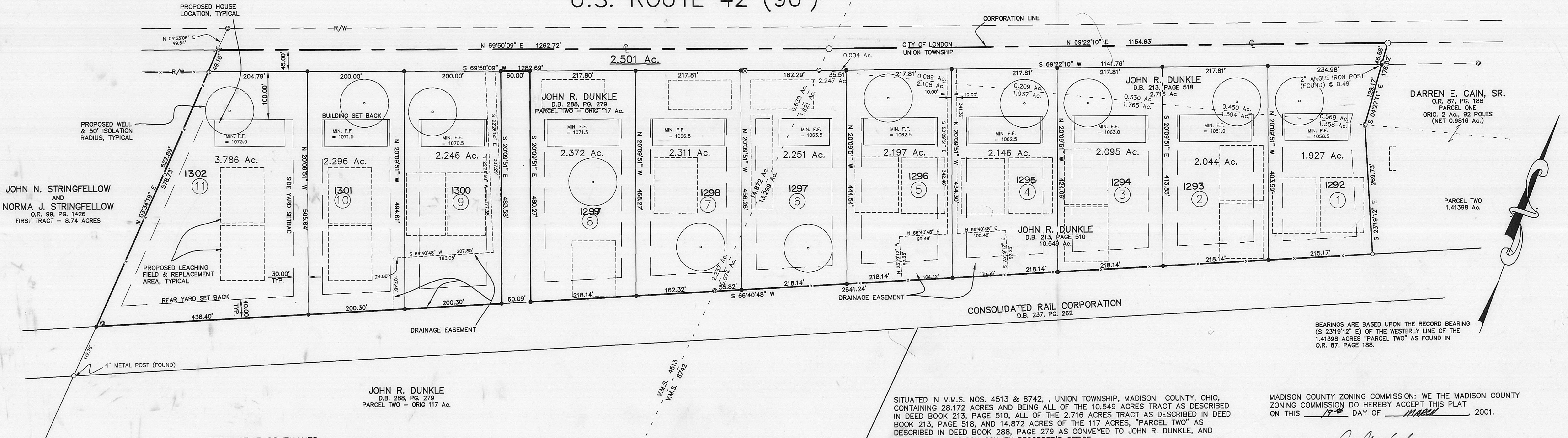


U.S. ROUTE 42 (90')



JOHN N. STRINGFELLOW AND NORMA J. STRINGFELLOW
O.R. 99, PG. 1426
FIRST TRACT - 8.74 ACRES

JOHN R. DUNKLE
D.B. 288, PG. 279
PARCEL TWO - ORIG 117 AC.

DARREN E. CAIN, SR.
O.R. 87, PG. 188
PARCEL ONE
ORIG. 2 AC., 92 POLES
(NET 0.9816 AC.)

BEARINGS ARE BASED UPON THE RECORD BEARING (S 23°19'12" E) OF THE WESTERLY LINE OF THE 1.41398 ACRES "PARCEL TWO" AS FOUND IN O.R. 87, PAGE 188.

