

DARBYSHIRE ACRES SUBDIVISION

SURVEYORS RECORD
 Book 31 Page 12
 5-25-00

APPROVED
 CLINTON COUNTY ZONING DEPT.
 PER *[Signature]*
 DATE 5-25-00

[Signature]
 5/25/00

APPROVALS

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY PLANNING COMMISSION ON THIS
 16th DAY OF May, 2000

CLINTON COUNTY ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 22nd DAY OF May, 2000

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 22nd DAY OF May, 2000

COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS
 22nd DAY OF May, 2000

COUNTY SANITARY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2000

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 22nd DAY OF May, 2000

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2000

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS 22nd DAY OF MAY, 2000 AT 8:59 A.M.

RECORDED ON THIS 22nd DAY OF MAY, 2000 AT 8:59 A.M.

RECORDED IN PLAT BOOK NO. 7, PAGE 91A+B

FEES \$80.00

BY *[Signature]* DEPUTY

[Signature] CLINTON COUNTY RECORDER

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.

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 AND ENJOYMENT 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 COMPANY; RICHLAND COUNTY WATER CO., INC.; TCI CABLEVISION OF OHIO; AND GTE.

OWNER *[Signature]* FRANK B. SOLLARS, PARTNER
 OWNER *[Signature]* MICHAEL D. SOLLARS, PARTNER

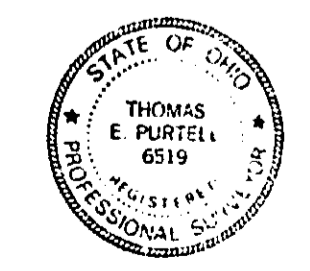
OWNER *[Signature]* JANET L. SOLLARS, PARTNER
 OWNER *[Signature]* JEFFREY A. SOLLARS, PARTNER

OWNER *[Signature]* BRIAN H. SOLLARS, PARTNER
 OWNER *[Signature]* JAMES S. SMITH, PARTNER

WITNESS *[Signature]* J. LARRY SMITH AS TO ALL
 WITNESS *[Signature]* DOROTHY SMITH AS TO ALL

STATE OF OHIO, CLINTON COUNTY, SS
 BE IT REMEMBERED THAT ON THIS 20th DAY OF May, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME FRANK B. SOLLARS, JANET L. SOLLARS, BRIAN H. SOLLARS, MICHAEL D. SOLLARS, JEFFREY A. SOLLARS, AND JAMES S. SMITH, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

