

No. 98532

JUSTIN KNOLL

CONTAINING 4.557 ACRES IN VMS 4214, UNION TOWNSHIP

TRANSFERRED: Nov. 19, 1979

RECEIVED: Nov. 19, 1979

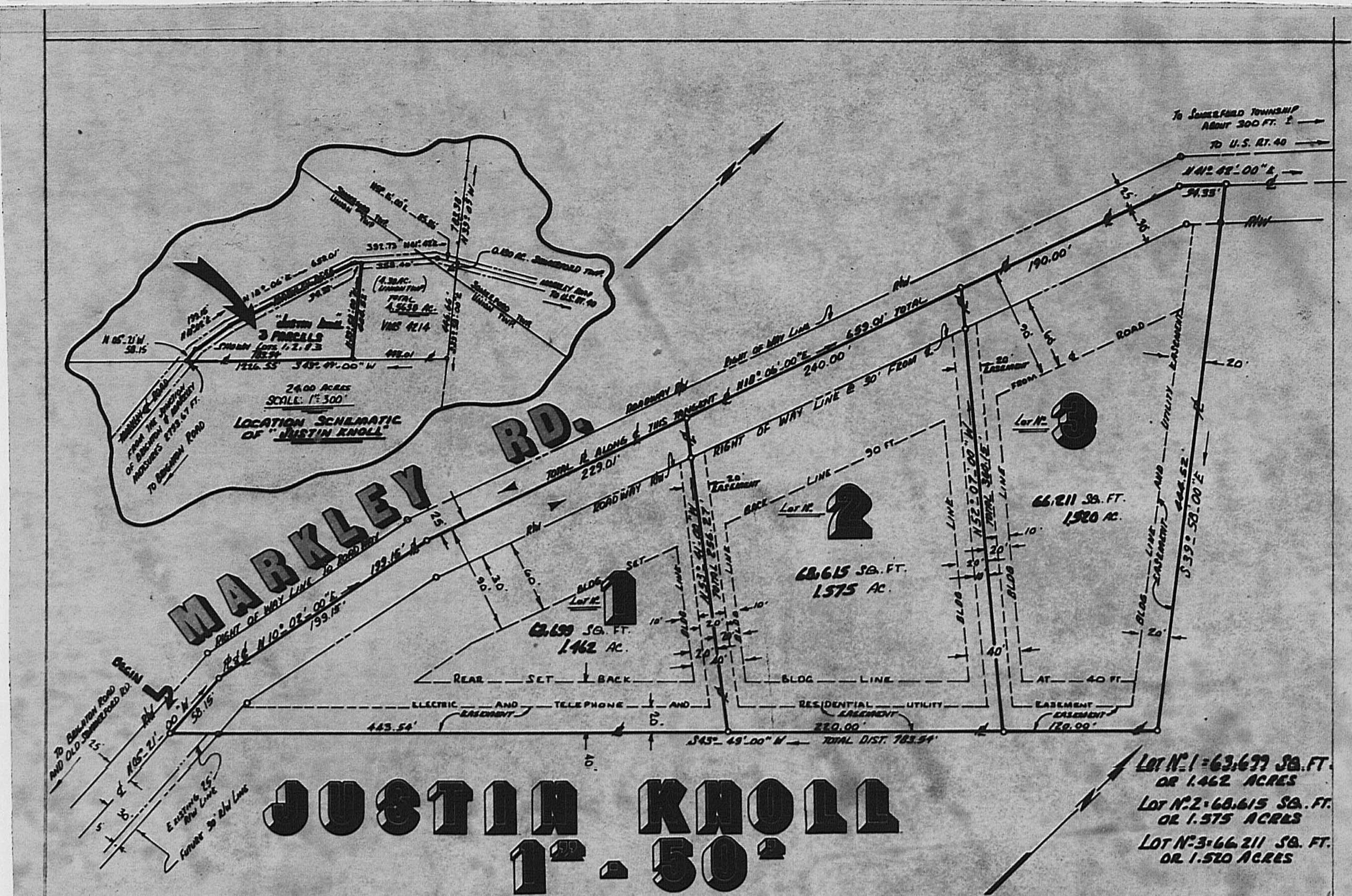
AT: 11:28 A.M.

RECORDED: Nov. 19, 1979

FEE: \$3.08

William J. McGuire  
Recorder, Madison County, Ohio

Per motion of the Madison County Regional Planning Commission of 11/1/1979 lot #1 and lot #2 of the Justin Knoll subdivision were combined into one lot thus reducing the total number of lots from three down to two. (copy of minutes on file in the Madison County Zoning Office.)  
Rebecca Yerson  
Zoning Inspector



**RESTRICTIONS:** There shall be only one dwelling with at least 1200 square feet of living area on each lot, such living area shall be exclusive of garage and open porches and shall be measured on the first floor only... if a second floor is constructed it shall be considered additional living area. Each house shall be fully completed on the outside ( exterior ) within 200 calendar days from the first day of the foundation excavation.

There shall be no mobile home placed on any of these lots for the purpose of living with-in, each residence must be of frame, or brick, or stone, or colored decorative block, there is to be no exposed common concrete block except for a maximum of 36 inch foundation height above the ground.

House hold pets are permitted and a horse may be kept as long as the surrounding areas are maintained in a neat and sanitary manner, but the breeding of any animal and / or the raising of any animals for commercial purpose shall not be permitted.

Any grading of earth or excavation for driveway or roadside ditch purpose must first be correlated with the County Engineer and any installing of subsurface tile or drainage structure shall be with permission of the County Engineer and County Health Department. All construction within a line running along the highway right of way and it's centerline must be approved by the Township Trustees or The County Engineer.

