

GODDEN ADDITION NO. 1

DRAINAGE & STORM WATER MANAGEMENT, EASEMENTS

FURTHER, SAID LOTS 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 THE OHIO REVISED CODE CHAPTERS 6131 AND 6137) AS RECORDED IN COMMISSIONERS JOURNAL

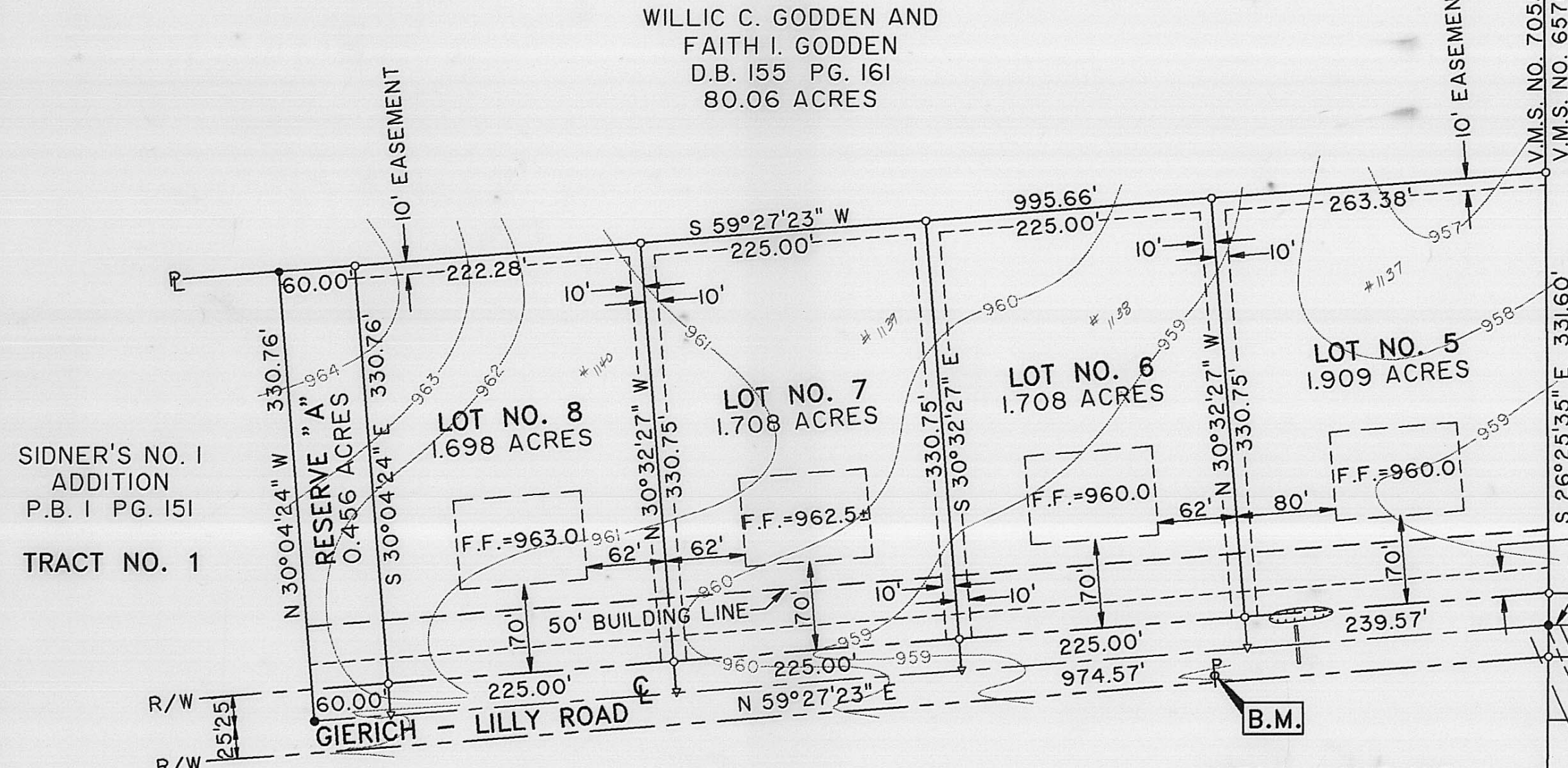
OWNERS OF LOTS SHALL SHARE THE COSTS FOR MAINTENANCE OF THE ROADSIDE DITCHES, SUBSURFACE TILES, SURFACE WATERWAYS, AND CULVERTS CROSSING UNDER ROADWAYS.
OWNERS OF LOTS WHERE SUBSURFACE TILE, AND WATERWAYS ARE ALONG THE LOT LINES SHALL SHARE THEIR PROPORTIONAL COSTS IN PORTION TO THE TOTAL LENGTH OF THE TILE.

