

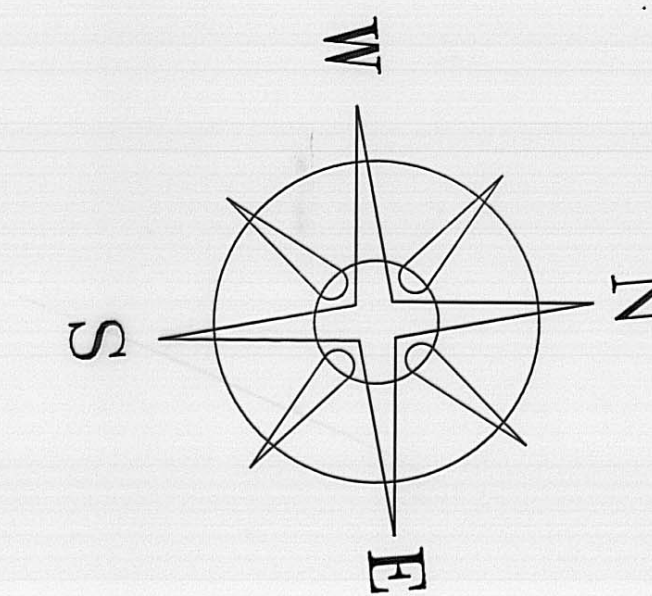
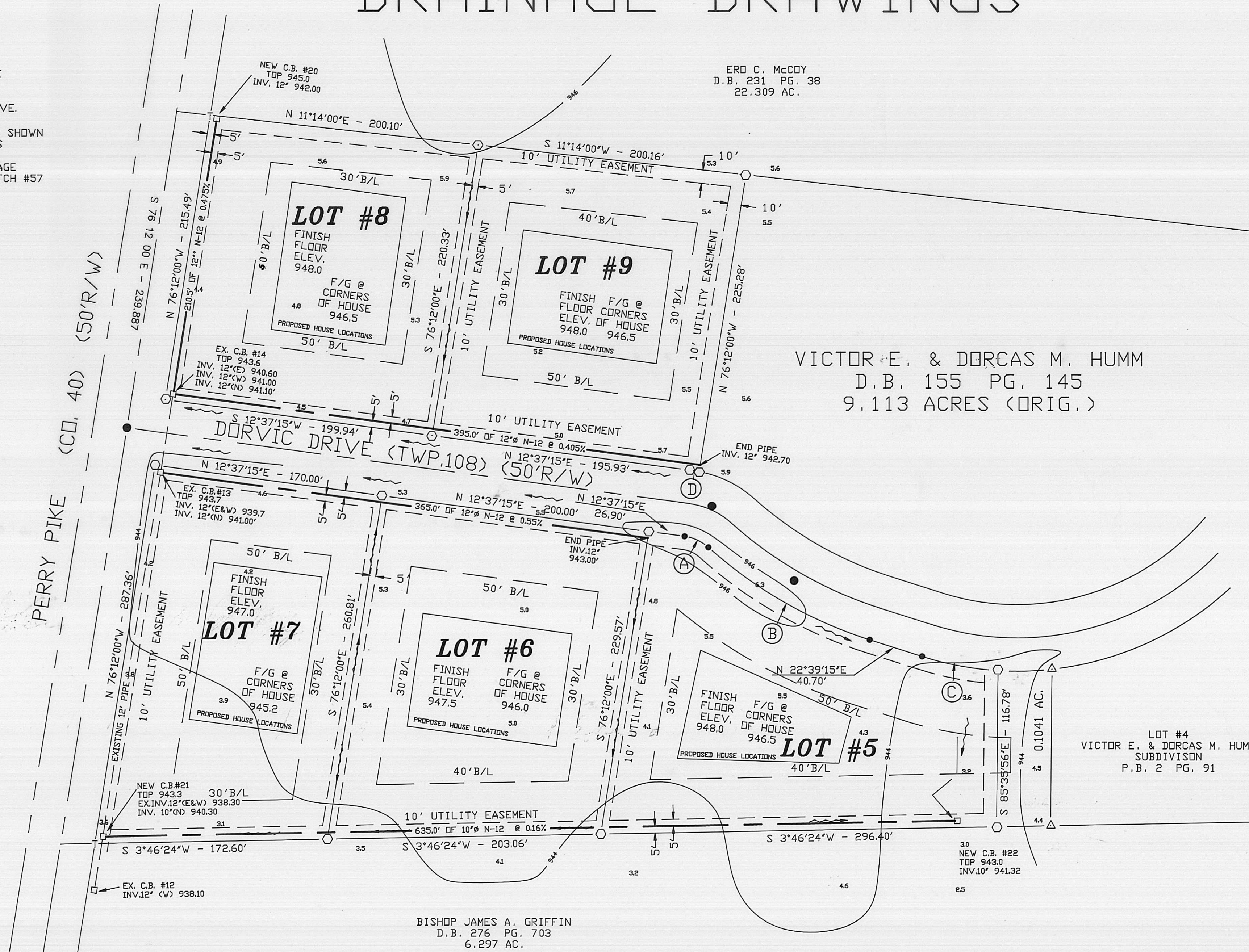
VICTOR E. & DORCAS M. HUMM SUBDIVISION PHASE II DRAINAGE DRAWINGS

