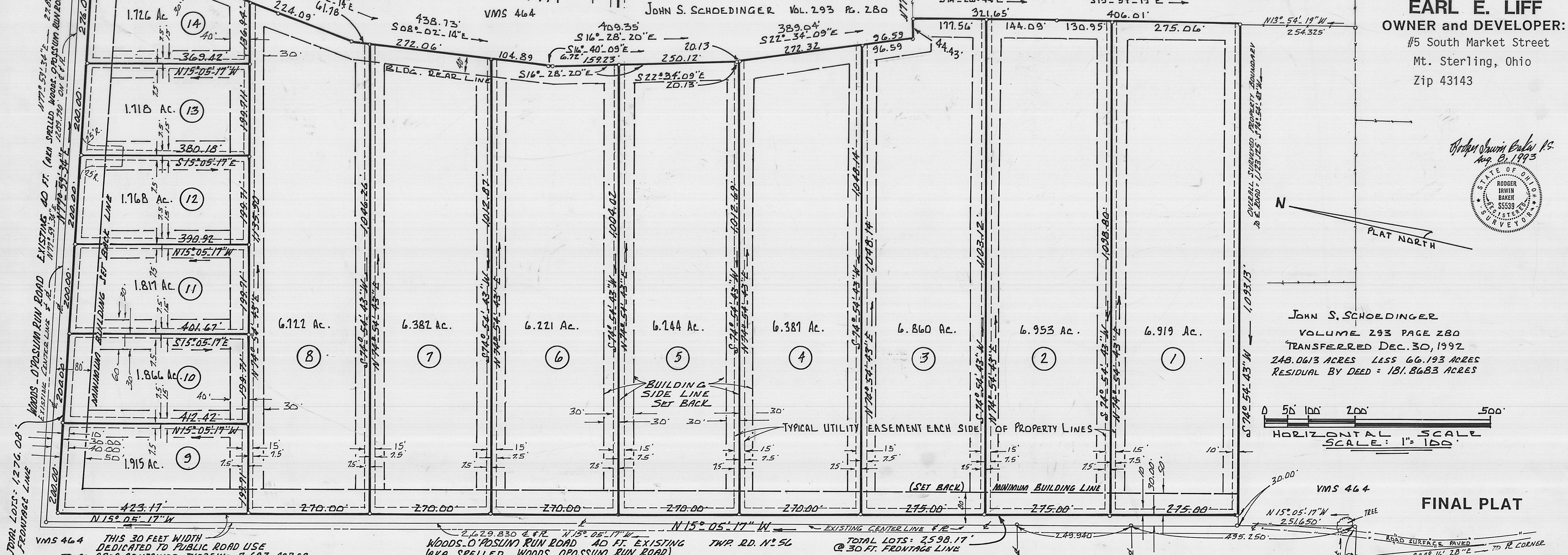
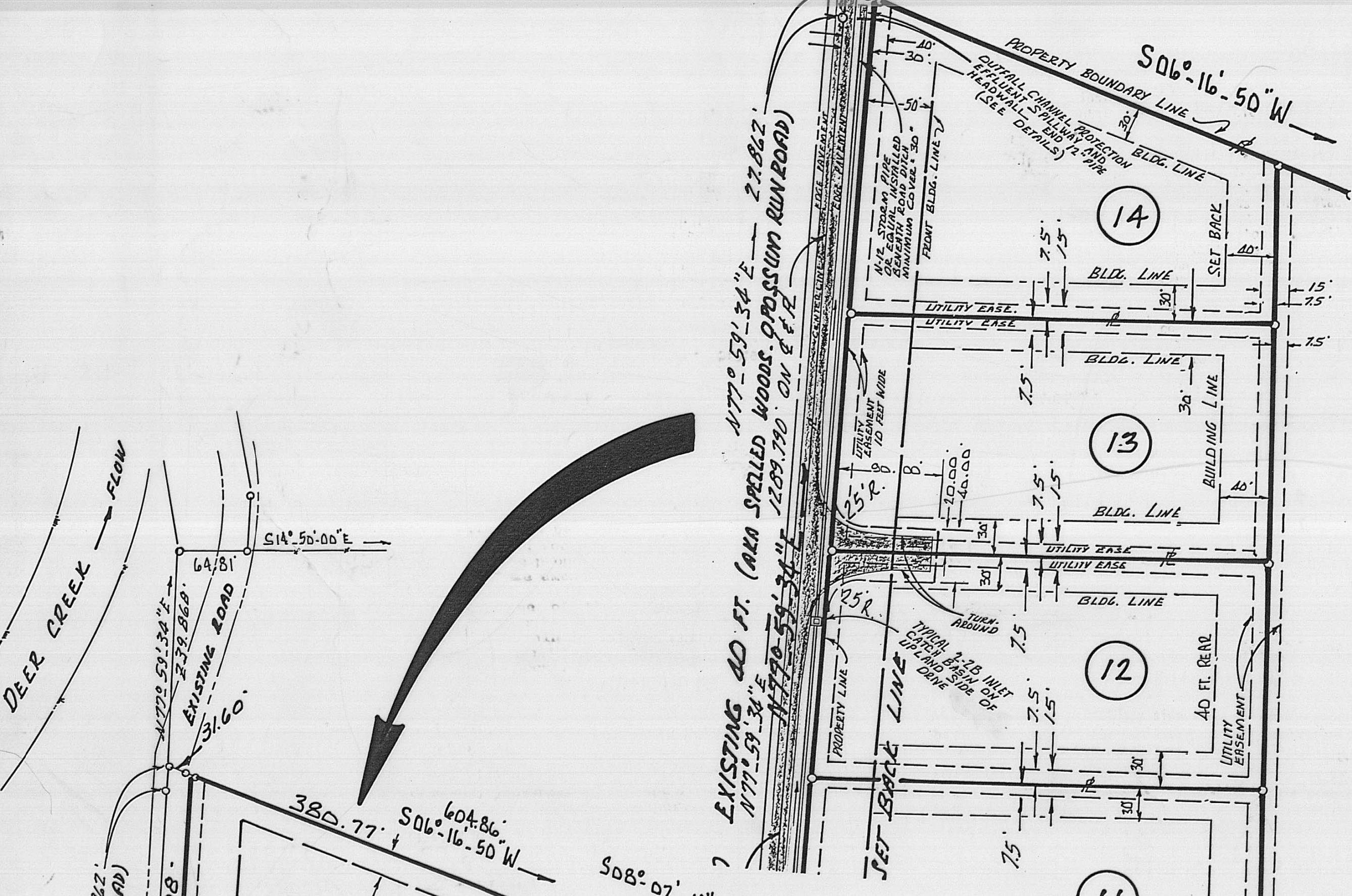
