

DEDICATION:

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

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, DAYTON POWER AND LIGHT CO. WESTERN WATER, TCI CABLEVISION OF OHIO, AND GTE.

FINAL PLAT

WALNUT GLEN SUBDIVISION

CONTAINING 51.1816 ACRES

SITUATED IN

MILITARY SURVEY Nos 1734 & 2312 LIBERTY TOWNSHIP CLINTON COUNTY, OHIO

AUGUST, 1999

HUTCHENS-RHODES CORPORATION

BY: R. Douglas Hutchens, R. DOUGLAS HUTCHENS, PRESIDENT

Martha A. Burton, WITNESS

Ronald A. Hildner, WITNESS

STATE OF OHIO, SS: BE IT REMEMBERED THAT ON THIS 22nd DAY OF SEPTEMBER, 1999 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME R. DOUGLAS HUTCHENS

AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

RONALD A. SHIDAKER, Notary Public, State of Ohio, My Commission Exp. Jan. 28, 2004

Ronald A. Hildner, NOTARY PUBLIC

WILMINGTON SAVINGS BANK

BY: John P. Chambers, JOHN P. CHAMBERS, PRESIDENT

Martha A. Burton, WITNESS

Ronald A. Hildner, WITNESS

STATE OF OHIO, SS: BE IT REMEMBERED THAT ON THIS 22nd DAY OF SEPT., 1999 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JOHN P. CHAMBERS

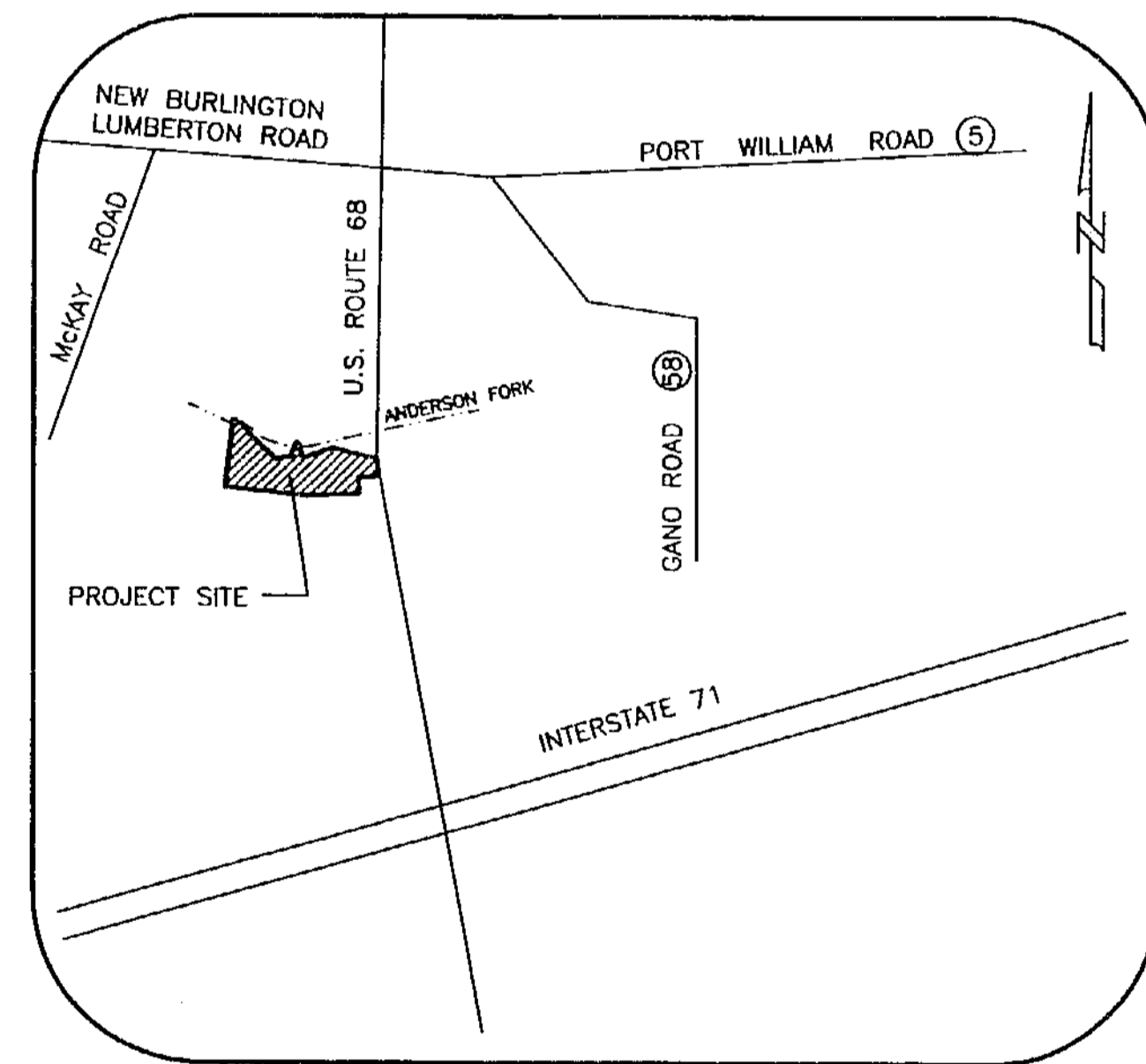
AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