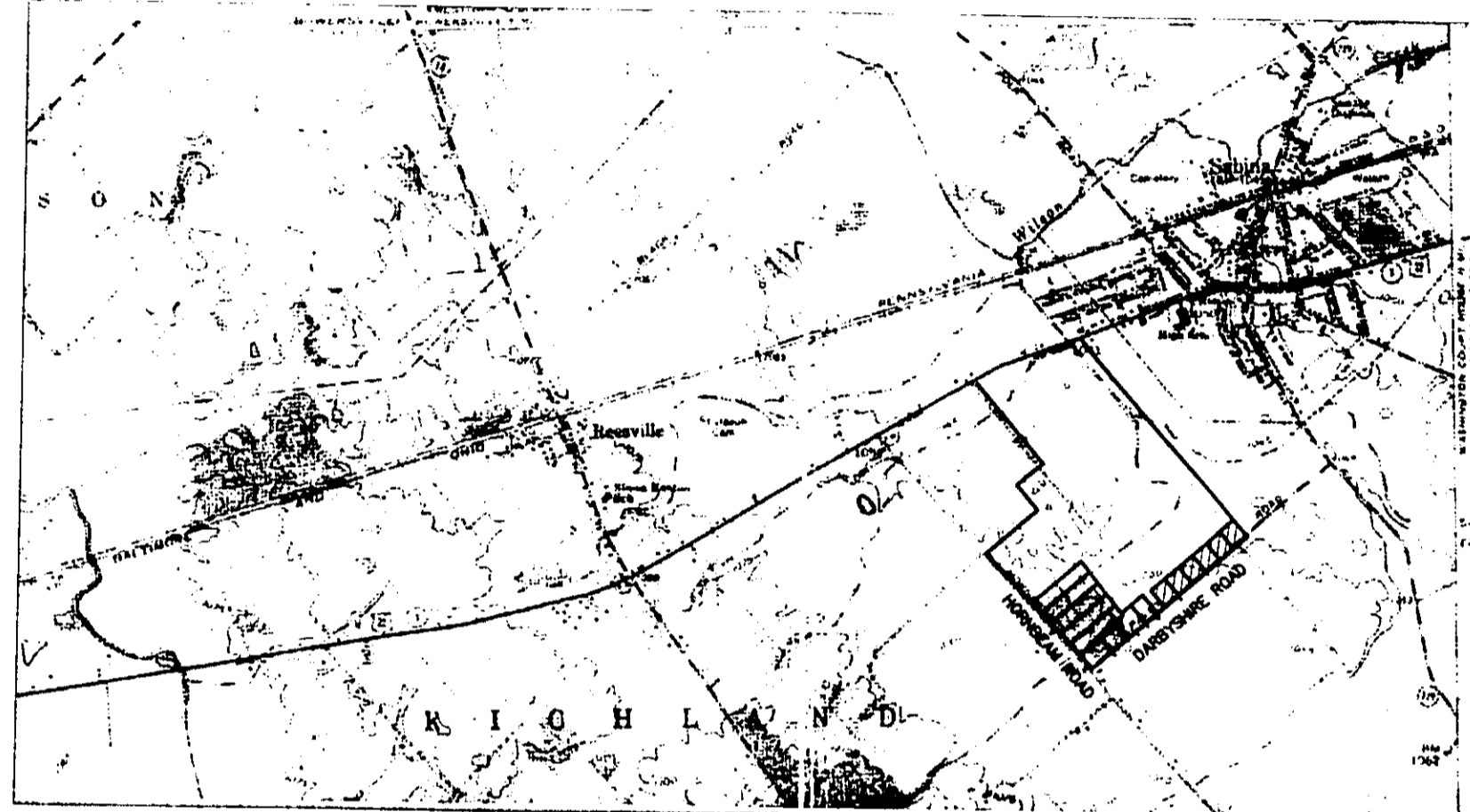
[Signature]
 NOTARY PUBLIC
 STATE OF OHIO
 MY COMMISSION EXPIRES 10-05-03



FINAL PLAT OF
 DARBYSHIRE ACRES SUBDIVISION
 RICHLAND TOWNSHIP, CLINTON COUNTY
 STATE OF OHIO
 V. M. S. NOS. 766

McCARTY ASSOCIATES
 Engineers Surveyors Architects
 218 N. High Street, Hill-Isle, Ohio 45131
 101 S. Main Street, Washington, OH 45680

DATE	SCALE	DRAWING NO.
JANUARY 10, 2000	N/A	S99-108 1/2



VICINITY MAP
 SCALE 1" = 1,000'

PROTECTIVE COVENANTS AND RESTRICTIONS

SHIP REGULATIONS AND ORDINANCES, IF MORE STRINGENT, WILL SUPERSEDE THESE RESTRICTIONS.

- THE FRONT BUILDING LINE SHALL BE 105 FEET FROM THE CENTERLINE OF THE EXISTING HIGHWAY.
- THE MINIMUM FLOOR AREA FOR A SINGLE STORY DWELLING SHALL BE 1600 SQUARE FEET, PLUS AN ATTACHED GARAGE WITH A MINIMUM AREA OF 500 SQUARE FEET, RESULTING IN A TOTAL SQUARE FOOTAGE OF SINGLE STORY DWELLINGS PLUS GARAGE OF 2100 SQUARE FEET. FOR ONE AND ONE-HALF AND TWO STORY DWELLINGS, THE MINIMUM LIVING AREA FOR THE GROUND FLOOR SHALL BE 1100 SQUARE FEET, AND MINIMUM LIVING AREA FOR THE SECOND FLOOR SHALL BE 500 SQUARE FEET, PLUS AN ATTACHED GARAGE, THE MINIMUM OF WHICH SHALL BE 500 SQUARE FEET, RESULTING IN A TOTAL SQUARE FOOTAGE OF ONE AND ONE-HALF AND TWO STORY DWELLINGS OF 2100. BREEZEWAYS AND SCREENED AND COVERED PORCHES ARE NOT INCLUDED IN COMPUTING SQUARE FOOTAGE.

