

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...

WITNESSES: *[Signatures]*

ACKNOWLEDGMENT

STATE OF OHIO S. S. BE IT REMEMBERED THAT ON THIS 28th DAY OF October, 2003, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME M. ERNIE BLANKENSHIP, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED...

MY COMMISSION Expires April 8, 2004. Notary Public, State of Ohio. M. ERNIE BLANKENSHIP

ACKNOWLEDGMENT

STATE OF OHIO S. S. BE IT REMEMBERED THAT ON THIS 27th DAY OF October, 2003, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JAMES CLARK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED...

MY COMMISSION Expires April 8, 2004. Notary Public, State of Ohio. BRENDIA GODLOVE

- 1. No more than one dwelling shall be permitted upon any lot as platted.
2. No singlewide or doublewide mobile homes shall be placed or kept on said premises.
3. No noxious or offensive trades shall be carried on any lot, nor shall anything be done thereon which may become an annoyance or nuisance...
4. No nuisance or obnoxious conditions shall be maintained on the property...
5. All buildings and other structures must be set back 75 ft. from the road right-of-way...
6. All dwellings constructed shall meet the following conditions:
a) One story style home shall contain a minimum of 1,500 square feet of living area
b) Two story style home shall contain a minimum of 1,800 square feet of living area
c) All basements, attics, garages, porches, decks, and breezeways are excluded from the square footage living area indicated above...
7. The construction of the dwelling house shall be completed within one year from the date of beginning construction.
8. Each dwelling shall include a two car attached or detached garage (minimum of 360 square feet)...
9. Animals - No 4-H projects, no swine or poultry shall be permitted on any tract...
10. Driveway shall be well maintained with gravel or other suitable surface.
11. Grantors are not responsible for construction of any fences.
12. There shall be no buildings or permanent structures of any kind permitted in the open space or drainage easement area.
13. There shall be no dirt bikes or other similar recreational vehicles permitted to ride in designated open space area.
14. These restrictions shall be deemed to run with the land and shall continue in force and effect for a period of 35 years from the date hereof...
15. Any owner shall have the right to enforce by any proceeding that law or equity any or all of these protective covenants and restrictions now or hereafter amended.

EASEMENT STATEMENT

EASEMENT SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES...

DRAINAGE STATEMENT

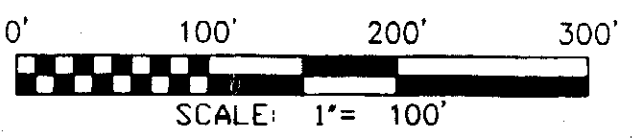
THE CLINTON COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT...

ACREAGE TABLE
LOTS 27.8321 AC.
R/W 2.1810 AC.
TOTAL 30.0131 AC.