RONALD A. SHIDAKER, Notary Public, State of Ohio, My Commission Exp. Jan. 28, 2004

Ronald A. Hildner, NOTARY PUBLIC

PROTECTIVE COVENANTS AND RESTRICTIONS

- 1) ALL SUCH LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL ESTATE LOTS. NO STRUCTURE OR IMPROVEMENTS SHALL BE ERRECTED, 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 2000 SQUARE FEET WITH REGARD TO SINGLE LEVEL BUILDINGS AND NOT LESS THAN 2400 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 MORE THAN THREE (3) 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 RECORDED 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 ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
5) NO BARN OR WOODEN SHACK SHALL BE ERRECTED 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 THEN OWNERS OF LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
10) ENFORCEMENT OF THESE RESTRICTIONS SHALL BE BY 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 JUDGEMENT 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 FENCE, EACH LOT OWNER SHALL BE REQUIRED TO JOIN AN ASSOCIATION, FOR THE PURPOSE OF WHICH SHALL BE PROVIDED FOR THE CONTINUING MAINTENANCE AND UPKEEP OF SUCH FENCE AND LANDSCAPE AREAS THROUGHOUT THE SUBDIVISION.
13) EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED.
14) NO OUTDOOR ANTENNAS OR SATELLITE DISHES SHALL BE PERMITTED.



VICINITY MAP NOTE TO SCALE

SEPTIC SYSTEM OF LOT 14 SHALL BE DESIGNED PER HENDERSON & BODWELL. LOTS IN THE SUBDIVISION ARE SUBJECT TO HEALTH DEPARTMENT SITE EVALUATION.

CERTIFICATE OF OWNERSHIP

WE HUTCHENS-RHODES CORPORATION, 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.

R. Douglas Hutchens, HUTCHENS-RHODES CORPORATION, R. DOUGLAS HUTCHENS, PRESIDENT

DRAINAGE STATEMENT

THE CLINTON COUNTY ENGINEER ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH OF ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

COUNTY RECORDER

FILE NO. 21 RECEIVED ON THIS 21 DAY OF OCT. 1999 AT 10:25 AM. RECORDED ON THIS 21 DAY OF OCT. 1999 AT 10:25 AM. RECORDED IN PLAT BOOK NO. 7, PAGE 29A + B

BY: Thelma Ledford, DEPUTY; Brandon K. Will, CLINTON COUNTY RECORDER

SURVEYORS RECORD Book 30 Page 171

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 14th DAY OF Oct. 1999

William Temple, PE, P.S., COUNTY ENGINEER

CLINTON COUNTY ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF Sept. 1999

Darryl DeArden, CLINTON COUNTY ZONING INSPECTOR

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF Sept. 1999

Stephen Shuman, P.S., CLINTON COUNTY HEALTH COMMISSIONER, Director of Sanitation & Safety

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 21 DAY OF Sept. 1999. GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:

EXECUTIVE DIRECTOR

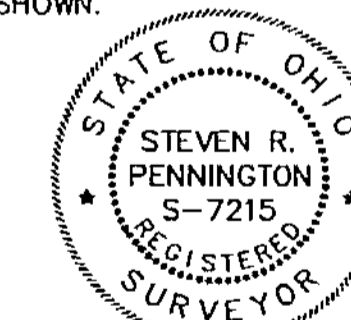
COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, CLINTON COUNTY, OHIO, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 20 DAY OF Oct. 1999.

COMMISSIONERS: Darleen M. Mayne, et al.

CERTIFICATE OF SURVEYOR

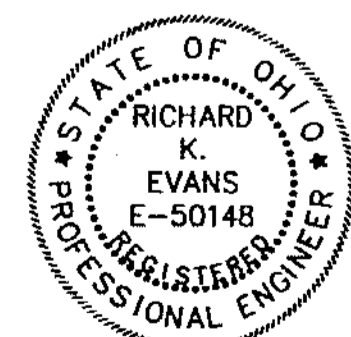
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 8/26/93, AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



Steven R. Pennington, P.S. NO. 5-7215

DEED REFERENCE

SITUATE IN MILITARY SURVEY NOS 1734 & 2312 LIBERTY TOWNSHIP, CLINTON COUNTY, OHIO, CONTAINING 51.1816 ACRES AND BEING THE SAME TRACT AS CONVEYED TO HUTCHENS-RHODES CORPORATION AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 266 PAGE 252 CLINTON COUNTY, OHIO.



ENGINEER: RICHARD K. EVANS, P.E., REG. ENGR. NO. 50148, HENDERSON & BODWELL, 3530 IRWIN SIMPSON ROAD, MASON, OHIO 45040

OWNER/DEVELOPER: HUTCHENS-RHODES CORP., P.O. BOX 145, WILMINGTON, OHIO 45177

PREPARED BY: HENDERSON & BODWELL CONSULTING ENGINEERS, 3530 IRWIN-SIMPSON RD., MASON, OHIO 45040, 513-398-1728, PLAINVIEW, NEW YORK, 516-935-8870

WALNUT GLEN SUBDIVISION, MILITARY SURVEY Nos 1734 & 2312 LIBERTY TOWNSHIP CLINTON COUNTY, OHIO

