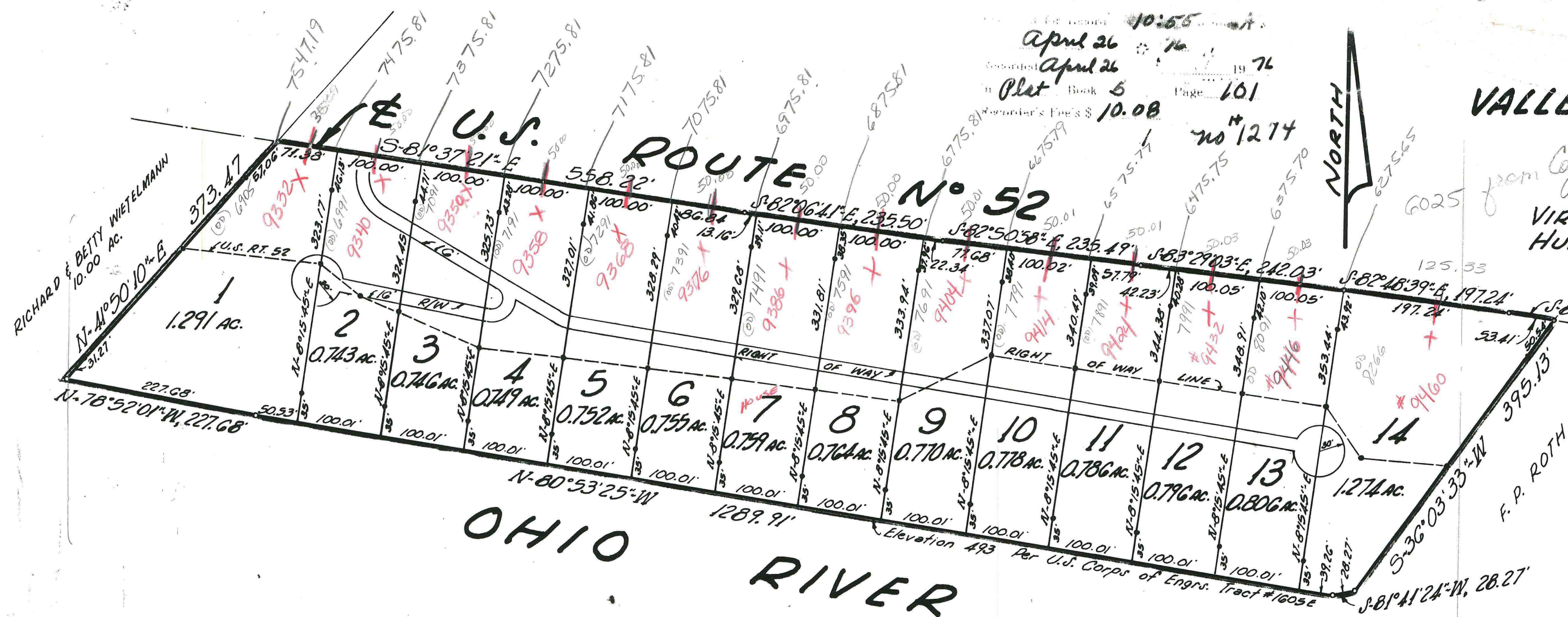


\* Numbers Not Issued yet 4-11-94



RECORD PLAN  
**VALLEY TERRACE SUBDIVISION  
1ST ADDITION**

LOCATED IN  
VIRGINIA MILITARY SURVEY #2534  
HUNTINGTON TWP., BROWN CO., OHIO  
CONTAINING 11.769 ACRES  
SCALE 1"=100'

PREPARED BY:  
**GERALD S. RENSHAW**  
LAND SURVEYING & MAPPING  
GEORGETOWN, OHIO

The within plat is a subdivision of 11.769 acres out of 29.67 acres conveyed to DAN PREWITT and VIRGIL STEWART as recorded in Book 135, Page 419 of the deed records of Brown County, Ohio.  
I hereby certify that this subdivision plat of the land shown is a correct representation of the land surveyed and platted and that the lots have been staked and reference monuments set.

