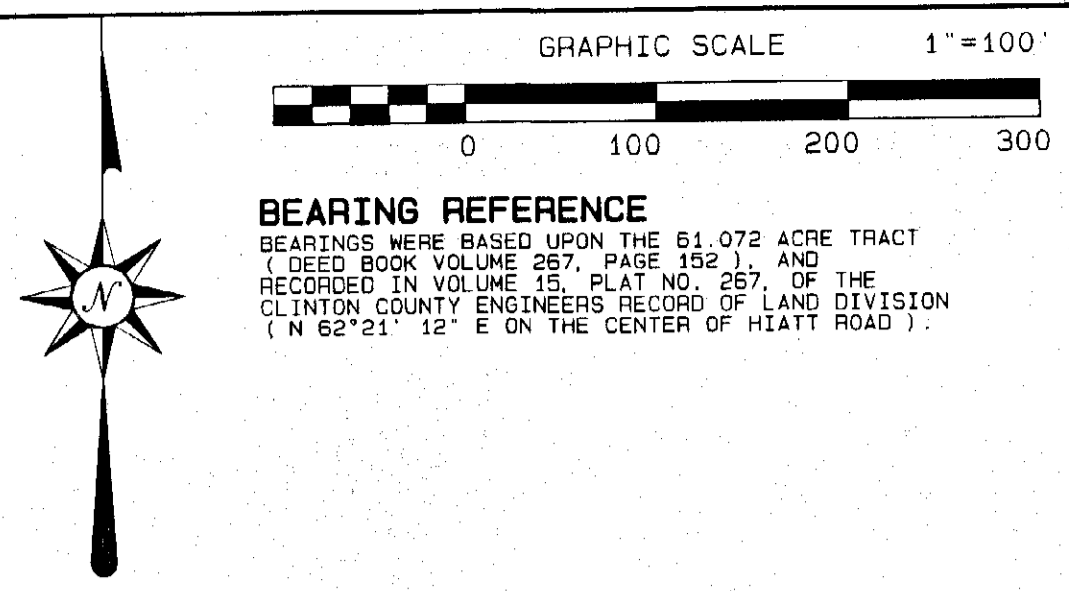
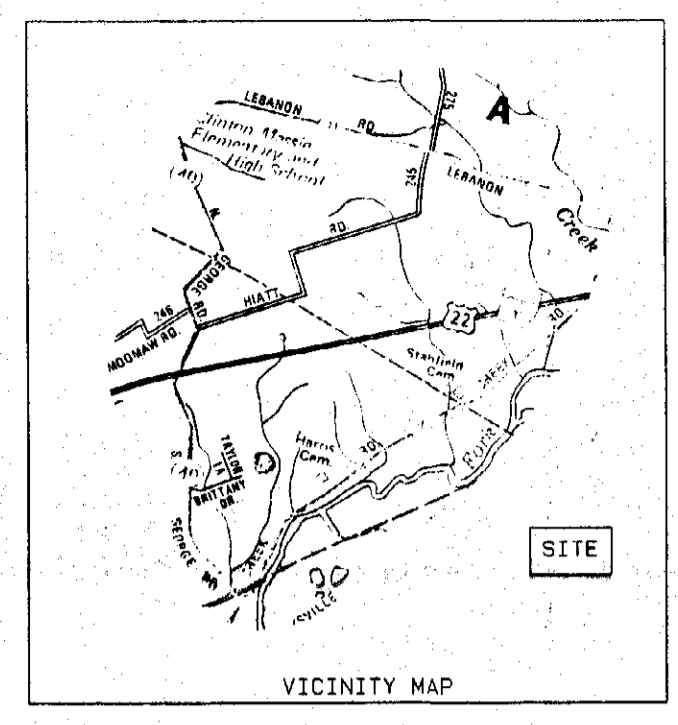
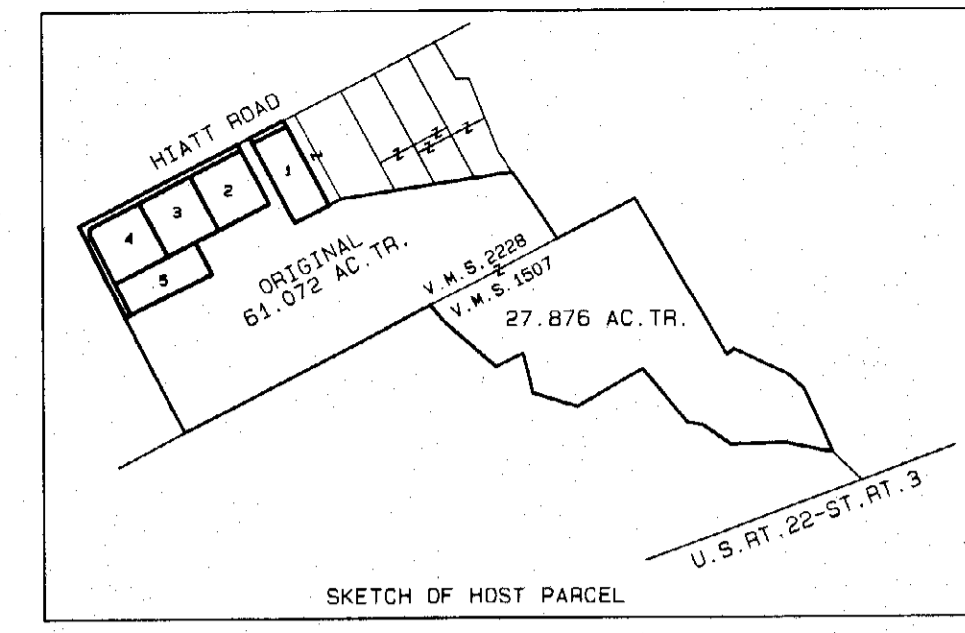