RESTRICTIVE COVENANTS

- EACH LOT SHALL BE USED EXCLUSIVELY FOR ONE SINGLE FAMILY DWELLING PURPOSE.
- NO GARAGE, UNFINISHED SINGLE FAMILY DWELLING, TRAILER, HOUSE TRAILER, BARN, TENT, BASEMENT, BOAT OR OTHER OUTBUILDING SHALL AT ANY TIME BE OCCUPIED OR USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- NO HOUSE TRAILER, MOBILE HOME OR DOUBLE WIDE MODULAR HOME SHALL BE PLACED OR KEPT ON SAID PREMISES. "MODULAR" SHALL REFER TO ANY STRUCTURE WHICH HAS BEEN CONSTRUCTED OFFSITE AND TRANSPORTED TO SITE REQUIRING ONLY PLACEMENT AND MINOR CONSTRUCTION PRIOR TO OCCUPANCY, HAVING A MOBILE HOME LICENSE AND WHICH WOULD REQUIRE A VARIANCE IN LOCAL ZONING REGULATIONS TO PLACE THE UNIT UPON THE LOT.
- ALL CONSTRUCTION OF HOME AND GARAGE SHALL BE COMPLETED WITHIN ONE (1) YEAR FROM DATE OF BEGINNING OF CONSTRUCTION.
- MAXIMUM OF TWO PLEASURE HORSES TO BE KEPT AT REAR OF LOT.
- NO DOG KENNELS SHALL BE PERMITTED ON THE PREMISES. A KENNEL FOR PURPOSES CONTAINED HEREIN REFERS TO THREE (3) OR MORE DOGS.
- ALL LOTS MUST BE MAINTAINED IN GRASS WITH THE EXCEPTION OF A GARDEN PLOT.
- BUYERS ARE RESPONSIBLE FOR ALL FENCES AND DRAINAGE, INCLUDING REPLACEMENT OF ANY BROKEN FIELD TILES
- NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING.
- ALL SWIMMING POOLS SHALL BE BELOW GROUND.
- NO SMALL METAL SHEDS SHALL BE PERMITTED.
- ALL GARAGES MUST HAVE TWENTY (20) FOOT CEMENT APRON IN FRONT OF DOOR.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON SAID LOT. NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD, INCLUDING THE STORAGE OF HOUSE TRAILERS, BOATS RECREATIONAL VEHICLES AND/OR INOPERATIVE VEHICLES AND/OR AUTOMOBILES, EXCEPT IN CLOSED GARAGES. NO PART OF ANY LOT SHALL BE USED FOR AUTOMOTIVE JUNK PILES OR FOR THE STORAGE OF ANY OTHER KIND OF JUNK OR WASTE MATERIALS, WITH THE EXCEPTION OF A COMPOST PILE MAINTAINED IN AN ORDERLY MANNER.
- ALL LOTS MUST BE KEPT NEAT IN APPEARANCE, BUSHES AND OTHER VEGETATION MUST BE REGULARLY CUT AND TRIMMED. ALL LOTS SHALL HAVE NOXIOUS WEEDS CONTROLLED PREVENTING SPREAD OF SUCH WEEDS TO ADJOINING PREMISES.
- STORAGE BUILDINGS AND ALL BUILDINGS MUST BE ERRECTED AND PLACED TO THE REAR OF THE DWELLING AND HAVE FLOOR SPACE OF NOT LESS THAN TWO HUNDRED FIFTY (250) SQUARE FEET. MAXIMUM SHALL BE 600 SQUARE FEET. NO MORE THAN TWO (2) BUILDINGS SHALL BE ERRECTED ON THIS LOT AND THE OUTSIDE MATERIAL SHALL MATCH IN COLOR AND DESIGN TO THOSE USED UPON THE RESIDENCE STRUCTURE ON THE LOT AND THE BUILDING SHALL BE SET FIFTEEN FEET FROM THE SIDE AND REAR LOT LINES
- NO HOME SHALL BE BUILT ON THE PREMISES WITHOUT A GARAGE BEING BUILT AND MAINTAINED AS A GARAGE. SAID GARAGE MUST BE ATTACHED TO THE DWELLING AND HAVE A MINIMUM AREA OF A TWO (2) CAR GARAGE.