*Gerald S. Renshaw*  
GERALD S. RENSHAW P.S.#4872

**RESTRICTIONS**

1. Only one single family residence, commercially designed and constructed. Mobile home, commercially designed and constructed camper or vacation dwelling will be permitted on a single lot. Each dwelling, mobile home, camper or vacation residence shall be compatible to surrounding similar structures in the subdivision with respect to materials and workmanship. All materials used in construction and the design shall be of a permanent acceptable standard.
2. No business, trade, or noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to other lots. All lots shall be kept in a tidy manner and no junk or building materials refuse shall be allowed to accumulate.
3. No outside toilet shall be allowed on the premises. Each dwelling, camper, mobile home or vacation dwelling shall have an individual sanitary unit and the owner of said lot shall install a type of unit that complies in all respects to the requirements of the Brown County Department of Health or other governing legal authority. Each lot owner shall obtain authority from the appropriate legal authority prior to installation of any sanitary unit and shall further be bound by all orders or recommendations of such authority with regard to repair, alteration or replacement of the installed sanitary unit and with regard to the water supply of said lot.
4. No lot shall be subdivided in to additional lots.
5. Invalidation of any of the covenants and restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect and further the above restrictions are made a part of this subdivision and are to run with the land and shall be binding on all parties claiming under them until January 1, 1996 and at which time restrictions shall be automatically extended successive periods of ten (10) years unless the same be amended or terminated by written consent of a majority of the owners of this subdivision, which written consent shall be duly filed with recorder of Brown County, Ohio.

**EASEMENTS**

1. Each lot is subject to an existing easement for U.S. Highway 52 and to such rights of way as may be vested in third parties to rights of way for public utilities and U.S.A.
2. Each lot includes such right, title and interest as the grantors may have in that portion of the river lying immediately south and adjacent to each lot between the east and west boundaries thereof extended.
3. Each lot is granted an easement for the purpose of ingress and egress to U.S. Highway 52 on and over the right of way as set forth on the plat. The owners of lots One (1) thru Fourteen (14) shall equally share in the cost of maintenance and upkeep of the rights of way passing over lots Two (2) thru Fourteen (14). Lots One (1), Two (2) and Three (3) shall also equally share in the cost of maintenance and upkeep of the rights of way passing over lots One (1), Two (2), Three (3) and the westerly part of lot four (4).

**COMMISSIONER'S APPROVAL**

We, the undersigned commissioners of Brown County, Ohio do hereby approve this plat of Valley Terrace Subdivision, 1st Addition and do authorize the Recorder of Brown County, Ohio to file the plat for record.

Attest: *John K. Taylor*  
CLERK  
*Embered 4-26 76*  
*Charles F. Myers*  
*Stephen C. Emick*  
*Edwin M. Hayes*  
BROWN COUNTY COMMISSIONERS

**DEDICATION**

We, the undersigned, being all the owners and lienholders of the lands herein platted do hereby acknowledge and adopt this as a true plat.

Signed and acknowledged in the presence of:  
*Dan Prewitt*  
DAN PREWITT  
*Virgil Stewart*  
VIRGIL STEWART

STATE OF OHIO, COUNTY OF BROWN, S.S.  
Be it remembered that on this 20th day of April 1976 before me the undersigned, a Notary Public in and for said county and state, personally ca DAN PREWITT and VIRGIL STEWART, to me personally known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

*Michael C. Cassidy*  
NOTARY PUBLIC IN AND FOR  
BROWN COUNTY, OHIO

**ENGINEER'S APPROVAL**

I hereby approve the general layout of VALLEY TERRACE SUBDIVISION, 1ST ADDITION as shown on this plat.

*William R. Ellis*  
BROWN COUNTY ENGINEER

APPROVED FOR TRANSFER  
DATE 4-26-76  
BY *William R. Ellis*  
TAX MAP DRAFTSMAN  
COUNTY ENGINEER  
BROWN COUNTY, O.  
No. 245

Co. Health Regulation HE29.01-HE29.20  
Plat size meets minimum size for installing individual sewage disposal systems, Brown