

CAESAR CREEK VILLAGE SECTION THREE

CHESTER TOWNSHIP, CLINTON COUNTY, OHIO,
CONTAINING 53.608 ACRES

DEVELOPER:

DOT'S SUPER MARKET, INC.
2250 PATTERSON ROAD
DAYTON, OHIO 45420

PREPARED BY:

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

DESCRIPTION:

AREAGE CONTAINED IN DEDICATED
ROADS IS 4.718 ACRES

BEING PART OF MILITARY SURVEY 570 IN THE
TOWNSHIP OF CHESTER, COUNTY OF CLINTON, AND
STATE OF OHIO, AND BEING A 53.608 ACRE SUBDIVISION
BEING 4.170 ACRES OUT OF A 70 ACRE TRACT
CONVEYED TO DOT'S SUPER MARKET, INC. BY DEED RE-
CORDED IN DEED BOOK 211, PAGE 584 AND BEING 9.438
ACRES OUT OF AN 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.

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

P. A. BODENBECK & ASSOCIATES

Harold Kaine
REGISTERED SURVEYOR NO. 5575
STATE OF OHIO.

COVENANTS:

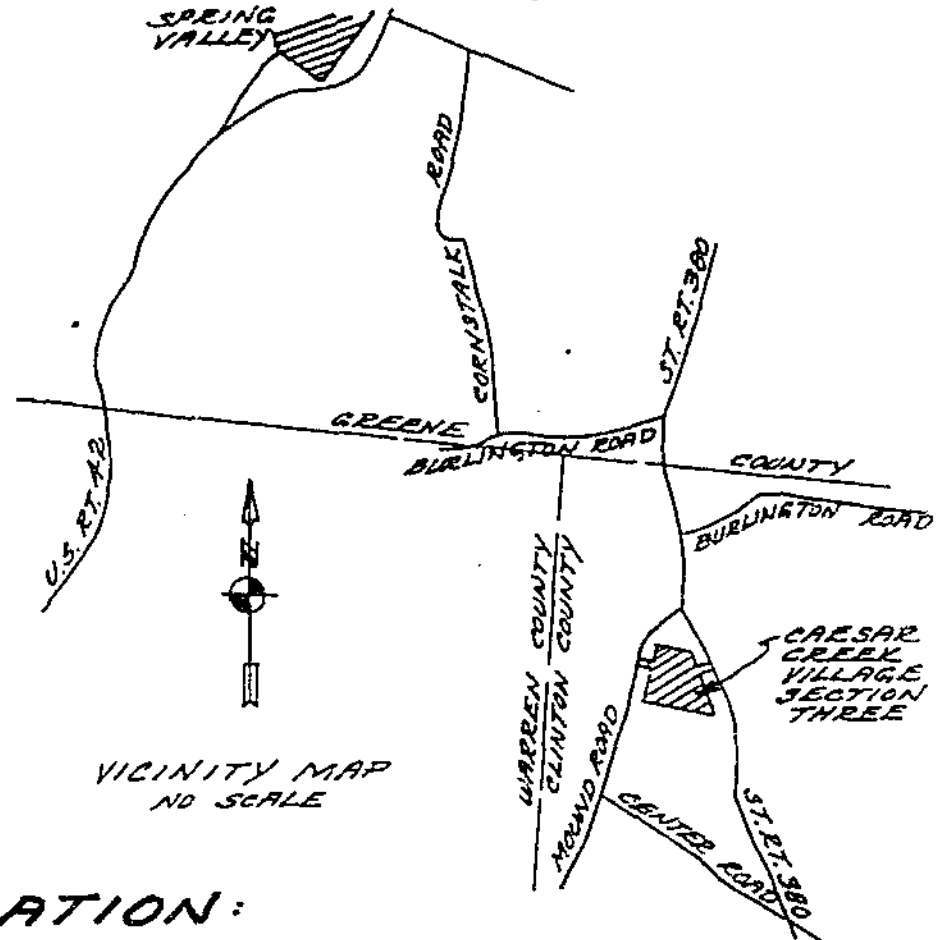
1. THE PRIMARY PURPOSE OF THIS DEVELOPMENT IS FOR THE CREATION OF AN OPEN SPACE RESIDENTIAL COMMUNITY AND THE PRIVATE ENJOYMENT OF OUT-OF-DOOR RECREATION AND WILL SO PROVIDE FOR THE OWNERS OF THE LOTS PURCHASED A HEALTHFUL ATMOSPHERE FOR THEMSELVES, THEIR CHILDREN AND FRIENDS.
2. ALL LOTS SHALL HAVE 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.

ACCEPTANCE AND APPROVAL:

THIS PLAT IS APPROVED AND DEDICATION OF THE
LAND SHOWN ON THIS PLAT FOR STREETS IS
ACCEPTED THIS DAY OF 1975.

D. W. F. P.
COMMISSIONER
Estel Snyder
COMMISSIONER
Wilene J. Rammello
CLERK

RECORDER:



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 DOT'S SUPER MARKET, INC.
IN THE PRESENCE OF:

ROBERT A. BERNHARD, PRESIDENT

ROBERT A. BERNHARD

Sandra L. Robinson
MARJORIE S. BERNHARD
HIS WIFE
STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 3RD DAY OF MARCH
1975 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY CAME DOT'S SUPER
MARKET, INC. BY ROBERT A. BERNHARD, ITS PRESIDENT,
AND PERSONALLY CAME ROBERT A. BERNHARD AND
MARJORIE S. BERNHARD, HIS WIFE, TO ME KNOWN AND
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

Paul Bodenbeck
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

IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SET MY HAND AND
NOTARY SEAL ON MARCH 3, 1975

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