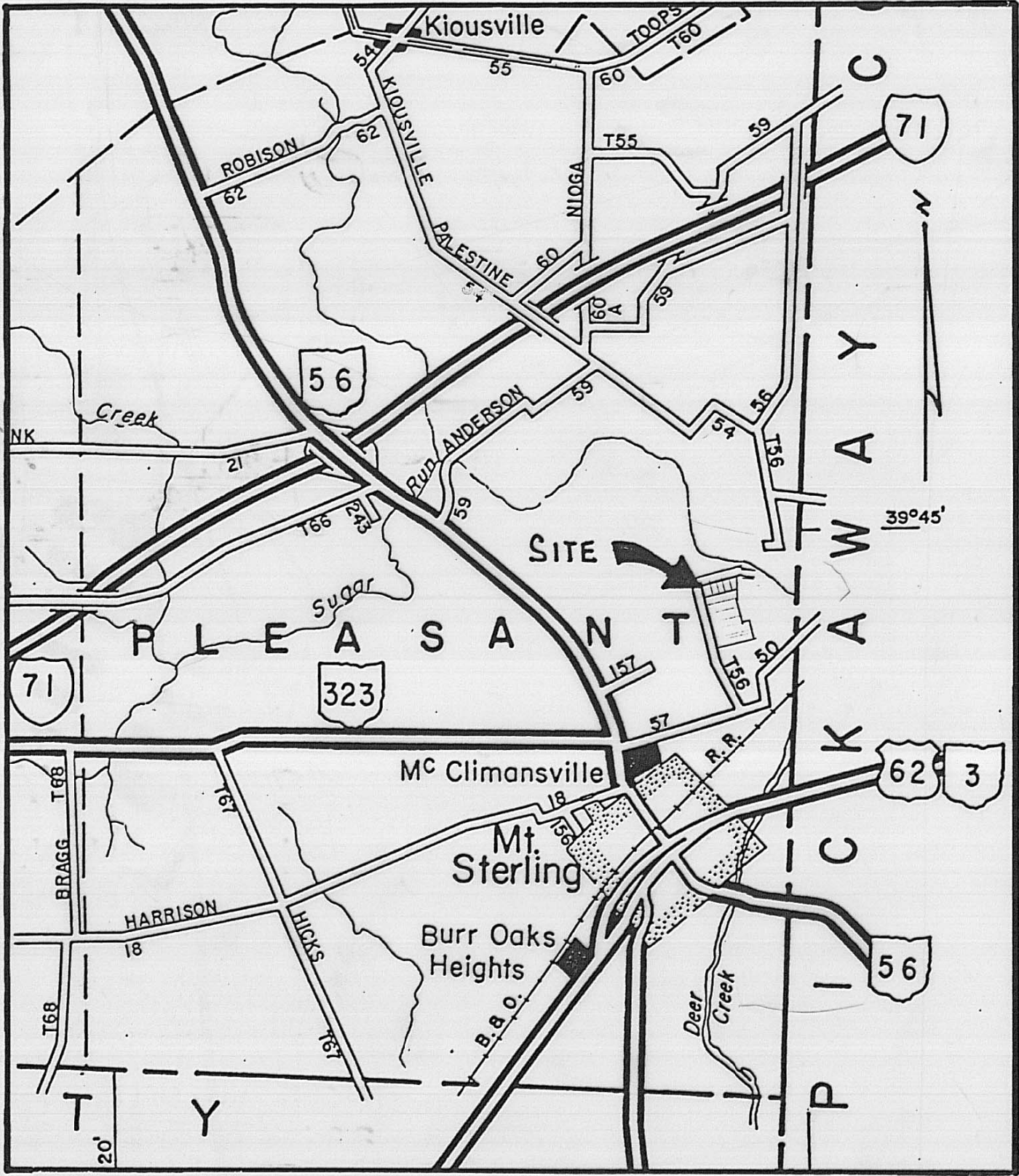
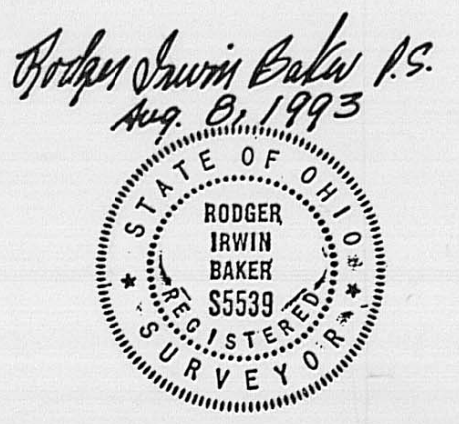


