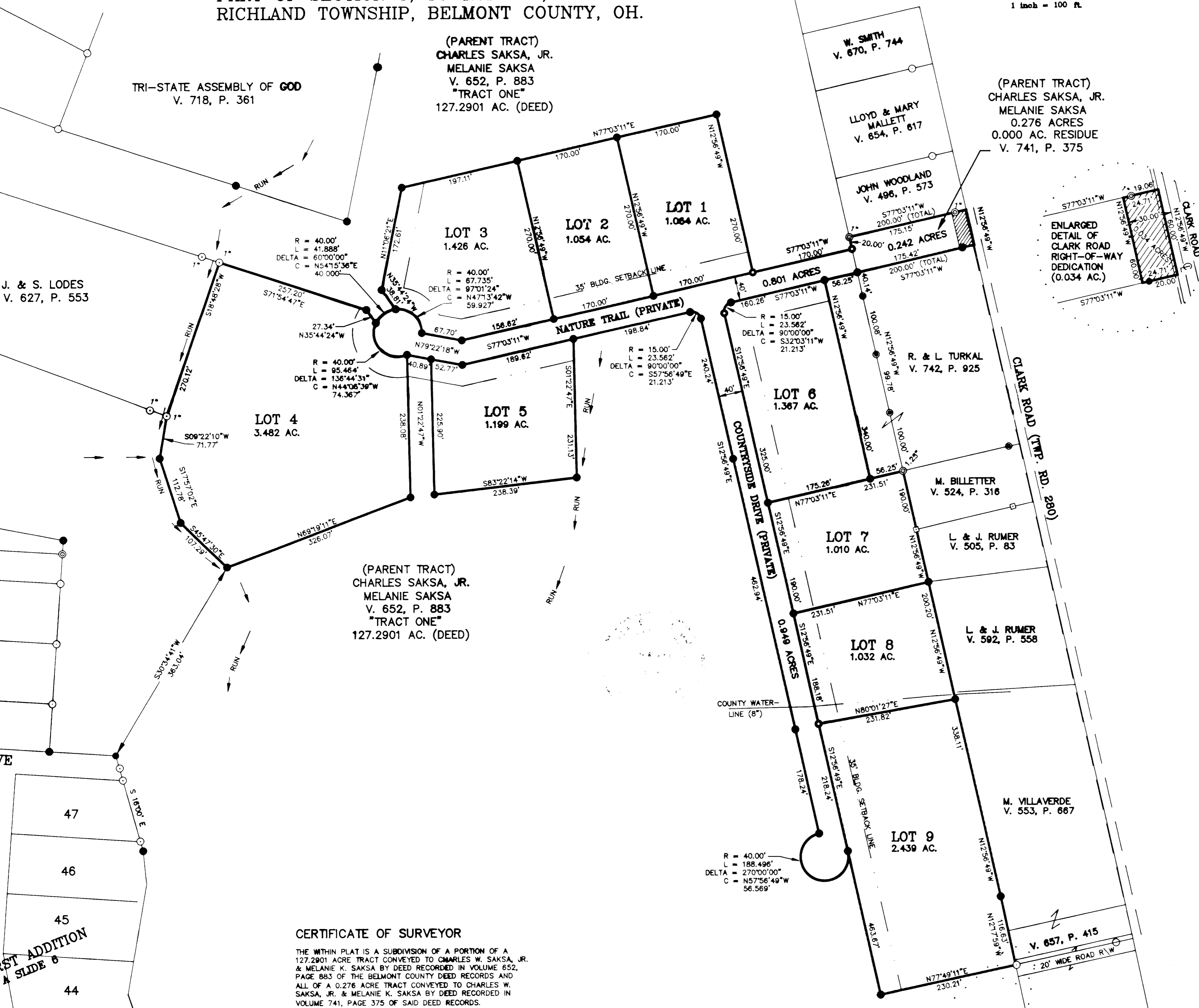
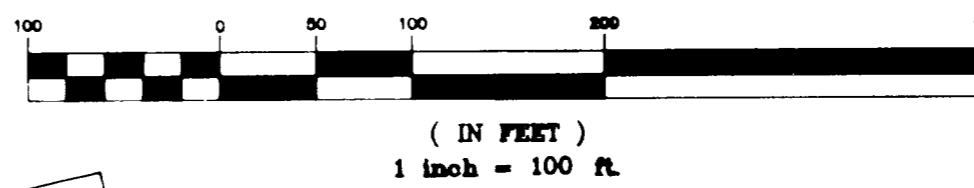


# FOREST ESTATES

PART OF SECTION 3, TOWNSHIP 7, RANGE 4  
RICHLAND TOWNSHIP, BELMONT COUNTY, OH.

GRAPHIC SCALE



(PARENT TRACT)  
CHARLES SAKSA, JR.  
MELANIE SAKSA  
V. 652, P. 883  
"TRACT ONE"  
127.2901 AC. (DEED)

