

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NAVD 88 NORTHING	EASTING	NAVD 88 ELEVATION
CLI015	39°29'04.30535"N	83°56'11.02671"W	895.529	543914.6733	1563107.7661	1003.935
	RESIDUALS	ΔH = 0.106 SFT		ΔV = -0.021 SFT		
CLI015A	39°28'54.30127"N	83°56'16.48424"W	881.723	542909.4456	1562663.8333	990.155
	RESIDUALS	ΔH = 0.058 SFT		ΔV = -0.070 SFT		
CLI016	39°31'27.63292"N	83°50'47.79459"W	981.593	558023.8216	1588662.4558	1026.572
	RESIDUALS	ΔH = 0.115 SFT		ΔV = +0.013 SFT		
CLI016A	39°31'37.88569"N	83°50'50.56649"W	922.068	559064.2821	1588460.7633	1029.853
	RESIDUALS	ΔH = 0.064 SFT		ΔV = +0.073 SFT		

SITE BASE STATION "COLLETT(2001)" LOCAL SITE SETTINGS

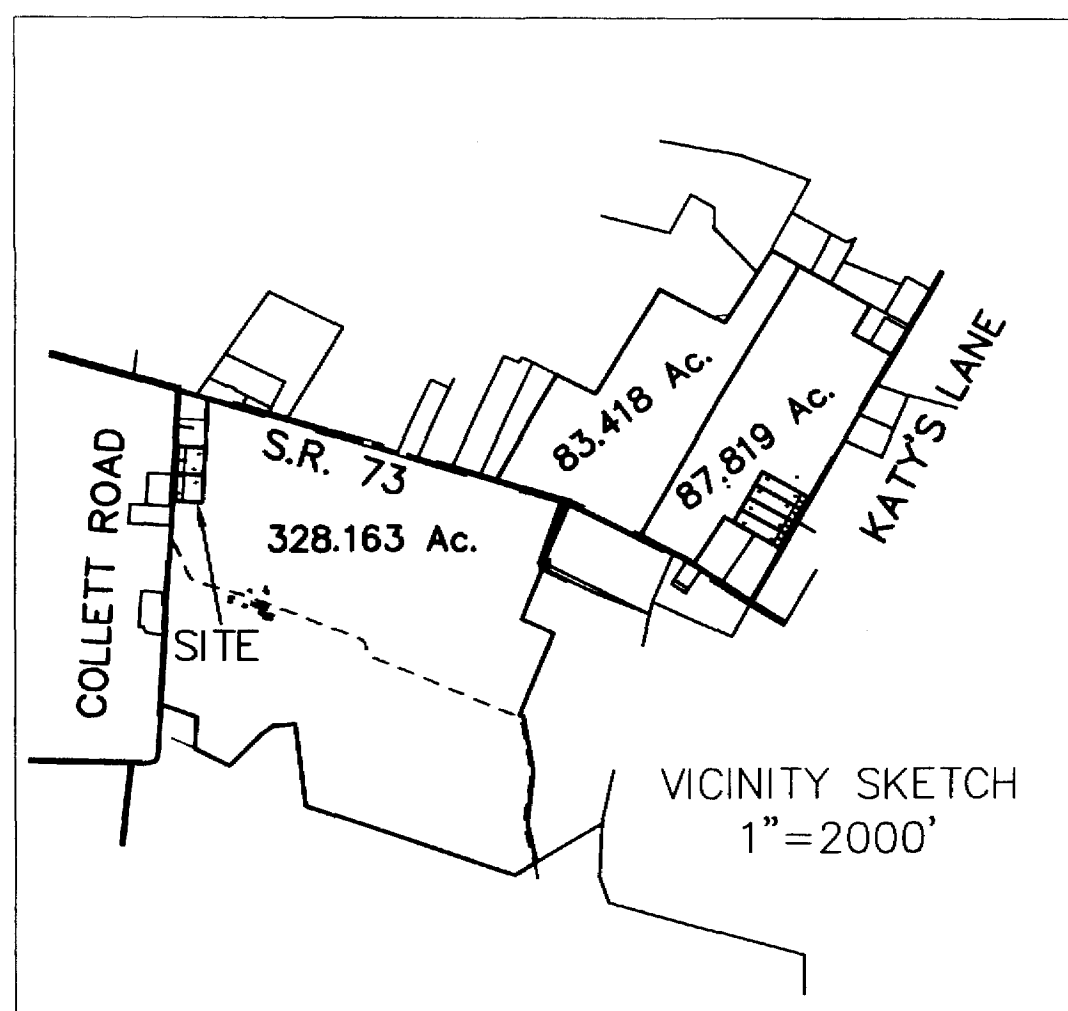
COLLETT (2001)	39°29'36.51760"N	83°58'02.06749"W	851.811	547313.292	1554456.231	960.308
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GROUND SCALE FACTOR: 1.0001029431	LOCAL GROUND COORDINATES NAVD 88
GEOID MODEL: GEOID03 (CONUS)	NORTHING EASTING ELEVATION
	547313.292 1554456.231 960.308
	UNITS ARE IN U.S. SURVEY FEET (SFT)