GREENBRIAR ESTATES SUBDIVISION
63.499 ACRES EARL E. LIFF (OWNER)
PLEASANT CIVIL TOWNSHIP
VMS # 464 MADISON COUNTY, OHIO
PART OF 66.193 ACRES
VOLUME 293 PAGE 665 & 666



JOHN S. SCHOEDINGER VOL. 293 PG. 280

EARL E. LIFF
OWNER and DEVELOPER:
 #5 South Market Street
 Mt. Sterling, Ohio
 Zip 43143



JOHN S. SCHOEDINGER
 VOLUME 293 PAGE 280
 TRANSFERRED DEC. 30, 1992
 248.0613 ACRES LESS 66.193 ACRES
 RESIDUAL BY DEED = 181.8683 ACRES

HORIZONTAL SCALE
 SCALE: 1" = 100'

FINAL PLAT

VMS 464 THIS 30 FEET WIDTH DEDICATED TO PUBLIC ROAD USE TOTAL AREA CONTAINED THEREIN: 2.693 ACRES

WOODS-D'POSSUM RUN ROAD 40 FT. EXISTING TWP. RD. NO. 56 TOTAL LOTS: 2598.17 @ 30 FT. FRONTAGE LINE

PLAT

TO THE PUBLIC:

Declaration of Restrictions of Greenbriar Estates Subdivision, a subdivision in Pleasant Township, Madison County, Ohio.

In pursuance of a general plan for the protection and benefit and the mutual advantage of all of the property in Greenbriar Estates Subdivision and all of the persons who may now or hereafter become owners of any part of the subdivision and as a part of the consideration for this conveyance, Grantor executes and delivers this deed of conveyance, and the Grantee accepts the same subject to all and each of the following reservations, restrictions, conditions, easements, charges, agreements, covenants, obligations, rights, uses and provisions hereinafter referred to as restrictions which are for the mutual benefit and protection of and shall be enforceable by all and any of the owners of any of the land above described, and the Grantee for himself, his heirs and assigns, covenants and agrees to keep and perform each of said restrictions and to hold the said real estate above described and each lot therein upon the following terms and subject to the following reservations, restrictions, easements, conditions, charges, agreements, covenants, obligations, rights, uses and provisions and fully and punctually to observe, comply with, perform and carry out the same, to-wit:

The Restrictions and Covenants hereinafter set out are to run with the land and shall be binding upon all parties and all persons owning lots in the Greenbriar Estate Subdivision, or claiming under them until September 1, 2000, at which time said restrictions and covenants are automatically extended for successive ten (10) year periods, unless by a majority of the property owners in this plat, these restrictions and covenants are amended or terminated.

1. Invalidation of any one of these restrictions and covenants by judgement of court order shall in no way affect any of the other provisions which shall remain in full force and effect. No restrictions shall be waived due to failure to enforce them regardless of how many violations occur.

2. All lots within the subdivision shall be known and described as residential lots.

3. No lots shall hereinafter be subdivided into parcels for additional residential purposes.

4. All lots in said subdivision shall be kept free and clear from unsightly or obnoxious weeds, junk, scrap, paper, or debris of any kind.

5. No dwelling shall be located closer than thirty (30) feet to any side lot line, forty (40) feet to any rear lot line and said structure shall not be located nearer the front lot line than the indicated setback lines shown on the record plan. The above covenant does not include steps, eaves, or open porches.

6. No trailer, tent, basement, shack, garage, barn, or other outbuilding erected shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary nature be permitted.

7. No fences shall be constructed in the front of any dwelling except ornamental fences or shrubbery.

8. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes and except that horses may be stabled and kept on any lot provided the same be kept for pleasure purposes only, and that they be enclosed in a fenced area. No sign or billboard, except professional or for sale signs, shall be erected on any residential lot in this plat.

9. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become any annoyance to the neighborhood. Excessively barking or ferocious dogs and loud, motorized vehicles are considered a nuisance.

10. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water, and improvements made on any easement by the property owner are at risk of the property owner.

11. a) The measurement of the ground floor area of any dwelling house built on any lot shall not include porch, garage, and other rooms built under the same roof or under roofs attached to the main house, and measurements shall be to the outside face of the exterior walls. The measurement of the second floor area shall not include storage or unfinished rooms.

b) Any one story or one and one-half story dwellings built on any lot shall have a ground floor area of not less than 1350 square feet.

c) Any two story dwelling built on any lot shall have a ground floor area of not less than 900 square feet, and second floor area of not less than 500 square feet or a total living area of not less than 1600 square feet.

d) Each dwelling shall have a two (2) car garage either attached or detached.

12. No trucks, commercial vehicles, farm equipment, boats, trailers, campers, automobiles, or mobile homes may be parked or stored on the premises for more than 30 days, unless in a garage or other outbuilding.

13. No portion of any property may be used as a garbage or refuse disposal area. Garbage and refuse shall not be kept except in sanitary animal proof containers.

14. All utilities must be underground. Ten foot utility easements must be granted where installed and will be kept within other easements wherever possible as shown on the plat.

15. Driveways shall be a minimum width of ten (10) feet of six (6) inch thick stabilized stone or gravel placed no closer than ten (10) feet at any point from the side line of the lot. The grantee shall install an approved driveway inlet to the existing underdrain located in the road or open ditch. Said inlet shall be located on upper side of each driveway.

16. The dwelling thereon shall be completely finished within one (1) year from the date of the beginning of construction.

17. No outbuilding, barn, or utility shed shall be built or maintained unless it is a minimum of two hundred fifty (250) square feet and of a style, structural quality and outward appearance of dwelling, and complies with all set back lines.

SPECIFIC CONDITIONS:

Roadside slopes (inslope and backslope) shall not be steeper than 4 : 1 (four feet horizontal to one foot vertical) with a two feet wide flat bottom roadside ditch.

Driveway pipes (underdrain culverts) shall be at least 20 feet long constructed as per typical examples (b) and (c) and / or as approved by the Madison County Engineer's office. No driveway pipe is to be put into place until the county engineer has been contacted accordingly.