WITHIN THE EASEMENTS, AND NATURAL SWALES, THE LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENTS AND SHALL NOT ERCT ANY BUILDING, STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL, WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF FAIRFIELD, BEING IN VIRGINIA MILITARY SURVEYS NO. 6570 AND 7055 AND CONTAINING 21.318 ACRES, MORE OR LESS, (LOT NO.'S 1-4) BEING ALL OF TRACT NO. 4, ALSO BEING PART OF AN 80.06 ACRE PARCEL, TRACT NO. 1 CONTAINING 7.479 ACRES, MORE OR LESS, (LOT NO.'S 5-8) AS CONVEYED TO WILLIS C. GODDEN AND FAITH I. GODDEN OF RECORD IN DEED BOOK 155, PAGE 161, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

WE, THE UNDESIGNED, WILLIS C. GODDEN AND FAITH I. GODDEN, OWNERS OF THE LAND PLATTED HEREIN, DULY AUTHORIZE IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "GODDEN ADDITION NO. 1", A SUBDIVISION OF LOT NUMBERS 1-8 INCLUSIVE AND RESERVE "A" AND DO HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

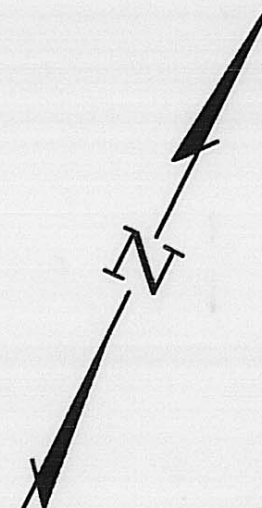


SIDNER'S NO. 1
ADDITION
P.B. 1 PG. 151
TRACT NO. 1

WILLIS C. GODDEN AND
FAITH I. GODDEN
D.B. 155 PG. 161
80.06 ACRES

DONALD W. MURPHY AND MARY C. MURPHY
D.B. 294 PG. 993
D.B. 149 PG. 527
5.068 ACRES

JAMES H. MAXIE AND
BRENDA S. MAXIE
O.R. 7 PG. 447
33.72 ACRES

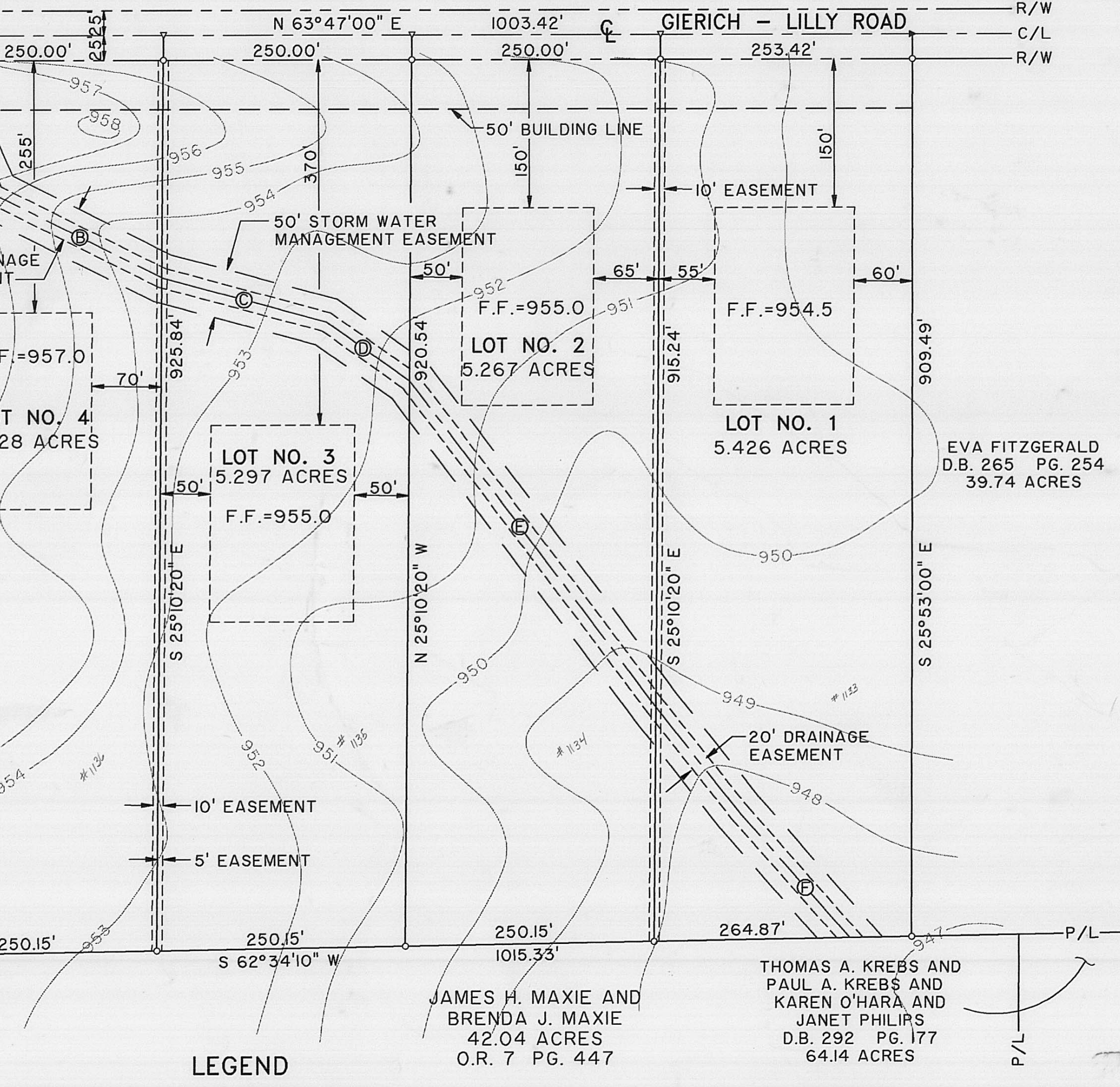


- ### RESERVATIONS AND RESTRICTIVE COVENANTS GODDEN ADDITION NO. 1
- SAID PREMISES SHALL BE USED EXCLUSIVELY FOR PRIVATE RESIDENCE PURPOSES.
 - THERE SHALL NOT BE ERCTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES ANY PERMANENT STORAGE BUILDING OR STRUCTURE OTHER THAN A PRIVATE DWELLING HOUSE DESIGNED AND INTENDED FOR THE OCCUPANCY OF ONE FAMILY, 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.
 - 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.