- NO BILLBOARD, SIGN OR ADVERTISING DEVICE OF ANY KIND SHALL BE PERMITTED EXCEPT A "FOR SALE" OR "FOR RENT" SIGN SHALL BE ERRECTED ON THIS LOT.
- NO ONE STORY DWELLING SHALL BE CONSTRUCTED ON THE PREMISES CONTAINING LESS THAN SEVENTEEN HUNDRED (1700) SQUARE FEET EXCLUSIVE OF PORCHES, BREEZEWAYS AND GARAGES. THE MAIN FLOOR AREA OF A ONE AND ONE-HALF STORY HOUSE SHALL NOT BE LESS THAN ONE THOUSAND (1000) SQUARE FEET EXCLUSIVE OF PORCHES, BREEZEWAYS AND GARAGES. THE MAIN FLOOR AREA OF A TWO (2) STORY HOUSE SHALL NOT BE LESS THAN ONE THOUSAND (1000) SQUARE FEET EXCLUSIVE OF PORCHES, BREEZEWAYS AND GARAGES.
- SELLER SHALL APPROVE ALL FINAL PLANS.
- NO DIRECT SALES SHALL BE MADE FROM THESE PREMISES.
- ANY LEGAL EXPENSE IN ENFORCING THESE DEED RESTRICTIONS SHALL BE PAID BY THE VIOLATOR.
- THE OWNER OF ANY LOT OR PART OF A LOT OF ANY UNPLATTED SUBDIVISION OF LAND ORIGINATING OUT OF THE SAME TRACT AS THE PREMISES HEREIN DESCRIBED AND SUBJECT TO THE SAME RESTRICTIONS AS ABOVE SET FORTH MAY CONVEY THE SAME IN APPROPRIATE ACTION IN A COURT OF COMPETENT JURISDICTION AGAINST ANY PERSON, FIRM OR CORPORATION WHICH VIOLATES SAID RESTRICTIONS.
- INVALIDATION OF ANYONE OF THE HEREIN CONTAINED RESTRICTIONS BY JUDGMENT OF A COURT OF COMPETENT JURISDICTION SHALL IN NO WAY AFFECT ANY OF THE OTHER RESTRICTIONS AND SAID RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.
- NO LOG STRUCTURE SHALL BE PERMITTED ON ANY LOT.
- THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING UPON ALL PURCHASERS, THEIR HEIRS, DEVISEES, AND ASSIGNS.
- GRANTEE, HIS HEIRS AND ASSIGNS, BY ACCEPTING THE DEED TO THE HEREIN DESCRIBED PARCEL OF REAL ESTATE DOES HEREBY ASSUME THE RISK OF LIVING IN RESIDENTIAL REAL ESTATE IN THE PREDOMINANTLY RURAL FARMLAND AREA. IN DOING SO, GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS DOES HEREBY HOLD HARMLESS ANY ADJACENT FARM OWNER OR OPERATOR FROM AGRICULTURAL ACTIVITIES, NOISE, DIRT, SMELL, SPRAYS, ETC., WHICH MAY AFFECT OR ENTER INCIDENTALLY UPON THE RESIDENTIAL REAL ESTATE SO PURCHASED. THE RESTRICTIVE COVENANT SHALL RUN WITH THE LAND AND BE BINDING FOREVER.
- ALL AREAS LABELED "DRAINAGE EASEMENT" SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE LOTS ON WHICH THE EASEMENTS ARE SITUATED. SUCH AREAS SHALL BE MAINTAINED IN GRASS AND KEPT IN A MOWN CONDITION. NO STRUCTURES, REGRADING, OR ANY OTHER ACTIVITY WHICH WOULD INTERFERE WITH STORM WATER FLOW OR DETENTION SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS.
- ALL HOUSES SHALL BE CONSTRUCTED WITHIN THE OUTLINED AREAS LABELED "PROPOSED HOUSE LOCATION"

