:
 JO S. ROLFE
 (OFFICIAL RECORD VOLUME 209, PAGE 778.)
 TRACT 1, 13.491 ACRE TRACT,
 TRACT 2, 0.708 ACRE TRACT,
 TRACT 3, 1.350 ACRE TRACT,
 PARCEL 1, 0.330 AC.,
 PARCEL 2, 0.193 AC.,
 PARCEL 3, 1.350 AC.,
 REMAINDER 12.234 ACRES
DEVELOPERS:
 JO S. ROLFE
 772 GREENFIELD - SABINA RD.
 SABINA, OHIO 45169
NOTES:
 (1) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN
 (2) ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS DENOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MAY FEE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL SIDEWALKS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

February 11, 1999
 DATE
 J. D. Coffey
 OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SABINA VILLAGE COUNCIL, MADE UNDER MY DIRECTION, JANUARY, 1999, AND THAT ALL MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

Steven D. Webb
 STEVEN D. WEBB, REGISTERED SURVEYOR NO. 7250



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR VILLAGE OF SABINA, OHIO, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF SABINA VILLAGE COUNCIL AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.

MARCH 11, 1999
 DATE
 Mayor, Village of Sabina

CURVE DATA

CURVE	CHORD	DELTA	RADIUS	TANGENT	ARC LENGTH	
1	N 05°37' 47" W	86.44'	20°19' 13"	245.00'	43.91'	86.89'
2	S 05°37' 47" E	104.08'	20°19' 13"	295.00'	52.87'	104.62'
3	N 41°15' 25" W	143.35'	91°34' 27"	100.00'	102.78'	159.83'
4	S 41°15' 25" E	71.68'	91°34' 27"	50.00'	51.39'	79.91'
5	S 53°46' 45" E	27.39'	66°25' 48"	25.00'	16.37'	28.99'
6	S 53°46' 45" E	82.17'	66°25' 48"	75.00'	49.11'	86.96'
7	N 32°16' 48" W	107.17'	23°19' 55"	265.00'	54.71'	107.91'
8	S 32°16' 48" E	86.95'	23°19' 55"	215.00'	44.39'	87.55'
9	N 31°01' 35" W	82.65'	25°50' 21"	184.82'	42.40'	83.35'
10	S 31°01' 35" E	105.00'	25°50' 21"	234.82'	53.87'	105.90'
11	N 09°05' 40" W	34.64'	87°42' 39"	25.00'	24.02'	38.27'
12	N 25°51' 34" W	33.47'	25°47' 07"	75.00'	17.17'	33.75'
13	S 25°51' 34" E	55.78'	25°47' 07"	125.00'	28.61'	56.25'
14	N 26°01' 11" W	50.91'	15°48' 56"	184.82'	25.70'	51.07'
15	S 25°55' 58" E	63.95'	15°38' 08"	234.82'	32.28'	64.15'
16	N 38°56' 53" W	32.24'	10°00' 25"	184.82'	16.18'	32.28'
17	N 38°51' 09" W	41.70'	10°11' 14"	234.82'	20.93'	41.75'
18	N 38°36' 55" W	49.24'	10°39' 42"	265.00'	24.72'	49.31'
19	N 34°35' 50" W	69.83'	18°41' 33"	215.00'	35.39'	70.14'
20	N 26°56' 57" E	58.48'	12°40' 13"	265.00'	29.42'	58.60'
21	S 22°56' 02" E	17.40'	04°38' 22"	215.00'	8.71'	17.41'
22	N 23°48' 25" W	8.40'	05°25' 08"	75.00'	4.21'	8.40'

RECORD PLAT OF
ROLFE SUBDIVISION
 SITUATED IN
 MILITARY SURVEY NO. 837
 VILLAGE OF SABINA
 RICHLAND TOWNSHIP
 CLINTON COUNTY, OHIO
 BEING
 12.325 ACRES

TOTAL AREA = 12.325 ACRES
 TOTAL AREA IN STREETS AND ALLEY = 1.674 ACRES
 TOTAL AREA IN LOTS = 10.651 ACRES

PREPARED BY
A.S.A.P. SURVEYS
 545 GRAND AVE.
 SABINA, OHIO 45169
 FAX/PHONE (937) 584-2027

DATE	SCALE	DRAWN BY
JANUARY 10, 1999	1" = 50'	S. D. W.
CHECKED BY	JOB NUMBER	DRAWING NUMBER
S. D. W.	99006	99-0247