 - THE DWELLING HOUSE BUILT ON SAID PREMISES SHALL CONTAIN 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 ANY CONSTRUCTION UPON THE HEREIN DESCRIBED PREMISES, GRANTEEES SHALL SUBMIT A SCALE COPY OF THE BUILDING SITE LOCATION DRAWN BY A REGISTERED SURVEYOR, ALONG WITH PLANS AND SPECIFICATIONS TO SAID GRANTORS FOR THEIR APPROVAL, AND NO SUCH CONSTRUCTION SHALL COMMENCE UNTIL THE GRANTORS ACCEPT AND APPROVE SAID LOCATION, PLANS, AND SPECIFICATIONS BY SIGNING AND DATING ONE 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 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.
 - LANDSCAPING SHALL BE COMPLETED WITHIN ONE YEAR OF THE COMPLETION OF THE BUILDING.
 - THE EXTERIOR FACING ON THE APPROVED RESIDENCE AND OTHER APPROVED BUILDINGS SHALL CONSIST OF AT LEAST 50% 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 COUNTRY TILE AS SHOWN ON THE PLAT.
 - 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. GRANTEEES SHALL NOT PERMIT THE ACCUMULATION OF JUNK OR DEBRIS OF ANY KIND ON THE PREMISES.
 - PREMISES SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR AT ALL TIME.
 - NO FOWL, SWINE, DONKEYS, OR BREEDING STOCK OF ANY KIND WILL BE PERMITTED. PLEASURE ANIMALS SHALL BE MAINTAINED SO AS NOT TO BE A NUISANCE TO NEIGHBORING OCCUPANTS. WASTE SHALL BE PROMPTLY AND PROPERLY DISPOSED.
 - THESE RESTRICTIVE COVENANTS SHALL BE BINDING UPON THE GRANTEEES, 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.
 - ALL STORAGE TANKS AND SATELLITE DISH TELEVISION RECEIVERS MUST BE HIDDEN FROM PUBLIC VIEW. ONLY ONE STANDARD TELEVISION ANTENNA MAY BE IN PUBLIC VIEW.

DRAINAGE EASEMENT

A	S49°31'06"E	174.47'
B	S89°11'58"E	192.20'
C	N76°54'50"E	169.66'
D	S78°55'32"E	104.23'
E	S62°52'53"E	552.38'
F	S68°41'47"E	160.74'