CURVE DATA

- (A) DELTA ANGLE = 34°35'00"
RADIUS = 32.866'
ARC = 19.84'
CHORD = N 29°54'45"E - 19.54'
- (B) DELTA ANGLE = 24°33'00"
RADIUS = 325.747'
ARC = 139.58'
CHORD = N 34°55'45"E - 138.51'
- (C) DELTA ANGLE = 14°21'00"
RADIUS = 231.19'
ARC = 57.90'
CHORD = N 15°28'45"E - 57.75'
- (D) DELTA ANGLE = 2°48'51"
RADIUS = 82.866'
ARC = 4.07'
CHORD = N 14°01'40"E - 4.07'

NOTES

- 1) ACCESS FOR ALL LOTS TO BE ON DORVIC DRIVE
- 2) CATCH BASINS TO BE INSTALLED BY NEW OWNERS ON UPSTREAM SIDE OF THEIR NEW DRIVE.
- 3) SWALES TO BE CONSTRUCTED ON LOT LINES AS SHOWN EXCESS DRIT TO BE WASTED AROUND NEW HOMES
- 4) THE MAINTENANCE FOR THESE PROPOSED DRAINAGE IMPROVEMENTS TO FALL UNDER PERRY PIKE DITCH #57



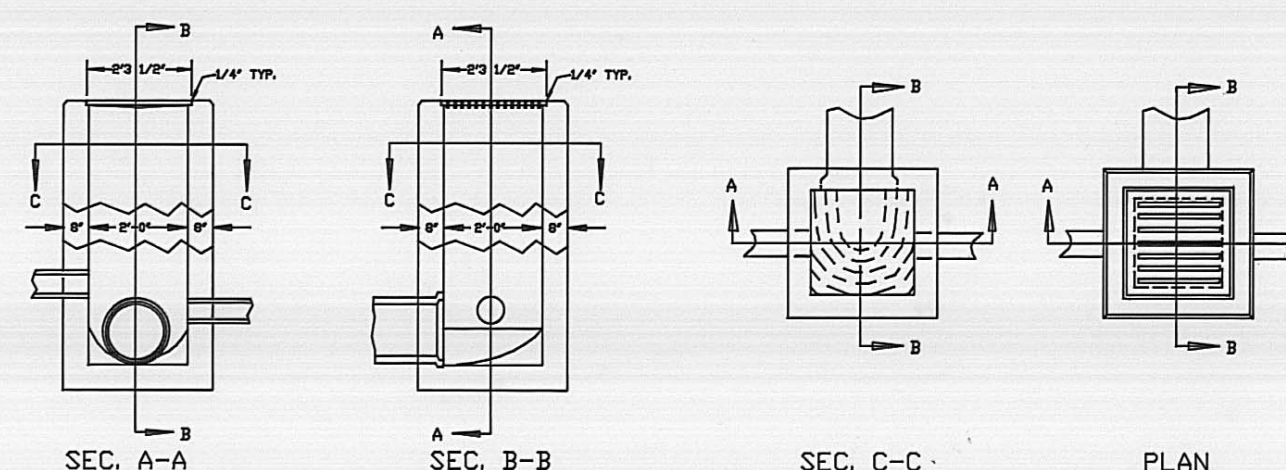
LEGEND

- 3/4" IRON PIPE (FOUND)
 - T 3/4" IRON TEE BAR & CAP (FOUND)
 - △ 5/8" DIA. SOLID IRON PIN (FOUND)
 - RAIL ROAD SPIKE
 - P K NAIL
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

