NO. 89572 FEE $ 4.08
TRANSFERRED: DECEMBER 16, 1976
RECEIVED: APRIL 14, 1977
AT: 2:57 o'clock P.M.
RECORDED: APRIL 14, 1977
FEE : $ 4.08

RICHARDSON SUBDIVISION – LOTS 1 thru 10
7.538 ACRES TOTAL IN VMS 8131 – PLEASANT TWP.,
MADISON COUNTY, OHIO

William F. McGuire
Recorder, Madison County, Ohio

For easement concerning this plat see Deed record Vol. 235 pages 394, 395 Filed: April 14, 1977.
William F. McGuire, Recorder By: Margaret A. Life, Deputy.

For affidavit concerning this plat see Deed Record Vol. 258, page 339, Filed: Nov. 1, 1982.
William F. McGuire, Recorder
By: Naomi N. Green, Deputy.

Name of owners: Philip E. Richardson and Shirley M. Richardson
Address: Mt. Sterling, Ohio 43143.......See Volume 188 Page 366

GENERAL RESTRICTIONS:

(1) Individual aerators (sanitary disposal system) shall be installed by the Grantees, one (1) unit per lot, as per instructions of the County Board of Health.

(2) This subdivision is designed for R-1 single family dwellings.

(3) Driveway crosspipes to be installed by the Grantees, minimum of 12 inch diameter pipe.

RESTRICTIONS BY GRANTORS:

The owners...Philip E. Richardson and Shirley M. Richardson, (Grantors), for themselves, "There on this land", their heirs, devisees, successors, and assigns, in consideration of the execution and delivery of this deed, hereby covenant and agree with, and for the benefit of the Grantees, their successors, to hold said premises hereby convey upon the following terms.

(1) That said premises shall be used absolutely and exclusively for zoned R-1 residence purpose.

(2) Any dwelling constructed upon said premises-shall have a minimum of 900 square feet of living area, excluding garage, breezeway, porches, and basement.

(3) House trailers, modulars homes, or basement habitation will not be allowed.

(4) Each lot shall contain no more than one residence, one garage, and one utility building...barns and livestock shelters will not be permitted.

(5) County building permits shall be in effect for 12 months from date of issue.

(6) Non running, or non-licensed vehicles are prohibited..no junk or trash of of any kind will be allowed to accumulate on said real estate.

(7) Livestock such as cattle, horses, ponies, hogs, sheep, goats and the like shall not be permitted, owners are to be limited to having only house pets. Any dog sheltered outside the residence must be of a nature which will not create any unnecessary barking, smell or annoyance to any neighbors.

(8) Trees and bushes with deep roots..shall not be planted closer than 15 feet of the 8 inch tile which crosses the rear of each lot...and owners of the lot where damage or obstruction occurs are responsible for tile repair, and may be accessed for the same.

(9) Only filtered or clean water will be permitted to drain into the 8 inch tile...no household wastes will be connected directly into said tile unless said material has been processed by proper sanitary methods.

APPROVALS:

Being known as RICHARDSON SUBDIVISION, fronting along Hicks Road..at the junction of Hicks Road and State Route 323, Pleasant Township, Madison County, Ohio...and containing 10 lots..a total area of 7.538 acres as conveyed by deed recorded in deed book 188 page 366.

State of Ohio, County of Madison, SS:

In witness whereof..Philip E. Richardson and Shirley M. Richardson have hereunto set their hands this 13 day of July 1976:

Witness: Elizabeth Rogers Signed: Philip E. Richardson
Witness: LeRoy Dunn Signed: Shirley M. Richardson

State of Ohio
County of Madison, SS:

Before me a notary public in and for said County..came Philip E. Richardson and Shirley M. Richardson..who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein described:

In witness whereof, I have set my hand and affixed my official seal this 13th day of July 1976:

Donald E Whiteside My commission
(Notary Public)

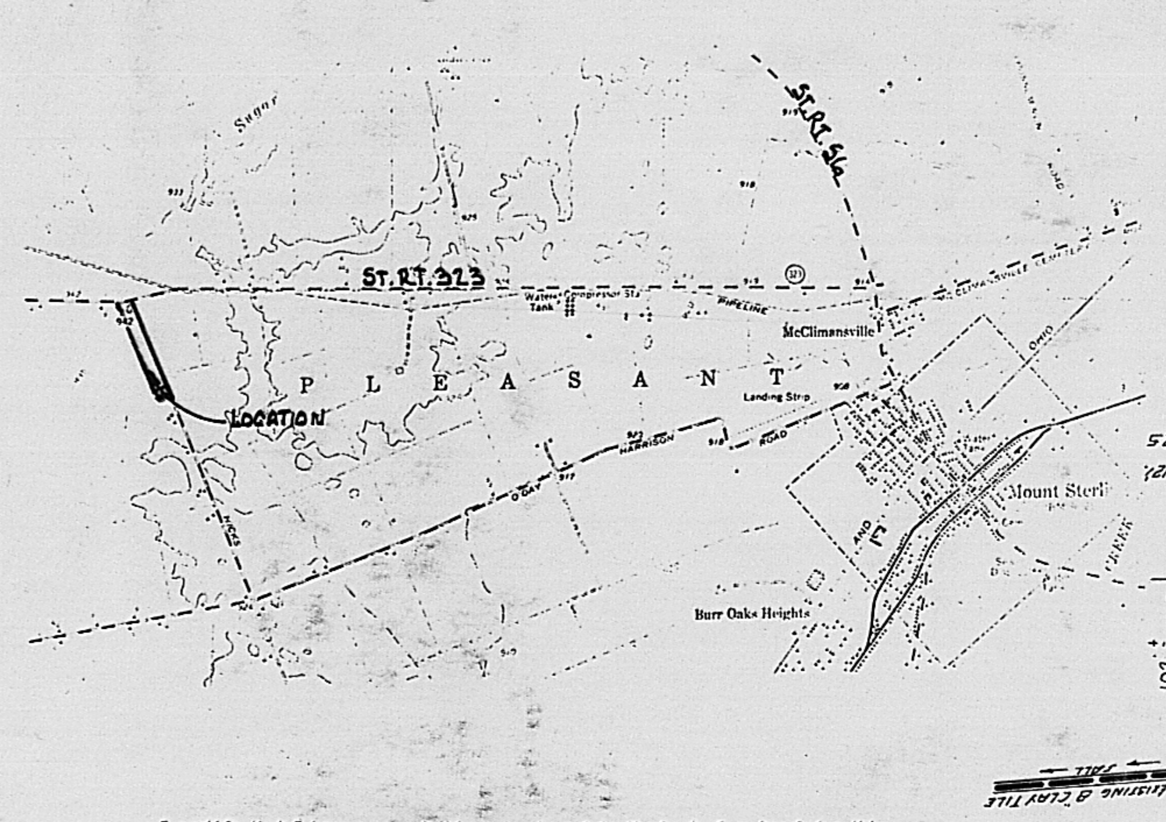
DONALD E. WHITESIDE
NOTARY PUBLIC, MADISON COUNTY, OHIO
MY COMMISSION EXPIRES FEB. 4, 1981

