

# ZONING - R-1

(DRIVEWAYS, ETC.) - RESTRICTIONS - DRAINAGE - GRADE WORK

- PRIOR TO ANY SALE OF A PARCEL HEREON PLATTED THE OWNER HEREBY IS REQUIRED TO EXCAVATE, GRADE AND REPAIR EXISTING DYER ROAD, "ROAD SIDE DITCH" AS PER THE DETAIL SHOWN IN DITCH SECTION - SO AS TO GIVE COMPLETE ROAD SIDE DRAINAGE FOR STORM WATERS AFTER GRAIN HARVEST. COMPLETE CURBS, SMALL SHOULDER AND RECESSED - IN SUCH A MANNER SO AS THE ENTIRE DITCH AND SIDE SLOPE MAY BE NEATLY MAINTAINED BY LAWN MOWER.
- DRIVE WAY CROSS PIPE MUST BE RAN AND INSTALLED ON A PROPER GRADE - SO AS TO NOT OBSTRUCT THE FLOW OF SURFACE WATER PRIOR TO ANY DRIVE WAY CONSTRUCTION THE OWNER OR CONTRACTOR SHALL CONTACT THE MADISON COUNTY ENGINEERS OFFICE AND SEE HIS INSTRUCTIONS AND SHALL BE RESPONSIBLE TO HIS SUGGESTIONS AND INSTRUCTIONS.
- THERE SHALL BE NO GRADING ABOVE GROUND OR BELOW GROUND WHICH WILL PERMIT ANY WATER OR MATERIAL TO ENTER INTO ROADSIDE DITCH - OTHER THAN ROAD SIDE DRAINAGE FLOWS.
- THERE IS TO BE NO TILE INSTALLED WHICH WILL EMPTY INTO SAID ROADSIDE DITCH.
- ANY ALTERATION TO THE EXISTING SURFACE SHALL BE IN SUCH A MANNER THAT WATER WILL DRAIN OR RUN OFF IN A NORTHERLY DIRECTION - TOWARD THE REAR OF EACH PARCEL.

**RESTRICTIONS BY OWNER:**  
AND THE GRANTEE, FOR THEMSELVES, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS, IN CONSIDERATION OF THE EXECUTION AND DELIVERY OF THIS DEED, MAKE BY COVENANT AND AGREEMENT, NOW AND TO COME, IN FAVOR OF THE GRANTEE, THESE RESTRICTIONS AND ASSIGNS, TO HOLD SAID PREMISES HERE BY CONVEY UPON THE FOLLOWING TERMS:

- THAT SAID PREMISES SHALL BE USED ABSOLUTELY AND EXCLUSIVELY FOR RESIDENCE PURPOSES.
- ANY DWELLING CONSTRUCTED UPON SAID PREMISES SHALL HAVE A MINIMUM OF 400 SQUARE FEET OF BUILT UP LIVING AREA - EXCLUDING GARAGE - SUN ROOM - UTILITY ROOMS BATHROOMS.
- THERE SHALL BE NO MORE THAN ONE HOUSE ERECTED ON ANY ONE PARCEL, NOR SHALL THERE BE ANY HOUSE TRAILER - BASEMENT HABITATION - MODULAR HOME - PERMITTED TO EXIST.
- ANY RESIDENCE OR GARAGE MUST BE SITUATED AT LEAST 130 FEET BACK FROM THE CENTERLINE OF DYER ROAD. BUILDINGS NOT BE PLACED IN SUCH A MANNER WHICH MIGHT OBSTRUCT THE VIEW OR OBSTRUCT THE SIGHT OF AN ADJOINING RESIDENCE OR OWNERS.
- ANY HOUSE AND GARAGE OR OUTBUILDING INTENDED TO HOUSE GARDEN OR LAWN EQUIPMENT, OR MOTOR VEHICLE MUST BE CONSTRUCTED IN A NEAT AND UNIFORM MANNER SO AS TO MEET BUILDING REQUIREMENTS - AND NOT DISCOURAGE ADJOINING LAND OWNERS.
- ANY STRUCTURE PLACED UPON SAID PREMISES SHALL BE CONSTRUCTED OF BRICK - STONE - OR CONCRETE - WITH FINISHED SIDING - AND COVERED AND GUTTERED. METAL ROOF SHALL BE UNFINISHED CONCRETE BLOCK TYPE CONSTRUCTION (METAL NOT INCLUDED FOR HOUSE).
- THE OWNER REALIZES THAT THE SIZE OF THESE PARCELS - AND THEIR LOCATION - IS SUCH THAT IF AN OWNER DESIRES TO HAVE A HOUSE - GARDEN - SUN ROOM - UTILITY ROOMS BATHROOMS - PERMITTED TO DO SO - AS LONG AS THESE ANIMALS ARE CONTAINED - AND AS LONG AS NO UNWARRANTED OR UNCONTROLLED CONDITION EXIST WHICH MIGHT CREATE A DISTURBANCE - OR NECESSARY SIGHT OF UNNECESSARY SHALL BE NEARLY USE SHALL BE PERMITTED.
- THE INTENT OF THIS DEVELOPMENT IS TO CREATE AN ATTRACTIVE - RESIDENTIAL LIVING NEIGHBORHOOD - SUBJECT TO ZONING AND SUBDIVISION REGULATIONS OF MADISON COUNTY.

