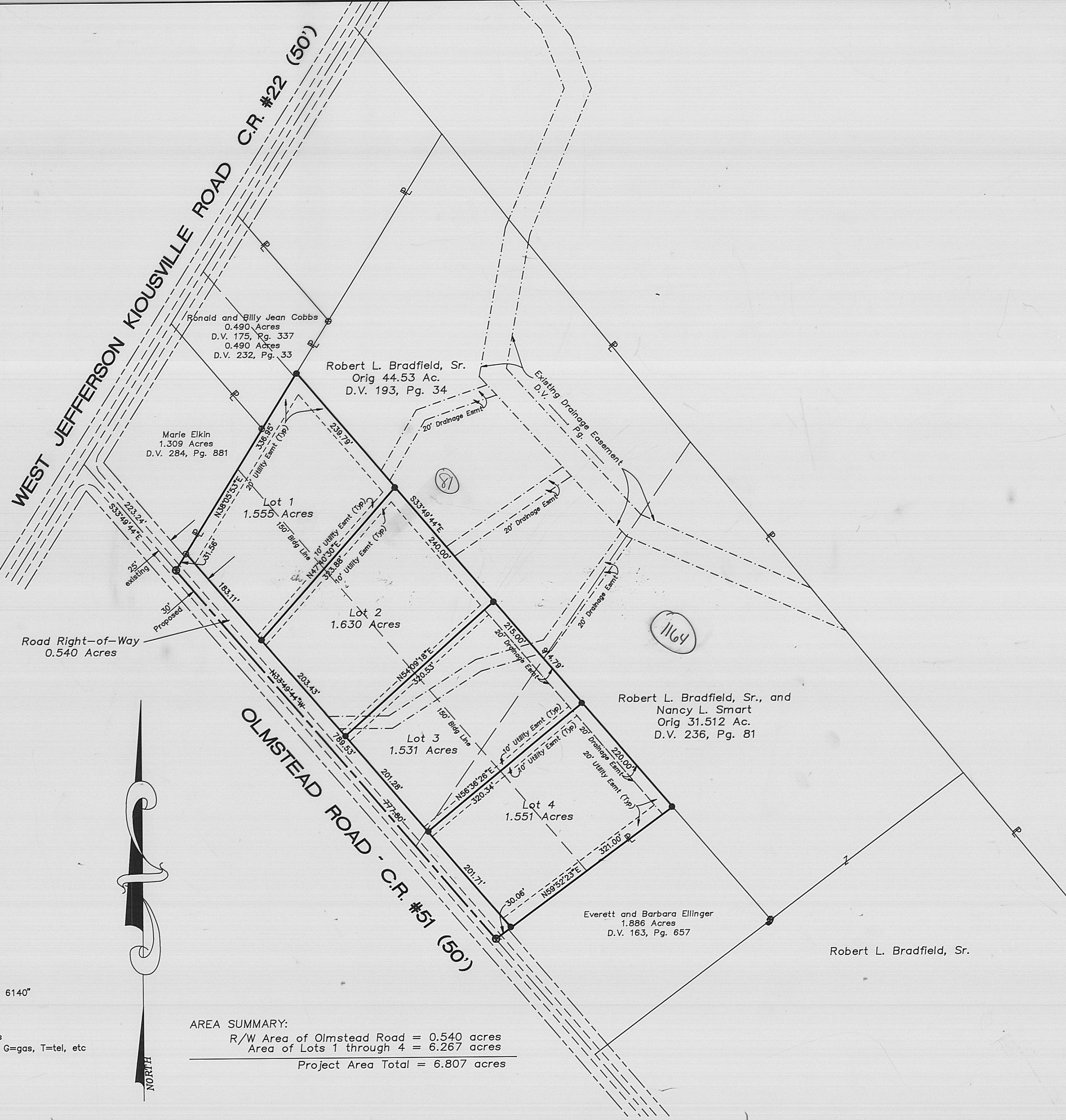


DEED RESTRICTIONS:

- Said premises shall be used exclusively for residence purposes.
 - There shall not be erected, placed or suffered to remain on said premises any permanent storage building or structure other than a private dwelling house designed and intended for the occupancy of one family only, with or without garage or other buildings appurtenant thereto, unless approved by the grantors on a set of plans submitted at the same time as the plans for the dwelling.
 - No sheds, buildings, mobile homes, trailers, or double-wide trailers, log homes, or modulars shall be moved upon said premises.
 - No garage or other building appurtenant to a dwelling house shall be used by the owner of said premises for living purposes pending the erection of said dwelling.
 - No billboards, road signs, or other advertising signs shall be permitted upon said premises at any time save and excepting "For Sale" or "For Rent".
 - No intoxicating liquor shall be manufactured or sold on said premises.
 - Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of neighboring premises.
 - No fowl or breeding stock of any kind will be allowed.
 - No dwelling house shall be built on said premises which shall contain less than 1700 square feet of living area, exclusive of garage, basement, patios, and porches for a one-story house, and a two-story house shall contain 2500 square feet of living area exclusive of garage, basement, patios, and porches.
 - Prior to the commencement of construction of any dwelling house upon the herein described premises, grantees shall submit a scale copy of the plans and specifications to said grantors for their approval and no such construction shall be commenced until grantors accept and approve said plans and specifications, by signing and dating one set of plans.
 - No motor vehicles which are unlicensed and not in running condition shall be stored upon the premises unless said vehicle or vehicles are placed inside a garage located upon the premises. Grantees shall not permit the accumulation of junk or debris of any kind on the premises.
 - Landscaping shall be completed within one year of the completion of the building.
 - The dwelling house shall be completed and ready for occupancy one year from the date the Building Permit is issued by the County Zoning office. This shall include all construction and finish work as shown on the signed set of plans.
 - Building materials used in the construction of the dwelling house shall be new unless specifically excluded on the signed set of plans.
 - The building site location, drawn to scale, will be shown and approved by the Grantors on a scale copy of the lot as drawn by a Registered Surveyor.
 - The exterior facing on the approved residence and other approved buildings shall consist of at least 50% of masonry, brick or stone, or a combination of the three. All cement block masonry above ground will be SPLIT FACE BLOCK.
 - All water from basement drains, roof, down spouts, and sump pumps will be tiled to the dedicated county tile as shown on the plat.
 - These restrictive covenants shall be binding upon the grantees, their heirs, and assigns and shall run with the land and be a part of and incorporated into any and all future conveyances of the land described in this conveyance.
- Invalidation of any of these restrictions by judgement or court order shall in no way affect any of the remaining provisions, which shall remain in full force and effect.



LEGEND

- Monument Found
- railroad spike set
- 5/8" x 30" rebar set with plastic I.D. cap: "Clapsaddle 6140"
- Survey Station
- Benchmark
- over-head electric/tel. cables
- underground utilities; E=elec, G=gas, T=tel, etc
- existing catch basin
- existing manhole
- utility pole
- light pole
- utility/service/controller box
- chain link fence
- barb wire fence
- exist. water valve
- exist. gas valve
- existing fire hydrant
- sign
- existing water line
- 12" drainage tile or storm sewer
- 8" sanitary sewer
- contour, elevation (exist.)
- spot elevation (exist.)

AREA SUMMARY:

R/W Area of Olmstead Road = 0.540 acres
Area of Lots 1 through 4 = 6.267 acres
Project Area Total = 6.807 acres