Where underground storm pipe (tile) is to be installed beneath the alignment of the new roadside ditch, said pipe shall be type N-12 or equal laid and encased with crushed 57 stone or as specified by the engineer. Along this particular underdrain, (to be 12 inch diameter), a catch basin is to be installed at the upland source and on the upland "high side" of each newly constructed driveway. Catch basin design shall be typical 2-28 type or equal if approved by the county engineer. Tops of each catch basin shall have metal grates with the elevation to be placed 4 to 6 inches below the finished normal ditch returning to normal grade within 10 feet of each basin.

If reinforced concrete storm pipe is to be used, crushed stone bedding will not be necessary.

At the outfall (effluent) there shall be a concrete headwall / yoke or cradle installed with a concrete spillway and dump rock channel protection constructed in conformity with the typical diagram shown herein or as per the directions specified by the county engineer.

As shown by the typical detail depicting a vehicle turn-around, there shall be herewith dedicated for public use a turn-around for the purpose of making a sufficient place to back a school bus or to back a garbage-trash truck, or to back any other vehicle into from the existing roadway so as to provide a safe maneuver and movement for such vehicles. This turn-around shall not be blocked in any way and shall remain clear at all times.

NATURAL DRAINAGE:

Existing natural swales shall not be altered in anyway to the extent that there is an interference with the upper or lower owner, in regards to surface drainage. Natural drainage must remain unaffected by any construction of any kind.

Along each property boundary side line and at the rear of those lots 9 through 14 and along the entire frontage of every lot or parcel there shall be an easement set aside for the purpose of utility installation as delineated herein.

Although the owner Earl E. Liff took underlying fee simple title to the middle of Woods-Opossum Run Road, the frontage line for each and every lot or parcel is to be 30 feet from said centerline. The said 30 feet strip shall be dedicated for public roadway purposes.

Building set backs shall be a minimum of 50 feet from aforesaid 30 foot line or at a minimum distance of 80 feet from existing road centerline.

Side line set backs shall conform to the required distances under supervision of Madison County Zoning Office and no construction can commence until a permit is applied for through that office, unless such construction is exempt from the county building regulations.

Situated along Woods-Opossum Run Road in VMS 464, Pleasant Township, Madison County, Ohio, containing 63.499 acres within the platted lots, being a portion of that land containing 66.193 acres conveyed to Earl E. Liff by warranty deed of record in volume 293 at Pages 665 & 666, said land transferred February 11, 1993.

Dedication: I, the undersigned, Earl E. Liff, being the owner of the land herein platted, do hereby voluntarily consent to the execution of said plat and to dedicate the platted 30 feet wide strip of land along Woods-Opossum Run Road (as shown hereon) to the public use forever. Said 30 feet wide strip of land contains 2.693 acres ±.

The easements shown on this plat are for the construction, operation of telephone, TV cable, electric service, and shall be used for the maintenance, repair, relocation of each utility service as needed. Easements are reserved where indicated as such on plat for "public utility and their respective services above and / or below the ground".

No structure, planting, fencing, or other construction may be made in the natural land swales or ditches that would obstruct or retard the normal surface flow of water.

Side line set backs are to be at least 30 feet, rear yard set back limits shall be at least 40 feet and the front set back minimum is 50 feet...all measured from the property boundary.

Water and sewerage permits shall be obtained from the Health Board, building permits are to be obtained from Zoning Board and driveway or ditch construction must be first approved by Madison County Engineer.

Monuments are to be 3/4 inch diameter iron pipe with inserted plastic caps stamped R.I.Baker S-5539.

Bearings are based on the roadway course described in Volume 293 at Page 280.

Lynn A. Furniss
Witness

Earl E. Liff
Earl E. Liff (Owner)

Rodger Irwin Baker
Witness

Certificate of Notary Public:

State of Ohio, Madison County, Ohio S.S.

Be it remembered that on this 10th day of August, 1993, before me the undersigned a Notary Public in and for said County of Madison, and State of Ohio, personally came Earl E. Liff, Owner in Fee Title, acknowledged the signing 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.



Lynn A. Furniss
Notary Public in and for Madison County and the State of Ohio.
LYNN A. FURNISS
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES OCT. 17, 1996

GREENBRIAR ESTATES SUBDIVISION

63.499 ACRES EARL E. LIFF (OWNER)

PLEASANT CIVIL TOWNSHIP

VMS # 464 MADISON COUNTY, OHIO

PART OF 66.193 ACRES

VOLUME 293 PAGE 665 & 666

NOTE: Lots 9 through 14 and owners thereof are subject to assessments for the maintenance of surface and subsurface drainage systems as approved by the Madison County Commissioners (in accordance with Ohio Revised Code Chapters 6131 and 6137), as recorded in the County Commissioners Journal Volume 51 at Page 199. Owners of Lots 9 through 14 shall share equally the costs for the maintenance of roadside ditches, catch basins and storm sewer. The assessment shall be a minimum of fifty dollars (\$ 50.00) for each lot per year until total ditch maintenance fund accumulates to two thousand dollars (\$ 2,000.00). Said Lots and the owners thereof shall then be assessed as maintenance is required.

This maintenance agreement is acceptable and is hereby agreed to on this 20th day of September, 1993 by the owner Earl E. Liff.

Earl E. Liff
Earl E. Liff Owner & Developer

Board of County Commissioners: We the Board of County Commissioners of Madison County, Ohio do hereby approve this plat on this 20th day of Sept 1993.

Commissioners:
Joe D. York
Humbert & Mackley
Robert Edwards

Madison County Board of Health: I hereby approve this plat on this 21st day of Sept. 1993.

T. J. M. Wilson
Madison County Board of Health

County Auditor: Transferred on this 12 day of OCT. 1993.

Deputy, County Auditor

County Auditor

Number: 935142

County Recorder: Received on this 12 day of OCT 1993 at 3:48 P.M.

