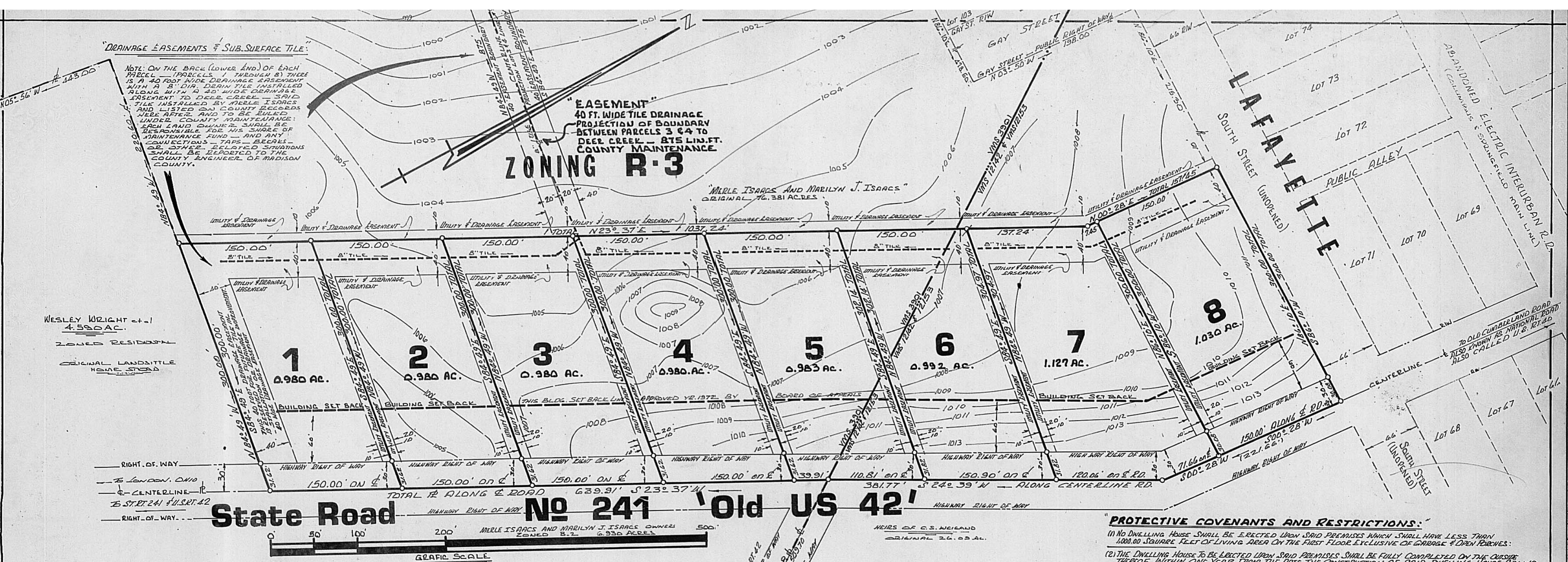


ISACs SUBDIVISION No 3

DEER CREEK TWP., MAD., CO., O.
NO. 83360 FEE: \$4.32
RECEIVED: MARCH 26, 1975 AT: 3:09 P.M.
RECORDED: MARCH 26, 1975

William J. McQuinn
Recorder, Madison County, Ohio



Total Area = 8.052 ACRES (4.959 Acres in Vms 3901 & 3.093 Acres in Vms 12153)
 SITUATED IN THE TOWNSHIP OF DEER CREEK, COUNTY OF MADISON, STATE OF OHIO
 VMS 3901 AND VMS 12153 CONTAINING IN ALL 8.052 ACRES,
 BEING A PORTION OF 76.381 ACRES AS CONVEYED BY DEED RECORDED IN
 VOLUME 195 PAGES 6, 7, 8, 9 MADISON COUNTY RECORDER'S OFFICE.
 TO MERLE ISAACS AND MARILYN J. ISAACS.

THE UNDERSIGNED MERLE ISAACS AND MARILYN J. ISAACS HEREBY CERTIFY THAT THE ATTACHED
 PLAT CORRECTLY REPRESENTS THEIR SUBDIVISION PARCELS (1 THROUGH 8 INCLUSIVE,
 DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF
 THE ROADS, ALLEYS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DED-
 ICATED.

