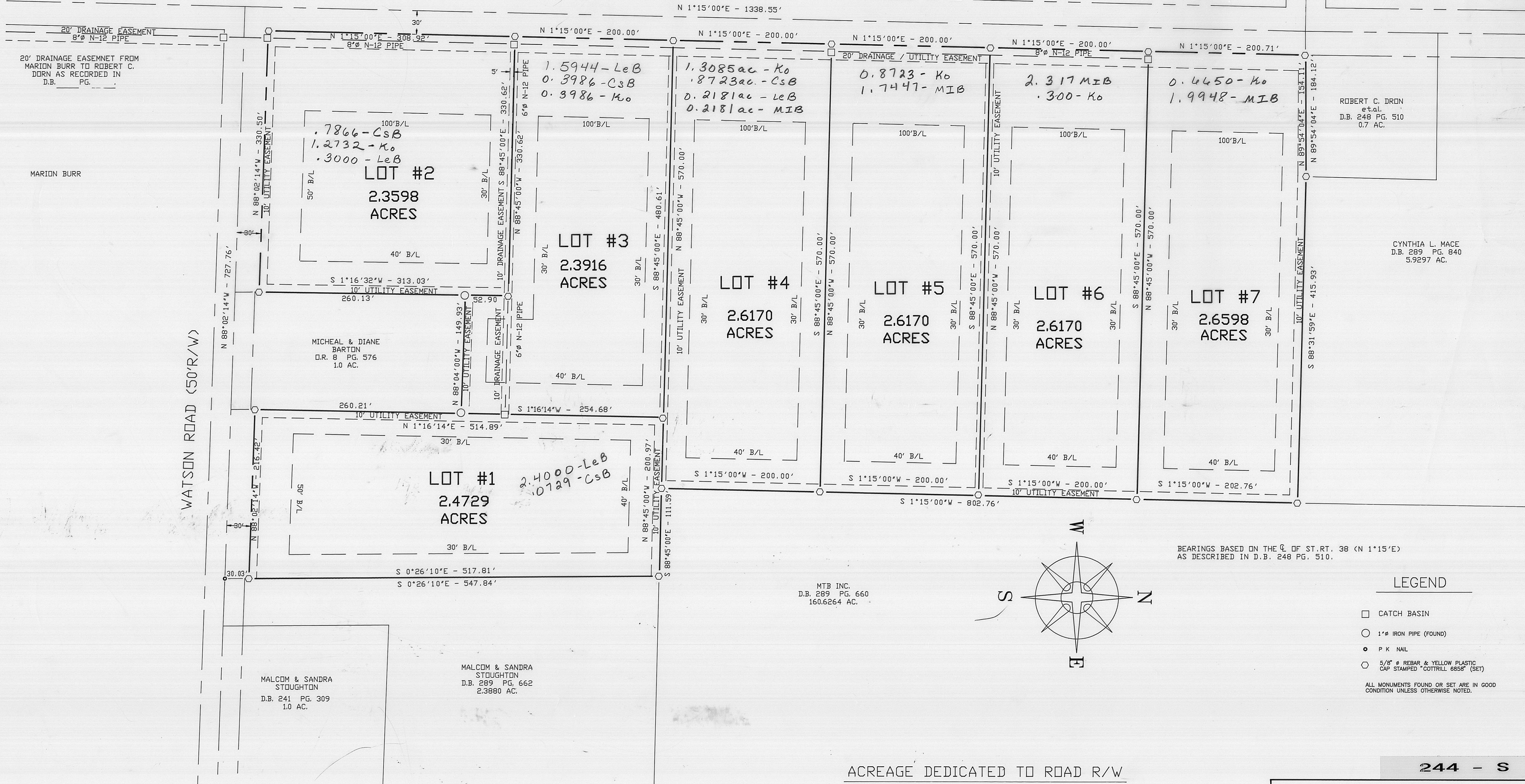


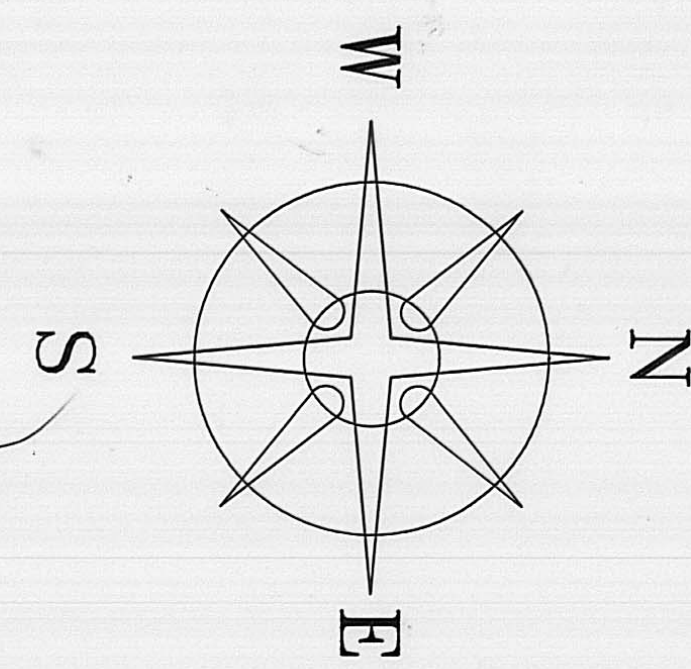
DORN SUBDIVISION

STATE ROUTE 38 (60'R/W)



WATSON ROAD (50'R/W)

LINSON ROAD



BEARINGS BASED ON THE C. OF ST. RT. 38 (N 1°15'E)
AS DESCRIBED IN D.B. 248 PG. 510.

LEGEND

- CATCH BASIN
- 1" IRON PIPE (FOUND)
- 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.

MTB INC.
D.B. 289 PG. 660
160.6264 AC.

MALCOM & SANDRA
STOUGHTON
D.B. 241 PG. 309
1.0 AC.

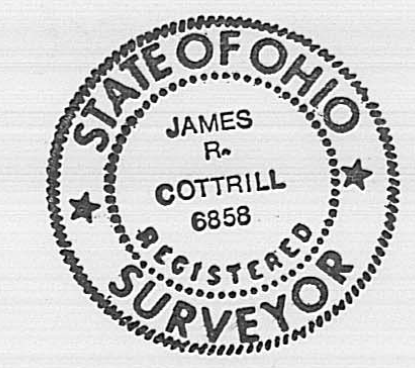
MALCOM & SANDRA
STOUGHTON
D.B. 289 PG. 662
2.3880 AC.

ROBERT C. DRON
et al.
D.B. 248 PG. 510
0.7 AC.

CYNTHIA L. MACE
D.B. 289 PG. 840
5.9297 AC.

ACREAGE DEDICATED TO ROAD R/W

0.3770 ACRES WITHIN WATSON ROAD (TWP. RD. #99)
0.9197 ACRES WITHIN STATE ROUTE 38
1.2967 ACRES TOTAL WITHIN ROAD R/W



I HEREBY CERTIFY THAT THIS PLAT
DEPICTS AN ACTUAL FIELD SURVEY
PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE 12-14-94

244 - S

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

PLAT OF
**DORN SUBDIVISION, VMS 6101,
PAINT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.**

DATE: 12-14-94 JOB #S941204	SCALE: 1" = 60' 60' 30' 0' 60'
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ROBERT C. DORN SUBDIVISION