Recorded on this 12 day of OCT 1993 at 3:49 P.M.

Recorded on plat slide 631 and slide 632

Certificate of Surveyor:

I hereby certify that this map is a true and complete survey made by me and under my supervision during the year 1992 and 1993, and that all corner markers on the exterior perimeter area set as shown and that the interior corner markers will be field set within 30 days of the final approval herein.

Rodger Irwin Baker ES. August 08, 1993
Rodger Irwin Baker PS # S-005539
1300 Plain City-Georgesville Road (S)
Galloway, Ohio 43119



Madison County Regional Planning Commission: We, the Madison County Planning Board hereby approve this plat on this 14 day of SEPT. 1993.

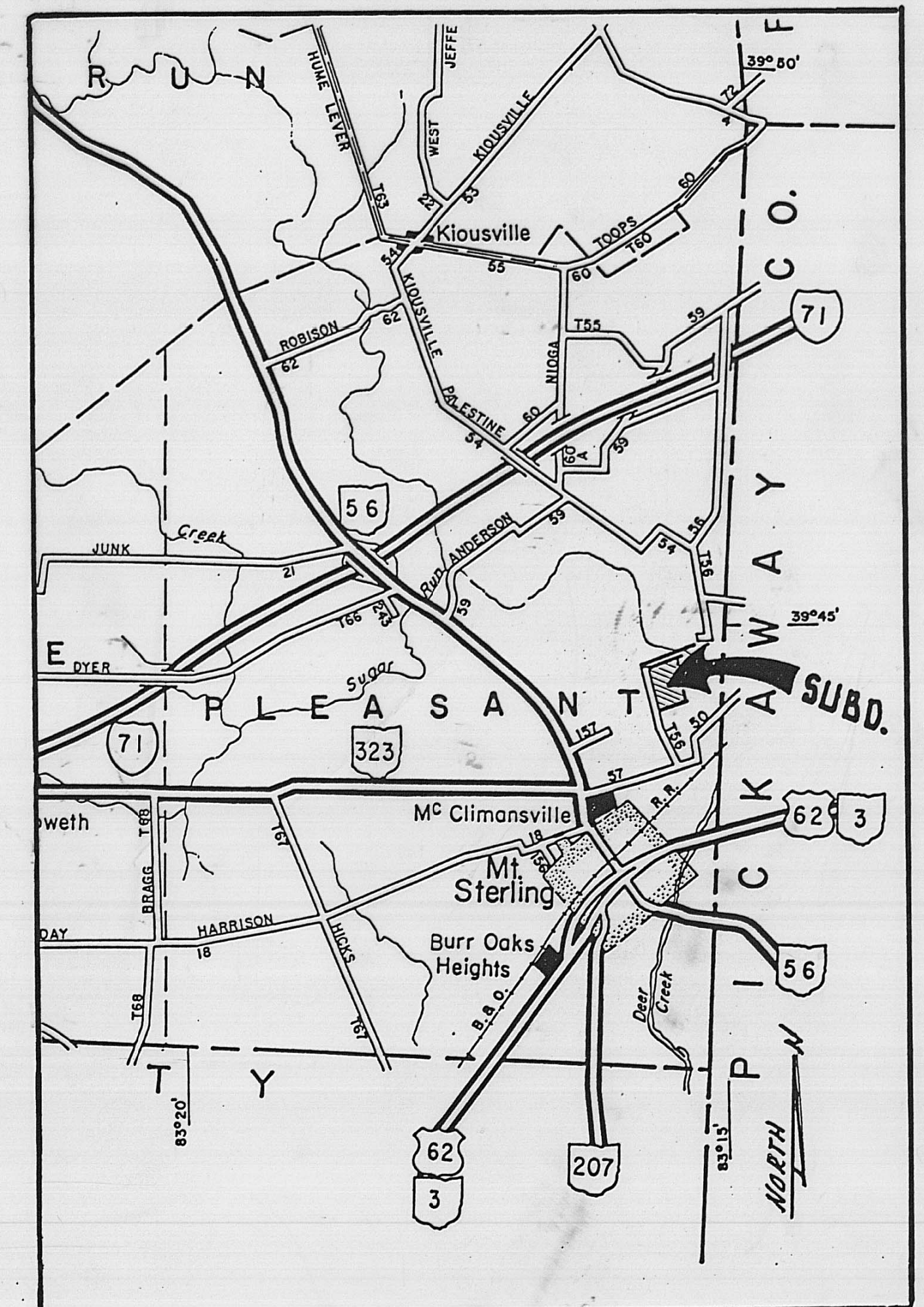
Judy A. Hastings
Chairman of the Board

Madison County Zoning Commission: We the Madison County Zoning Commission, do hereby approve this plat and accept the same on this 20th day of Sept. 1993.

