

VOLUME: 23 PLAT NO: 286
 Clinton County Engineer's
 Record of Land Surveys
 File Date: 3-16-1992
 Scale: _____
 Dead Reference: _____
 Book: _____ Page: _____

RECORD PLAN
CAESAR CREEK VILLAGE
 SECTION FOUR
 V.M.S. #570, CHESTER TOWNSHIP
 CLINTON COUNTY, OHIO

RECEIVED FOR RECORD
 Recorded: March 16
 Plat Book No. 7 Page: 48 A & B
 1993 MAR 15 PM 2:59
 Fee: \$40.00
 #19727 SMNDRA K. WILT
 Recorder
 Clinton County, 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. NO MOBILE HOMES OR DOUBLE WIDE HOMES SHALL BE CONSTRUCTED ON THESE HOMESITES.

DEDICATION:

We, the undersigned, being all the owners and lienholders of the land herein subdivided do hereby acknowledge the making and signing of the same to be our voluntary act and deed and do hereby dedicate the streets and easements shown on the within plat to the public use forever.

Easements shown on this plat are for the construction, operation and maintenance, repair, replacement or removal of water lines, gas lines, sanitary sewer, storm sewer and surface drainage, electric, telephone or other utility 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 ingress and egress to the property for said purposes, and are to be maintained as such forever. Any improvements made on any easements by a property owner are made at the risk of the property owner.

Also an easement is hereby granted to the Ohio Bell Telephone Company and/or Dayton Power and Light Company to install, construct, reconstruct, operate, maintain, repair, supplement, and remove at any times hereafter, underground communications service cable facilities and/or electric power cables and appurtenances in, under and upon a strip of land three (3) feet in width extending from rear or side lot lines to the dwelling site on each lot. Said grant includes the right at all times, of ingress to and egress from said strip for the operation of apparatus, appliances and equipment for any of the purposes herein specified and the right to clear and keep cleared said strip of all shrubbery, trees, roots, undergrowth and obstructions so as to keep facilities clear thereof. The said Telephone and/or said Power and Light Company shall promptly restore the surface of said strip to its former state of usefulness.

Signed and acknowledged in the presence of
 Owners: ROBERT A. BERNHARD
Robert A. Bernhard
 Witness: Karen L. Amick
Karen L. Amick
 Witness: Beverly Barnes
Beverly Barnes

State of Ohio, County of Clinton ss.
 The foregoing instrument was acknowledged before me this 27th day of October, 1992, ROBERT A. BERNHARD.

Karen L. Amick
 Notary Public in and for the State of Ohio
 My Commission Expires July 31, 1995

Date October 27, 1992.
 State of Ohio, ss.
 being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

Robert A. Bernhard
 ROBERT A. BERNHARD

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Karen L. Amick
 Notary Public in and for the State of Ohio
 My Commission Expires July 31, 1995

1-18-93
 Clinton County Regional
 Planning Commission
Francis H. Shultz

ACCEPTANCE AND APPROVAL:
 THIS PLAT IS APPROVED AND DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR STREETS IS ACCEPTED THE 27th DAY OF March, 1993.

William J. Jencks, PE, PS
 CLINTON COUNTY ENGINEER

John W. Watson
 COMMISSIONER

David R. Stewart
 COMMISSIONER

Shirley Woods
 CLERK

The approval of this plat by the Board of County Commissioners does not constitute the approval by the Board of Health, roads or streets, zoning and the drainage of this subdivision.

The land split is conditionally approved for legal transfer. Full approval shall require final approval for a building permit and/or Health Department regulations.

Transferred on the _____ day of _____, 1992.

 Clinton County Auditor

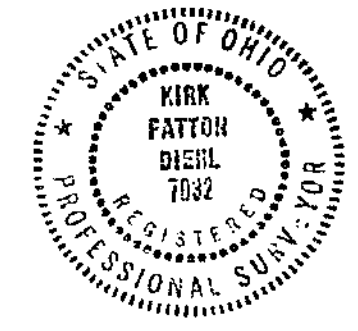
File No.: _____
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 Clinton County Recorder

CERTIFICATION:
 The within plat is a subdivision containing 12.920 acres, out of land conveyed to ROBERT A. BERNHARD by deeds recorded in DB 211, 213, 217, 219, 221 in the Dead Records of Clinton County, Ohio.

The measurements are certified correct and iron pins and concrete monuments will be set as shown. Curve distances are measured on the arc.

By: Kirk P. Diehl Date 3/16/92
 Kirk P. Diehl
 Ohio Registered Surveyor No. 7032



APPROVED FOR
 MATHEMATICAL ACCURACY
 Clinton County Engineer
Paul J. Schmitt
 FEB 25 1993

McDOUGALL ASSOCIATES
 Professional Land Surveyors
 866 SENATE DRIVE
 DAYTON, OHIO 45459
 (513) 480-9787
 OCTOBER 1992
 Sheet 2 of 2 Job #963Plat