THE UNDERSIGNED BEING ALL THE OWNERS AND LEGAL HOLDER OF THE LANDS HEREIN
 FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS PLAT ARE FOR THE COM-
 FORTMENT WITH ALL EXISTING VALID ZONING, PLANNING, HEALTH OR OTHER LAWFUL
 BILLS AND REGULATIONS OF MADISON COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF
 AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE UNDER OR
 THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE PARCELS AND STREET ARE SHOWN ON THE PLAT IN FEET
 AND DECIMAL PARTS THEREOF. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CON-
 STRUCTION, 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 PRO-
 VIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND
 SHALL 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 MERLE ISAACS AND MARILYN J. ISAACS HAVE HERETO SET THEIR HANDS
 THIS 13 DAY OF MARCH 1975
 Witness: _____ Signed: _____
 Witness: _____ Signed: _____

STATE OF OHIO
 COUNTY OF MADISON:
 BEFORE ME A NOTARY PUBLIC - IN AND FOR THE COUNTY
 OF MADISON - CAME: MERLE ISAACS AND MARILYN J. ISAACS,
 WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT
 TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PUR-
 POSSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY
 OFFICIAL SEAL - THIS 13 DAY OF MARCH 1975

 NOTARY PUBLIC

CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED
 THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF
 MY KNOWLEDGE AND BELIEF.

 235 S. MAIN ST. LONDON OHIO

ISAACS SUBDIVISION No 3
DEER CREEK TWP., MAD., CO., O.
 Merle Isaacs & Marilyn J. Isaacs - Owners & Developers
 Add: 461 US Rt. 42 (southeast) - London, Ohio

APPROVED THIS 11 DAY OF MAR 1975

 MADISON COUNTY ENGINEER'S OFFICE

APPROVED THIS 11 DAY OF MAR 1975

 MADISON COUNTY DEPARTMENT OF HEALTH

APPROVED AND ACCEPTED THIS 17 DAY OF MAR 1975, AND THE ROADS, DRAINAGE
 EASEMENTS, ETC. (HEREIN DESCRIBED) HEREBY DEDICATED TO PUBLIC USE ARE
 HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF MADISON, STATE OF OHIO:

 Robert Edmunds
 MADISON COUNTY COMMISSIONERS

APPROVED THIS 11 DAY OF March 1975

 MADISON COUNTY ZONING DEPARTMENT

APPROVED THIS 11 DAY OF March 1975

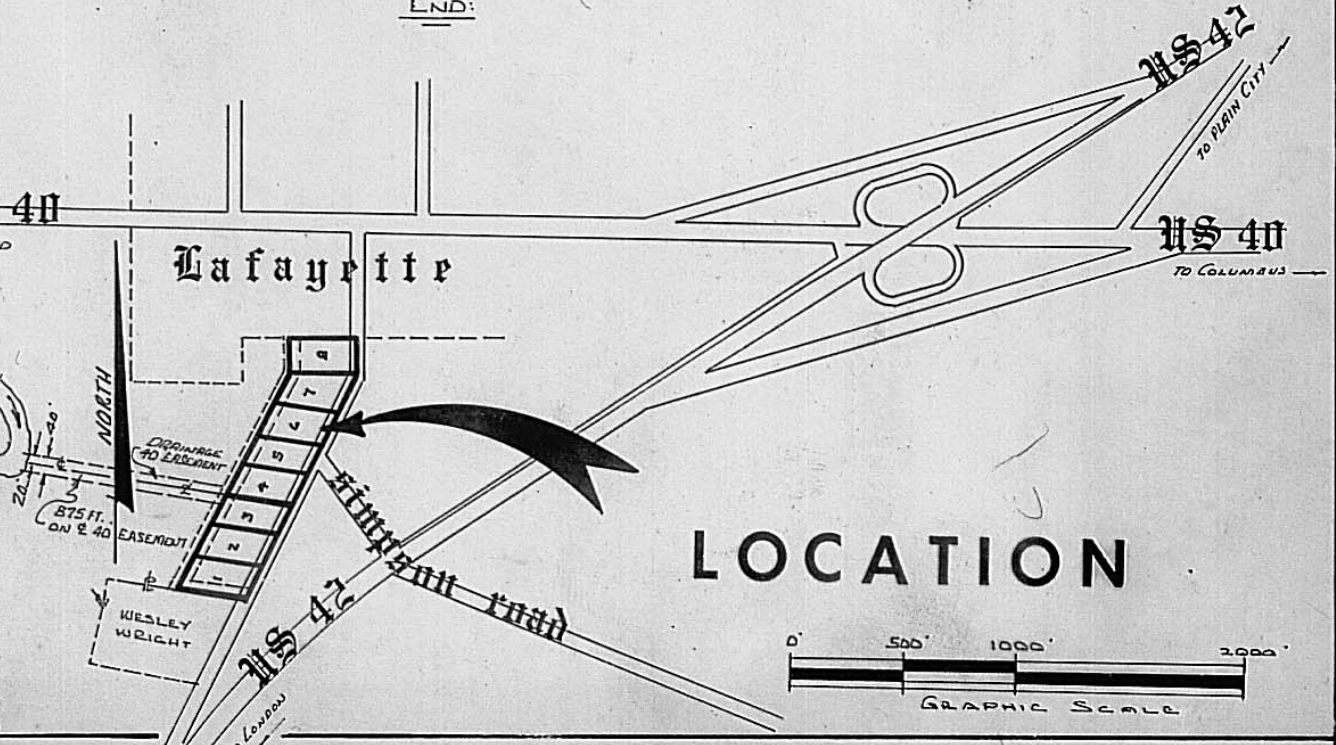
 MADISON COUNTY PLANNING COMM.

