

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATED, 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.

09:23 A.M.
Received For Record October 29, 2001
Recorded: October 29, 2001
Book No: 7 Page: 100 A
Fee: \$ 40.00
SANDRA K. WILT
Recorder
Clinton County, OHIO

SNOWHILL ACRES

SITUATED IN
MILITARY SURVEY NOS. 1192 & 1320
GREEN TOWNSHIP
CLINTON COUNTY, OHIO

JULY, 2001

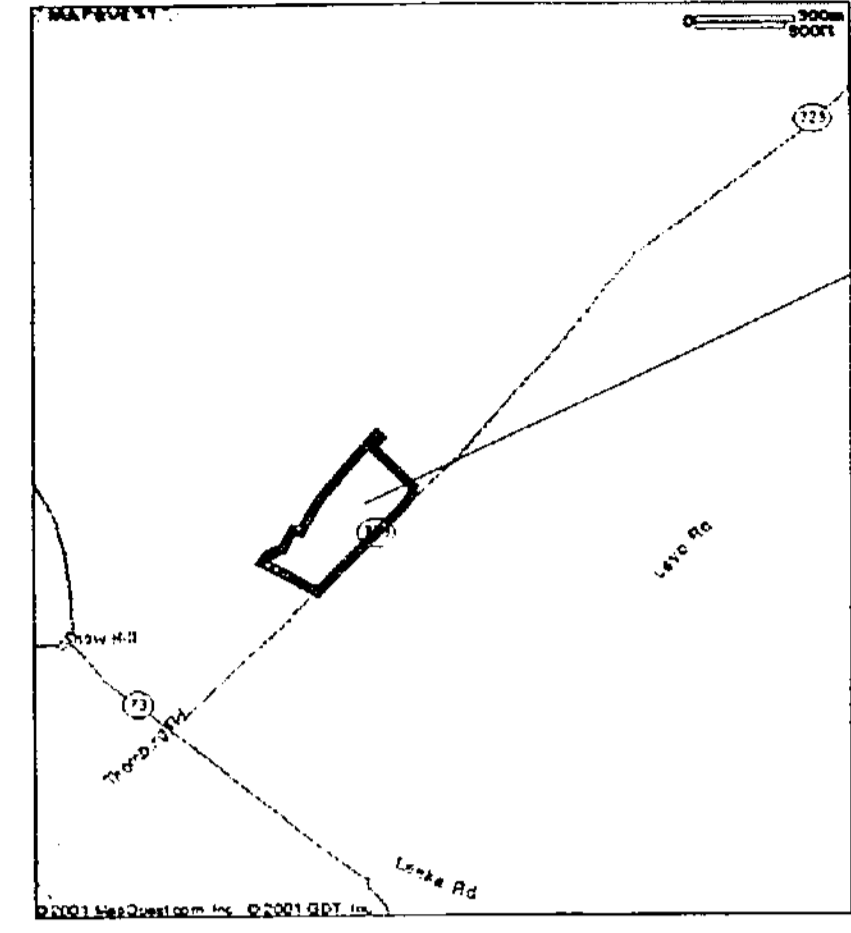
SITE DATA

SIZE OF TRACT:	28 AC.
CURRENT ZONING:	A-2
NUMBER OF LOTS:	11
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENCE
MIN. LOT WIDTH:	150 FT.
MIN. SIDE YARD SETBACK:	30 FT.
MIN. REAR SETBACK:	20 FT.

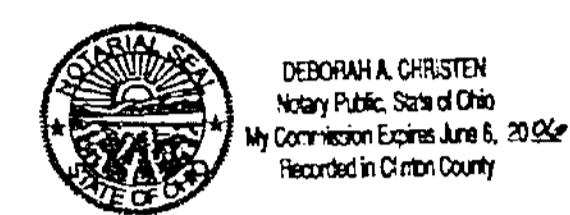
NOTES

- ADJOINING PROPERTY IS ZONED A-2
- THERE SHALL BE NO PRIVATE INGRESS/EGRESS ACCESS ONTO STATE ROUTE 729. ALL DRIVEWAYS MUST ACCESS MULLIGAN DRIVE.
- THIS SITE IS AN UNZONED FLOOD AREA ACCORDING TO FEMA COMMUNITY PANEL NUMBER 390764 0005B.
- BASIS OF BEARINGS S 37°38'29" E FROM OR 259, PAGE 478.
- DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
- OCCUPATION IN GENERAL FITS SURVEY.
- ALL MONUMENTS IN GOOD CONDITION.

SURVEYORS RECORD
Book 32 Page 46
10-29-01



Witness signatures: Mike McFadden, Steve Kenney, Paul P. Fear



ACKNOWLEDGMENT

STATE OF OHIO S. S.
BE IT REMEMBERED THAT ON THIS 24 DAY OF October, 2001, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Mike McFadden & Steve Kenney 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.
June 6, 2006 Deborah A. Christen
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF OHIO

ACREAGE TABLE

LOTS	24.5280 AC.
R/W	3.4111 AC.
TOTAL	27.9391 AC.

