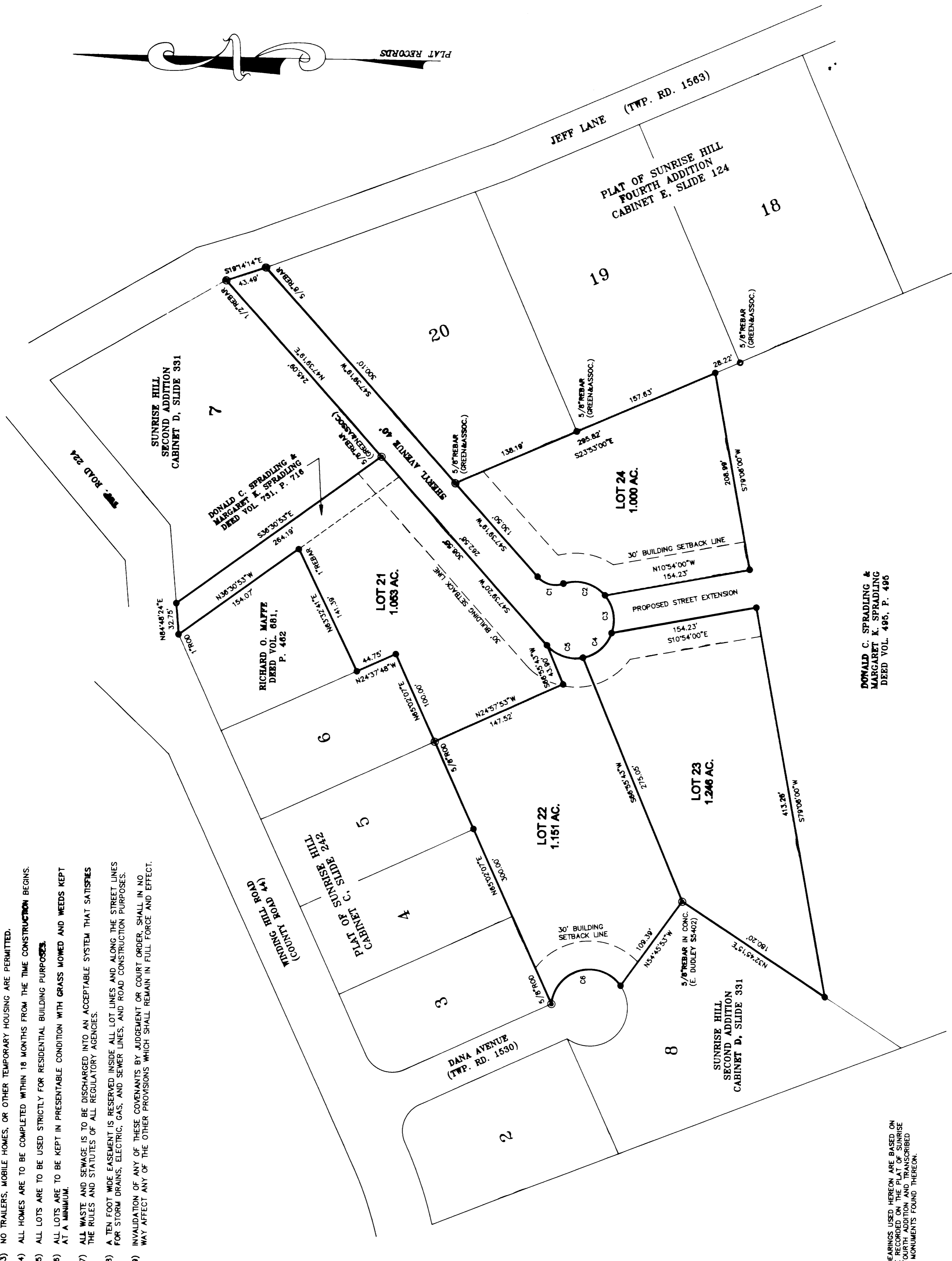


# PLAT OF SUNRISE HILL - FIFTH ADDITION

CABINET E SLIDE 248

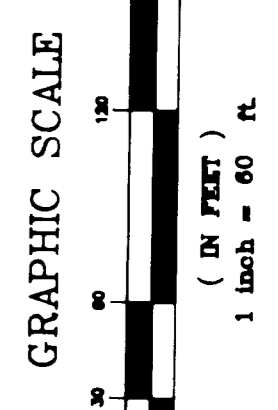
SECTION 29, TWP. 2, RANGE 2, PULTNEY TOWNSHIP, BELMONT COUNTY, OHIO

- SUBDIVISION RESTRICTIONS:**
- 1) THE LOTS IN THIS SUBDIVISION SHALL NOT BE SUBDIVIDED BY THE OWNER THEREOF.
  - 2) NO HOUSE SHALL BE CONSTRUCTED COSTING LESS THAN \$80,000.00 AS BASED ON COSTS IN THE YEAR 2000.
  - 3) NO TRAILERS, MOBILE HOMES, OR OTHER TEMPORARY HOUSING ARE PERMITTED.
  - 4) ALL HOMES ARE TO BE COMPLETED WITHIN 18 MONTHS FROM THE TIME CONSTRUCTION BEGINS.
  - 5) ALL LOTS ARE TO BE USED STRICTLY FOR RESIDENTIAL BUILDING PURPOSES.
  - 6) ALL LOTS ARE TO BE KEPT IN PRESENTABLE CONDITION WITH GRASS MOWED AND WEEDS KEPT AT A MINIMUM.
  - 7) ALL WASTE AND SEWAGE IS TO BE DISCHARGED INTO AN ACCEPTABLE SYSTEM THAT SATISFIES THE RULES AND STATUTES OF ALL REGULATORY AGENCIES.
  - 8) A TEN FOOT WIDE EASEMENT IS RESERVED INSIDE ALL LOT LINES AND ALONG THE STREET LINES FOR STORM DRAINS, ELECTRIC, GAS, AND SEWER LINES, AND ROAD CONSTRUCTION PURPOSES.
  - 9) INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



