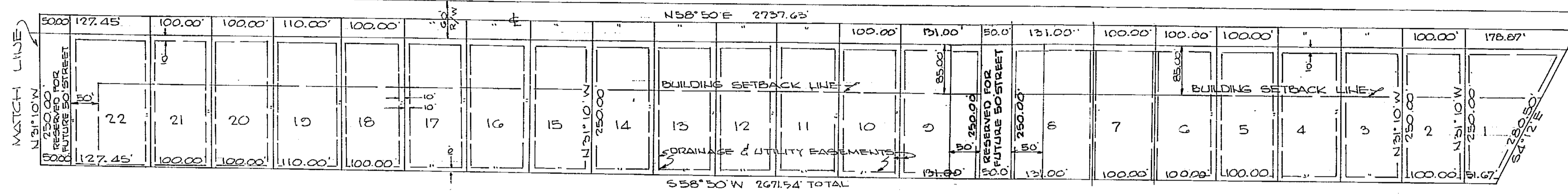


SURVEYORS RECORD
Book 14 Page 24

RECEIVED FOR RECORD
RECORDED
BOOK 14, PAGE 2-8
1976 JUNE-8 PM 2:45
FEE \$20
JEAN S. RICHARDSON
RECORDER
CLINTON COUNTY, OH.
45312



DARBYSHIRE & ASSOCIATES, INC.

COVENANTS & RESTRICTIONS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY PRIVATE RESIDENTIAL PURPOSES AND NOT MORE THAN ONE DWELLING SHALL BE ERRECTED UPON ANY ONE LOT, AS ORIGINALLY PLATTED.
2. THE GROUND FLOOR AREA OF ANY MAIN STRUCTURE, EXCLUSIVE OF PORCHES, GARAGES, OR BREEZEWAYS, SHALL NOT BE LESS THAN 1,250 SQ. FT. FOR 1-STORY RESIDENCES AND 1,750 SQ. FT. FOR 1 1/2, 2 STORY OR TRI-LEVEL RESIDENCES.
3. NO BUILDING SHALL BE LOCATED NEARER ANY ROAD RIGHT-OF-WAY THAN THE DESIGNATED SET-BACK LINE INDICATED ON THE SUBDIVISION PLAT. SIDE YARDS SHALL BE NOT LESS THAN 10'.
4. NO TEMPORARY STRUCTURE, TRAILER OR MOBILE HOME THEREON SHALL BE OCCUPIED OR USED AS A RESIDENCE, NOR SHALL ANY UNLICENSED VEHICLE BE PERMITTED TO REMAIN ON THE PREMISES.
5. EASEMENTS SHOWN ON THE RECORDED PLAT ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO SEWER AND SANITARY SEWERS, ELECTRIC POWER, TELEPHONE AND WATER.
6. NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SET-BACK LINE NOR TO EXCEED 5' IN HEIGHT.
7. ALL DRIVEWAYS SHALL BE SURFACED WITH CONCRETE OR ASPHALT PAVING NOT LATER THAN TWO YEARS AFTER COMMENCEMENT OF CONSTRUCTION OF THE DWELLING.
8. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL SEPTEMBER 1, 2002 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS, EACH LOT BEING ENTITLED TO ONLY ONE VOTE, IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS EITHER IN WHOLE OR IN PART.

WE, THE UNDERSIGNED J. MEREDITH DARBYSHIRE AND GERTRUDE H. DARBYSHIRE PRESIDENT AND SECRETARY OF DARBYSHIRE & ASSOCIATES, INC. HEREBY CERTIFY THAT DARBYSHIRE & ASSOCIATES IS THE OWNER OF THE REAL ESTATE SHOWN IN THE ABOVE PLAT AND THAT SUCH SUBDIVISION OF SAID REAL ESTATE IS FOR THE PURPOSE OF IMMEDIATE OR FUTURE TRANSFER OF OWNERSHIP.

J. Meredith Darbyshire
PRESIDENT

Gertrude H. Darbyshire
SECRETARY

NOTE: THIS PLAT SUPERCEDES THE PLAT OF DARBYSHIRE & ASSOCIATES, INC. SUBDIVISION OF 2.03 ACRES.

