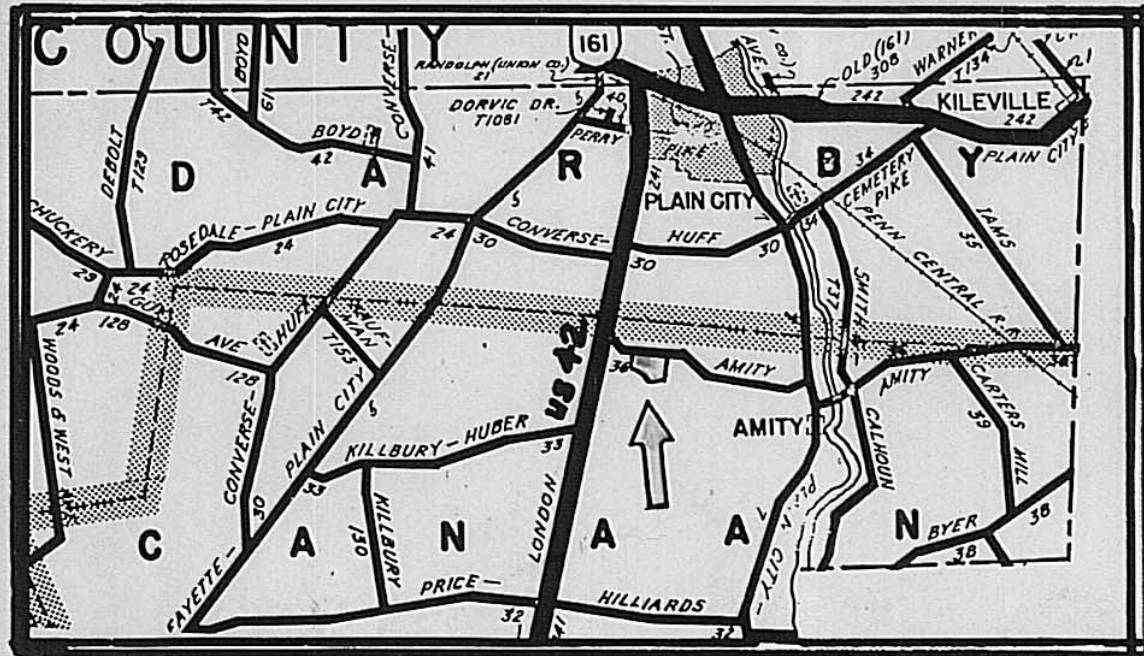


Transferred: April 10, 1972

Received: April 10, 1972  
at: 2:28 o'clock p.m.

Recorded: April 10, 1972



Situated in the Township of CANAAN, County of Madison, State of Ohio, and being of Section 24, Township 24S, Range 73E, (Land Grant - U. S. Military Lands, etc.) containing 6.377 acres and being the same tract as conveyed to MOSE J. YODER ET AL. and described in deed recorded in Deed Book 197, Page 294, Recorder's Office, Madison County, Ohio.

The undersigned Mose J. Yoder hereby certify that the attached plat correctly represents their "PLEASANT VIEW ESTATES NO ONE" a subdivision of lots 1 to 5 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 I Mose J. Yoder have hereunto set their hands this 10th day of April, 1972

Witness Rebecca Fealey Signed Mose J. Yoder  
Robert Irwin Baker

Surveyed and Platted by RODGER IRWIN BAKER AND ASSOCIATES  
LONDON, OHIO 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 Robert Irwin Baker  
Registered Surveyor

Before me a Notary Public in and for said County personally came Mose J. Yoder 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 hereunto set my hand and affixed my official seal this 10th day of April, 1972.

Rebecca Fealey  
Notary Public

OUTSIDE THE THREE-MILE LIMIT OF A CITY

1. Approved this 10th day of April, 1972 MR Paul, P.E.  
Madison County Engineer

Approved this 10 day of April, 1972 Richard Royce  
Madison County Health DEPT.

2. Approved and accepted this 10 day of April, 1972 and the roads, boulevards, etc., herein dedicated to public use are hereby accepted as such for the County of Madison, State of Ohio.

James C. Wall Edward Pennington  
MADISON COUNTY ZONING John L. Sanford  
Charles H. Phillips Lewis C. ...  
CHAIRMAN CO. PLANNING COMM. Madison County Commissioners

3. Transferred this 10 day of April, 1972.  
74390  
Forest P. Johnson  
Madison County Auditor

Filed for Record this 10 day of April, 1972, at 2:28 P.M.