WE, THE UNDERSIGNED, ROBERT C. DORN OWNER OF 19.0318 ACRES, IN THE TOWNSHIP OF PAINT, COUNTY OF MADISON, STATE OF OHIO, AND BEING PART OF THE ORIGINAL 50.0 ACRES, DO HEREBY CERTIFY AND ACCEPT THIS PLAT AS THE TRUE REPRESENTATION OF THE ROBERT C. DORN SUBDIVISION.

THE ABOVE MENTIONED 50.0 ACRES ARE AS DESCRIBED IN DEED BOOK 248 PAGE 510 THE UNDERSIGNED BEING ALL OF 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 AND OTHER BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF, EASEMENTS SHOWN ON THE 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 PAGE _____. THE OWNERS OF SAID LOTS SHALL SHARE THE COST OF MAINTENANCE OF THE IMPROVEMENTS SHOWN ON THE PLAT, MAINTENANCE OF DRAINAGE IMPROVEMENTS TO BE PUT ON ROBERTS DITCH #2. THE ABOVE SIGNED OWNER AND THE MADISON COUNTY ENGINEERS OFFICE SHALL APPROVE ALL CONSTRUCTION WORK WITHIN EASEMENTS, STREET, RIGHT-OF-WAY AND NATURAL WATERWAYS.

AUDITOR

TRANSFERRED _____ 19____
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

David D. Shuman

Robert C. Dorn

Michael A. Gault

Paul J. Hays

COUNTY COMMISSIONERS, WE THE BOARD OF THE COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON 15 DAY OF May 1995.