VOLUME 38 PLAT NO. 159
 CLINTON COUNTY ENGINEER'S 4-1-10
 RECORD OF LAND SURVEYS
 DATE MARCH 17, 2010
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD 774 PAGE 090
 TOWNSHIP CHESTER
 MILITARY SURVEY NUMBER 1994

PROTECTIVE COVENANTS AND RESTRICTIONS

- NO MORE THAN ONE DWELLING SHALL BE PERMITTED UPON ANY LOT. LOTS CANNOT BE FURTHER SUBDIVIDED WITHOUT DEVELOPERS WRITTEN PERMISSION.
- NO SINGLEWIDE OR DOUBLEWIDE MOBILE HOMES SHALL BE PLACED OR KEPT ON SAID PREMISES. ALL LOTS MUST BE STICK-BUILT HOMES ON SITE.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME ANNOYANCE OR NUISANCE, OR ON AN OCCASION, WHICH WILL OR MIGHT 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. PROPERTY SHALL BE KEPT REASONABLY TRIM AND NEAT AT ALL TIMES. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR TRASH. GARBAGE, TRASH, OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND ALL INCINERATORS OR OTHER DEVICES FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. NO DISABLED OR UNLICENSED MOTOR VEHICLES SHALL BE PERMITTED ON ANY TRACT HEREIN, UNLESS STORED IN A BUILDING.
- ALL BUILDINGS AND OTHER STRUCTURES MUST BE SET BACK 105 FT. FROM THE ROAD CENTERLINE, AND MUST ALSO BE SET BACK FROM THE SIDE BOUNDARY OF THE TRACT A MINIMUM OF 30 FT.
- ALL DWELLINGS CONSTRUCTED SHALL MEET THE FOLLOWING CONDITIONS:
 - ONE STORY TYPE STYLE HOME SHALL CONTAIN A MINIMUM OF 1,500 SQUARE FEET OF LIVING AREA;
 - TWO STORY TYPE STYLE SHALL CONTAIN A MINIMUM OF 2,000 SQUARE FEET OF LIVING AREA;
 - ALL BASEMENTS, ATTICS, GARAGES, PORCHES, DECKS, AND BREEZEWAYS ARE EXCLUDED FROM THE SQUARE FOOTAGE LIVING AREA INDICATED ABOVE. ALL DWELLINGS MUST HAVE A PERMANENT PERIMETER POURED OR BLOCK FOUNDATION;
 - ALL OUTBUILDINGS MUST BE PLACED TO THE REAR OF THE DWELLING;
 - NO PREVIOUSLY USED MATERIALS ARE PERMITTED FOR THE CONSTRUCTION OF THE RESIDENCE OR THE OUTBUILDING.
- THE CONSTRUCTION OF THE DWELLING HOUSE SHALL BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF BEGINNING CONSTRUCTION.
- EACH DWELLING SHALL INCLUDE A TWO CAR ATTACHED OR DETACHED GARAGE (MINIMUM OF 360 SQUARE FEET). IF THE SQUARE FOOTAGE OF THE HOME IS LESS THAN 1,800 SQUARE FEET THE GARAGE MUST BE ATTACHED. EACH DWELLING GREATER THAN 1,800 SQUARE FEET MAY INCLUDE A 2 CAR ATTACHED OR DETACHED GARAGE. ALL DWELLINGS MUST HAVE A FRONT COVERED PORCH OF NOT LESS THAN 35 SQUARE FEET.