- THE DEVELOPER, HIS SUCCESSOR, AND ASSIGNS, RESERVE THE RIGHT TO APPROVE VARIANCES IN THE FOREGOING STATED AREA AS THEY RELATE TO GARAGE AND LIVING AREA AS LONG AS THE TOTAL SQUARE FOOTAGE IN EACH DWELLING UNIT PLUS ATTACHED GARAGE IS A MINIMUM OF 2100 SQUARE FEET.
- NO HOUSE OR DWELLING UNIT SHALL BE ERRECTED THAT HAS A DETACHED GARAGE. A GARAGE MAY BE CONSIDERED AS BEING ATTACHED IF IT IS CONNECTED TO THE DWELLING A BY A COVERED PORCH OR BREEZEWAY.
- HOUSES SHALL BE CONSTRUCTED FROM FRAME, BRICK, STONE OR ANY COMBINATION OF THESE MATERIALS. ALL HOUSES SHALL BE CONSTRUCTED OF NEW MATERIALS WITH THE EXCEPTION THAT USED MATERIALS MAY BE USED FOR DECORATIVE APPEARANCE OR AS APPROVED BY THE DEVELOPER.

- NO BUILDING SHALL BE ERRECTED OR PLACED ON ANY LOT UNTIL CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE HOUSE ARE APPROVED BY THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, OR THEIR REPRESENTATIVE AS TO QUALITY OF WORKMANSHIP, MATERIALS, HARMONY OR EXTERIOR DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GRADE ELEVATION.
- CEMENT BLOCK CONSTRUCTION MAY BE USED ONLY IF FACED WITH BRICK, STONE, VINYL SIDING OR ALUMINUM SIDING.
- DECORATIVE FENCES OR HEDGES MAY BE ERRECTED OR PLANTED IN FRONT OF THE FRONT LINE OF THE HOUSE. FENCES EXCEPT PRIVACY FENCES, SHALL NOT BE MORE THAN 50 PERCENT CLOSED. FENCES OR HEDGES SHALL NOT BE MORE THAN FIVE FEET IN HEIGHT. NO CHAIN LINK OR WIRE FENCE SHALL BE ERRECTED IN FRONT OF THE DWELLING. PRIVACY FENCES MAY BE ERRECTED ON ANY LOT, BUT ERRECTION OF SUCH A FENCE SHALL BE ONLY AT THE REAR OF THE DWELLING LOCATED ON THE LOT AND SHALL BE RESTRICTED AS FOLLOWS:

THE PRIVACY FENCE SHALL BE ERRECTED NO FARTHER THAN 80 FEET TO THE REAR OF THE DWELLING. THE PRIVACY FENCE SHALL BE NO WIDER THAN THE WIDTH OF THE DWELLING HOUSE WITH ATTACHED GARAGE. THE PRIVACY FENCE SHALL NOT EXCEED EIGHT FEET IN HEIGHT.

- ANY ABOVE GROUND SWIMMING POOLS AND IN-GROUND SWIMMING POOLS SHALL BE ENCLOSED WITHIN PRIVACY FENCES AND LOCATED AT REAR OF DWELLING.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW OF ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

- HOUSES SHALL NOT BE OCCUPIED UNTIL FULLY COMPLETED EXCEPT BY OCCUPANCY PERMISSION ISSUED BY COUNTY OFFICIAL. GRADING OR LAWN, LANDSCAPING, AND INSTALLATION OF SIDEWALKS MUST BE COMPLETED WITHIN SIX MONTHS AFTER THE COMPLETION OF THE HOUSE, OR AS SOON AS POSSIBLE WEATHER PERMITTING.

- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. NO RECREATIONAL VEHICLE, MOTOR HOME, TRAILER, BOAT OR CONSTRUCTION EQUIPMENT CAN BE REGULARLY PARKED OR MAINTAINED ON THE PREMISES EXCEPT AT THE SIDE OR REAR OF THE HOUSE OR WITHIN THE GARAGE.