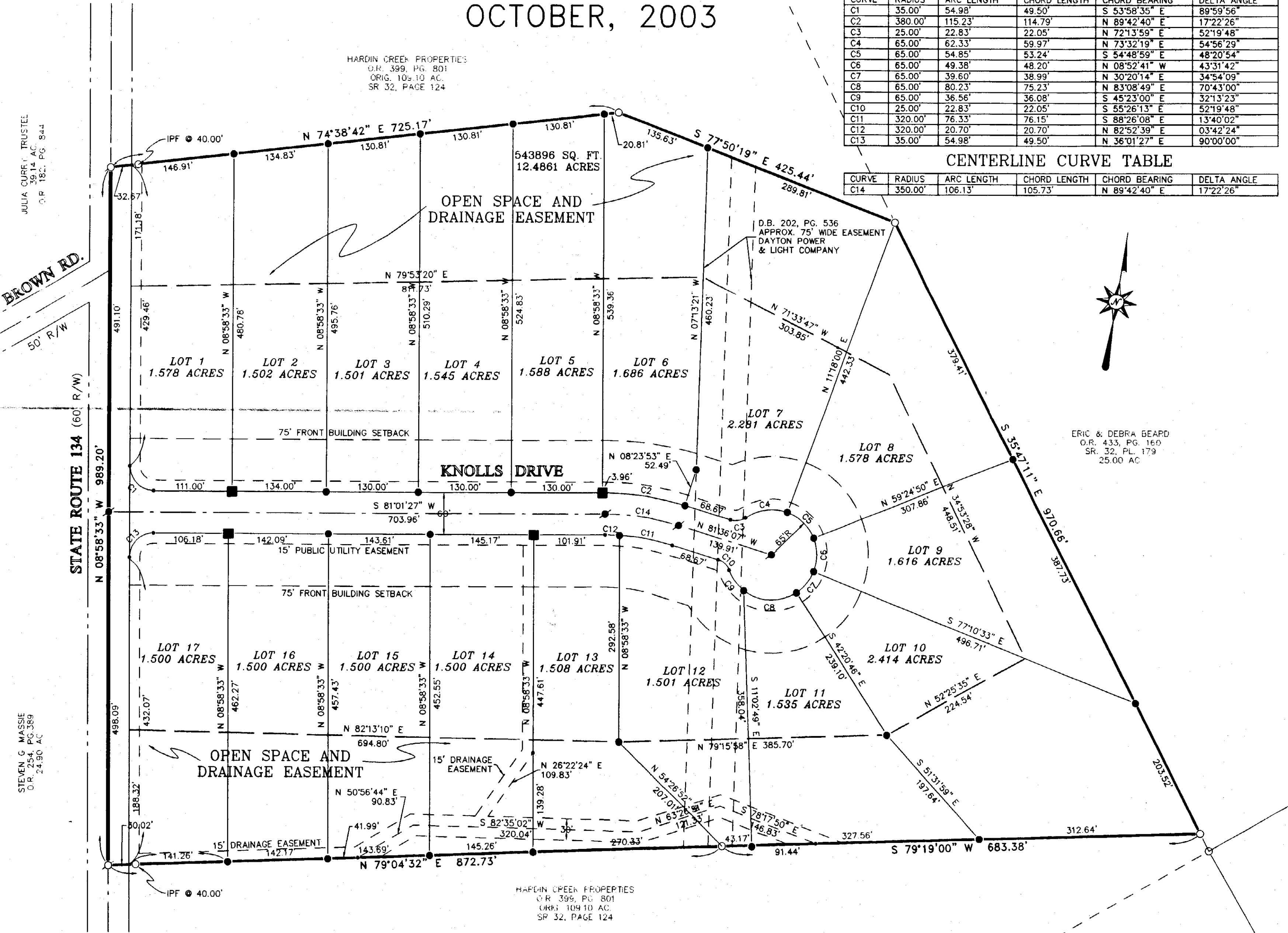
FINAL PLAN

THE KNOLLS

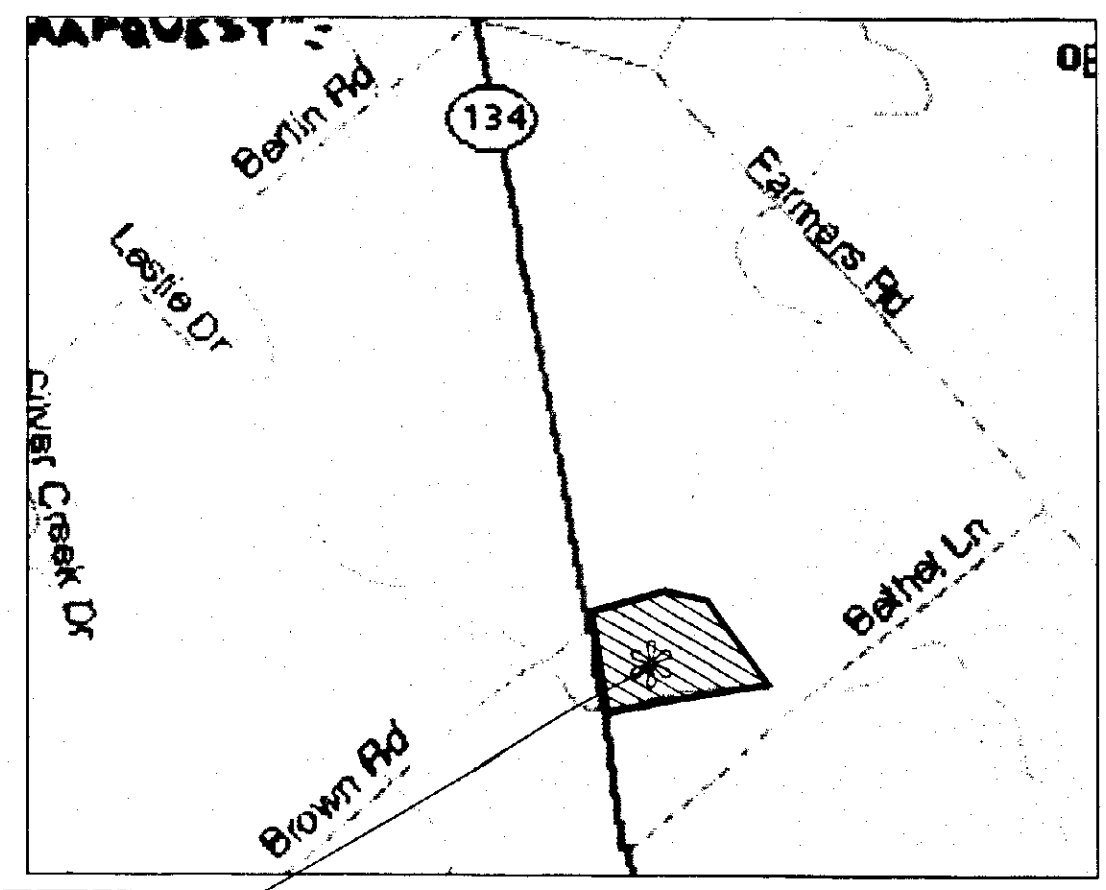
SITUATED IN MILITARY SURVEY NO. 2386 WASHINGTON TOWNSHIP CLINTON COUNTY, OHIO



OCTOBER, 2003



SITE DATA: SIZE OF TRACT: 30.013 ± AC. CURRENT ZONING: N/A. NUMBER OF LOTS: 17. EXISTING LAND USE: AGRICULTURAL. PROPOSED LAND USE: SINGLE-FAMILY RESIDENCE. MIN. LOT WIDTH: 110 FT. MIN. SIDE YARD SETBACK: 20 FT. MIN. REAR SETBACK: 20 FT. MIN. FRONT SETBACK: 50 FT.



LOT CURVE TABLE and CENTERLINE CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.

SURVEYORS RECORD Book 33 Page 219 11-17-2003

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 21st DAY OF October, 2003. EXECUTIVE DIRECTOR

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 5th DAY OF November, 2003. COUNTY ENGINEER

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 3rd DAY OF November, 2003. COUNTY ENGINEER

CLINTON COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 4th DAY OF November, 2003. CLINTON COUNTY HEALTH DISTRICT

LEGEND: FOUND SET symbols for 5/8" IRON PIN, PK NAIL, CONCRETE MONUMENT, POINT.

OWNER / DEVELOPER

B.C. PROPERTIES 115 WEST MAIN STREET WILMINGTON, OHIO 45177

BLANKENSHIP & ASSOCIATES CIVIL ENGINEERS-LAND SURVEYORS 115 W. MAIN STREET WILMINGTON, OHIO 45177 (937) 382-0704

RECEIVED FOR RECORD: Nov. 14, 2003 TIME RECORDED: 1:14 PM BOOK NO: 8 PAGE NO: 112-B FEE: \$ 80.00

APPROV. MATHEMATICAL ACCURACY CLINTON COUNTY ENGINEER

NOT SUBJECT TO ZONING DEPT. APPROVAL DATE 10-29-03

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN JUNE, 2003 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN. M. ERNIE BLANKENSHIP