- ANIMALS - NO 4-H PROJECTS, NO SWINE OR POULTRY SHALL BE PERMITTED. LARGE DOMESTIC FARM ANIMALS (INCLUDING BUT NOT LIMITED TO HORSES, CATTLE, SHEEP, GOATS, AND LLAMAS) ARE NOT PERMITTED. NOISE AND ODORS FROM ANY ANIMAL SHALL BE CONTROLLED SO THAT NEITHER SHALL BE OFFENSIVE TO ADJOINING NEIGHBORS. NO COMMERCIAL ANIMAL SHELTERS OR KENNELS ARE PERMITTED.
- DRIVEWAYS SHALL BE WELL MAINTAINED WITH GRAVEL OR OTHER SUITABLE SURFACE.
- GRANTORS ARE NOT RESPONSIBLE FOR CONSTRUCTION OF ANY FENCES.
- ARCHITECTURAL PLANS SHOWING THE FLOOR LAYOUT INCLUDING DIMENSIONS AND EXTERIOR MATERIALS SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE DEVELOPER MARK KRATZER.
- 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, AND SHALL BE AUTOMATICALLY RENEWED FOR A SUCCESSIVE 35 YEAR PERIOD UNLESS RELEASED OR REVISED BY A WRITTEN RESOLUTION OR AGREEMENT OF 2/3RDS 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 ANY PRECEDING AT LAW OR EQUITY ANY OR ALL THESE PROTECTIVE COVENANTS AND RESTRICTIONS NOW OR HEREAFTER AMENDED. FAILURE TO ENFORCE ANY PROVISION HEREOF SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO HEREAFTER. INVALIDATION OF ANY ONE OF THE PROVISIONS HEREOF BY JUDGMENT OR COURT ORDER SHALL IN NO WAY EFFECT ANY OTHER PROVISION HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 57° 56' 38.1") BETWEEN NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENTS "CLI015A" AND "CLI016A" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 1, 2009, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- P.K. NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊠ SPIKE (FOUND) UNDER THE PAVEMENT
- STONE (FOUND)
- ⊙ 1/2" IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "COLLETT 2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ⇒ DRAINAGE ARROW

ZONING INFORMATION:

EXISTING ZONE: A-3
 SIDE YARD SETBACK - 30 FEET
 REAR YARD SETBACK - 30 FEET
 BUILDING SETBACK - 105 FEET FROM CENTERLINE OF ROAD

NOTES

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.

DEED REFERENCE:

MARK A. KRATZER
 AND
 SUSAN M. KRATZER
 O.R. 774, PAGE 090
 328.163 Ac.
 S.R. 38, PL. 143

MINOR SUBDIVISION PLAT FOR
MARK KRATZER

CHESTER TOWNSHIP
 CLINTON COUNTY, OHIO
 V.M.S. No. 1994

McCARTY ASSOCIATES, LLC
 ARCHITECTS - ENGINEERS - SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH 513-722-0300 FAX 513-722-0500
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH 740-335-3816 FAX 740-335-5828
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MARCH 17, 2010	1"=100'	S09-241A