

Fox Creek Hollow Subdivision

Section 21, Township 6N Range 3W,
Richland Township, Belmont County, Ohio

CERTIFICATE OF SURVEYOR

The within plat is a subdivision of 8.993 acres out of a 166.425 acre tract, a one-half interest conveyed to Edward E. and Diana Davis in Volume 568 Page 342 and a one-half interest conveyed to Ohio River Collieries Company by Ronnie J. and Anita G. Rice in Volume 620 Page 219 of the Belmont County Record of Deeds, and 21.214 acres out of a 169.488 acre tract conveyed as Tract 23 to Cravat Coal Company by The Conotton Land Company in Volume 672 Page 202 of the abovementioned Deed Records.

Acreage contained in Dedicated Road (O. R. C. DAVIS Tract) 1.010 Acres
Acreage contained in Lots (O. R. C. DAVIS Tract) 7.983 Acres
Acreage contained in Dedicated Road (Cravat Coal Company Tract) 1.065 Acres
Acreage contained in Lots (Cravat Coal Company Tract) 20.149 Acres
Total Acreage 30.207 Acres

I hereby certify that this map is a true and correct survey made by or under my direction or supervision during 1999, and that all monuments are set as shown.

Terry L. Steffl
Terry L. Steffl
Registered Surveyor #6846



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 the said plat and do dedicate the right-of-way of Township Road 219 as shown hereon to the public use forever. We also hereby dedicate easements, to run with the land, for water, storm water runoff, sanitary sewers, gas, electric, telephone or other public utility lines or services under, on or over the dedicated road right-of-way and those certain strips of land designated hereon as "Utility Easements".
Note: All lots are subject to existing easements of record.

Jack A. Hamilton Witness
Ray E. Soyette Witness
Edward E. Davis Edward E. Davis
Diana J. Davis Diana J. Davis
Jack A. Hamilton Witness
Ray E. Soyette Witness
James G. Gentile President
Cravat Coal Company
Jack A. Hamilton Witness
Ray E. Soyette Witness
James G. Gentile V.P.
Ohio River Collieries Company

Alice
EBBERT, Etal
V. 620 P. 34

STATE OF OHIO ss:
BELMONT COUNTY

Be it remembered that on this 25th day of February, 2000, before me, the undersigned, a Notary Public in and for said county and state, personally came Edward E. Davis, Diana J. Davis, Michael Puskarich and Thomas G. Gentile

who acknowledge 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 this day and date written.

Alan M. Lopez My Commission Expires September 23, 2001
Notary Public in and for
Belmont County, Ohio

COUNTY RECORDER

No. 4326
Received for record May 22, 2000, at 9 o'clock A.M.
Recorded May 24, 2000
In Belmont County Record of Plats.
Cabinet 8, Slide 272
Fee \$12.00
Ray E. Soyette Recorder

COUNTY ENGINEER

Approved for Record *Paul F. Bennett, P.E., P.S.*
Belmont County Engineer
Date: May 30, 2000

COUNTY COMMISSIONERS

Approved for record, subject to the rules and regulations governing the platting of subdivisions of land.

Belmont County Commissioners
Charles E. Foltz
Robert W. Key
Date: 5-3-2000

COUNTY AUDITOR

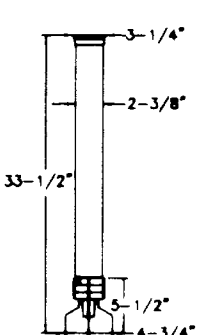
Transferred by Belmont County Auditor.
Date: May 22, 2000.
Fee \$2.00
Joseph A. Pappano Auditor
My Name Apparent

LEGEND

- MONUMENT (SET) A2BR30 ALUMINUM BREAK-OFF MONUMENT (SEE DETAIL)
- IRON PIN (SET) (1/2")
- IRON PIN (FOUND)
- ⊙ CONCRETE MONUMENT (FOUND) (6")
- DESIGNATED 10' UTILITY EASEMENT AROUND PERIMETER AND ALONG TOWNSHIP ROAD 219, BEING 5' ON EACH SIDE OF INTERIOR SIDE LOT LINES
- == DEDICATED 15' SANITARY SEWER EASEMENT BEING 7.5' ON EACH SIDE OF THE SANITARY SEWER CENTERLINE
- - - SANITARY SEWER CENTERLINE
- - - 35' BUILDING SETBACK LINE
- ▨ AREA DEDICATED FOR PUBLIC USE INSIDE TOWNSHIP ROAD 219 R.O.W.

DETAIL NOT TO SCALE

A2BR30 BREAK-OFF MONUMENT



L & B ASSOCIATES
V. 698 P. 633

L & B ASSOCIATES
V. 721 P. 481

OHIO RIVER
COLLIERIES COMPANY
ONE-HALF INTEREST
V. 620 P. 219

E. & D. DAVIS
ONE-HALF INTEREST
V. 568 P. 342

CRAVAT COAL COMPANY
TRACT 23
V. 672 P. 202

Timothy A. & Gail O.
CLARK
V. 646 P. 676

Gayle R.
ROGERS
V. 544 P. 431



BASIS OF BEARINGS

BEARINGS ON THIS MAP REFER TO THE GRID MERIDIAN OF THE OHIO COORDINATE SYSTEM (SOUTH ZONE) AS DETERMINED BY TYING TO N.G.S. TRIANGULATION STATION CLAIR 2.