FINAL PLAT OF  
**DOODLE BUG ACRES**  
 SITUATED IN  
 VIRGINIA MILITARY SURVEY NO. 2228  
 ADAMS TOWNSHIP  
 CLINTON COUNTY, OHIO



CURVE DATA				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING & DISTANCE	DELTA ANGLE
1	35.00'	54.20'	N 17°59' 22" E 48.94'	88°43' 40"

**PROTECTIVE COVENANTS AND RESTRICTIONS**

- ALL RESIDENCES MUST CONTAIN A MINIMUM OF 1,600 SQUARE FEET OF LIVING AREA WITH REGARD TO SINGLE LEVEL BUILDINGS AND NOT LESS THAN 2,000 SQUARE FEET WITH A MINIMUM OF 1000 SQUARE FEET ON THE FIRST LEVEL OF TWO LEVEL DWELLINGS WITH ATTACHED TWO CAR GARAGE.
- ALL HOMES WILL BE BUILT ON THE LOT WITH NO CABIN, TENT, MOBILE HOME, MODULAR HOME DOUBLEWIDE, OR SHACK PERMITTED.
- A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR ALL RESIDENTIAL AND OUT BUILDING TO BE CONSTRUCTED SHALL BE SUBMITTED TO THE DEVELOPERS OF DOODLE BUG ACRES 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 OF DOODLE BUG ACRES, THEIR AGENTS, HEIRS, ADMINISTRATORS OR ASSIGNS BEFORE CONSTRUCTION BEGINS.
- NO OBNOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- ALL ELECTRIC AND TELEPHONE LINES TO EACH RESIDENCE SHALL BE UNDERGROUND.
- ALL TRASH AND GARBAGE SHALL BE STORED IN PROPER CONTAINERS AT ALL TIMES AND DISPOSED OF ON A WEEKLY BASIS. ALL LOTS WILL BE KEPT MOWED.
- AUTOMOTIVE VEHICLES OR TRAILERS OF ANY TYPE WITHOUT CURRENT LICENSE PLATES OR IN AN UNDESIRABLE CONDITION SO AS TO BE DEEMED DEAD STORAGE SHALL BE PROHIBITED, OTHER THAN IN A COMPLETELY ENCLOSED BUILDING.
- NO COMMERCIAL KENNEL OR ANIMAL SHELTER IS PERMITTED.
- THESE RESTRICTIONS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL CONTINUE IN FORCE AND EFFECT FOR A PERIOD OF 35 YEARS FROM DATE HEREOF AND SHALL BE AUTOMATICALLY RENEWED FOR A SUCCESSIVE 35-YEAR PERIOD UNLESS RELEASED OR REVISED BY WRITTEN RESOLUTION OR AGREEMENT OF TWO THIRDS OF ALL LANDOWNERS. THE DEVELOPERS HAVE THE RIGHT TO AMEND ANY AND ALL RESTRICTIONS AT THEIR DISCRETION.
- ANY OWNER SHALL HAVE THE RIGHT TO ENFORCE BY LAW OR EQUITY ANY OR ALL OF THE PROTECTIVE COVENANTS AND RESTRICTIONS NOW OR HERETOFORE AMENDED. FAILURE TO ENFORCE ANY PROVISION HEREUPON SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO HEREINAFTER. INVALIDATION OF ANY ONE OF THE PROVISIONS HEREBY BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISION HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

**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 STORMWATER DRAINAGE 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.

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 PROVIDING SUCH FOREVER, NO BUILDINGS OR OTHER STRUCTURES SHALL 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 TO SERVICE PROVIDERS, INCLUDING, BUT NOT LIMITED TO, DAYTON POWER AND LIGHT CO., WESTERN WATER COMPANY, TCI CABLEVISION OF OHIO AND STE.