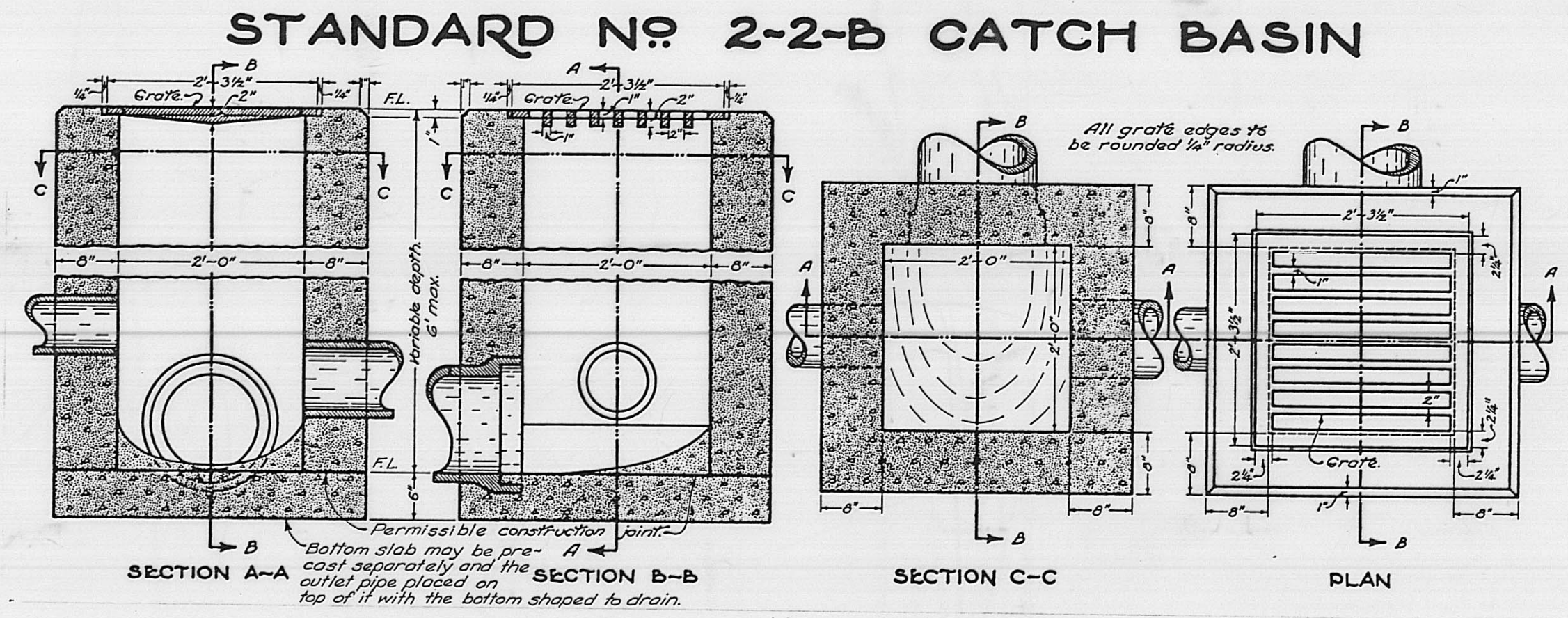
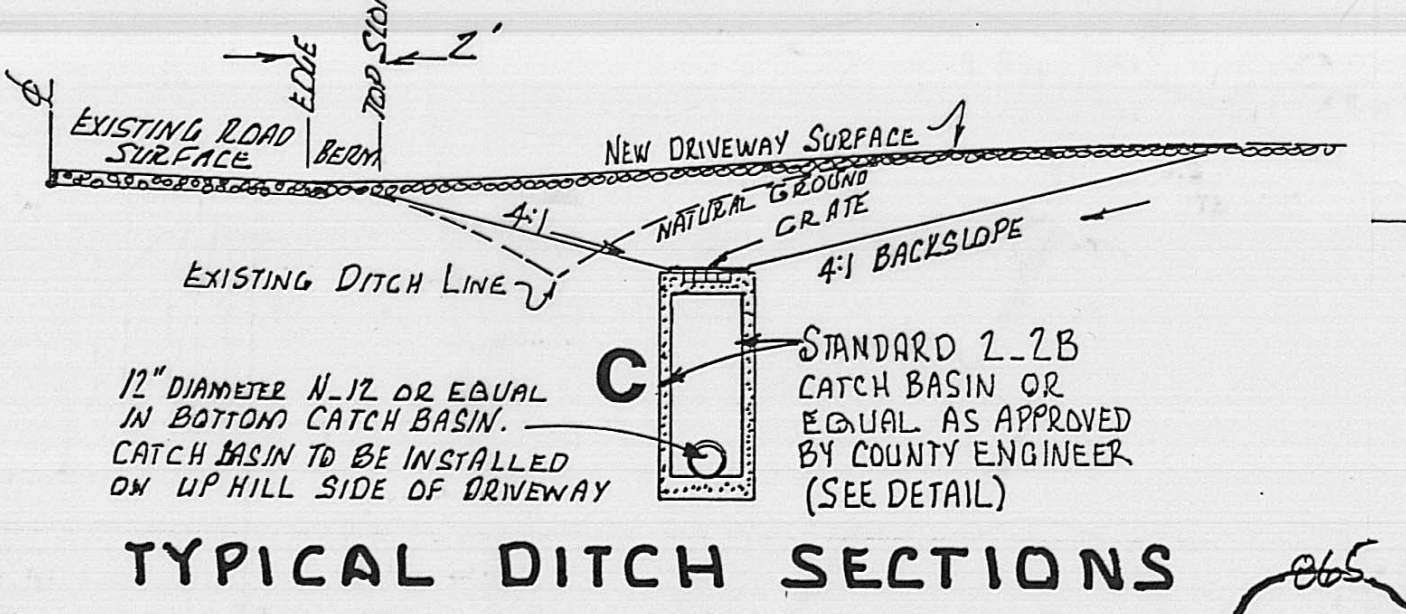