(PARENT TRACT)  
CHARLES SAKSA, JR.  
MELANIE SAKSA  
0.276 ACRES  
0.000 AC. RESIDUE  
V. 741, P. 375

### OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION AND RECORDING OF SAID PLAT AND DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES, ON, OVER OR UNDER A STRIP OF LAND FIVE (5) FEET WIDE ADJOINING ALL LOT BOUNDARY LINES HEREON. WE ALSO DEDICATE COUNTRYSIDE DRIVE AND NATURE TRAIL AS PRIVATE ROADWAYS, EXCEPT FOR THE USE BY ALL ABUTTING PROPERTY OWNERS, TOGETHER WITH THEIR HEIRS, EXECUTORS, SUCCESSORS AND ASSIGNS, AS A MEANS OF INGRESS AND EGRESS UNTIL SUCH TIME AS THESE PRIVATE ROADS ARE DEDICATED FOR PUBLIC USE. THE RIGHT EXTENDS TO THE LICENSEES, INVITEES AND BUSINESS INVITEES OF SAID ABUTTING PROPERTY OWNERS. WE ALSO AGREE TO TAKE ALL NECESSARY STEPS TO DEDICATE THE PRIVATE ROADWAYS TO PUBLIC USE WITHIN TWO (2) YEARS FROM THE DATE OF THIS PLAT, AND, PENDING THIS DEDICATION, WE AGREE TO PROVIDE ALL NECESSARY MAINTENANCE FOR THESE PRIVATE ROADWAYS AND UNDERSTAND THAT, STATE, COUNTY, TOWNSHIP OR OTHER GOVERNMENT AGENCIES WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID ROADWAYS UNTIL SUCH TIME THEY ARE DEDICATED TO PUBLIC USE IN ACCORDANCE WITH SUB-DIVISION REGULATIONS.

THE AREA ENCOMPASSED IN THE SEGMENTS OF THE TURN-AROUND CIRCLES LAYING OUTSIDE THE FORTY (40) RIGHT-OF-WAY SHALL BE IN THE NATURE OF AN EASEMENT FOR ROAD PURPOSES AND SHALL REVERT TO THE ABUTTING PROPERTY OWNERS WHEN THE ROAD IS LEGALLY EXTENDED BEYOND THE LIMITS OF THIS PLAT.

*Jeanne V. Saylor*  
WITNESS  
*Charles W. Saksa Jr.*  
OWNER  
*Jeanne Saylor*  
WITNESS  
*Melanie K. Saksa*  
OWNER  
WITNESS

STATE OF OHIO SS:  
BELMONT COUNTY

BE IT REMEMBERED THAT ON THIS 15 DAY OF Dec, 1998  
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME  
*Melanie K. Saksa and*  
*Charles W. Saksa Jr.*

WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT THE SAME IS THEIR FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN.

*Jeanne V. Saylor*  
NOTARY PUBLIC IN AND FOR BELMONT COUNTY, OHIO  
My commission expires August 15, 2001.

COUNTY RECORDER

NO. RECEIVED FOR RECORD 12-23, 1998 AT 10:00 CLOCK AM.  
RECORDED 12-23, 1998  
IN BELMONT COUNTY RECORD OF PLATS.  
CABINET E SLIDE 4  
FEE \$48.00

COUNTY ENGINEER

APPROVED FOR RECORD *And J. Bennett PE, PS*  
BELMONT COUNTY ENGINEER  
DATE 12-23, 1998

COUNTY COMMISSIONERS

APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.  
*Michael C. Bianchi*  
Belmont County Commissioners  
DATE 12-23, 1998

COUNTY AUDITOR

TRANSFERRED BY BELMONT COUNTY AUDITOR.  
DATE 12-23, 1998  
*G. A. Pappano*  
BELMONT COUNTY AUDITOR  
FEE 50¢ - Pd.

RESTRICTIONS

**BUILDING SETBACKS (EXCEPT LOT 3)**  
BUILDINGS SHALL NOT BE LOCATED CLOSER THAN 35 FEET FROM FRONT PROPERTY LINES NOR CLOSER THAN 15 FEET FROM ALL SIDE LINES AND BACK LINES

**BUILDING SETBACKS (LOT 3 ONLY)**  
BUILDINGS SHALL NOT BE LOCATED CLOSER THAN 35 FEET FROM FRONT OR WEST PROPERTY LINES NOR CLOSER THAN 15 FEET FROM ALL OTHER SIDE LINES AND BACK LINES.

FOR ALL OTHER RESTRICTIVE COVENANTS SEE INDIVIDUAL DEEDS.

### CERTIFICATE OF SURVEYOR

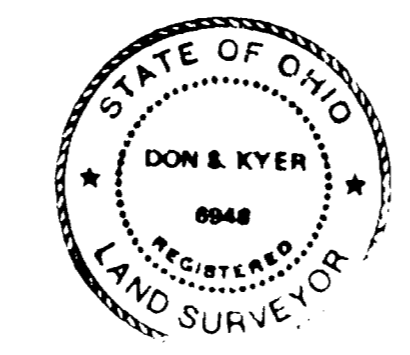
THE WITHIN PLAT IS A SUBDIVISION OF A PORTION OF A 127.2901 ACRE TRACT CONVEYED TO CHARLES W. SAKSA, JR. & MELANIE K. SAKSA BY DEED RECORDED IN VOLUME 652, PAGE 883 OF THE BELMONT COUNTY DEED RECORDS AND ALL OF A 0.276 ACRE TRACT CONVEYED TO CHARLES W. SAKSA, JR. & MELANIE K. SAKSA BY DEED RECORDED IN VOLUME 741, PAGE 375 OF SAID DEED RECORDS.

ACREAGE CONTAINED IN DEDICATED PRIVATE ROADS: 1.992 ACRES.  
ACREAGE CONTAINED IN DEDICATED PUBLIC ROADS: 0.034 ACRES.  
ACREAGE CONTAINED IN LOTS: 14.063 ACRES.

TOTAL ACREAGE: 16.089 ACRES.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING NOVEMBER 1998. THAT ALL MONUMENTS ARE SET AS SHOWN.

*Don S. Kyer*  
DON S. KYER  
REGISTERED SURVEYOR #6948



- ### LEGEND
- = 1/2" REBARS SET CAPPED "KYER 6948"
  - ⊙ = CONCRETE MONUMENTS SET (4" DIA.)
  - ⊙ = IRON PIPES FOUND
  - ⊙ = CONCRETE MONUMENTS FOUND
  - = STONES FOUND
  - = SOLID IRON PINS FOUND