FINAL: THIS AREA IS ZONED R-1. BUILDING PERMITS AND SANITARY HEALTH PERMITS ARE REQUIRED. PRIOR TO ANY DEVELOPMENT OR CONSTRUCTION THE PRESENT OWNER OR NEW OWNER SHALL BE OBLIGATED TO CONTACT THE MADISON COUNTY ENGINEERS OFFICE, THE MADISON COUNTY ZONING INSPECTOR, THE MADISON COUNTY ENGINEERS OFFICE.

OFFICES LOCATION:	PARTY TO CONTACT:	TELEPHONE:	HOURS OF CONTACT:
COUNTY ENGINEER - GARFIELD AVE. LONDON, OHIO	PAUL BARB OR TED PRICE	852.9404, 852.9530	8:00 AM TIL 4:00 PM.
MADISON COUNTY HEALTH DEPT. 59 N. MAIN ST. LONDON, OHIO	TOAN ALEXANDER	852.3066	9:00 AM TIL 3:30 PM.
MADISON COUNTY ZONING BD. BASEMENT COURT HOUSE, LONDON, OHIO	ERNEST A. WALL	852.2833	8:00 AM TIL 12:00 NOON

## SUBDIVISION PLAN - MASON'S BRADFORD ADDITION

DEVELOPER: EDWIN R. MASON AND PATRICIA L. MASON - TEL. 843.2685 - MT. STERLING, OHIO - OWNERS.  
SITUATED WITHIN VMS 3972 - BEING 13.174 ACRES - FRONTING ON DYER ROAD, PLEASANT TWP., MADISON COUNTY, OHIO - BEING A PORTION OF LAND ACRES CONVEYED BY HUBERT S. JUNG TO EDWIN R. MASON AND PATRICIA L. MASON - RECORDED IN VOL. 320, PAGE 298, MADISON COUNTY RECORDER'S OFFICE.

APPROVAL OF SUBDIVISION PLAN:

STATE OF OHIO: COUNTY OF MADISON, SS: IN WITNESS WHEREOF EDWIN R. MASON AND PATRICIA L. MASON HAVE HEREUNTO SET THEIR HANDS THIS 11th DAY OF MAR 1975.

WITNESS: John W. Hadden SIGNED Edwin R. Mason  
WITNESS: W.D. Bauman SIGNED Patricia L. Mason

STATE OF OHIO: COUNTY OF MADISON, SS: BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY - CAME EDWIN R. MASON AND PATRICIA L. MASON, WHO ACKNOWLEDGE TO BE THE SIGNING PARTIES TO THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS 11th DAY OF MAR 1975.