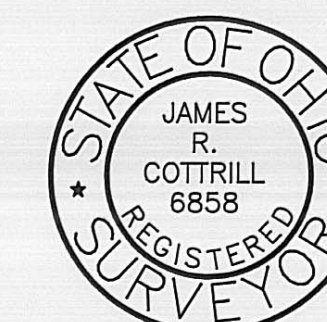
PIPE SUMMARY

970.5 L.F. OF 12" N-12
635.0 L.F. OF 10" N-12
3- 2-2B CATCH BASINS

BENCHMARK
RAILROAD SPIKE IN POWER POLE
COUNTY ELEV. = 100.00
FOR THIS PROJECT
USE ELEV. 946.10



STANDARD CATCH BASIN
NO. 2-2-B



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 10-26-94

JAMES R. COTTRILL P.S.

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF
DRAINAGE DRAWINGS
VMS 8636, DARBY TOWNSHIP,
MADISON COUNTY, OHIO.

DATE:
1-3-93
JOB#S931213
FB #7

SCALE: 1" = 50'
50' 25' 0' 50'

VICTOR E. & DORCAS M. HUMM SUBDIVISION PHASE II

WE, THE UNDERSIGNED, VICTOR E. & DORCAS M. HUMM OWNERS OF 5.3925 ACRES, IN THE TOWNSHIP OF DARBY, COUNTY OF MADISON, STATE OF OHIO, AND BEING PART OF THE ORIGINAL 9.113 ACRES, DO HEREBY CERTIFY AND ACCEPT THIS PLAT AS A TRUE REPRESENTATION OF THE VICTOR E. & DORCAS M. HUMM SUBDIVISION PHASE II.

THE ABOVE MENTIONED 9.113 ACRES ARE AS DESCRIBED IN DEED BOOK 155 PAGE 145, THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THE PLATTED LAND SHALL BE IN CONFORMITY WITH EXISTING ZONING, SUBDIVISION, HEALTH, DRAINAGE LAWS OR OTHER BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DEMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF, EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWERS, SURFACE DRAINAGE, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL DRAINAGE AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE TO PLANS ON FILE AT THE COUNTY ENGINEERS OFFICE. FURTHER, SAID LOTS AND OWNER THEREOF, ARE SUBJECT TO ASSESSMENTS FOR THE MAINTENANCE OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS AS APPROVED BY THE MADISON COUNTY COMMISSIONERS, IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTERS 6131 AND 6137, AS RECORDED IN COMMISSIONERS JOURNAL # 57 PAGE # 156. THE OWNERS OF SAID LOTS SHALL SHARE THE COSTS OF MAINTENANCE OF THE IMPROVEMENTS SHOWN ON THE PLAT, MAINTENANCE OF DRAINAGE IMPROVEMENTS TO BE PUT ON PERRY PIKE DITCH #57. THE ABOVE SIGNED OWNERS AND THE MADISON COUNTY ENGINEERS OFFICE SHALL APPROVE ALL CONSTRUCTION WORK WITHIN EASEMENTS, STREET, RIGHT-OF-WAY AND NATURAL WATERWAYS.

DECLARATION OF RESTRICTIONS, EASEMENTS, AND PROTECTIVE, COVENANTS FOR THE VICTOR E. HUMM AND DORCAS M. HUMM SUBDIVISION PHASE II SITUATED IN THE COUNTY OF MADISON, TOWNSHIP OF DARBY, AND STATE OF OHIO

AUDITOR: John Williamson *John Williamson*

TRANSFERRED 3-14 19 95

APPROVED AND ACCEPTED, THE ROAD, DRAINAGE SYSTEM, ETC. HEREIN DEDICATE TO THE PUBLIC USE, FOR THE COUNTY OF MADISON, STATE OF OHIO.

