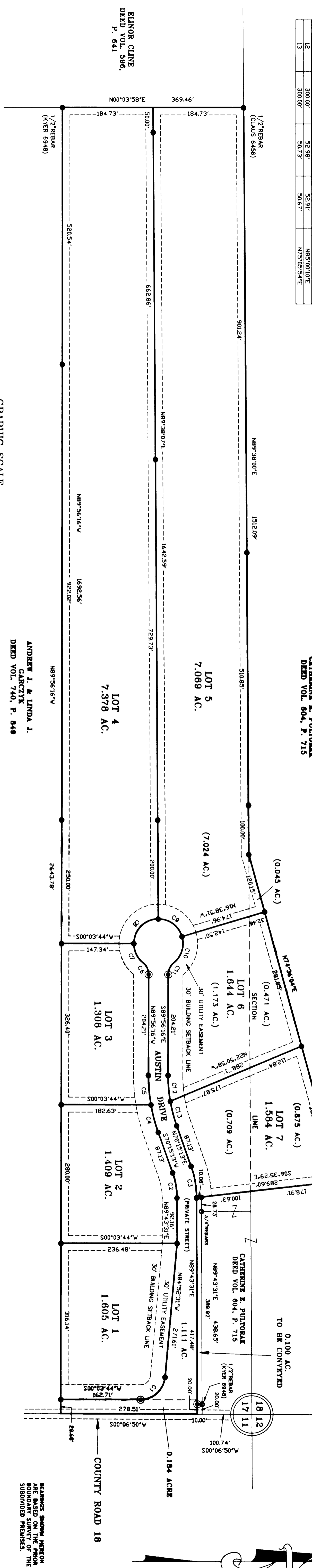


**"CLOVER HILL SUBDIVISION"**  
**SECTIONS 17 & 18, TOWNSHIP 6, RANGE 3**  
**COLERAIN TOWNSHIP**  
**BELMONT COUNTY, OHIO**

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	500.0'	74.12'	67.52'	N42°24'23"W
2	151.25'	6.50'	5.17'	S79°59'24"W
3	191.25'	6.50'	6.47'	S79°59'24"W
4	340.0'	20.90'	20.90'	N42°24'23"W
5	340.0'	20.90'	20.90'	N42°24'23"W
6	300.0'	26.87'	23.98'	S64°24'12"W
7	500.0'	44.72'	43.30'	S45°09'07"E
8	500.0'	78.17'	70.45'	S36°29'35"W
9	500.0'	64.33'	59.99'	N72°38'02"W
10	500.0'	59.37'	55.94'	N64°16'44"E
11	300.0'	26.87'	25.98'	N85°00'10"E
12	300.0'	52.91'	52.91'	N75°05'54"E
13	300.0'	50.73'	50.73'	N75°05'54"E

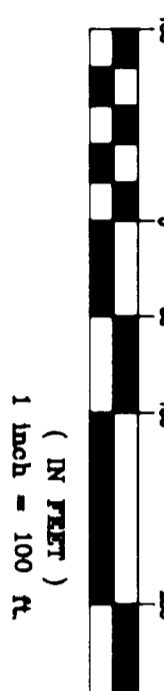
NOTE: THE PRIVATE STREET SHOWN HEREON WILL BE MAINTAINED BY THE SAID LANDOWNER HEREIN, THEIR HEIRS OR ASSIGNS. STATE COUNTY, TOWNSHIP, OR OTHER GOVERNMENT AGENCIES WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAID STREET UNTIL SUCH TIME THAT IT MAY BE DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH SUBDIVISION REGULATIONS.



AN EASEMENT FOR UTILITY PURPOSES IS RESERVED WITHIN THE 30 FEET BUILDING SETBACK FROM THE STREET AND 15 FEET ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND THE PERIMETER OF THE SUBDIVISION.

