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Clinton County, Ohio

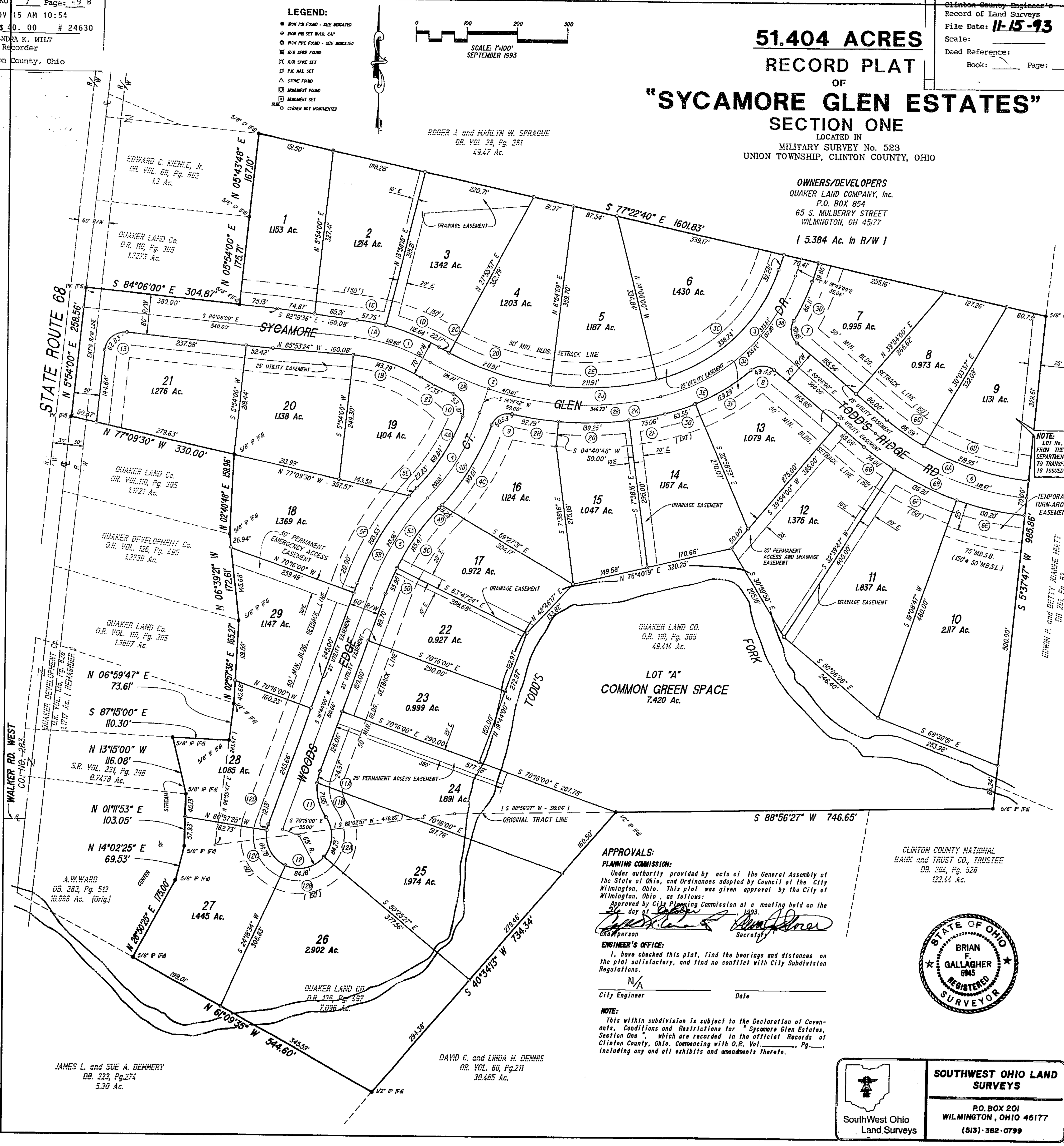
VOLUME: 24 PLAT NO: 174
~~Clinton County Engineer's~~
Record of Land Surveys
File Date: 11-15-93
Scale: ______
Deed Reference:
Book: ______ Page: ______

51.404 ACRES
RECORD PLAT
OF
"SYCAMORE GLEN ESTATES"
SECTION ONE

LOCATED IN
MILITARY SURVEY No. 523
UNION TOWNSHIP, CLINTON COUNTY, OHIO

OWNERS/DEVELOPERS
QUAKER LAND COMPANY, Inc.
P.O. BOX 854
65 S. MULBERRY STREET
WILMINGTON, OH 45177

(5.384 Ac. In R/W)