SOUTHAMPTON ESTATES III

LOTS 1 Thru 4

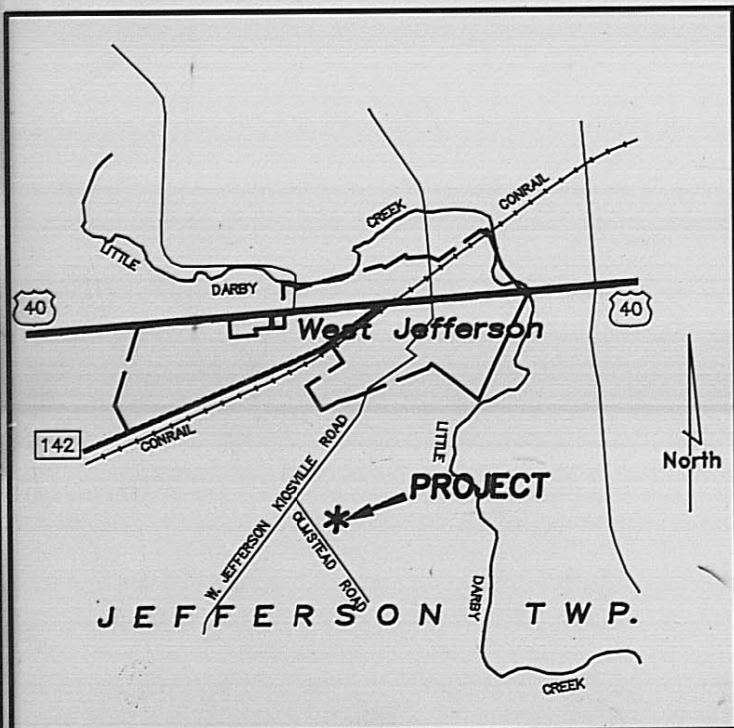
V.M.S. 8480

JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LOCATION SKETCH
NO SCALE

I do hereby certify that this plat was based upon an actual survey of the premises in June, 1993. Bearings shown hereon are based upon an assumed meridian and are used to denote angles only.

Paul R. Clapsaddle
P.S. #6140, Ohio
P.E. #38491, Ohio



OWNER and DEVELOPER:
Robert Bradfield
1144 Olmstead Road
West Jefferson, Ohio 43162
(614) 879-9979

SURVEYOR and ENGINEER:
Paul R. Clapsaddle
19019 W. Darby Road
Marysville, Ohio 43040
(513) 747-2599

Paul R. Clapsaddle
and Associates

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040

(513) 747-2599

(800) 745-2599

Paul R. Clapsaddle, P.E., P.S.

| | | |
|----------------|--|----------|
| W.A.D. | | 10-01-93 |
| Scale: 1"=100' | | BRADFLD |

DEED REFERENCE: Situated in V.M.S. 8480, Jefferson Township, Madison County, Ohio, containing 6.807 acres and being part of tracts of land conveyed to Robert L. Bradfield, Sr., and Nancy L. Smart as described in DB 236, Pg 81, and DB 193, Pg 34, of the Madison County Recorder's Office.

DEDICATION: We the undersigned, being the owners of the land hereon platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets and public grounds as shown hereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, or other utility lines or services, storm water disposal, and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Within the easements, and natural swales, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

Witness William Bradfield Owner Nancy L. Smart
Witness Robert L. Bradfield, Sr. Owner Robert L. Bradfield, Sr.
Witness William Bradfield Owner Robert L. Bradfield, Sr.

CERTIFICATE OF NOTARY PUBLIC
State of Ohio, Madison County, S.S.
Be it remembered that on this 13th day of Nov, 1993, before me the undersigned, a Notary Public in and for said County and State, personally came Robert L. Bradfield, Sr., Beverly B. Bradfield, Nancy L. Smart, and John A. Smart, who acknowledge 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.

Notary Public in and for Madison County, Ohio Paul R. Clapsaddle

BOARD OF COUNTY COMMISSIONERS: We the Board of County Commissioners of Madison County, Ohio, do hereby approve this plat on this 13th day of Nov, 1993.

COMMISSIONERS: Robert L. Bradfield, Sr.
Robert L. Bradfield, Sr.

MADISON COUNTY BOARD OF HEALTH: I do hereby approve this plat on this 16th day of December, 1993.
MADISON COUNTY BOARD OF HEALTH B. J. M. Wilcox

MADISON COUNTY AUDITOR: Transferred on this 30 day of December, 1993.

DEPUTY
COUNTY AUDITOR Raymond M. Weiner

MADISON COUNTY RECORDER: Diane Barton by Naomi W. Green, Deputy
Received on this 30th day of Dec, 1993, at 2:32 PM
Recorded on this 30th day of Dec, 1993, at 2:32 PM
Recorded in PLAT SLIDE(S) 642 FEE \$21.00

CERTIFICATE OF SURVEYOR: I hereby certify that this is a true and complete survey made under my supervision, Paul R. Clapsaddle, in June, 1993 and that all monuments are set as shown.
Paul R. Clapsaddle S-6140 Paul R. Clapsaddle

MADISON COUNTY REGIONAL PLANNING COMMISSION: This plat was approved by the Madison County Regional Planning Commission on this 13th day of Dec, 1993.
CHAIRMAN Paul R. Clapsaddle

MADISON COUNTY ZONING COMMISSION: We Madison County Zoning Commission, do hereby approve and accept this plat on this 16th day of Dec, 1993.
ZONING INSPECTOR Richard A. Lefson

COUNTY ENGINEER: I hereby approve this plat and the construction drawings on this 16th day of Dec, 1993.
MADISON COUNTY ENGINEER Paul R. Clapsaddle