**PROTECTIVE COVENANTS**

1. LOTS IN THIS SUBDIVISION SHALL NOT BE SUBDIVIDED BY THE OWNER HEREIN. CONVEYANCE OF PART OF A LOT RESULTING IN THE ENLARGEMENT OF THE ADJOINING LOT(S) IS PERMITTED.
2. THE MINIMUM BUILDING SETBACK LINE FROM THE STREET SHALL BE AS SHOWN ON THE PLAN. THE MINIMUM BUILDING SETBACK FROM THE SIDE LOT LINES SHALL BE FIFTEEN (15) FEET, EXCEPT WHERE ONE HOME IS TO BE CONSTRUCTED ON TWO OR MORE LOTS, IN WHICH CASE THE SETBACK LINE SHALL APPLY ONLY TO THE OUTSIDE PERIMETER OF THE COMBINED LOTS. IF A SETBACK IS SET FORTH IN ITEM NO. 1 ABOVE, THE SAID SIDE LINE SETBACK SHALL APPLY TO THE PERIMETER OF THE LOT AS ENLARGED.
3. NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND LOT PLAN SHOWING THE LOCATION HAVE BEEN APPROVED BY THE SUBDIVIDER, O.K. MASONRY, OR THEIR AUTHORIZED REPRESENTATIVES. THE PLANS WILL BE REVIEWED FOR UNDESIRABLE ARCHITECTURAL, EXTERNAL DESIGN, OR REASONING, OR UNDESIRABLE ARCHITECTURAL, EXTERNAL DESIGN, OR REASONING. IF THE SUBDIVIDERS DO NOT OBJECT IN WRITING TO SUCH PLANS WITHIN THIRTY (30) DAYS AFTER SUBMITTING PLANS TO THEM, THE OWNER MAY PROCEED WITH THE CONSTRUCTION IN ACCORDANCE WITH THE SUBMITTED PLANS. CONSTRUCTION OF STRUCTURES FROM START TO COMPLETION SHALL NOT EXCEED NINE MONTHS.
4. NO BUSINESS OR COMMERCIAL BUILDING SHALL BE OPERATED ON ANY OF THE LOTS PLATTED HEREON. THE OWNER MAY OPERATE A BUSINESS FROM THEIR RESIDENCE PROVIDED NO EMPLOYEES ARE ENGAGED.
5. NO MODULAR, MOBILE HOME, OR SIMILAR STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON ANY OF THE LOTS PLATTED HEREON.
6. NO STRUCTURES OF TEMPORARY CHARACTER, INCLUDING A TRAILER, BASEMENT, TENT, SHACK, OR CANOPY SHALL BE USED AT ANY TIME AS A RESIDENCE, EITHER TEMPORARY OR PERMANENTLY.
7. NO MINERALS MAY BE SURFACED MINED IN ANY WAY ON ANY OF THE SAID LOTS.
8. ALL LOTS ARE TO BE KEPT NEAT, CLEAN, AND IN WORKED CONDITION BY THE OWNER AT ALL TIMES. THIS INCLUDES LOTS PURCHASED FOR FUTURE CONSTRUCTION.
9. NO STORAGE OF JUNK OR WRECKED VEHICLES OR OTHER SIMILAR NUISANCES IS ALLOWED ON ANY LOT AT ANY TIME.
10. DOGS, CATS, OR OTHER DOMESTIC PETS ARE ALLOWED PROVIDED THAT THEY ARE NOT KEPT BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE AND THAT THEY DO NOT CREATE A NUISANCE. FARM ANIMALS ARE ALLOWED ONLY ON THE BACK PORTION OF LOTS FOUR (4) AND FIVE (5) PROVIDED THAT THEY ARE WELL MAINTAINED, PROPERLY FENCED, AND DO NOT CREATE A NUISANCE.
11. NO FENCE, EXCEPT AN ORNAMENTAL TYPE FENCE NOT EXCEEDING FOUR (4) FEET IN HEIGHT, SHALL BE ERRECTED AROUND THE FRONT YARD AREA OF ANY OF THE LOTS IN THIS SUBDIVISION.