John L. Sanford NOTARY PUBLIC MY COMMISSION EXPIRES MONTH DAY YEAR.

APPROVED THIS 11th DAY OF MAR 1975 John L. Sanford MADISON COUNTY ENGINEER.

APPROVED THIS 11th DAY OF MAR 1975 Tom Alexander MADISON COUNTY SANITARY INSPECTOR.

APPROVED THIS 11th DAY OF MAR 1975 Ernest A. Wall MADISON COUNTY ZONING INSPECTOR.

APPROVED AND ACCEPTED THIS 17th DAY OF MAR 1975 AND THE ROAD 30 FOOT WIDE EASEMENT FOR FUTURE ROADWAY AND DRAINAGE PURPOSES ALONG THE NORTHERLY SIDE OF DYER ROAD - HEREBY IS ACCEPTED SUCH FOR THE COUNTY OF MADISON COUNTY, OHIO: John L. Sanford COUNTY COMMISSIONER.

APPROVED 17 MAR 1975 Robert Edwards COUNTY COMMISSIONER.

MADISON COUNTY BOARD OF COMMISSIONERS: Lewis S. Prater COUNTY COMMISSIONER.

APPROVED THIS 26th DAY OF MAR 1975 John L. Sanford MADISON COUNTY ZONING BOARD.

APPROVED THIS 11th DAY OF MAR 1975 John L. Sanford MADISON COUNTY PLANNING COMM.

APPROVED & TRANSFERRED THIS 26th DAY OF MAR 1975 Raymond M. Williams MADISON COUNTY AUDITOR.

FILED FOR RECORD THIS 26th DAY OF MAR 1975 AT 3:05 P.M. (TIME OF DAY) RECORDED THIS 26th DAY OF MAR 1975 IN PLAT BOOK PAGE 204

William F. McDevine MADISON COUNTY RECORDER. James J. Jones DEPUTY COUNTY RECORDER. FEE \$4.32

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. Rodger Irwin Baker SURVEYOR. RODGER IRWIN BAKER, OHIO REG. S. 05533 THIS 25th DAY OF FEB 1975 235 S. MAIN ST. LONDON, OHIO 43140

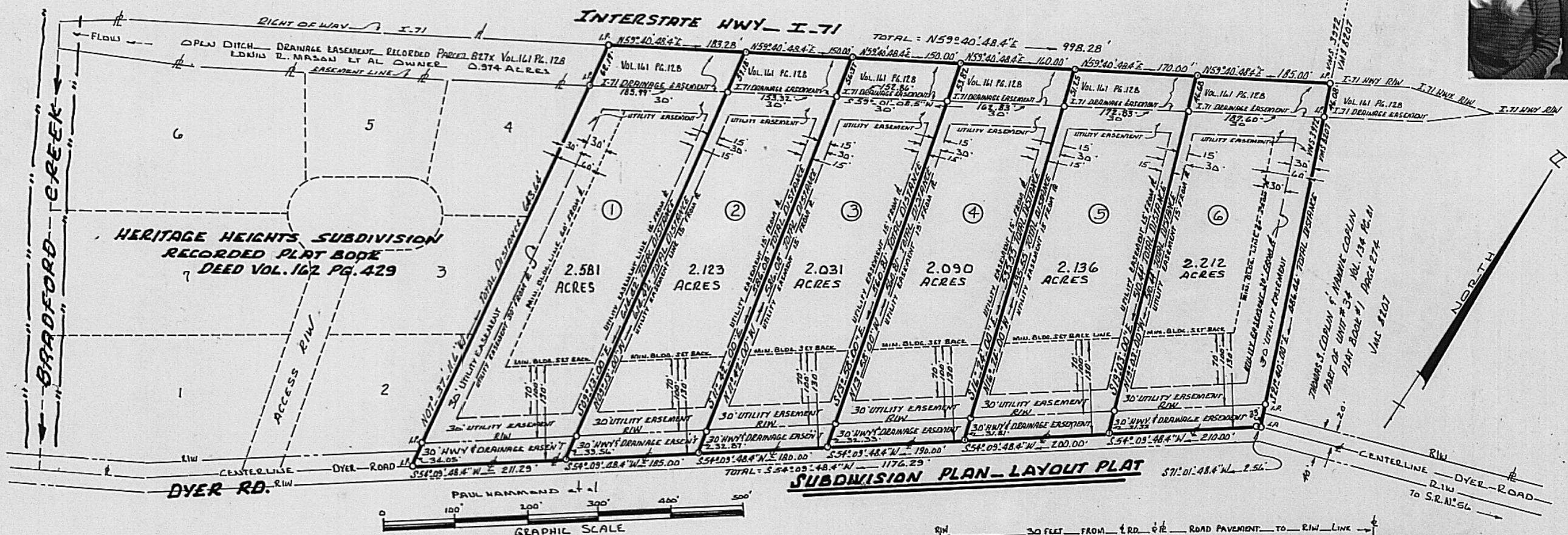
RODGER IRWIN BAKER PROFESSIONAL SURVEYOR OHIO, IND., KY., VA., GA. 235 SOUTH MAIN STREET LONDON, OHIO 43140 TEL. 852-0449

