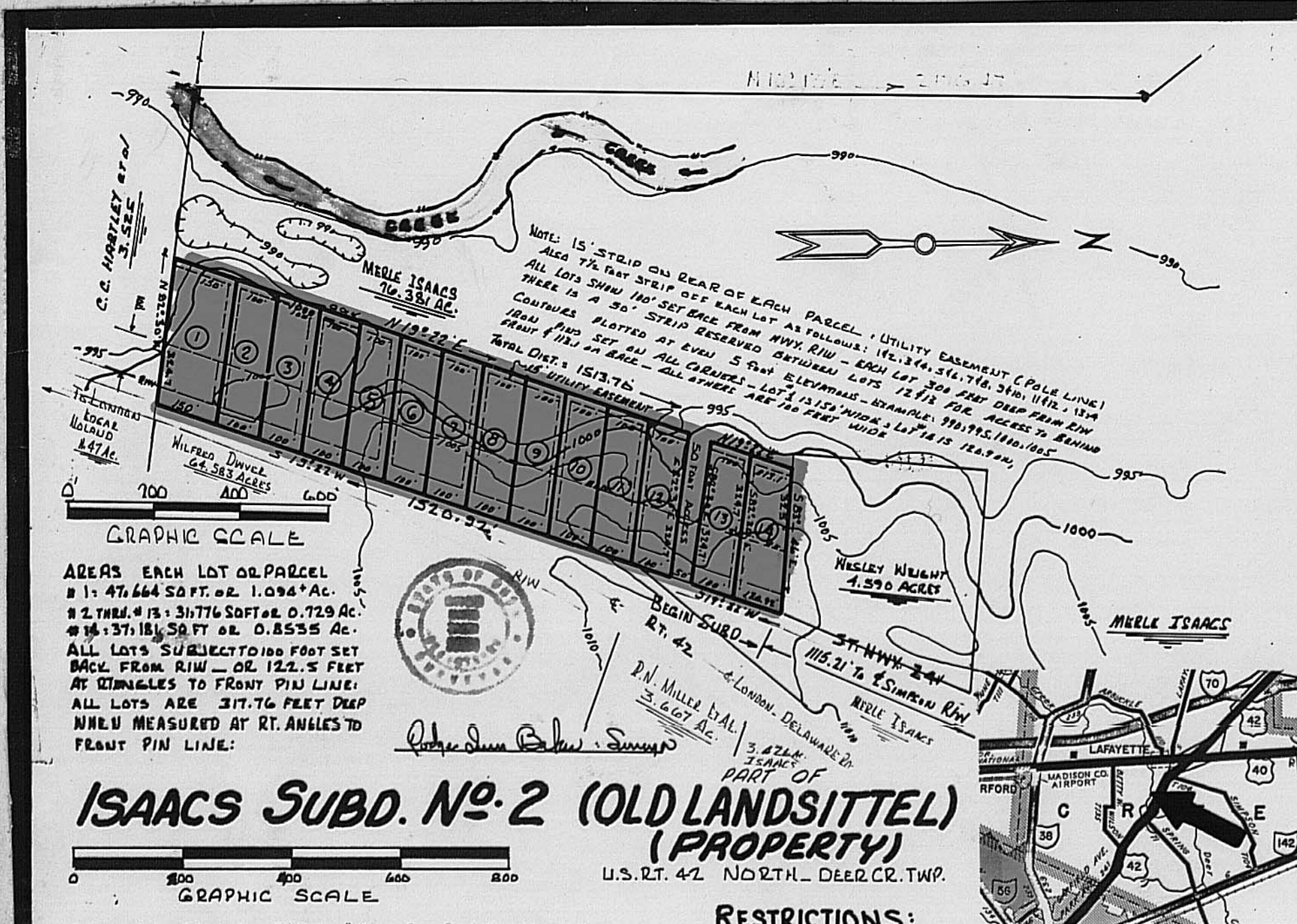


Isaacs Subdivision - No. 2.
V.M.S. 3901 - 3902
Deer Creek Twp.

Transferred: June 28, 1971.
Received: June 28, 1971
AT: 3:15 P.M.
Recorded: June 28, 1971.

William F. McGuire
Recorder, Madison County, Ohio



Item #1: "Declaration"
Situating in the Township of DEER CREEK, County of Madison, State of Ohio, and being of Section 1, Township Range 39, U.S. Military Lands, etc.) containing 10.10 acres and being the same tract as conveyed to U.S. and described in deed recorded in Deed Book 43, Page 16, Recorder's Office, Madison County, Ohio.

The undersigned OF RT. 3 LONDON, O., hereby certify that the attached plat correctly represents the ISAACS NO. 2 a subdivision of lots 1 to 14 inclusive, do hereby accept this plat of same and dedicate to public use as such all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc. shown herein and not heretofore dedicated.

The undersigned being all the owners and lien holder of the lands herein platted further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Madison County, Ohio, for the benefit of himself 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 this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free 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 on the plat for public utility purposes above and beneath the surface of the ground.

In witness whereof WE have herunto set their hands this 23 day of JUNE, 1971

Witness: W.V. Nichols, Notary Public
Roger Irwin Baker, Civil Engineers and Surveyors

Surveyed and Platted by ROGER IRWIN BAKER

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

Dimensions on curves are chord measurements.
By: Roger Irwin Baker, Registered Surveyor

RESTRICTIONS:

Said premises shall be used exclusively for one single family residence only.