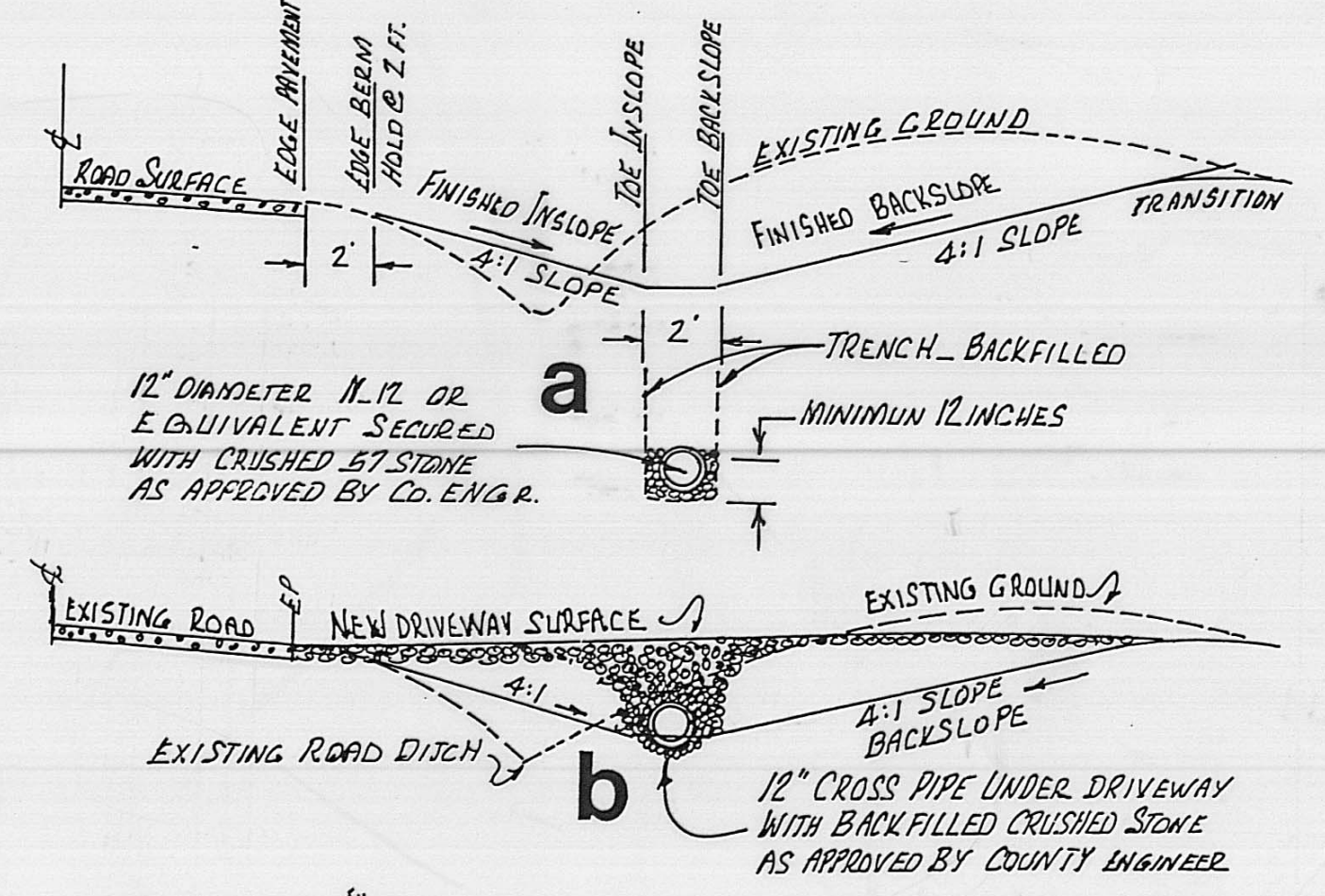
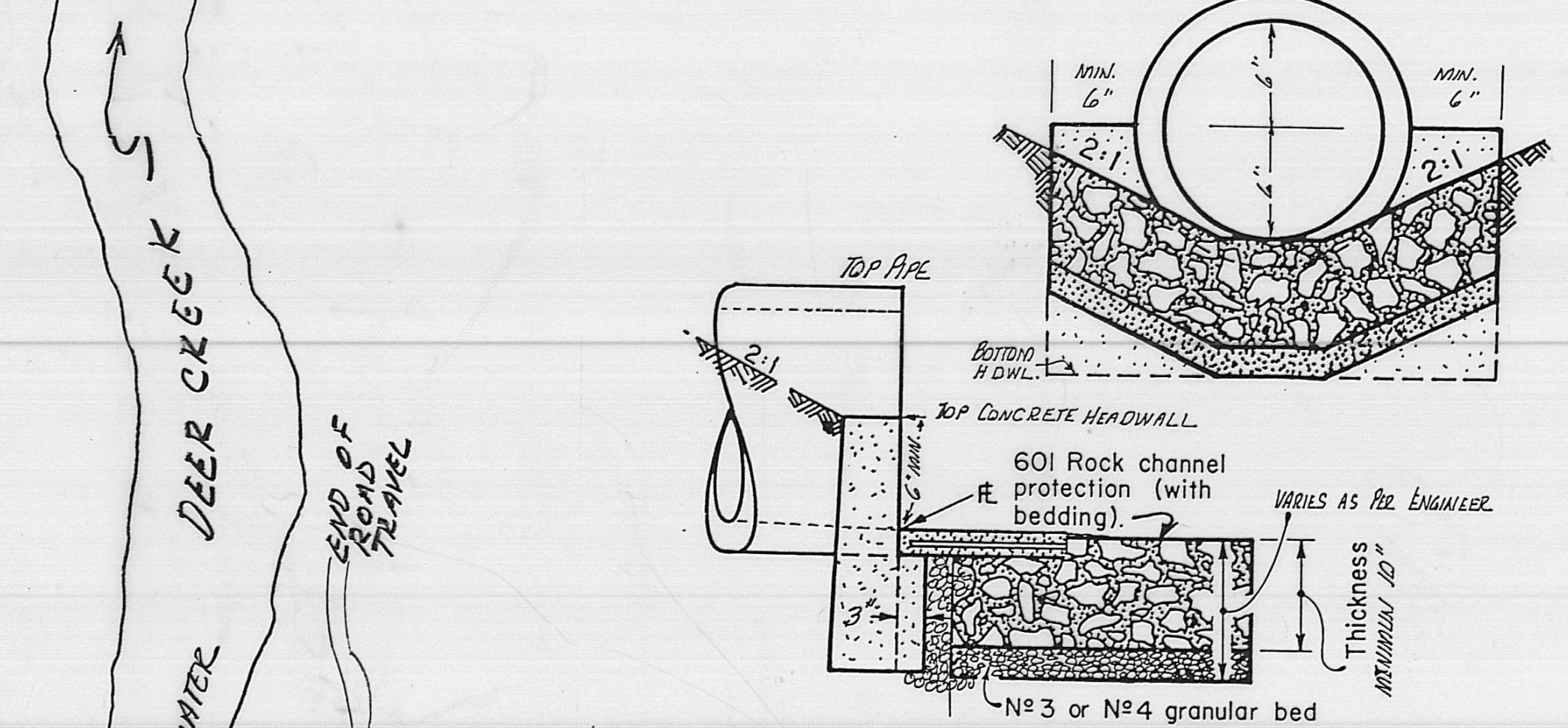
Judy A. Hastings
Zoning Inspector

