

# CAESAR CREEK VILLAGE SECTION TWO

CHESTER TOWNSHIP, CLINTON COUNTY, OHIO.

## DEVELOPER:

ROBERT A. BERNHARD  
1809 N. FAIRFIELD ROAD  
DAYTON, OHIO 45432

## PREPARED BY:

P. A. RODENBECK & ASSOCIATES  
1359 MEADOW BRIDGE DRIVE  
DAYTON, OHIO 45432

## DESCRIPTION:

BEING PART OF MILITARY SURVEY 570 IN THE TOWNSHIP OF CHESTER, COUNTY OF CLINTON, AND STATE OF OHIO, AND BEING A 29.813 ACRE SUBDIVISION OUT OF A 84 ACRE TRACT CONVEYED TO ROBERT A. BERNHARD BY DEED RECORDED IN DEED BOOK 223, PAGE 508 OF THE DEED RECORDS OF CLINTON COUNTY, OHIO.

ACREAGE CONTAINED IN DEDICATED ROADS IS 2.037 ACRES.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

P. A. RODENBECK & ASSOCIATES

*Harry Hahn*  
REGISTERED SURVEYOR NO. 5575  
STATE OF OHIO.

## COVENANTS:

1. THE PRIMARY PURPOSE OF THIS DEVELOPMENT IS FOR THE CREATION OF AN OPEN SPACE RESIDENTIAL COMMUNITY AND THE PRIVATE ENJOYMENT OF OUT-OF-DOOR RECREATION AND WILL SO PROVIDE FOR THE OWNERS OF THE LOTS PURCHASED A HEALTHFUL ATMOSPHERE FOR THEMSELVES, THEIR CHILDREN AND FRIENDS.
2. ALL LOTS SHALL HAVE A MINIMUM OF ONE ACRE LOT AREA.
3. THE OWNERS OF ALL LOTS IN THE SUBDIVISION SHALL BE REQUIRED TO MAINTAIN ALL NATURAL STORM DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER SHALL HAVE NO INTERFERENCE.
4. NO BUILDING MATERIALS, JUNK OR RUBBISH, SHALL BE LEFT ON ANY LOT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
5. NO WASTE MATERIAL PILES, DISCARDED AUTOMOBILES, MACHINERY, ETC. MAY BE STORED ON ANY LOT.
6. ALL CAMPING TRAILERS SHALL BE LIMITED ON ANY LOT TO FORTY-FIVE (45) CONSECUTIVE DAYS.

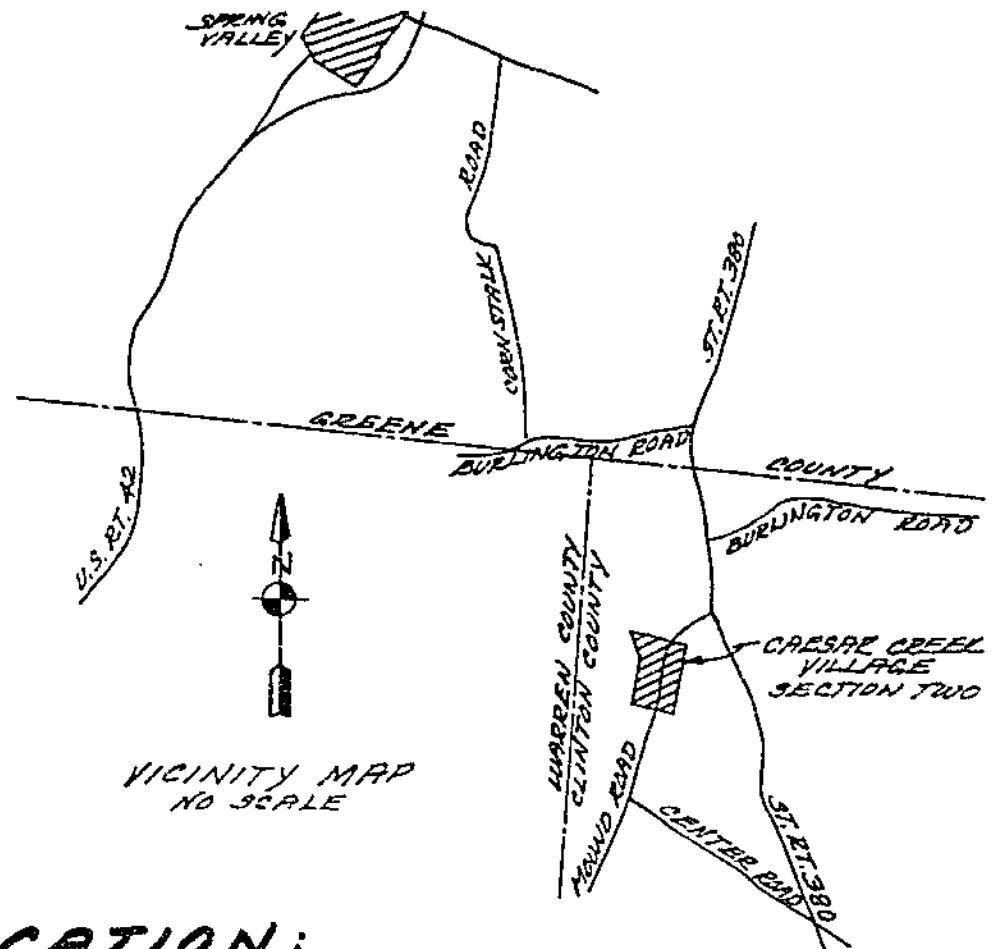
## ACCEPTANCE AND APPROVAL:

THIS PLAT IS APPROVED AND DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR STREETS IS ACCEPTED THIS 8<sup>th</sup> DAY OF July 1974.

*Carroll C. Harkness*  
COMMISSIONER  
*Estel Smelser*  
COMMISSIONER  
*D. M. [Signature]*  
COMMISSIONER  
*Helen L. [Signature]*  
CLERK

## RECORDER:

RECEIVED FOR RECORD  
RECORDED  
JUL 11 1974  
CLINTON COUNTY, OHIO



## DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND VOLUNTARILY CONSENT TO THE DEDICATION OF STREETS AS SHOWN HEREIN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES 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 OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

*Stephen Rodenbeck*

ROBERT A. BERNHARD

*Phyllis J. Rodenbeck*

MARJORIE F. BERNHARD  
(his wife)

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF JULY, 1974, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT A. BERNHARD AND MARJORIE F. BERNHARD, HIS WIFE, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

*Paul Rodenbeck*  
NOTARY PUBLIC FOR MONTGOMERY COUNTY  
MY COMMISSION EXPIRES OCT. 6, 1975.

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

ROBERT A. BERNHARD, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIENHOLDERS HAVE UNITED IN THIS EXECUTION.

*Robert A. Bernhard*  
ROBERT A. BERNHARD

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON JULY 5, 1974.

*Paul Rodenbeck*  
NOTARY PUBLIC FOR MONTGOMERY COUNTY  
MY COMMISSION EXPIRES OCT. 6, 1975