PROTECTIVE COVENANTS AND RESTRICTIONS

1. All such lots shall be known and described as residential estate lots. No structure or improvements shall be erected, altered, placed or be permitted to remain on any residential lot, other than one (1) detached single family building which shall not exceed two (2) stories in height and shall contain a finished living area of not less than 1800 square feet with regard to single level buildings and not less than 2000 square feet total with a minimum of 1000 square feet on the first level of two level buildings. Further, such buildings shall contain a private garage for not less than two (2) cars. Each lot shall provide off street parking for three (3) cars.

2. A complete set of plans and specifications for all residential buildings to be constructed shall be submitted to the Quaker Land Company for approval. The plans must show all elevations, types of exterior materials to be used and the location of such building on the appropriate lot or lots. All plans and specifications must be approved and signed by the Quaker Land Company, their agents, heirs, administrators or assigns before construction begins.

3. No building, except open porches, bays or other such projections, shall be located on any lot nearer the street line than the minimum building set-back lines as shown on the record plat. No lot shall be further subdivided into smaller lots for the purpose of providing additional building sites.

4. No noxious or offensive trade or activity shall be carried on upon lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No barn or wooden shack shall be erected, nor shall any truck, trailer, mobile home, camper or boat be permitted to be stored outdoors (except on a temporary basis) on any lot, without first obtaining the prior written approval of the developers. No structure of a temporary character shall be used as a residence.

6. No animals or livestock except dogs, cats or other usual household pets may be kept or harbored on any lot.

7. Trash, garbage, or other waste shall not be stored outdoors except upon the day on which the same is to be collected and it shall then be placed in covered sanitary containers.

8. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by the developers to advertise the property during the construction and sales period.

9. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the present owners of lots has been recorded, agreeing to change said covenants in whole or in part.

10. Enforcement of these restrictions shall be by a proceeding at law or in equity against any person or persons violating or attempting to violate any covenant and may be brought by any owner of a lot whether to restrain violations or to recover damages.

11. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

12. In the event the roads or green space shall be lined with a wood board or similar type of fence, each lot owner shall be required to join an association, for the purpose of providing for the continual maintenance and upkeep of such fence and landscape areas throughout the subdivision

13. Easements for installation and maintenance of utilities are reserved.

14. No outdoor antennas or satellite dishes shall be permitted.

CENTERLINE CURVE DATA

CURVE NO.	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	24°13'54"	375.00'	158.60'	80.50'	157.42'	N 71°59'03" W
2	44°13'54"	612.72'	473.01'	249.00'	461.35'	S 81°59'03" E
2A	11°48'11"	612.72'	126.22'	63.34'	126.00'	S 65°46'12" E
2B	35°25'42"	612.72'	346.79'	178.18'	342.18'	S 87°53'09" E
3	57°05'00"	375.00'	373.61'	203.96'	358.35'	N 47°21'30" E
3A	36°00'00"	375.00'	235.62'	121.85'	231.76'	N 57°54'00" E
3B	21°05'00"	375.00'	137.99'	69.78'	137.21'	N 29°21'30" E
4	24°42'44"	464.00'	200.13'	101.64'	198.58'	S 30°41'04" W
5	23°18'26"	525.00'	213.56'	108.28'	212.09'	S 31°23'13" W
6	34°16'13"	550.83'	329.47'	169.83'	324.58'	S 67°14'07" E