- ALL DWELLINGS ERRECTED ON ANY LOT SHALL BE SINGLE FAMILY DWELLING UNITS, AND NO OTHER BUILDINGS DESIGNED FOR MORE THAN ONE (1) FAMILY DWELLING SHALL BE PERMITTED.

- NO SINGLE WIDE HOUSE TRAILER, MOBILE HOME OR DOUBLE WIDE SHALL BE PLACED OR KEPT ON SAID PREMISES.

- NO COMMERCIAL, NOXIOUS OR OFFENSIVE TRADE OF ANY TYPE SHALL BE CARRIED ON SAID PREMISES, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE, OR DISTURB THE PEACE, COMFORT OR SERENITY OF THE NEIGHBORHOOD.

- NO NUISANCE OR OBNOXIOUS CONDITIONS SHALL BE MAINTAINED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO, TALL WEEDS, UNDERBRUSH, TALL GRASSES, AS IT PERTAINS TO THE SURROUNDINGS OF THE RESIDENCE. THE PROPERTY SHALL BE KEPT REASONABLY TRIM AND NEAT AT ALL TIMES. NO DISABLED OR UNLICENSED MOTOR VEHICLES SHALL BE PERMITTED ON SAID PREMISES, UNLESS STORED IN A BUILDING.

- NO SWINE, POULTRY, CATTLE, SHEEP, GOATS, OR LLAMAS ARE PERMITTED ON SAID PREMISES. NO DOG KENNELS SHALL BE PERMITTED ON ANY LOT.

- SITE RESTRICTIONS:
 FRONT = 105 FEET
 REAR YARD = 20 FEET
 SIDE YARD = 30 FEET

OWNER & DEVELOPER

S & S LAND COMPANY
 ATTN: JIMMY SMITH
 12778 U.S. ROUTE 62
 LEESBURG, OHIO 45135
 (937) 780-2529

CERTIFICATE OF OWNERSHIP

WE, FRANK B. SOLLARS, JANET L. SOLLARS, BRIAN H. SOLLARS, MICHAEL D. SOLLARS, JEFFREY A. SOLLARS, AND JAMES S. SMITH, THE PARTNERS OF S & S LAND COMPANY, DO HERBY 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.

OWNER *[Signature]* FRANK B. SOLLARS, PARTNER

OWNER *[Signature]* JANET L. SOLLARS, PARTNER

OWNER *[Signature]* BRIAN H. SOLLARS, PARTNER

OWNER *[Signature]* MICHAEL D. SOLLARS, PARTNER

OWNER *[Signature]* JEFFREY A. SOLLARS, PARTNER

OWNER *[Signature]* JAMES S. SMITH, PARTNER

NOTES

- EXISTING ZONE: A2 ADJOINING PROPERTIES: A2
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED WATER SUPPLY: DRILLED WELLS
- PROPOSED SEWAGE DISPOSAL: ON-SITE SEPTIC TANKS AND LEACHING FIELDS.
- THE PROPERTY LIES OUTSIDE FLOOD HAZARD AREA ZONE "A" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 390769 0005 B, DATED DECEMBER 16, 1977.
- ACREAGE IN LOTS = 13.9254 Ac.
 ACREAGE IN R/W = 1.3915 Ac.
 TOTAL ACREAGE = 15.3169 Ac.
- THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
- NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.
- DRAINAGE STATEMENT:
 THE CLINTON COUNTY COMMISSIONERS ASSUME 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 WATER COURSE.
- SITE RESTRICTIONS:
 FRONT = 105 FEET
 REAR YARD = 20 FEET
 SIDE YARD = 30 FEET

DEED REFERENCE

SITUATED IN V. M. S. NOS. 766, RICHLAND TOWNSHIP, CLINTON COUNTY, OHIO, CONTAINING 15.3169 ACRES AND BEING PART OF THE ORIGINAL 277.10 ACRES TRACT AS CONVEYED TO S & S LAND COMPANY AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD 290 - PAGE 274, CLINTON COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS IS AN ACCURATE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN MARCH, 1999, AND THAT ALL MONUMENTS AND CORNER PINS WILL BE SET AS SHOWN.
[Signature]
 THOMAS E. PURTELL, P. S. 6519