CURVE TABLE

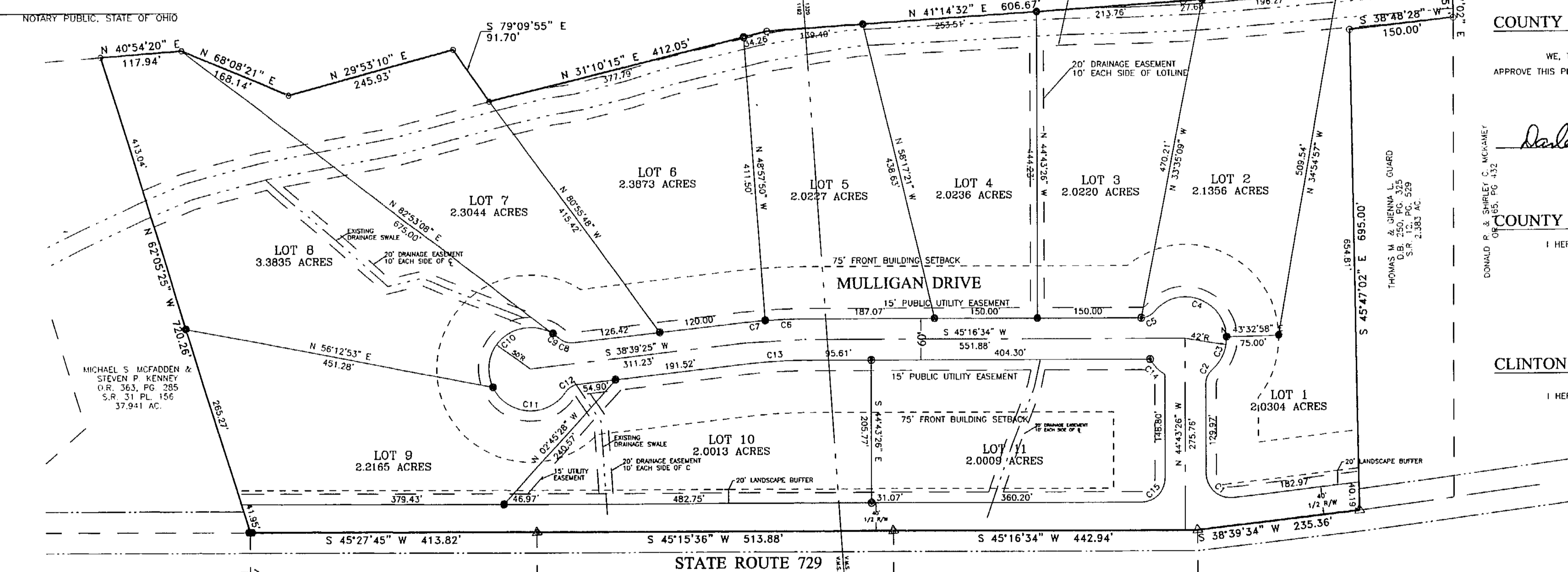
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	59.02'	52.27'	S 86°55'04" W	96°37'00"
C2	25.00'	21.68'	21.00'	N 19°53'02" W	49°40'47"
C3	60.00'	53.83'	52.65'	N 20°44'51" E	51°24'24"
C4	60.00'	144.46'	112.01'	S 64°34'22" W	113°57'11"
C5	25.00'	21.68'	21.00'	S 20°26'10" W	49°40'47"
C6	780.00'	57.72'	57.71'	S 43°09'22" W	04°14'24"
C7	780.00'	32.39'	32.39'	S 39°50'48" W	02°27'45"
C8	25.00'	21.68'	21.00'	S 63°29'48" E	49°40'47"
C9	60.00'	11.42'	11.40'	N 82°53'08" E	10°54'09"
C10	60.00'	154.93'	115.34'	S 03°27'43" W	147°55'40"
C11	60.00'	125.20'	104.19'	N 48°14'01" E	120°30'48"
C12	25.00'	21.68'	21.00'	N 13°49'01" E	49°40'47"
C13	720.00'	83.18'	83.13'	N 41°57'59" E	06°30'09"
C14	60.00'	31.42'	31.06'	S 85°43'26" E	30°00'00"
C15	35.00'	54.98'	49.50'	N 00°16'34" E	90°00'00"

ACKNOWLEDGMENT

STATE OF OHIO S. S.
BE IT REMEMBERED THAT ON THIS ___ DAY OF ___, 200___, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME 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.