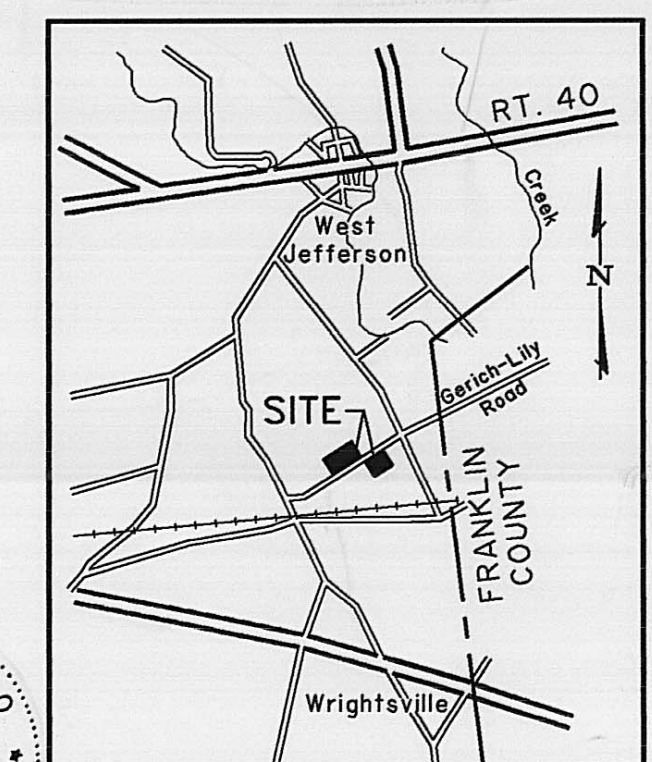
V.M.S. NO. 7055
V.M.S. NO. 6570



LEGEND

- BENCH MARK: NAIL IN POWER POLE NO 145 F.W.
ELEV. = 958.91 M.S.L.
- IRON PIPE (1" O.D.) FOUND
 - ▲ NAIL FOUND
 - △ NAIL (P.K.) SET
 - IRON PIN (5/8" RE-BAR) SET W/YELLOW CAP "RLS 6750"
- F.F. BUILDING SITE

I HEREBY CERTIFY THAT THE ABOVE PREMISES HAVE BEEN SURVEYED BY ME. THAT I PREPARED THIS PLAT, AND CERTIFY THAT THIS PLAT IS CORRECT AND THAT ALL MONUMENTS ARE SET AS SHOWN. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PINS (5/8" REBAR) HAVE BEEN SET AS SHOWN AND DEPICTED ON LEGEND. THE BASIS OF BEARINGS IS TO THE CENTERLINE OF GERICH-LILY ROAD BEING, NORTH 63°47'00" EAST OF RECORD IN DEED BOOK 294, PAGE 993, RECORDER'S OFFICE, MADISON COUNTY, OHIO.



LOCATION MAP
SCALE: 1" = 2 MILES

BY: David C. Haigh
REGISTERED SURVEYOR
NO. 6750
12-5-1994

IN WITNESS WHEREOF, WILLIS C. GODDEN AND FAITH I. GODDEN HAVE HEREUNTO SET THEIR HANDS THIS 11th DAY OF JANUARY, 1994.

Ray M. Peltoner WITNESS
Elizabeth N. Hughes WITNESS

Willis C. Godden WILLIS C. GODDEN
Faith I. Godden FAITH I. GODDEN

STATE OF OHIO } SS
COUNTY OF MADISON }

ELIZABETH N. HUGHES
Notary Public, State of Ohio
My Commission Expires Nov. 29, 1998

BE IT REMEMBERED THAT ON THIS 11th DAY OF JANUARY, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIS C. GODDEN AND FAITH I. GODDEN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF JANUARY, 1994.

Elizabeth N. Hughes

BOARD OF COUNTY COMMISSIONERS: WE THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS 3 DAY OF JAN, 1994.

COMMISSIONERS:
R.C. Markley
Robert Edwards
Joe D. Yoder

MADISON COUNTY, BOARD OF HEALTH: I HEREBY APPROVE THIS PLAT ON THIS 3 DAY OF JAN, 1994.

B. Smolkin
MADISON COUNTY BOARD OF HEALTH

COUNTY AUDITOR: TRANSFERRED ON THIS 20th DAY OF JANUARY, 1994.

DEPUTY
Raymond M. Weimer
COUNTY AUDITOR

COUNTY RECORDER:
RECEIVED ON THIS 20 DAY OF JAN, 1994 AT 1143 . A.M.
RECORDED ON THIS 20 DAY OF JAN, 1994 AT 1143 . A.M.
RECORDED IN THIS PLAT BOOK NO. _____ PAGE _____ FEE 21.50
SLIDE NO. 705

Dean Bouten
COUNTY RECORDER

MADISON COUNTY REGIONAL PLANNING COMMISSION: THIS PLAT WAS APPROVED BY THE MADISON COUNTY REGIONAL PLANNING COMMISSION ON THIS 18th DAY OF DECEMBER, 1994.

David J. Hughes
CHAIRMAN

MADISON COUNTY ZONING COMMISSION: WE, THE MADISON COUNTY ZONING COMMISSION, DO HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 4 DAY OF JAN, 1994.

David J. Hughes
ZONING INSPECTOR

COUNTY ENGINEER: I HEREBY APPROVE THIS PLAT AND THE CONSTRUCTION DRAWINGS ON THIS 4 DAY OF JAN, 1994.

David J. Hughes
MADISON COUNTY ENGINEER