Robert Edwards *Joe Snyder* *Al Marple*

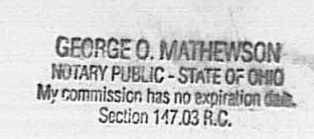
THE SAID ROBERT C. DORN SUBDIVISION OWNED AND DEVELOPED BY: AGENT Alma J. Dorn, Executrix of the Estate of Robert C. Dorn DATE 6-6-95

STATE OF OHIO, MADISON COUNTY, S.S. BE IT REMEMBERED, THAT ON THE 6 TH DAY OF June A.D. 1995 BEFORE ME THE SUBSCRIBED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED

Alma J. Dorn, Executrix of the Estate of Robert C. Dorn

, 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 _____
NOTARY PUBLIC _____
MADISON COUNTY, OHIO



5 ARE THE OWNER# OF LOTS 1 THRU 7 OF ROBERT C. DORN SUBDIVISION, IN WITNESS THEREOF, SAID OWNER# HERE HEREUNTO SET THEIR NAME# THIS 6 TH DAY OF June A.D. 1995

WITNESS Kim Johnston

COUNTY RECORDER
RECORDED ON THIS DAY OF _____, 19____ AT _____ M.
RECORDED ON PLAT SLIDE # _____ PAGE _____ FEE _____

RECORDER'S SIGNATURE

DECLARATION OF RESTRICTIONS, EASEMENTS, AND PROTECTIVE COVENANTS FOR THE ROBERT C. DORN SUBDIVISION SITUATED IN THE COUNTY OF MADISON, PAINT TOWNSHIP, STATE OF OHIO.

1. NO GARAGE OR 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.
2. NO HOUSE TRAILER, MOBILE HOME OR DOUBLE WIDE MODULAR SHALL BE PLACE OR KEPT ON SAID PREMISES, EXCEPT OHIO BUILDING CODE APPROVED MODULAR HOMES.
3. NO BUSINESS OR COMMERCIAL ACTIVITY SHALL BE CONDUCTED ON SAID PREMISES, EXCEPT ACTIVITIES NORMALLY RELATED TO SMALL AGRICULTURAL TRACTS.
4. NO NUISANCE OR OBNOXIOUS CONDITION SHALL BE MAINTAINED ON SAID PREMISES, INCLUDING BUT NOT LIMITED TO, TALL WEEDS, UNDERBRUSH, TALL GRASSES, JUNK, SCRAP, PAPER OR DEBRIS OF ANY KIND OR OTHER UNSIGHTLY CONDITIONS. PROPERTY SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR TRASH, GARBAGE, TRASH OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. ALL AUTOMOTIVE OR FARM EQUIPMENT IN INOPERATIVE CONDITION SHALL BE PROPERLY LICENSED AND NOT EXPOSED TO PUBLIC VIEW.
5. ALL STRUCTURES WHICH ARE IN A DILAPIDATED OR UNSIGHTLY CONDITION SHALL BE TORN DOWN AND THE DEBRIS REMOVED FROM THE PROPERTY.
6. NO SWINE OR HOGS OF ANY KIND SHALL BE RAISED OR KEPT ON THE PREMISES.
7. NO DWELLING SHALL BE CONSTRUCTED OR PLACED ON THE PREMISES CONTAINING LESS THAN 1800 SQUARE FEET OF LIVING AREA (EXCLUSIVE OF PORCHES, BREEZEWAYS AND GARAGES) OR THE COST OF VALUE (WHICHEVER IS GREATER) OF WHICH SHALL BE LESS THAN \$85,000 (EXCLUSIVE OF LAND AND UTILITY IMPROVEMENT). EXCEPTIONS TO THIS RESTRICTION MAY BE APPROVED BY THE GRANTORS, ITS SUCCESSORS AND ASSIGNS, SO LONG AS THE APPEARANCE OF THE AREAS IS NOT ADVERSELY AFFECTED.
8. THE CONSTRUCTION OF THE DWELLING HOUSE SHALL BE COMPLETED WITHIN 1 (ONE) YEAR FROM THE DATE OF BEGINNING OF CONSTRUCTION.
9. GRANTEES SHALL HAVE THIRTY DAYS TO COMPLY WITH ANY OF THESE RESTRICTIONS AFTER NOTICE FROM GRANTOR OR ANY SUCCESSOR IN INTEREST OF A VIOLATION.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 1-10-95

244 - S

JAMES R. COTTRILL P.S.

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

PLAT OF
ROBERT C. DORN SUBDIVISION,
VMS 6101, PAINT TOWNSHIP,
MADISON COUNTY, OHIO.

DATE:
1-10-95

SCALE: 1" = 60'
60' 30' 0' 60'