CHAIRMAN, PLANNING COMMISSION	MADISON COUNTY ENGINEER	MADISON CO. HEALTH DEPT.	ZONING
<u><i>Robert J. King</i></u>	<u><i>W. D. B. D.</i></u>	<u><i>B. B. Miller</i></u>	<u><i>Paul H. Hughes</i></u>

COUNTY COMMISSIONERS, WE THE BOARD OF THE COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON 17 DAY OF Jan 1995

<u><i>H. G. Marshall</i></u>	<u><i>Joe Snyder</i></u>	<u><i>Robert Edwards</i></u>	
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THE SAID VICTOR E. & DORCAS M. HUMM SUBDIVISION PHASE II OWNED BY: AGENT *Victor E. Humm* DATE 3-14-95

Dorcias M. Humm DATE 3-14-95

STATE OF OHIO, MADISON COUNTY, S.S. BE IT REMEMBERED, THAT ON THE 14 TH DAY OF March A.D. 1995, BEFORE ME THE SUBSCRIBED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED

Victor E. Humm *Dorcias M. Humm*

AND ACKNOWLEDGED THE SIGNING OF THE DEDICATION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 1, 1996

NOTARY PUBLIC *Rebecca J. McCoy*
MADISON COUNTY, OHIO

ARE THE OWNERS OF LOTS 5 THRU 9 OF VICTOR E. & DORCAS M. HUMM SUBDIVISION PHASE II, IN WITNESS THEREOF, SAID OWNERS HERE HERUNTO SET THEIR NAMES THIS 14 TH DAY OF March A.D., 19 95 WITNESS

951120

COUNTY RECORDER

RECORDED ON THIS DAY OF March 14, 1995 AT 10:30 A.M.