Each owner will be responsible for contacting the Township Zoning office, Township Trustees, County Zoning, County Health Dept. and County Engineer prior to any construction of any type, except for fence construction and the planting of trees etc.

No motor vehicle unusable as a means of transportation shall be permitted to remain on the premises unless it is inside of an enclosed garage or building constructed within the regulations of the local zoning code, One garage and a building for the purpose of housing an animal will be permitted as long as it is acceptable to the adjacent owners and building officer ( zoning and health ) and in addition one additional building may be established that would house garden and lawn or children's toys as long as the appearance is acceptable to the surrounding environment.

The covenants and restrictions herein above enumerated are for the benefit of the Grantors, their Heirs and Assigns and all other adjacent land owners and said restrictions and covenants shall run with the land. In the event that any person attempts to violate the above restrictions, the Grantors or their Heirs or their Assigns shall have the right to prosecute the proceedings at law or in equity against such person, either to enjoin such violation or to recover damages for the same. Any invalidation of any covenant and restriction by judgement or Court Order, shall not affect the validity of the remaining covenants and / or restrictions:

**SURVEYOR'S CERTIFICATION:** "To all parties interested in title to the premises surveyed": This is to certify, that in year 1973, I made an accurate survey of the perimeter to the premises shown herein briefly described as 4.557 acres in VMS 4214, Union Township, Madison County, Ohio and being more particularly described as follows: ( The individual lot lines have not been surveyed by me )

From the centerline of junction to Markley Road and Brighton Road go then with the middle of Markley Road northerly 2793.67 feet to a steel pin set in said centerline and being the true beginning:  
Thence: With the centerline of Markley Road go N 05 deg 21 min 00 sec W 58.15 feet to a spike;  
Thence: Again with aforesaid centerline go N 10 deg 02 min 00 sec E 199.15 feet to a spike;  
Thence: Following the middle of said road go N 18 deg 06 min 00 sec E 659.01 feet to a pipe;  
Thence: Along the centerline N 41 deg 42 min 00 sec E 34.33 feet to a pipe;  
Thence: Leaving the roadway and following a fence go S 39 deg 58 min 00 sec E 444.52 feet to a pipe;  
Thence: Again with a fence and southeasterly boundary line go S 43 deg 49 min 00 sec W a distance of 783.54 feet to the true point of beginning:

Containing 4.557 acres or 198,505 square feet of land, in VMS 4214, Union Township, Madison County, postal address London, Ohio...fronting along the easterly side of Markley road and surveyed in the year of 1973 by Rodger Irwin Baker...Ohio Surveyor License # S-05539.

Rodger Irwin Baker P.S.  
JUNE 12<sup>TH</sup> 1979

**APPROVALS OF SUBDIVISION PLAT HEREIN NAMED "JUSTIN KNOLL":**

State of Ohio, County of Madison, SS: In witness whereof Danny E. Jaeger and Sue Ellen Jaeger of 2621 Cayuse Drive, Route # 6, Lake Choctaw, London, Ohio, have hereunto set their hands this 31 day of Oct 1979 AD:

Witness Thomas A. Pryor Signed Sue C. Jaeger  
Witness Thomas A. Pryor Signed DAN E. Jaeger

Before me a notary public in and for Madison County, Ohio, came Danny E. Jaeger and Sue Ellen Jaeger, 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 set my hand and affixed my official seal on this 31 day of Oct 1979 AD.

Signed Thomas A. Pryor My commission expires Nov 9 1979  
(Notary Public) (Month) (Day) (Year)

Approved this 14<sup>th</sup> day of Nov. 1979 by: Robert Thompson  
Madison County Engineer's Office

Approved this 18<sup>th</sup> day of Nov. 1979 by: Tom A. Lester  
Madison County Sanitary & Health

Approved this 1st day of Nov. 1979 by: Robert C. Dorn  
Madison County or Township Zoning

Approved this 1st day of Nov. 1979 by: Dean Marshall  
Madison County Planning Commission

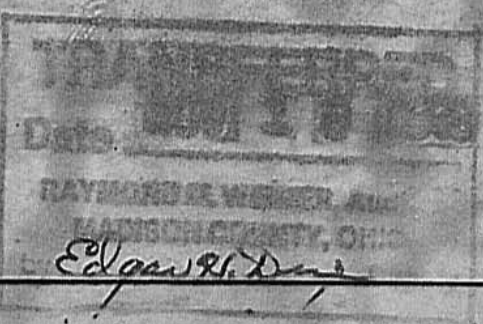
Approved and accepted this 19<sup>th</sup> day of Nov. 1979; and the 30 feet width for future roadway and roadside ditch drainage...such 30 feet of width is herewith accepted as such by the Madison County Board of County Commissioners:  
Robert Edwards James L. Smith John L. Smith  
(Commissioner) (Commissioner) (Commissioner)

Accepted and transferred this 19 day of Nov. 1979 into the current duplicate and land transfer docket of the Madison County Auditor:  
Transferring Fee: Raymond M. Williams  
(County Auditor's Office)

Filed for record on this 19<sup>th</sup> day of Nov. 1979 at 11:28 o'clock, A.M.

Recorded on this 19<sup>th</sup> day of Nov. 1979 in the Plat Book # 2 pages 228 which instrument number is 98532 fee \$3.08

By: Thomas A. Pryor For William J. McGuire at London, Ohio:  
(Deputy Recorder) (William J. McGuire - Recorder)



98532