PROPERTY LINE CURVE DATA

CURVE NO.	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1A	24°13'54"	410.00'	173.40'	88.01'	172.11'	S 71°59'03" E
1B	24°13'54"	340.00'	143.79'	72.99'	142.72'	S 71°59'03" E
1C	8°04'15"	410.00'	57.75'	28.92'	57.71'	N 80°03'53" W
1D	16°09'39"	410.00'	115.64'	58.21'	115.26'	N 67°56'56" W
2C	2°11'56"	577.72'	22.17'	11.09'	22.17'	N 60°58'05" W
2D	21°00'59"	577.72'	211.91'	107.16'	210.72'	N 72°34'32" W
2E	21°00'59"	577.72'	211.91'	107.16'	210.72'	S 86°24'29" W
2F	6°27'44"	647.72'	73.06'	36.57'	73.02'	N 79°07'52" E
2G	12°19'04"	647.72'	139.25'	69.89'	138.98'	N 88°31'16" E
2H	08°12'29"	647.72'	92.71	46.47'	92.71'	S 81°12'57" E
2I	6°18'36"	647.72'	71.33'	35.70'	71.30'	S 63°01'24" E
2J	44°13'54"	577.72'	445.99	234.77'	435.00'	S 81°59'03" E
2K	26°59'17"	647.72'	305.10	155.43'	302.28'	S 89°23'39' W
3C	57°05'00"	340.00'	338.74'	184.93'	324.90'	S 47°21'30" W
3D	12°01'58"	410.00'	86.11'	43.21'	85.95'	N 24°49'59" E
3E	26°56'59"	410.00'	192.85'	98.24'	191.07'	S 62°25'31" W
3F	18°04'05"	410.00'	129.29'	65.19'	128.76'	N 57°59'04" E
3G	8°52'53"	410.00'	63.55'	31.84'	63.49'	N 71°27'33" E
4A	22°17'23"	434.00'	168.84'	85.50'	167.78'	S 31°53'45" W
4B	22°52'44"	494.00'	197.26'	99.96'	195.95'	S 31°36'04" W
4C	21°55'17"	494.00'	189.01'	95.67'	187.85'	N 31°07'21" E
4D	0°57'27"	494.00'	8.25'	4.13'	8.25'	N 42°33'43" E
5A	23°18'26"	495.00'	201.36'	102.09'	199.98'	S 31°23'13" W
5B	23°18'26"	555.00'	225.77'	114.47'	224.22'	N 31°23'13" E
5C	16°49'50"	495.00'	145.41'	73.23'	144.88'	N 34°37'31" E
5D	6°28'36"	495.00'	55.95'	28.01'	55.92'	N 22°58'18" E
5E	2°17'42"	555.00'	22.23'	11.12'	22.23'	S 41°53'35" W
5F	21°00'44"	555.00'	203.54'	102.92'	202.40'	S 30°14'22" W
6A	34°16'13"	515.83'	308.53'	159.04	303.96'	S 67°14'07" E
6B	34°16'13"	585.83'	350.40'	180.62'	345.20'	N 67°14'07" W
6C	9°50'23"	515.83'	88.59'	44.40'	88.48'	N 55°01'12" W
6D	24°25'50"	515.83'	219.95'	111.67'	218.29'	N 72°09'18" W
6E	13°31'00"	585.83'	138.20'	69.42'	137.88'	S 77°36'43" E
6F	13°31'00"	585.83'	138.20'	69.42'	137.88'	S 64°05'43" E
6G	7°14'13"	585.83'	74.00'	37.05'	73.95'	S 53°43'06" E
7	80°56'59"	35.00'	49.45'	29.87'	45.44'	N 09°37'31" W
8	80°56'59"	35.00'	49.45'	29.87'	45.44'	N 89°25'31" E
9	82°43'34"	35.00'	50.53'	30.82'	46.26'	N 61°31'30" E
10	86°55'45"	35.00'	53.10'	33.17'	48.15'	S 22°42'49" E
11	54°50'50"	100.00'	95.73'	51.89'	92.11'	S 07°41'25" E
11A	13°51'10"	100.00'	24.18'	12.15'	24.12'	N 12°48'25" E
11B	40°59'41"	100.00'	71.55'	37.38'	70.03'	N 14°37'00" W
12	234°50'50"	65.00'	266.43'		115.39'	S 82°18'35" W
12A	74°41'24"	65.00'	84.73'	49.60'	78.86'	N 02°13'52" E
12B	74°44'24"	65.00'	84.78'	49.64'	78.90'	N 76°56'34" E
12C	74°44'01"	65.00'	84.78'	49.64'	78.90'	S 28°19'25" E
12D	10°41'25"	65.00'	12.13'	6.08'	12.11'	S 14°23'18" W
13	90°00'00"	40.00'	62.83'	40.00'	56.57'	N 50°54'00" E

APPROVALS:

PLANNING COMMISSION:

Under authority provided by acts of the General Assembly of the State of Ohio, and Ordinances adopted by Council of the City Wilmington, Ohio. This plat was given approval by the City of Wilmington, Ohio , as follows:

Approved by City Planning Commission at a meeting held on the 26 day of October, 1993.