RECORDED ON PLAT SLIDE # 709 PAGE 710 FEE 65.40

Dean Barton Recorder
Sue Hackney Deputy Recorder

1. LAND USE AND BUILDING REQUIREMENTS: THERE SHALL NOT BE ERECTED, PLACED, OR SET TO REMAIN ON ANY SAID LOTS, ANY BUILDINGS OR STRUCTURES WHATEVER OTHER THAN ONE PRIVATE SINGLE FAMILY DWELLING OF NOT MORE THAN THREE STORIES DESIGNED AND INTENDED FOR THE OCCUPANCY OF ONE SINGLE FAMILY. EACH STRUCTURE SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A. EACH SHALL HAVE AN ATTACHED GARAGE OF AT LEAST TWO AND ONE-HALF (2 1/2) CAR CAPACITY (DEFINED AS HAVING A MINIMUM PAVED INTERIOR FLOOR AREA OF 624 SQ. FT.).
 - B. NO GARAGE DOOR OPENING SHALL FACE DORVIC DRIVE; ALL GARAGE ENTRANCES SHALL FACE TOWARD EITHER SIDE LOT LINE OR REAR LOT LINE.
 - C. HOMES PLACED ON THE PROPERTY SHALL BE AT LEAST EQUAL TO THE QUALITY AND SIMILAR IN STYLE TO THE HOMES ALREADY BUILT IN THE VICTOR E. AND DORCAS M. HUMM SUBDIVISION, PHASE I.
 - D. A SINGLE STORY HOME (RANCH STYLE) SHALL CONTAIN NOT LESS THAN 1,800 SQ. FT. OF LIVING AREA EXCLUSIVE OF PORCHES, DECKS, GARAGES, AND BASEMENT AREA (EVEN IF THE BASEMENT AREA IS FINISHED).
 - E. TWO OR THREE STORY HOME OR SPLIT LEVEL HOMES SHALL CONTAIN NOT LESS THAN 2,200 SQ. FT. OF LIVING AREA EXCLUSIVE OF PORCHES, DECKS, GARAGES, AND BASEMENT AREA (EVEN IF THE BASEMENT AREA IS FINISHED).
 - F. ALL ROOF PITCHES ON THE DWELLING AND GARAGE (ALL STRUCTURES) SHALL BE NOT LESS THAN A 6/12 PITCH.
 - G. EACH DWELLING SHALL HAVE A DRIVEWAY WHICH SHALL ENTER AND EXIST DORVIC DRIVE; SUCH DRIVEWAY SHALL BE A HARD PAVED SURFACE OF CONCRETE OR ASPHALT, AND SHALL BE A MINIMUM OF 12 FT. WIDTH. DRIVEWAY DESIGN AND SPECIFICATIONS SHALL BE SUBMITTED WITH THE ORIGINAL PLAN SUBMISSION AS STATED LATER HEREIN.
 - H. THERE SHALL NOT, IN ANY EVENT, BE PLACED UPON ANY OF THE LOTS, ANY OTHER BUILDINGS (OUTBUILDINGS) WHETHER PERMANENT OR TEMPORARY IN ADDITION TO THE DWELLING AND ATTACHED GARAGE.
 - I. NO STRUCTURE PLACED UPON THE LOT SHALL BE A "MODULAR" TYPE STRUCTURE, NOR BE A "HOUSE TRAILER", NOR SHALL BE MANUFACTURED HOUSING, NOR SHALL BE A MANUFACTURED HOUSING, NOR BE A "PREFABRICATED UNIT" NOR SHALL BE A "LOG CONSTRUCTED TYPE STRUCTURE"
 - J. ALL DWELLINGS AND/OR OTHER STRUCTURES PLACED UPON THE PROPERTY SHALL COMPLY WITH ALL BUILDING CODES, ELECTRICAL CODES, SANITATION CODES, ETC. THAT ARE IN EFFECT FROM TIME TO TIME IN MADISON COUNTY.
 - K. THE FRONT EXTERIOR OF ALL DWELLINGS SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STUCCO, STONE, WOOD.
2. LAND USE-GENERAL: THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL OF THE LOTS CONTAINED IN THE VICTOR E. HUMM AND DORCAS M. HUMM SUBDIVISION PHASE II (SUBDIVISION) AND BE ENFORCEABLE BY ANY OWNERS OF THE LOTS IN THE SUBDIVISION:
 - A. THIS ENTIRE DOCUMENT AND ALL RESTRICTIONS, RESTRICTIVE COVENANTS, AND PLAT RESTRICTIONS, ETC. SHALL BE VALID FOR A PERIOD OF TWENTY-ONE (21) YEARS FROM THE DATE OF SIGNING HEREOF, AND THEN FOR SUCCESSIVE TEN (10) YEAR PERIODS THEREAFTER UNLESS CANCELLED OR MODIFIED BY THE UNANIMOUS VOTE OF ALL THE OWNERS OF LOTS CONTAINED IN THE SUBDIVISION; SUCH MODIFICATION OR CANCELLATION SHALL BE RECORDED WITH THE MADISON COUNTY RECORDER.