THE BEARINGS USED HEREON ARE BASED ON MONUMENTS FOUND ON THE PLAT OF SUNRISE HILL. MONUMENTS FOUND ON THE PLAT OF SUNRISE HILL ARE NOT TO BE CONSIDERED FROM MONUMENTS FOUND THEREON.

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
1	25.00'	29.40'	S13°57'55"V
2	40.00'	48.05'	S14°41'15"V
3	40.00'	41.89'	S79°05'59"V
4	40.00'	41.38'	N41°15'41"V
5	40.00'	43.38'	N8°00'59"E
6	40.00'	97.83'	N15°28'17"V



- DENOTES POSITION OF A MINIMUM 6" DIAMETER CONCRETE MONUMENT
- DENOTES AN IRON BOUNDARY MARKER FOUND, SIZE AND TYPE SHOWN
- DENOTES A 1/2" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP LABELED "AJ SMITH 8960"

**OWNERS' CONSENT AND DEDICATION:**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION AND RECORDING OF THE SAID PLAT AND DO DEDICATE THE STREET AS SHOWN HEREON TO THE PUBLIC AND DO HEREBY DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITIES UNDER OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON. THE AREA ENCOMPASSED IN THE SEVERAL STRIPS OF LAND LIVING OUTSIDE THE FORTY FOOT RIGHT OF WAY SHALL BE IN THE NATURE OF AN EASEMENT FOR ROAD PURPOSES AND SHALL REVERT TO THE ADJUTING PROPERTY OWNERS WHEN THE ROAD IS LEGALLY EXTENDED BEYOND THE LIMITS OF THIS PLAT.

*Barbara A. Smith*  
WITNESS

*Donald C. Spradling*  
DONALD C. SPRADLING

*Margaret K. Spradling*  
WITNESS

*Margaret K. Spradling*  
MARGARET K. SPRADLING

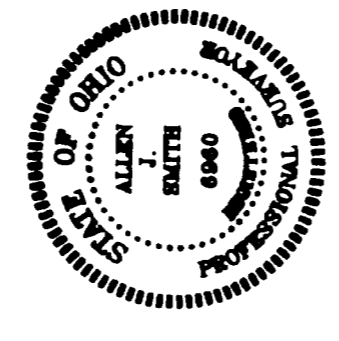
BE IT REMEMBERED THAT ON THIS 23 DAY OF MARCH IN THE YEAR OF 2000, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNERS WHO IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.



*Barbara A. Smith*  
BARBARA A. SMITH  
NOTARY PUBLIC - STATE OF OHIO  
COMMISSION EXPIRES AUG. 18, 2002

**CERTIFICATE OF SURVEYOR:**

THE WITHIN PLAT IS A SUBDIVISION OF 4.986 ACRES WHICH IS PART OF THE LAND CONVEYED BY HELLIE L. ROSSER TO DONALD C. SPRADLING BY DEED VOL. 485 AND IN MARGARET K. SPRADLING BY DEED RECORDED IN VOLUME 485, PAGE 485 AND IN VOLUME 731, PAGE 718 OF THE DEED RECORDS OF BELMONT COUNTY, OHIO. AREA CONTAINED IN DEDICATED STREETS: 0.548 ACRE 4.438 ACRES TOTAL AREA OF SUBDIVISION: 4.986 ACRES I HEREBY CERTIFY THAT THIS MAP DEPICTS A TRUE AND CORRECT SURVEY MADE BY ME, AND THAT ALL MONUMENTS ARE SET AS SHOWN.



*Allen J. Smith*  
ALLEN J. SMITH  
REG. SURVEYOR NO. 8880  
MARCH 20, 2000

**COUNTY ENGINEER:**

APPROVED FOR RECORD THIS 23 DAY OF MARCH IN THE YEAR 2000

*Allen J. Smith*  
BELMONT COUNTY ENGINEER

**COUNTY COMMISSIONERS:**

APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATING OF SUBDIVISIONS OF LAND.

BELMONT COUNTY COMMISSIONERS:  
*Charles P. Smith*  
*Michael C. Binion*

**COUNTY AUDITOR:**

TRANSFERRED BY THE BELMONT COUNTY AUDITOR.  
DATE: MAR 30, 2000 FEE: \$1.00 Pd

**COUNTY RECORDER:**

NO. 57440  
RECEIVED FOR RECORD ON June 30, 2000 AT 11 O'CLOCK A.M.  
RECORDED ON July 5, 2000 IN THE BELMONT COUNTY RECORD OF PLATS.  
CABINET E SLIDE 248  
FEE: \$ 49.00 - Pd.

*Joseph A. Pappalardo*  
BELMONT COUNTY AUDITOR by *J. Pappalardo*

*Nancy Catherine DeJoy*  
BELMONT COUNTY RECORDER