PROTECTIVE COVENANTS AND RESTRICTION SNOWHILL ACRES

- NO BUILDING SHALL BE ERRECTED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE LOT LINE THAN THE BUILDING SETBACK AS SHOWN ON THE RECORDED PLAT.
- NO TRUNKER, BASEMENT, TENT, SHACK, GARAGE, OR OTHER OUTBUILDING ERRECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE. EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
- DEBRIS AND UNUSED MATERIALS SHALL BE REMOVED OR STORED OUT-OF-SIGHT IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED AND OCCUPANCY OBTAINED.
- THE OWNERS OF ALL BUILDING LOTS WITHIN THE SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS, STREAMS, AND DITCHES IN SUCH A MANNER AS TO NOT INTERFERE OR HINDER THE NORMAL FLOW OF WATER. ALL DRIVEWAYS SHALL HAVE STORM WATER CULVERT PIPES PER CLINTON COUNTY STANDARDS.
- EASEMENTS, AS SHOWN ON THE RECORDED PLAT FOR EACH LOT, ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND REPAIR, AND SURFACE WATER DRAINAGE. IMPROVEMENTS MADE IN SUCH AREAS OF EASEMENT BY THE OWNER (S) ARE AT THE RISK OF THE PROPERTY OWNER (S).
- NO JUNK OR DISCARDED AUTO, MACHINERY, OR VEHICLES, OR PARTS THEREOF OR ANY WASTE MATERIALS FROM ANY SOURCE SHALL BE STORED OR LEFT ON ANY LOT. ALL BOATS, TRAILERS, RECREATIONAL VEHICLES AND OTHER SUCH EQUIPMENT MUST BE KEPT FROM PUBLIC VIEW WHILE BEING STORED OVER A PERIOD OF TIME.
- NO LOT HEREAFTER SHALL BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- ALL SATELLITE DISH ANTENNAS SHALL BE INSTALLED TO THE REAR OF THE DWELLING UNIT. SAID ANTENNA SHALL BE PLACED IN SUCH A MANNER SO AS TO BE ARCHITECTURALLY PLEASING TO THE SUBDIVISION AND NOT AN ANNOYANCE OR NUISANCE TO ADJACENT PROPERTY OWNERS.
- LOT OWNERS SHALL KEEP THEIR PREMISES CLEAN AND NEAT. THE BUILDINGS SHALL BE WELL MAINTAINED WITH PAINTING AND REMOVAL OF WEEDS AND UNSIGHTLY UNDERBUSH. NO RUBBISH OR REFUSE SHALL BE PLACED, DUMPED OR DEPOSITED ON ANY LOT. TRASH, GARBAGE AND OTHER WASTE SHALL BE KEPT IN A SANITARY CONTAINER AT ALL TIMES.
- ANY 1 STORY STRUCTURE SHALL BE AT LEAST 1,700 SQUARE FEET PLUS ATTACHED GARAGE. ANY 2 STORY STRUCTURE SHALL BE AT LEAST 2,000 SQUARE FEET PLUS ATTACHED GARAGE.
- FOR LOT NUMBERS 1-7, 10, & 11 NO OUTBUILDING FOR THE HOUSING OF DOMESTIC ANIMALS OR POULTRY SHALL BE ERRECTED. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES, AND PROVIDED THAT THEY ARE KEPT ON LEASH WHEN OUTSIDE THE YARD. NO ANIMAL SHALL BE KEPT, BOARDED, OR MAINTAINED FOR COMMERCIAL MEANS; HOWEVER, A 4-H PROJECT FOR CHILDREN IS ACCEPTABLE AS LONG AS IT IS ON A SHORT-TERM BASIS.



CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 16 DAY OF October, 2001

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 24 DAY OF October, 2001

COMMISSIONERS: Dan Klein, Rick Harpeth

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 24 DAY OF October, 2001
Vilma Dangle, PE, PS. COUNTY ENGINEER

CLINTON COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 24 DAY OF October, 2001
Clint Johnson, CLINTON COUNTY HEALTH COMMISSIONER

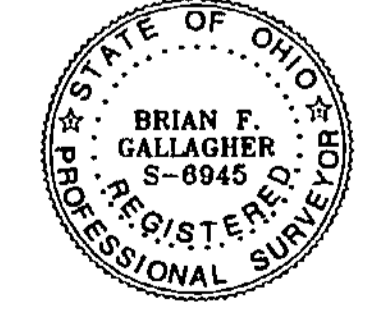
LEGEND

FOUND	SET
○	● 1/2" - IRON PIN
○	● 5/8" - IRON PIN
△	▲ RAILROAD SPIKE
○	● MAG NAIL
○	● CONCRETE MONUMENT

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN JULY, 2001 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

APPROVED FOR: MARGARET WILKINSON
BRIAN F. GALLAGHER
BRIAN F. GALLAGHER OHIO REG. SUR. # 8945



OWNER / DEVELOPER
AG-EX CONSTRUCTION
6112 S.R. 729 S.
SABINA, OHIO 45169

BLANKENSHIP & ASSOCIATES
CIVIL ENGINEERS-LAND SURVEYORS
925 S. SOUTH STREET
WILMINGTON, OHIO 45177
(937) 382-0704

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