 - B. NO LOT MAY BE SPLIT INTO SMALLER UNITS OF ANY SIZE FOR THE PURPOSE OF CONSTRUCTION OF A SECOND DWELLING ON SAID LOT. THERE SHALL NEVER BE PERMITTED MORE THAN ONE RESIDENTIAL DWELLING ON ANY ONE NUMBERED LOT OR PORTION THEREOF.
 - C. ALL OWNERS SHALL AT ALL TIMES KEEP AND MAINTAIN THEIR PROPERTY IN AN ORDERLY, NEAT FASHION; AND SHALL NOT ALLOW WEEDS, OR OTHER UNDESIRABLE GROWTH ON THE PROPERTY, NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR TRASH, GARBAGE, OR OTHER WASTE. ALL SUCH TRASH, GARBAGE, OR OTHER WASTE SHALL BE KEPT IN APPROVED SANITARY CONTAINERS AT ALL TIMES. SAID SANITARY CONTAINERS SHALL NOT BE KEPT BETWEEN PAVED PORTION OF DORVIC DRIVE AND THE FRONT OF ANY RESIDENCE EXCEPT ON THE DATE OF TRASH PICKUP.
 - D. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT HOUSEHOLD PETS (DEFINED AS DOGS, CATS, AND OTHER PETS NORMALLY KEPT INSIDE A HOME). HOWEVER, AT NO TIME SHALL THERE BE KENNELS OR SEPARATE ANIMAL ENCLOSURES ERECTED OR MAINTAINED ON THE LOT.
 - E. NO TRUCK RATED OVER ONE (1) TON, TRAILER, BOAT, BOAT TRAILER, HORSE TRAILER, CAMPING TRAILER, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, OR EQUIPMENT INCLUDING MOWERS, TRACTORS, AND OTHER LAWN EQUIPMENT, SHALL BE STORED ON ANY LOT UNLESS THE SAME BE PARKED ENTIRELY WITHIN THE ATTACHED GARAGE OUT OF VIEW FROM THE STREET AND FROM THE OWNERS OF ADJUTING PROPERTIES. HOWEVER, NOTHING STATED IN THE ABOVE SENTENCE SHALL PROHIBIT THE OCCASIONAL, NON-RECURRING, TEMPORARY PARKING OF SUCH VEHICLES FOR A PERIOD NOT TO EXCEED 72 HOURS IN ANY CALENDAR MONTH.
 - F. NO SIGN OF ANY KIND SHALL BE DISPLAYED OR MAINTAINED ON ANY LOT, EXCEPT ONE SIGN OF NOT MORE THAN SIX SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, AND SIMILAR PROMOTIONAL SIGNS USED BY A BUILDER DURING THE CONSTRUCTION AND SALE OF A DWELLING.
 - G. ALL LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, NO COMMERCIAL USES AND/OR BUSINESS USE OF ANY KIND SHALL BE MAINTAINED ON ANY LOTS.
 - H. THE PREMISES SHALL NEVER BE USED FOR ANY PURPOSE OR IN ANY WAY WHICH ENDANGERS THE HEALTH OF THE AREA, OR UNREASONABLY DISTURBS THE QUIET OF ANY OWNER OR OCCUPANT OF THE ADJACENT OR NEIGHBORING PREMISES.
3. PLATTED EASEMENTS: THE PLATTED EASEMENTS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, ARE PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENTS WHICH HAVE RESERVED BY THE DEVELOPER FOR THE PURPOSE OF DEVELOPER, DEVELOPER'S ASSIGNS AND DESIGNEES; SUCH EASEMENTS ARE DESCRIBED AS ROAD RIGHT OF WAYS, DRAINAGE AND UTILITY EASEMENTS. DRAINAGE EASEMENTS SHALL BE FOR THE REPAIR OF EXISTING DRAINAGE AND/OR OTHER IMPROVEMENTS PLACED WITHIN THE EASEMENT AREAS BY THE DEVELOPER, AND CONNECTION TO ANY TILE WITHIN THE EASEMENT AREAS SHALL ONLY BE PERMITTED BY APPROVAL OF THE DEVELOPER OR THE APPROPRIATE MADISON COUNTY OFFICIAL. FURTHER, EASEMENTS DESIGNATED FOR UTILITIES MAY BE USED FOR INSTALLATION AND MAINTENANCE BY ANY UTILITY COMPANIES FROM TIME TO TIME.