No dwelling house shall be erected upon said premises which shall have less than 1400 sq. ft. of living area on the first floor exclusive of garage and open porches.

The dwelling house to be erected upon said premises shall be fully completed on the outside thereof within one year from the date the construction of said dwelling house commences.

The covenants and restrictions herein above enumerated, are for the benefit of the grantors, their heirs and assigns, and shall run with the land.

In the event that any person or persons violate or attempt to violate any of the covenants and restrictions herein above enumerated, the grantors, their heirs and assigns, shall have the right to prosecute any proceedings at law or in equity against such person or persons, either to enjoin such violation or to recover damages for the same.

Being a strip of land along US Route # 42... Deer Creek Township, Madison County, Ohio... a part of VMS 3901 and 3902... surveyed for Merle Isaacs Bounded and more particularly described as follows:

For Reference: Starting with the middle of old State Route # 241 (Sometimes called Old Route # 12), and Simpson Road centerline go them toward London S 23 deg 37 min W 699.91 feet along the center of Rt # 241 to a railroad spike and northeast corner to Wesley Wright 4.590 acres... thence again along the middle to aforesaid roadway S 23 deg 55 min W 475.30 feet to a pin and true point of beginning:

Thence: With the centerline to US Route # 42's Right of way in the direction of London, Ohio... S 19 deg 22 min W 1520.92 feet to a pin;

Thence: Following a fence and northerly boundary to 3,525 acres now owned by C.G. Hartley... N 82 deg 30 min W 324.70 feet to a pin;

Thence: N 19 deg 22 min E 1513.70 feet to a pin in the southerly line to aforesaid Wesley Wright's 4.590 acres;

Thence: Following a fence on the line to Wright... S 83 deg 46 min E a distance of 325.00 feet to the true point of beginning;

Excepting: A strip of land between parcels # 12 and # 13... said strip being 45' x 50' feet wide front and back... measured with the alignment of State Route # 42... said strip being retained by the owner (Merle Isaacs) for the purpose of access to lands behind above described and above platted 14 parcels of land:

Note: This Plat has been prepared in Part by Subdivision... in Part by East of the Deer Creek Road... and as for a Perimeter Field Traverse... by the U.S. Army... and as for a Perimeter Field Traverse... by the U.S. Army... and as for a Perimeter Field Traverse... by the U.S. Army...

Field Notes by: Selmer, Ed. Carter, Monon, Peter, Selmer... Calculated by: Selmer, Monon... Plotted by: Anthony Goodrich by Selmer... Equipment: 1/4" Transit, Geomatics, etc... Chain: 300.00', 50.00', 100.00'... Field Survey - Year: 1969, 1970, 1971

NEW SURVEY
POSSESSION - BOUNDARY LINE - PERIMETER SURVEY
RE: LANDSITTEL LANDS - DEER CREEK TOWNSHIP
LOCATED WEST OF U.S. RT. 42 - SOUTH OF LAFAYETTE
REQUESTED BY: RUSSELL H. ATWATER - BOUCE LEWIS -
RAYMOND LANDSITTEL - ATTY. MAURICE BEATHARD
TOTAL ACRES FOUND TO EXIST - 94.007 ACRES
SURVEYED DURING YEAR 1969 A.D. BY R. I. BAKER

SCALE: 1" = 800'
V.M.S. VIRGINIA MILITARY SURVEY
ADAPTED TO GEOMATIC INSTRUMENTS
SCALED APPROXIMATELY ONLY
NEW YORK: P. 1111



Item 2: APPROVALS OF SUBDIVISION PLAT

STATE OF OHIO
COUNTY OF MADISON
Prepared by: Roger Irwin Baker, Surveyor

Before me a Notary Public in and for said County personally came MERLE ISAACS, 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 herunto set my hand and affixed my official seal this 23 day of JUNE, 1971.

Walter V. Nichols, Notary Public
HITTY STATE OFFICIAL

1. Approved this 24 day of June 1971 by: R. D. P. Hall, Madison County Engineer

Approved this 28 day of June 1971 by: Madison County Sanitary Engineer

2. Approved and accepted this 28 day of JUNE, 1971, and the roads, boulevards, etc., herein dedicated to public use are hereby accepted as such for the County of Madison, State of Ohio.

Christie W. Wall, James S. Overstreet, Tom A. Alexander, John L. Bayliff, Health Board Representative, Edward Pennington, Madison County Commissioners

3. Transferred this 28 day of June 1971 by: F. R. Honan, Madison County Auditor

Filed for Record this 28 day of June 1971, at 3:15 P.M.

Recorded this 28 day of June 1971, in Plat Book 2, Page No. 111, by: William F. McGuire, Madison County Recorder

Approved this day of June 1971 by: Tortense J. Jones, Deputy Recorder

Approved this day of June 1971 by: Secretary, City Planning Commission of respective City (or proper official)

Approved this day of June 1971 by: City Engineer of respective City (or proper official)

"AMENDED PLAT"
ISAACS-SUBD. NO. 2
U.S. ROUTE NO. 42
DEER CREEK TWP.
MADISON CO. OHIO
VMS 3901 - VMS 3902