Approved this 13 day of [illegible] 1976 ______ Madison County Engineer
Approved this 1st day of Nov. 1976 Tom Alexander Madison County Board of Health
Approved this 13 day of July 1976 Ernest G. Wall Madison County Zoning Office
Approved this 1 day of Nov 1976 Robert Edwards Robert Edwards....Commissioner
Approved this 1 day of Nov 1976 Lewis Overturf Lewis Overturf....Commissioner
Approved this 13 day of July 1976 John Sanford John Sanford......Commissioner
Approved this 13 day of July 1976 Dean Marshall Planning Commission..Chairman

Approved this date and accepted for transfer 16 (Day) DEC. (Month) 1976 (year)
R.M. Weimer Madison County Auditor:
Auditor by [illegible]
Fee:$ ______

89572

Filed for record this 14 day of April 1977 at 2:57 P.M. (Time of day)
Recorded this 14th day of April 1977, in plat book 2 page 215
William F. McGuire (Recorder) Margaret A. Life (Deputy Recorder) Fee: $4.08

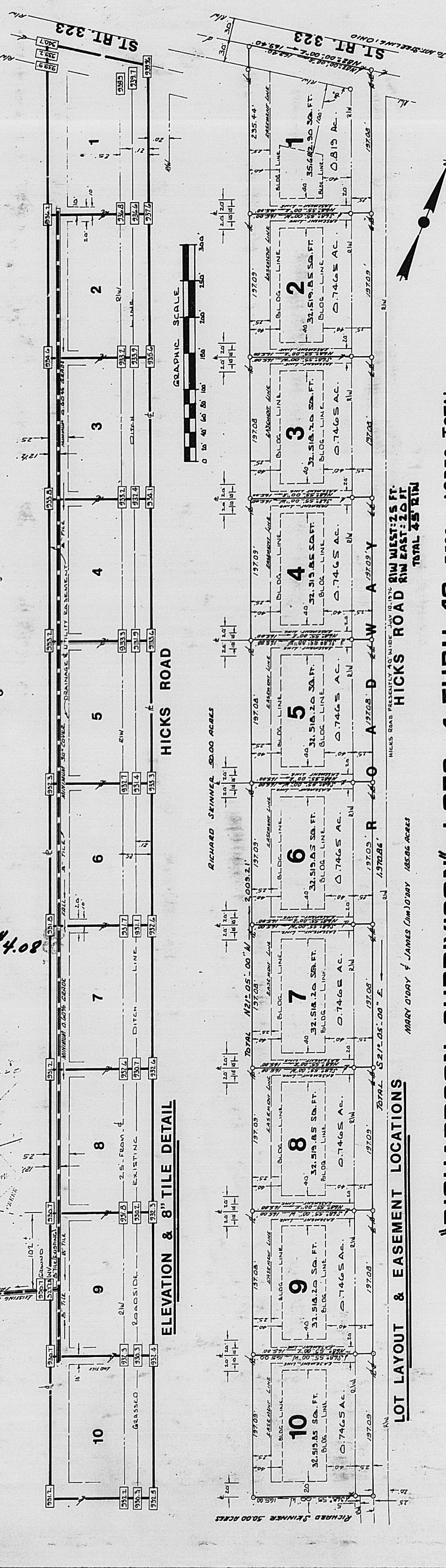


I certify that I have surveyed this property and to the best of my knowledge this plat represents the actual field evidence found on site, and that the perimeter hereon has been marked by me: Albert R. Johnson 10/28/76
Albert R. Johnson Surveyor # 4477 Date

I hereby certify that I have established the existing elevations, and have adapted this plat from surveyed perimeter and lot layout data as furnished by the surveyor signed above.

To the best of my knowledge..this instrument is true and correct..said plat has been prepared by me at the request of Philip E. Richardson:

Rodger I. Baker Ohio Surveyor License # S-05539, July 12, 1976
Rodger I. Baker..London, O.



"RICHARDSON SUBDIVISON"- LOTS 1 THRU. 10, 7.538 ACRES TOTAL
IN VMS 8131 - PLEASANT TWP., MADISON COUNTY, OHIO

ZONING R-1 SINGLE FAMILY

LEGEND:
O = STEEL CORNER MARKER
P̸L = PROPERTY LINE
℄ = CENTERLINE
R/W = RIGHT OF WAY
[933.6] = EXISTING USGS ELEVATION