DRAINAGE STATEMENT

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, STORM SEWER, SURFACE DRAINAGE, ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR REMOVAL OF ANY AND ALL TREES OR OTHER OBSTRUCTIONS FOR THE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED AS SUCH ON PLAT FOR PUBLIC UTILITIES BELOW THE GROUND.

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, PAGE, AT THE RATE OF \$ 150 PER YEAR UNTIL THE MAINTENANCE FUND ACCUMULATES TO \$ 9900 PER LOT.

OWNERS OF LOTS SHALL SHARE THE COSTS FOR MAINTENANCE OF THE ROADSIDE DITCHES, SURFACE 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 TILES.

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.

CONSTRUCTION PLANS FOR IMPROVEMENT ARE ON FILE IN THE MADISON COUNTY ENGINEER'S OFFICE. FURTHER, THE MADISON COUNTY ENGINEER SHALL BE REQUESTED BY THE LOT OWNER'S TO INSPECT, APPROVE OR DISAPPROVE ALL CONSTRUCTION WITHIN EASEMENTS, STREET RIGHT-OF-WAY AND NATURAL WATERWAYS.

SITUATED IN V.M.S. NOS. 4513 & 8742, UNION TOWNSHIP, MADISON COUNTY, OHIO, CONTAINING 28,172 ACRES AND BEING ALL OF THE 10,549 ACRES TRACT AS DESCRIBED IN DEED BOOK 213, PAGE 510, ALL OF THE 2,716 ACRES TRACT AS DESCRIBED IN DEED BOOK 213, PAGE 518, AND 14,872 ACRES OF THE 117 ACRES, "PARCEL TWO" AS DESCRIBED IN DEED BOOK 288, PAGE 279 AS CONVEYED TO JOHN R. DUNKLE, AND RECORDED IN MADISON COUNTY RECORDER'S OFFICE.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE STREETS, PARKS AND/OR 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.

IN WITNESS THEREOF 23rd DAY OF JULY, 2001.

WITNESS: Mary W. Longergan SIGNED: John R. Dunkle
Gary W. Longergan

WITNESS: Melissa Tell
STATE OF OHIO

COUNTY OF Madison
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME John R. Dunkle WHO ACKNOWLEDGED THE SIGNING OF THE FORGING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 23rd DAY OF July, 2001.

MADISON COUNTY BOARD OF HEALTH HEREBY APPROVE THIS PLAT ON THIS 19 DAY OF March, 2001.

Dmit Buck
CHAIRMAN

MADISON COUNTY REGIONAL PLANNING COMMISSION: THIS PLAT WAS APPROVED BY THE MADISON COUNTY REGIONAL PLANNING COMMISSION ON THIS 13th DAY OF March, 2001.

Eric N. Lutz
CHAIRMAN

AREA

AREA IN STREETS: 2,501 Ac.
AREA IN LOTS: 25,671 Ac.
TOTAL AREA: 28,172 Ac.

MADISON COUNTY ZONING COMMISSION: WE THE MADISON COUNTY ZONING COMMISSION DO HEREBY ACCEPT THIS PLAT ON THIS 19th DAY OF MARCH, 2001.

ZONING INSPECTOR: Duff Hughes

COUNTY ENGINEER: I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF MARCH, 2001.

MADISON COUNTY ENGINEER: [Signature]

WE, THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO DO APPROVE THIS PLAT ON THIS 23 DAY OF July, 2001.

COMMISSIONERS: David Dhume
Robert D. Hackett
Clint R. Snyder

COUNTY AUDITOR: TRANSFERRED THIS 26 DAY OF March, 2001.

BY Debbie Duffey COUNTY AUDITOR Jim Williamson
DEPUTY

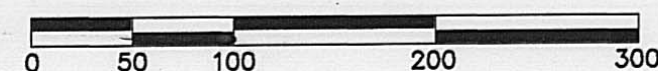
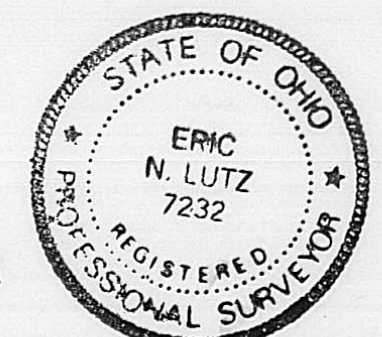
RECEIVED ON THIS _____ DAY OF _____, 2001, AT _____ M.

RECORDED THIS _____ DAY OF _____, 2001, AT _____ M.

IN PLAT BOOK _____, PAGE _____
FILE NO. _____
FEE _____

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS ACCURATE.

Eric N. Lutz 02-21-01
ERIC N. LUTZ, P.S. 7232 DATE



REVISIONS	DRAWN: _____
	DATE: _____
	CHECKED: _____
	DATE: _____
ASBUILT:	

McA McCARTY ASSOCIATES
Consulting Engineers-Architects-Surveyors
104 South Main Street Washington C.H., Ohio 43160
(740) 335-3816 fax (740) 335-5828

JOHN DUNKLE SUBDIVISION
UNION TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. NOS. 4513 & 8742

RECORD PLAT
26-01

PROJECT NUMBER	1
E00-763	1
SCALE	
HORIZ. VERT.	
1"=100'	