TRANSFERRED THIS 26 DAY OF March 1975

 MADISON COUNTY AUDITOR

FILED FOR RECORDED THIS 26th DAY OF March 1975 AT 3:09 O'CLOCK P.M.
 RECORDED THIS 26th DAY OF March 1975 IN PLAT BOOK 2 PAGE 205
 William J. McQuinn
 MADISON COUNTY RECORDER
 \$ 4.32 FEE
 Horstace J. Jones
 DEPUTY RECORDER

- PROTECTIVE COVENANTS AND RESTRICTIONS:**
- (1) NO DWELLING HOUSE SHALL BE ERECTED UPON SAID PREMISES WHICH SHALL HAVE LESS THAN 100.00 SQUARE FEET OF LIVING AREA ON THE FIRST FLOOR EXCLUSIVE OF GARAGE & DRIP PORCHES.
 - (2) THE DWELLING HOUSE TO BE ERECTED UPON SAID PREMISES SHALL BE FULLY COMPLETED BY THE OWNER THEREOF WITHIN ONE YEAR FROM THE DATE OF CONSTRUCTION OF SAID DWELLING HOUSE BEGINNING.
 - (3) NO BUILDING OF ANY KIND SHALL BE USED, CONSTRUCTED, OR ADDED ONTO THE PREMISES OR BE PERMITTED TO REMAIN ON THE PREMISES, WITHOUT BEING PLACED UPON A PERMANENT FOUNDATION WITH FOOTINGS REACHING WELL BELOW THE FROST LINE.
 - (4) NO MOTOR VEHICLES UNUSABLE AS MEANS OF TRANSPORTATION OR UNUSED AS A MEANS OF TRANS-PORTATION SHALL BE PERMITTED TO REMAIN ON THE PREMISES - EXCEPT ON THE INSIDE OF A BUILDING WITH AT LEAST THREE SIDES AND A ROOF.
 - (5) NO ANIMALS, LIVESTOCK, POULTRY - SHALL BE MAINTAINED OR KEPT ON ANY LOT EXCEPT THAT ONE LEG AND ONE CAT AND OTHER HOUSEHOLD PETS MAY BE SO MAINTAINED AND KEPT IF NOT RAISED, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
 - (6) SAID DOG, CAT OR HOUSEHOLD PETS SHALL BE KEPT ON THE OWNERS OWN PARCEL OF LAND.
 - (7) THE COVENANTS AND RESTRICTIONS HEREINABOVE ENUMERATED ARE FOR THE BENEFIT OF COVENANTORS, THEIR HEIRS, THE ASSIGNS, AND ALL PARCEL OR LOT OWNERS IN THIS SUB-DIVISION AND SAID RESTRICTIONS AND COVENANTS SHALL RUN WITH THE LAND.
 - (8) IN THE EVENT THAT ANY PERSON OR PERSONS VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS AND RESTRICTIONS HEREINABOVE ENUMERATED, THE COVENANTORS, 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 RECEIVE DAMAGES FOR THE SAME.
 - (9) INVALIDATION OF ANY OF THE COVENANTS AND RESTRICTIONS HEREINABOVE ENUMERATED, BY NEGLECT OR COURT ORDER, SHALL NOT AFFECT THE VALIDITY OF THE REMAINING COVENANTS AND RESTRICTIONS.



for easements on lot #1 see slide # 780
4-5-96