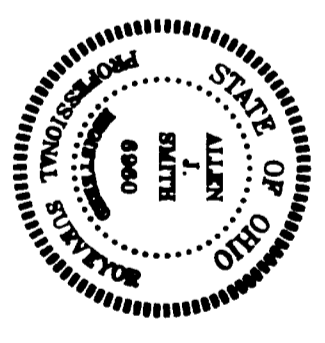
CATHERINE E. PULTORAK  
 DEED VOL. 604, P. 715

ANDREW J. & LINDA J.  
 GARCZYK  
 DEED VOL. 740, P. 848

**CERTIFICATE OF SURVEYOR:**  
 THE WITHIN PLAT IS A SUBDIVISION OF THE LANDS CONVEYED TO O.K. MASONRY, INC. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 746, PAGE 886 OF THE DEED RECORDS OF BELMONT COUNTY, OHIO.

TOTAL AREA IN LOTS: 21.997 ACRES  
 TOTAL AREA IN AUSTIN DRIVE: 1.111 ACRES  
 TOTAL AREA OF SUBDIVISION: 23.292 ACRES

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE BY ME ON OR ABOUT JULY 5, 1999 AND THAT ALL MONUMENTS ARE SET AS SHOWN.



ALLEN J. SMITH  
 OHIO SURVEYOR NO. 6860  
 A.J. SMITH, INC.  
 400 HOWARD STREET  
 BRIDGEPORT, OHIO 43912

**OWNERS' 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. OUR SIGNATURES, AS SHOWN HEREON, SHALL BE A PRIVATE STREET, EXCEPT FOR THE USE OF THE OWNERS AND THEIR HEIRS, ASSIGNS, AND AGENTS. WE HEREBY DEDICATE EASEMENTS TO RUN WITH THE LAND FOR ALL PUBLIC UTILITIES OR SERVICES, UNDER, ON, OR OVER SAID AUSTIN DRIVE AND THOSE CERTAIN STRIPS OF LAND DESIGNATED OR DESCRIBED HEREON AS "UTILITY EASEMENTS".

OFFICERS OF O.K. MASONRY, INC.:

*Thomas Ochsenbinder*  
 THOMAS OCHSENBINDER, PRESIDENT

*Charles E. Kolb*  
 CHARLES E. KOLB, VICE PRESIDENT

*Janis L. Kolb*  
 JANIS L. KOLB, SECRETARY

IT IS RECOMMENDED THAT ON THIS 19th day of July, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNERS WHO ACKNOWLEDGED THAT 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 ABOVE WRITTEN.

*Barbara A. Smith*  
 BARBARA A. SMITH  
 NOTARY PUBLIC - STATE OF OHIO  
 COMMISSION EXPIRES AUG. 19, 2002

- IRON BOUNDARY MARKER FOUND.
- SIZE AND TYPE SHOWN
- 1/2" DIA. X 30" LONG REBAR SET FLUSH WITH A PLASTIC CAP LABELED "A.J. SMITH 6960"
- SIMILAR REBAR SET IN 6" DIA. CONCRETE MONUMENT

COUNTY ENGINEER:  
 APPROVED FOR RECORD ON 7/21/99  
*Michael C. Bowers*  
 BELMONT COUNTY ENGINEER

COUNTY COMMISSIONERS:  
 APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.  
*Michael C. Bowers*  
*Charles P. Galt*  
 BELMONT COUNTY COMMISSIONERS

COUNTY AUDITOR:  
 TRANSFERRED BY THE BELMONT COUNTY AUDITOR.  
 DATE: 7/21/99 FEE: \$1.00  
*Joseph L. Popple*  
 BELMONT COUNTY AUDITOR

COUNTY RECORDER:  
 RECEIVED FOR RECORD ON July 27, 1999 AT 10:20 O'CLOCK A.M.  
 RECORDED ON \_\_\_\_\_ IN THE BELMONT COUNTY RECORD OF PLATS.  
 CABINET E SLIDE \_\_\_\_\_  
 FEE: \$49.00  
*Roby Catherine Ryan*  
 BELMONT COUNTY RECORDER