# "MASON'S BRADFORD - ADDITION" Dyer Road 13.174 acres - VMS 3972, Pleasant Twp., Madison Co., O.

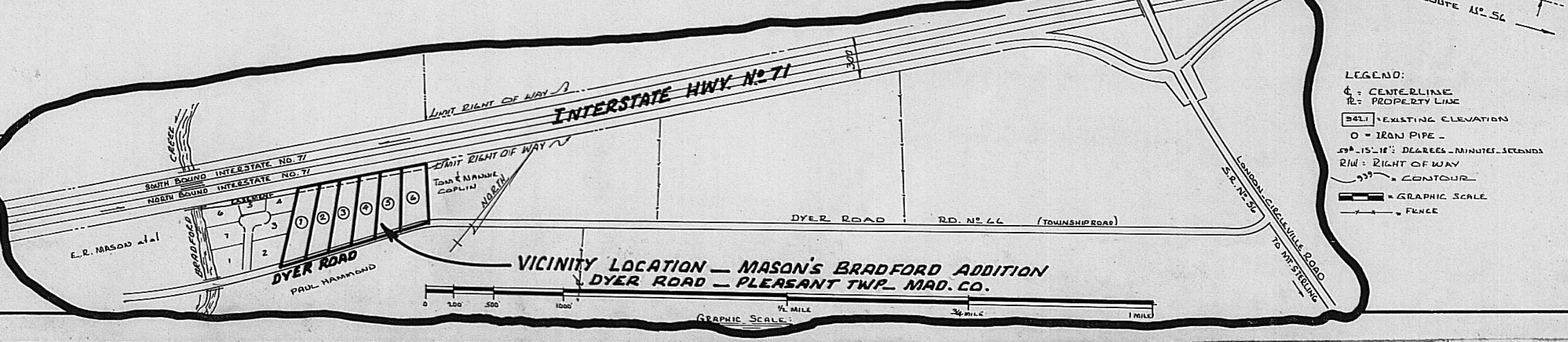
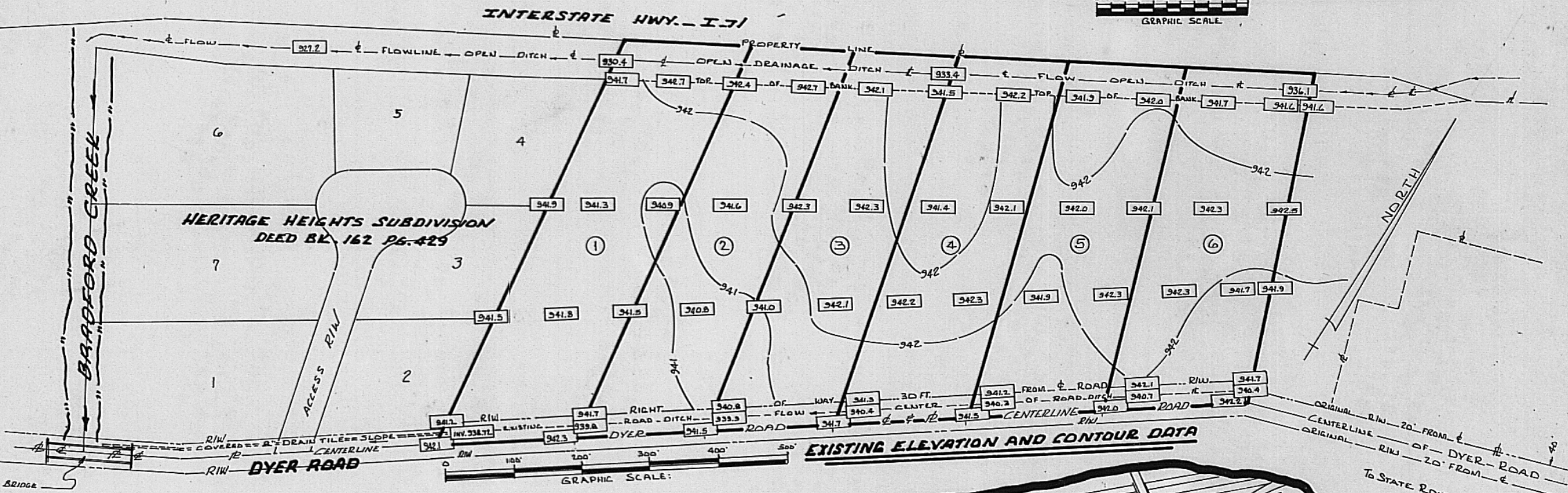
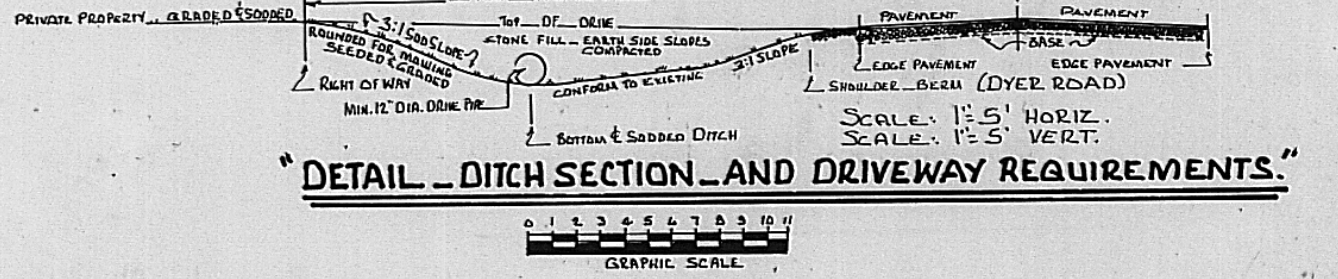
(Edwin R. Mason & Patricia L. Mason)  
Mt. Sterling, Ohio - Developers



NO. 83359 RECEIVED: MARCH 26, 1975 FEE: \$4.32 TRANSFERRED: MARCH 26, 1975  
 RECORDED: MARCH 26, 1975  
 WILLIAM F. McDEVINE Recorder, Madison County, Ohio



## DETAIL - DITCH SECTION AND DRIVEWAY REQUIREMENTS



LEGEND:  
 CL - CENTERLINE  
 PL - PROPERTY LINE  
 [Symbol] - EXISTING ELEVATION  
 [Symbol] - IRON PIPE  
 [Symbol] - 15" DEGREE MINUTE SECONDS  
 RW - RIGHT OF WAY  
 [Symbol] - CONTOUR  
 [Symbol] - GRAPHIC SCALE  
 [Symbol] - FENCE