[signature] Chairperson [signature] Secretary

ENGINEER'S OFFICE:

I, have checked this plat, find the bearings and distances on the plat satisfactory, and find no conflict with City Subdivision Regulations.

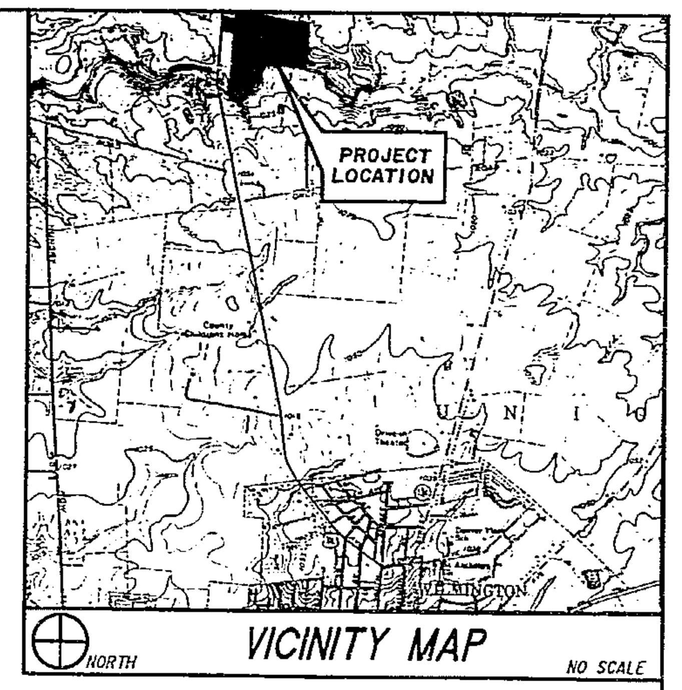
N/A
City Engineer ______ Date ______

NOTE:

This within subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for " Sycamore Glen Estates, Section One ", which are recorded in the official Records of Clinton County, Ohio. Commencing with O.R. Vol.______, Pg.____, including any and all exhibits and amendments thereto.

STATE OF OHIO
BRIAN F. GALLAGHER
6945
REGISTERED
SURVEYOR

SOUTHWEST OHIO LAND SURVEYS
SouthWest Ohio Land Surveys
P.O. BOX 201
WILMINGTON , OHIO 45177
(513)-382-0799



DEDICATION

We the undersigned, Quaker Land Company, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as "Sycamore Glen Estates, Section One". All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall not be erected or maintained any building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of public utilities and for the installation of water and sewer mains, poles, ducts, lines , wires and drainage facilities, and are subject at all times to the proper authorities and the easements are herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

CERTIFICATE OF OWNERSHIP and TAXES PAID

COUNTY of CLINTON
STATE of OHIO SS:

We, R.Douglas Hutchens, President of Quaker Land Company, do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

Kimberly Clerce — Witness
R. Douglas Hutchens — R.Douglas Hutchens
Mary W. Bumgarner — Witness

COUNTY of CLINTON
STATE of OHIO SS:

I, Robert Germann Notary Public in and for said County and State do hereby certify that R.Douglas Hutchens, President of Quaker Land Company, personally known to me to be the same person whose name is subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1 day of Nov. A.D., 1993

Notary Public Robert Germann

SURVEY CERTIFICATION

COUNTY of CLINTON
STATE of OHIO SS:

I, Brian F. Gallagher, hereby certify that I am a Registered Surveyor licensed in compliance with the laws of the State of Ohio; and I do hereby further certify that I have surveyed the property described in the above caption and that I have subdivided the same into blocks and lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place as located. All lot corners are marked with 5/8" iron pins with ID. caps.

Dated this 1 day of NOVEMBER A.D. 1993.
Signature Brian F. Gallagher

APPROVALS

CLINTON COUNTY ENGINEER:

Approved by William T. Temple, P.E., P.S.
Date Nov. 1, 1993

CLINTON COUNTY PLANNING COMMISION:

Approved by the Clinton County Planning Commission this ______ day of ______ 1993 N/A

Witness ______

Witness ______

CLINTON COUNTY HEALTH DEPARTMENT

Approved by Liz White
Date 11-1-93 Title Director EH

CLINTON COUNTY ZONING DEPARTMENT

Approved by Howard K Shumaker
Date 11-1-93 Zoned A-1

CLINTON COUNTY ENGINEER'S TAX MAP OFFICE

Approved for mathematical accuracy
by Melodee Hildebrandt
Date 11-01-93