APPROVED BY THE CLINTON CO. ENGINEER
D. Robert Conrad
DATE 10/13/72

STATE OF OHIO S.S.
COUNTY OF CLINTON

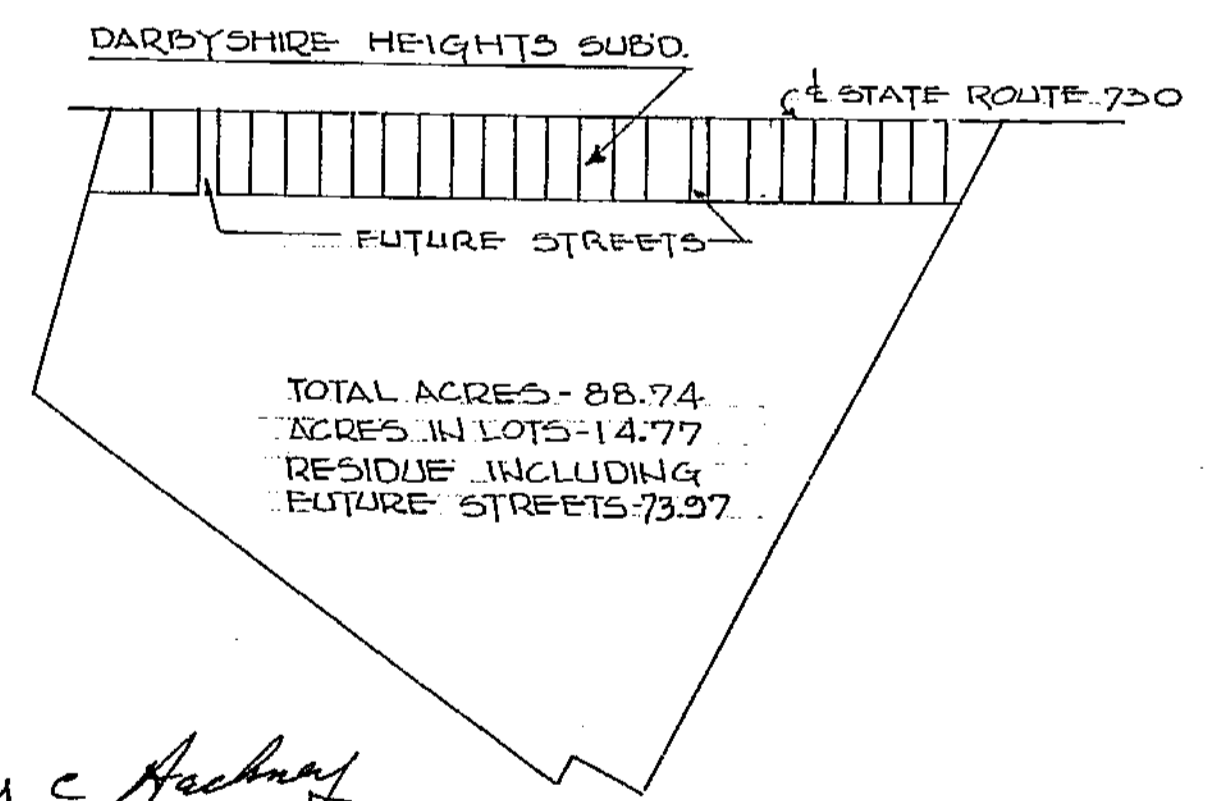
ON THIS 19th DAY OF September, 1972, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED J. MEREDITH DARBYSHIRE AND GERTRUDE H. DARBYSHIRE PRESIDENT AND SECRETARY OF DARBYSHIRE & ASSOCIATES, INC. AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Margaret J. Jacek
NOTARY PUBLIC
MY COMMISSION EXPIRES May 5, 1977

APPROVED BY CLINTON CO. COMMISSIONERS
DATE 12-13-72
Orvas C. Hachey
B. Anthony M. Hearn
D. M. F. J.

RECEIVED BY THE WILMINGTON PLANNING COMMISSION
DATE Sept 19, 1972
James M. Hachey
SECRETARY

APPROVED BY THE WILMINGTON PLANNING COMMISSION
DATE May 18, 1976
Robert W. Meyer
PRESIDENT - CHAIRMAN
Robert S. Robbins
SECRETARY

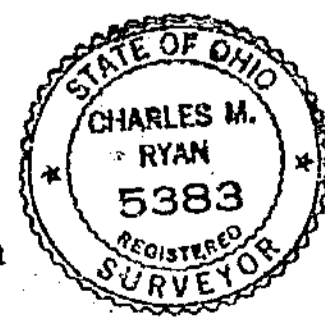


REVISED PLAT OF
DARBYSHIRE HEIGHTS SUBDIVISION
UNION TWP CLINTON COUNTY, O.
SEPTEMBER 7, 1972
M.S. NO. ~~1338~~ 1338
1" = 100'

14.77 ACRES

5-28-76 *Orvas C. Hachey*
5-28-76 *Daniel E. Bailey*
5-28-76 *D. M. F. J.*

I CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN.
Chad W. Ryan



APPROVED FOR TRANSFER
Clinton County Recorder
For *William S. J. J.*

REVISION:
FUTURE STREET BETWEEN LOTS 6 & 7
RELOCATED BETWEEN LOTS 6 & 7
MAY 13, 1976 C.M.R.

BY
CHARLES M. RYAN
106 1/2 N. HIGH STREET
HILLSBORO, OHIO
525-6053