

No. 74221 FEE \$2.72

JOSEPHINE BURR ADDITION - (AMENDED PLAT)
DEER CREEK TOWNSHIP - V.M.S. 8374-8792

TRANSFER Not NECESSARY - MAR. 23, 1972
RECEIVED: MARCH 23, 1972
AT: 1:37 o'clock P.M.
RECORDED: MARCH 23, 1972.

Forrest R. Hanson
Auditor, Madison County, Ohio

TRANSFER NOT NECESSARY FORREST R. HANSON AUDITOR, MADISON COUNTY, OHIO MAR 23 1972

150' R/W POWER Co. AGREEMENT Vol. 159 - Pg. 507

The easement and rights herein granted shall include the right to erect, construct, install, repair, alter, patrol and permanently maintain upon, over, under and along the above described right-of-way lines and for uses all necessary structures, wires, cables and other devices, fixtures and appurtenances used for or in connection with the transmission and distribution of electric current, including telephone and telegraph and the right to install, alter, remove or otherwise change said premises for access to and from said right-of-way, and the right to install, alter, remove or otherwise change at any and all times poles, lines, underground or other structures within or adjacent to said right-of-way or to interfere with or endanger said structures, wires or appurtenances, or their operation.

The Grantor(s) agree to use the ground between said structures and beneath the said wires, provided that such use does not interfere with or obstruct the rights herein granted, and the Grantor(s) agree that no building, construction or improvement of any kind shall be placed within said right-of-way or between said structures or beneath said wires without the written approval of the Grantor(s).

The Grantor(s) agree to repair and maintain all fences, gates, lanes, driveways, drains and ditches damaged or destroyed by it on said premises and to pay for all damage to fences, gates, lanes, driveways, drains, ditches, crops and stock on said premises caused by the construction or maintenance of said lines.

TO HAVE AND TO HOLD the above described easement, rights and right-of-way and its appurtenances to said Grantee and to its successors and assigns forever, and the Grantor(s) represent that they are the lawful owners of said premises and have full power to convey the rights and easement herein granted, that the same are free and clear of all encumbrances and that they will warrant and defend the same against all lawful claims and demands whatsoever, except current taxes and assessments not yet due and payable, easements, restrictions and reservations of record, and non-conforming uses, if any, and a mortgage dated June 25, 1954, to The Prudential Insurance Company, as recorded in Volume 115, Page 547 of the Madison County Mortgage Records, and for valuable consideration the Grantor(s) do each hereby release, release and forever quit-claim unto Grantee, its successors and assigns, all their right and expectancy of dower in the above described right-of-way.

THIS SUBD. PLAT HAS BEEN PREPARED BY RODGER IRWIN BAKER & ASSOC. IN MY OPINION IT DOES REFLECT THE CONDITIONS FOUND ON SITE:

RODGER IRWIN BAKER
PROFESSIONAL SURVEYOR
LICENSE # 2-05533

LOCATION SKETCH



Situated in the Township of Deer Creek County of Madison, State of Ohio, and being of Section 11 Township 11 N Range 11 W (Land Grant - U. S. Military Lands, etc.) containing 14.464 acres and being the same tract as conveyed to Josephine S. Burr and described in deed recorded in Deed Book 11, Page 1, Recorder's Office, Madison County, Ohio.

The undersigned, Josephine S. Burr hereby certify that the attached plat correctly represents the 13 Acres Josephine Burr Addition a subdivision of lots 11 to 23 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. as herein and not heretofore dedicated.

The undersigned being all the owners and lien holder of the lands herein platted further agree 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 Josephine S. Burr has hereunto set her hand this 23 day of March, 1972.