 - A. NO STRUCTURE (DWELLING), DRIVEWAY, DECK, PORCH, ETC. SHALL BE PLACED OR PERMITTED TO REMAIN IN ANY EASEMENT AREA. NO PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED IN THE EASEMENT AREAS IF THE PLACEMENT OF SUCH PLANTINGS OR MATERIALS DAMAGES OR INTERFERES WITH THE DIRECTION OR FLOW OF DRAINAGE CHANNELS OR UTILITIES.
 4. BUILDING PLAN APPROVAL AND SITE PLAN APPROVAL: BEFORE THE OWNER OF ANY LOT BEGINS CONSTRUCTION OF THE DWELLING ON SAID LOT, SAID OWNER SHALL SUBMIT TO THE DEVELOPER, DEVELOPER'S SUCCESSORS, OF DEVELOPER'S ASSIGNS, A SET OF BUILDING PLANS AND A SITE PLAN CONCERNING THE DWELLING TO BE BUILT.
 - A. NO DWELLING SHALL BE PLACED UPON ANY LOT WITHOUT THE ADVANCED APPROVAL OF THE BUILDING PLANS AND SITE PLANS BY THE DEVELOPER AS STATED HEREIN.
 - B. ALL BUILDING PLANS SHALL CONTAIN THE FOLLOWING:
 1. A COMPLETE SET OF FOUNDATION PRINTS AND FLOOR PLAN SHOWING LOCATION OF WINDOWS;
 2. ELEVATION DRAWINGS SHALL SHOW ALL SIDES OF THE DWELLING, INCLUDING ANTICIPATED BUILDING MATERIALS, WINDOW LOCATION, WINDOW SIZE, ROOF PITCH, ETC.
 3. A SITE PLAN SHOWING THE REQUESTED LOCATION OF THE DWELLING ON THE LOT.
 4. A SITE PLAN SHOWING THE LOCATION OF ALL ANTICIPATED UTILITIES, SANITATION SYSTEM, WATER SUPPLY SYSTEM, ETC.
 5. THE SITE PLAN SHALL ALSO SHOW THE LOCATION, SIZE, AND COMPOSITION OF ALL DRIVEWAYS, PARKING AREAS, AND WALKWAYS.
 6. ANY OTHER ITEMS REQUESTED BY THE DEVELOPER OR HIS SUCCESSORS AND/OR ASSIGNS INCLUDING, BUT NOT LIMITED TO, SAMPLES OF ALL THE BUILDING MATERIALS, PAINT, ROOF SHINGLES, BRICK, STONE, AND ANY OTHER MATERIAL THAT ARE TO BE USED ON THE EXTERIOR OF SAID DWELLINGS.
 - C. ALL STRUCTURES, INCLUDING DWELLING, SHALL BE COMPLETED ON THE EXTERIOR AND ALL DEBRIS AND MISCELLANEOUS CONSTRUCTION EQUIPMENT SHALL BE REMOVED WITHIN ONE (1) YEAR FROM THE START OF CONSTRUCTION. ALL EXTERIOR AREAS THAT ARE WOOD, SHALL BE FINISHED WITH NO LESS THAN TWO COATS OF PAINT, STAIN, OR OTHER WOOD PRESERVING AND SEALING SUBSTANCES.
 5. GENERAL:
 - A. LANDSCAPING SHALL BE COMPLETED WITHIN THE ONE (1) YEAR PERIOD STATED ABOVE. ALL DRIVEWAYS, PARKING AREAS, AND SIDEWALKS SHALL HAVE BEEN CONSTRUCTED WITHIN THE ONE (1) YEAR PERIOD, AND SHALL BE EITHER ASPHALT, CONCRETE, BRICK, OR OTHER HARD PAVING SUBSTANCE APPROVED BY THE DEVELOPER.
 - B. THERE SHALL NOT BE PERMITTED, AT ANY TIME, TO BE PLACED ON ANY LOTS, AN ABOVE GROUND FUEL STORAGE TANK. THIS RESTRICTIONS SHALL NOT APPLY TO A "DWELLING SIZE" LP GAS TANKS, ANY LP GAS TANKS AND ANY SATELLITE DISHES PLACED ON THE PROPERTY MUST BE PLACED NOT CLOSER TO DORVIC DRIVE THAN THE REAR OF THE DWELLINGS, AND ALL SUCH TANKS AND DISHES SHALL BE COMPLETELY SCREENED BY SCHRUBBERY OR FENCING. NO SATELLITE DISH SHALL BE PLACED ON THE PROPERTY WITHOUT ADVANCED WRITTEN APPROVAL OF THE DEVELOPER, SAID REQUEST FOR APPROVAL SHALL ALSO STATE THE METHOD OF SCREENING AND DESIGN THEREFOR.
 - C. THE DEVELOPER SHALL RESPOND TO THE REQUEST FOR APPROVAL CONTAINED IN THIS SECTION WITHIN THIRTY (30) DAYS OF THE DATE OF PROPER SUBMISSION OF THE PROPOSED PLAN APPROVAL. THE DEVELOPER, HIS SUCCESSORS, AND/OR ASSIGNS MAY (A) APPROVE THE PLANS AS SUBMITTED (B) COMPLETELY DISAPPROVE THE PLAN SUBMITTED, OR (C) CONDITIONALLY DISAPPROVE THE PLAN GIVING SUGGESTIONS FOR CHANGES TO BE MADE OF THE FURTHER PLAN SUBMISSION.