Madison County Engineer: I hereby approve and accept this plat and the construction drawings on this 12 day of OCT 1993.

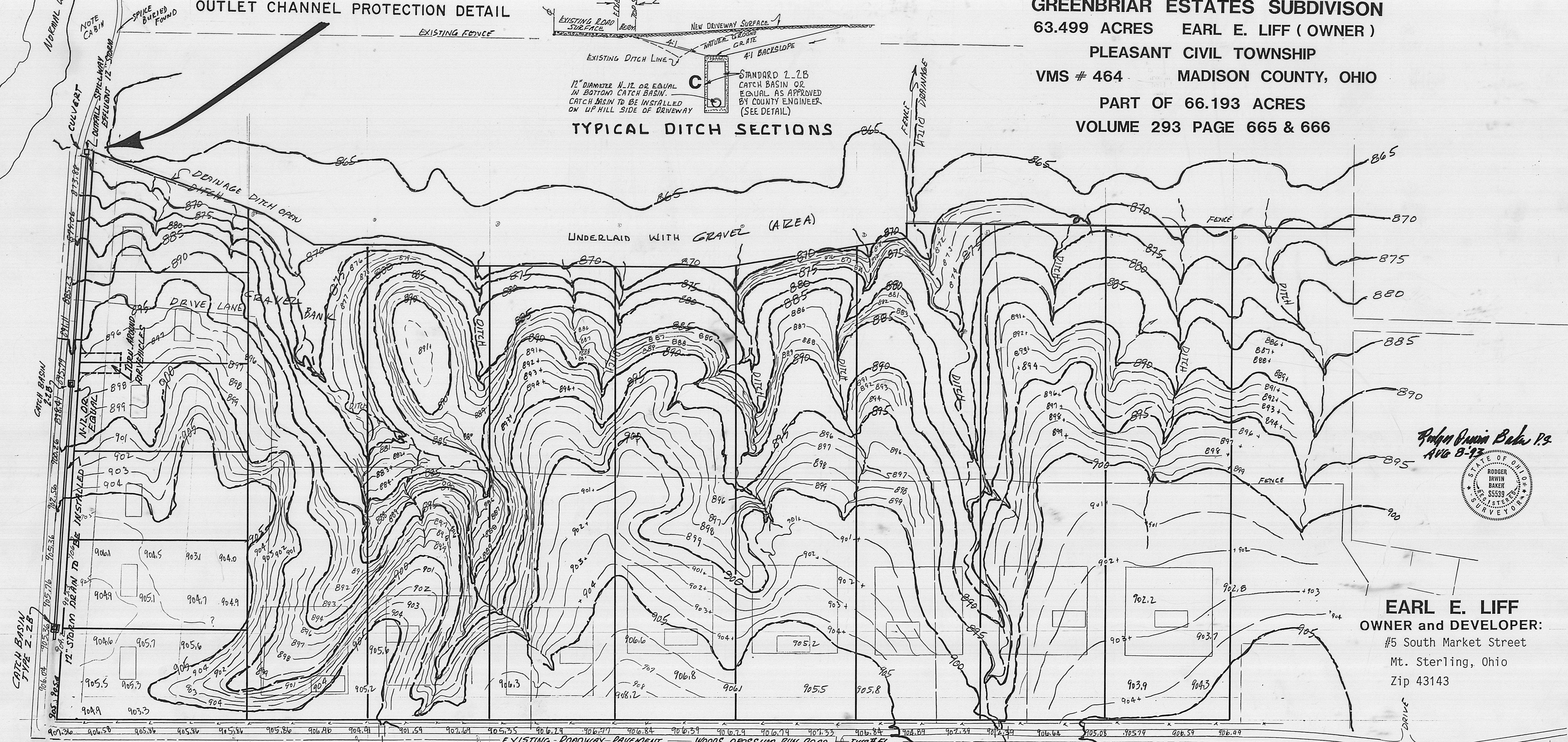
Rodger Irwin Baker
County Engineer



EARL E. LIFF
OWNER and DEVELOPER:
#5 South Market Street
Mt. Sterling, Ohio
Zip 43143



GREENBRIAR ESTATES SUBDIVISION
 63.499 ACRES EARL E. LIFF (OWNER)
 PLEASANT CIVIL TOWNSHIP
 VMS # 464 MADISON COUNTY, OHIO
 PART OF 66.193 ACRES
 VOLUME 293 PAGE 665 & 666



Robert Quinn Baker P.S.
 AUG 8-93

STATE OF OHIO
 ROBERT IRWIN BAKER
 S5539
 SURVEYOR

EARL E. LIFF
 OWNER and DEVELOPER:
 #5 South Market Street
 Mt. Sterling, Ohio
 Zip 43143

HORIZ. SCALE: 1" = 100'

CONTOUR TOPOGRAPHY - PROPOSED HOUSE LOCATIONS - DRAINAGE - CATCH BASINS
 U.S.G.S. DATUM

FINAL PLAT SHEET 3 OF 3 92c-93