*William E. Burnell*  
 WITNESS  
*William E. Burnell*  
 WILLIAM E. BURNELL  
 WITNESS

**ACKNOWLEDGMENT**

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 22<sup>nd</sup> DAY OF December, 2004, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME WILLIAM E. BURNELL WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Sharmal Ewing*  
 SHARMAL EWING  
 Notary Public, State of Ohio  
 My Commission Expires April 11, 2006  
 My Commission Expires April 11, 2006  
 Recorded in Clinton County NOTARY PUBLIC, STATE OF OHIO

**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, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

**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 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 WATERCOURSE.

**ZONING REQUIREMENTS:**

ZONING DISTRICT = A-2  
 MIN. LOT SIZE = 2.000 ACRES  
 MIN. ROAD FRONTAGE = 150.00 FEET  
 MIN. SIDE YARD = 30.00 FEET  
 MIN. REAR YARD = 20.00 FEET

**LEGEND**

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

ACREAGE TABLE	
LOTS	10.5139 AC.
R/W	1.3175 AC.
TOTAL	11.8314 AC.

**DEED REFERENCE**  
 WILLIAM E. BURNELL  
 D.B. 267 PG. 192  
 S.R. 15 PL. 267  
 ORIGINAL 61.072 AC.  
 (REMAINING PART)

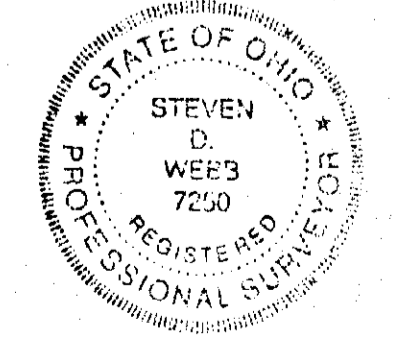
**OWNER / DEVELOPER:**  
 WILLIAM E. BURNELL  
 720 HIATT ROAD  
 CLARKSVILLE, OHIO 45113

SITE DATA	
SIZE OF TRACT:	(47.26 AC. ±) ORIG. 61.072 AC.
CURRENT ZONING:	AGRICULTURAL
NUMBER OF LOTS:	5
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENCE

UTILITIES	
WATER:	ON-SITE
SEWERAGE:	WESTERN WATER
ELECTRIC:	D. P. & L.
TELEPHONE:	VERIZON

NOTES  
 (1) ADJOINING PROPERTY IS ZONED A-2.



**CERTIFICATE OF SURVEYOR**  
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN JULY, 2004, AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.  
*Steven D. Webb*  
 STEVEN D. WEBB, REGISTERED SURVEYOR NO. 7250

**CLINTON COUNTY ENGINEER**  
 I HEREBY APPROVE THIS PLAT ON THIS 22<sup>nd</sup> DAY OF December, 2004.  
*William J. Temple, PE, PS.*  
 COUNTY ENGINEER

**CLINTON COUNTY RURAL ZONING COMMISSION**  
 I HEREBY APPROVE THIS PLAT ON THIS \_\_\_ DAY OF \_\_\_, 2004.  
 CLINTON COUNTY ZONING DEPARTMENT

**CLINTON COUNTY HEALTH DISTRICT**  
 I HEREBY APPROVE THIS PLAT ON THIS 22 DAY OF December, 2004.  
*Diane R. S.*  
 CLINTON COUNTY HEALTH COMMISSIONER

RECEIVED FOR RECORD: DEC-28-2004  
 TIME RECORDED: 12:45 P.M.  
 BOOK NO. 7 PAGE NO. 122 A  
 FEE: \$ 40.00  
 SANDRA K. WILT  
 Recorder  
 Clinton County, OH

**CLINTON COUNTY COMMISSIONERS**  
 WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 27<sup>th</sup> DAY OF December, 2004.  
 COMMISSIONERS: *Darleen M. Meyer*  
*William E. Burnell*

**CLINTON COUNTY REGIONAL PLANNING COMMISSION**  
 THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 21<sup>st</sup> DAY OF December, 2004.  
*James H. Phillips, Jr.*  
 EXECUTIVE DIRECTOR

APPROVED  
 CLINTON COUNTY ZONING DEPT.  
 PER *J. H. Webb*  
 DATE 12/23/04 ZONED A-2

REVISOR NOVEMBER 22, 2004		
PREPARED BY		
A.S.A.P. SURVEYS		
543 GRAND AVE.		
SABINA, OHIO 45169		
FAX/PHONE (937) 954-2027		
DATE	SCALE	DRAWN BY
JULY 29, 2004	1" = 100'	S.D.W.
CHECKED BY	JOB NUMBER	PLAT NUMBER
S.D.W.	81X24	D56X24C