Recorded this 10 day of April, 1972, in Plat Book 2, Page No. 187-188

William J. McNeill Hortense S. Jones  
Madison County Recorder Fee \$4.32 Deputy Recorder

Approved this \_\_\_ day of \_\_\_, 19\_\_\_ Secretary, City Planning Commission of respective City (or proper official)

Approved this \_\_\_ day of \_\_\_, 19\_\_\_ City Engineer of respective City (or proper official)

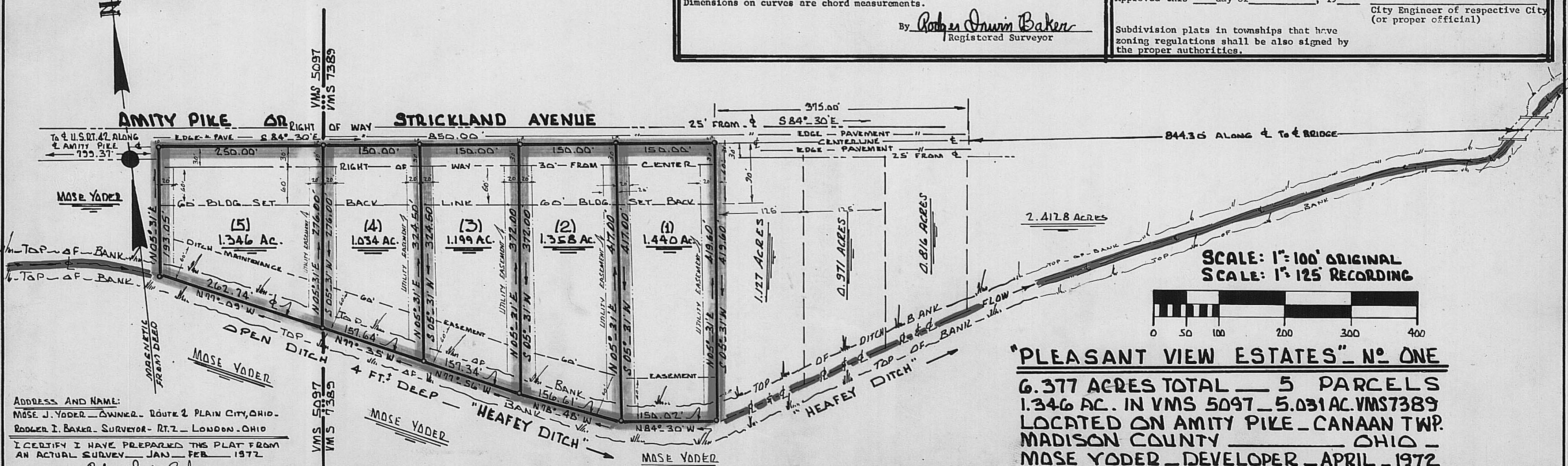
Subdivision plats in townships that have zoning regulations shall be also signed by the proper authorities.

**RESTRICTIONS:**

- (1) ALL HOUSES SHALL CONTAIN AT LEAST 1400 SQ. FT. OF LIVING AREA — EXCLUDING BASEMENTS —
- (2) HOUSE TRAILERS — MOBILE HOMES — SHALL NOT BE PERMITTED ON THIS SUBD.
- (3) NON-OPERATING AUTOMOBILES — JUNKED CARS — TRASH — WILL NOT BE ALLOWED.
- (4) THERE SHALL BE NO OBSTRUCTION — POST-DAMS, ETC. — IN THE HEAFY DITCH.
- (5) 30 FEET BACK FROM AMITY PIKE CENTERLINE RESERVED FOR ROAD USE.
- (6) THE MINIMUM BUILDING SET BACK SHALL BE 60 FT. FROM R/W (60' FROM E)
- (7) 20 FEET ON EACH SIDE OF THE PROPERTY LINES — RESERVED FOR UTILITIES.
- (8) 60 FEET FROM THE  $\phi$  OF HEAFY DITCH RESERVED FOR DITCH MAINTENANCE.

NOTE: R/W = RIGHT OF WAY —  $\phi$  = CENTERLINE — PL = PROPERTY LINE

NOTE: THE OWNER RESERVES THE RIGHT TO ADD ANY RESTRICTIONS BY WRITING THEM INTO THE DEED — AS LONG AS THEY DO NOT CONFLICT WITH THE RESTRICTIONS OUTLINED ABOVE



ADDRESS AND NAME:  
MOSE J. YODER - OWNER - ROUTE 2 PLAIN CITY, OHIO  
RODGER I. BAKER - SURVEYOR - RT. 2 - LONDON, OHIO

I CERTIFY I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY JAN - FEB - 1972

Robert Irwin Baker  
REG. SURVEYOR - OHIO - S-05539

**"PLEASANT VIEW ESTATES" - NO ONE**

6.377 ACRES TOTAL — 5 PARCELS  
1.346 AC. IN VMS 5097 — 5.031 AC. VMS 7389  
LOCATED ON AMITY PIKE — CANAAN TWP.  
MADISON COUNTY — OHIO —  
MOSE YODER — DEVELOPER — APRIL — 1972

NOTE: ALL BEARINGS END WITH 00 SECONDS — ALTHOUGH NOT SHOWN ON PLAT BEARINGS ADAPTED FROM DEEDS — BASED FROM MAGNETIC NORTH.