Witness David H. Jackman Signed Josephine S. Burr
Audrey E. McCauley unassociated

Surveyed and Platted by _____ Civil Engineers and Surveyors

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 Rodger Irwin Baker
Registered Surveyor

GRAPHIC SCALE 0 50' 100' 200' 300' 400'

RECORDING SCALE - 1" = 200'

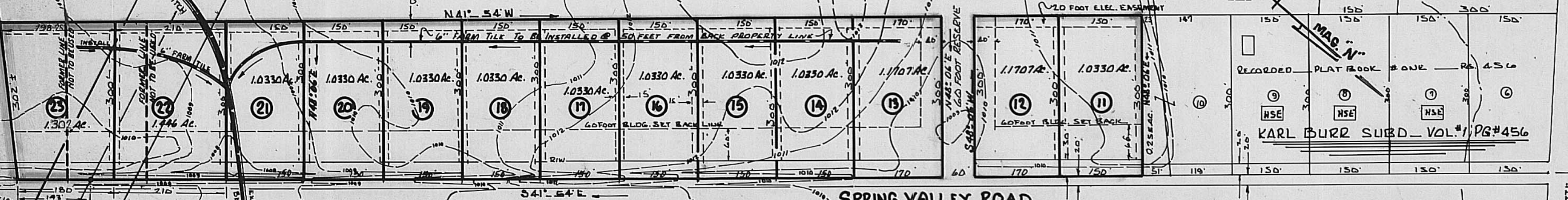
Item 2. APPROVAL OF SUBDIVISION PLAT
STATE OF OHIO
COUNTY OF MADISON
I, David H. Jackman, Notary Public in and for said County personally knew Josephine Burr, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed for the uses and purposes therein expressed.
In witness whereof, I have hereunto set my hand and affixed my official seal this 23 day of March, 1972.
David H. Jackman Notary Public
DAVID H. JACKMAN, NOTARY PUBLIC
STATE OF OHIO
NO EXPIRATION DATE
APPROVED AND ACCEPTED this 23 day of March, 1972 in Plat Book 11 Page No. 1 by Josephine S. Burr and Audrey E. McCauley who were accepted as the owners of the above described premises, Madison County, Ohio.
APPROVED this 23 day of March, 1972 by Forrest R. Hanson Auditor, Madison County, Ohio.
APPROVED this 23 day of March, 1972 by Walter M. Hines Recorder, Madison County, Ohio.
APPROVED this 23 day of March, 1972 by Walter M. Hines Deputy Recorder, Madison County, Ohio.
APPROVED this 23 day of March, 1972 by Walter M. Hines Secretary, City Planner, Commission of respective City (or proper official).
APPROVED this 23 day of March, 1972 by Walter M. Hines City Engineer of respective City (or proper official).
CHAIRMAN - CO. PLAN. COMM.

RESTRICTIONS BY OWNER

And the grantees, for themselves, their heirs, devisees, successor and assigns, in consideration of the execution and delivery of this deed, hereby covenant and agree with, and for the benefit of the grantors, their successors and assigns, to hold said premises hereby conveyed upon the following terms:

- 1. That said premises shall be used absolutely and exclusively for residence purposes.
- 2. Any dwelling constructed upon said premises shall be set back a minimum of 90 feet from the front of said premises.
- 3. Under no circumstances shall there be any trailer situated on said premises and there shall be no "basement habitation".
- 4. There shall be not more than one house and a garage erected on said premises and said house shall have a minimum of 1100 square feet living area.
- 5. Any house and garage constructed on said premises shall be a frame, brick or stone building and under no circumstances shall there be any cement block type construction.

123.3986 ACRES REMAINING
MRS. JOSEPHINE BURR (LANDS)
157.86 ACRES ORIGINAL



"JOSEPHINE BURR - ADDITION" - SPRING VALLEY RD.
CONTAINS 14.464 ACRES - VMS 8374 - 8792 - DEER CREEK - TOWNSHIP - MADISON CTY., O.
(13) PARCELS #11 THROUGH #23 - RECORDING SCALE: 1" = 200'

NOTE: 20 FEET IS TO BE RESERVED ALONG THE BACK SIDE OF ALL 13 PARCELS - WHERE DASH LINE BASEMENT LIMITS ARE SHOWN ALONG EACH PARCEL SIDE LINE - IT IS INTENDED A TOTAL OF 15 FEET (14.5 FEET EACH LOT) TO BE RETAINED FOR UTILITY EASEMENT USE.