COVENANTS AND RESTRICTIONS FOX CREEK HOLLOW SUBDIVISION

As part of the consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances in Fox Creek Hollow Subdivision, the grantees herein, their heirs and assigns hereby covenant and agree with the said grantor and its successors and assigns, and of every other person who shall or may become the owner or have any title derived immediately or remotely from, through, or under the said grantor, its successors and assigns, to any of said lots in Fox Creek Hollow Subdivision, to the following restrictive covenants:

1. These covenants shall run with the land and are to be binding on all persons claiming under them for a period of thirty years from 2000, after which time said covenants may be extended for successive periods of ten years, unless notified or altered by the then owners of the majority of the lots in said subdivision.
2. Enforcement shall be by proceedings of law or equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
4. The lots shown herein shall be used exclusively for single family residential purposes. The prohibition of commercial activity shall include but is not limited to the renting of spaces for mobile homes, house trailers, similar vehicles or camping units of any kind.
5. Each lot shall be used for single family residential purposes, except that the owner may operate a home office in residence provided no employees are engaged in the operation thereof.
6. Each residential unit shall be permanent and non-mobile and shall contain a minimum of 1400 square feet of living space for a one story dwelling, 1800 square feet of living space for a one and one-half story dwelling and 1800 square feet of living space for a two story dwelling, each exclusive of open porches, garage, attic and basement, whether finished or unfinished.
7. No structure except sidewalks, driveway and steps shall be located on any lot nearer to the front line than the building setback line as shown on the plat.
8. The purchaser shall subdivide no tract or lot. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, a private garage which shall be installed in the basement or directly attached to said dwelling, said garage not to exceed 900 square feet. Auxiliary structures may only be constructed in conjunction with or after house construction, and must be placed at least twenty feet from rear and side lot lines. Written approval must be obtained from developer, and plans must be submitted with request for approval.
9. No structure shall have an exterior covering consisting of rolled brick siding, tar paper, presheath or other similar facing material. The exterior covering must enhance the property.
10. Exterior construction material for all buildings, whether residential or auxiliary, shall be properly painted, stained or veneered with brick, stone, dryvit, siding, wood or other similar facing product. No foundation block is to be visible from the front of the house.
11. No mobile home, house trailer or the basement of a contemplated permanent building shall be occupied as a residence, nor may any structure of a temporary nature be used as a residence.
12. No building shall be located nearer to a lot line than the building set back line, as shown on this plat. No building shall be located nearer than fifteen feet from a side or rear property line.
13. No chickens or other fowl, livestock or other farm animals shall be kept or harbored on these premises except those which are domesticated and commonly kept as household pets. Such household pets are to be properly controlled by the owners thereof. No fence shall be erected or maintained between the front lot line and the building setback line. All fencing material must be wooden board or vinyl. No wire fencing is permitted.
14. No intoxicating liquor shall be manufactured or sold on any of said lots.
15. No lot shall be used at any time for the sale or storage of junk, used or wrecked automobiles or similar "nuisance" enterprises. No noxious or offensive activity, which may become an annoyance to the neighborhood, shall be carried on upon any lot.
16. No signboards or advertising posters shall be permitted, except signs or notices, which may offer the property for rent or sale.
17. Easements or installation and maintenance of all utilities and drainage facilities are reserved within the building set back lines.
18. No building, dwellings, auxiliary structures or other development shall be placed or erected on any plot in this subdivision until the building plans, specifications, and plot plans showing the locations of such building have been approved in writing by the subdivision owners or their authorized representatives for uniformity and harmony for external design with existing structures in the subdivision and the location of the building with respect to set back lines. Such approval or disapproval will be forthcoming within thirty days after plans have been submitted.
19. All fuel tanks larger than 100 gallon capacity shall be buried underground or enclosed. This includes propane and/or fuel oil tanks.
20. Construction of structures from start to completion shall not exceed nine months.
21. These restrictive covenants shall not be amended or changed, in whole or in part, unless an instrument is signed by the then owners of a majority of the lots in said subdivision agreeing to amend or change said restrictive covenants in whole or in part.

SANITARY EASEMENT CENTERLINE TABLE

Lot	Bearing	Distance
L1	S 31°30'56" W	12.23'
L2	S 08°16'56" W	346.78'
L3	S 01°39'48" E	270.50'
L4	S 02°37'40" W	270.07'
L5	S 00°00'58" W	269.21'
L6	S 42°21'24" W	195.97'
L7	S 26°47'08" E	285.67'
L8	S 48°18'37" W	279.99'
L9	S 07°16'07" W	131.02'
L10	S 71°37'48" E	180.64'
L11	S 06°08'30" E	252.71'
L12	S 06°33'00" W	375.79'

Scale: 1" = 100'



NOTE: DISTANCES AND ACREAGES SHOWN HEREON ARE GRID AND BASED ON AN OVERALL COMBINED FACTOR OF 0.99995.

Jack
Hamilton
& Associates, Inc.
Engineering, Surveying & GIS

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Prepared By: PRH

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