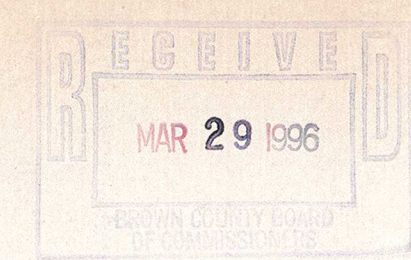
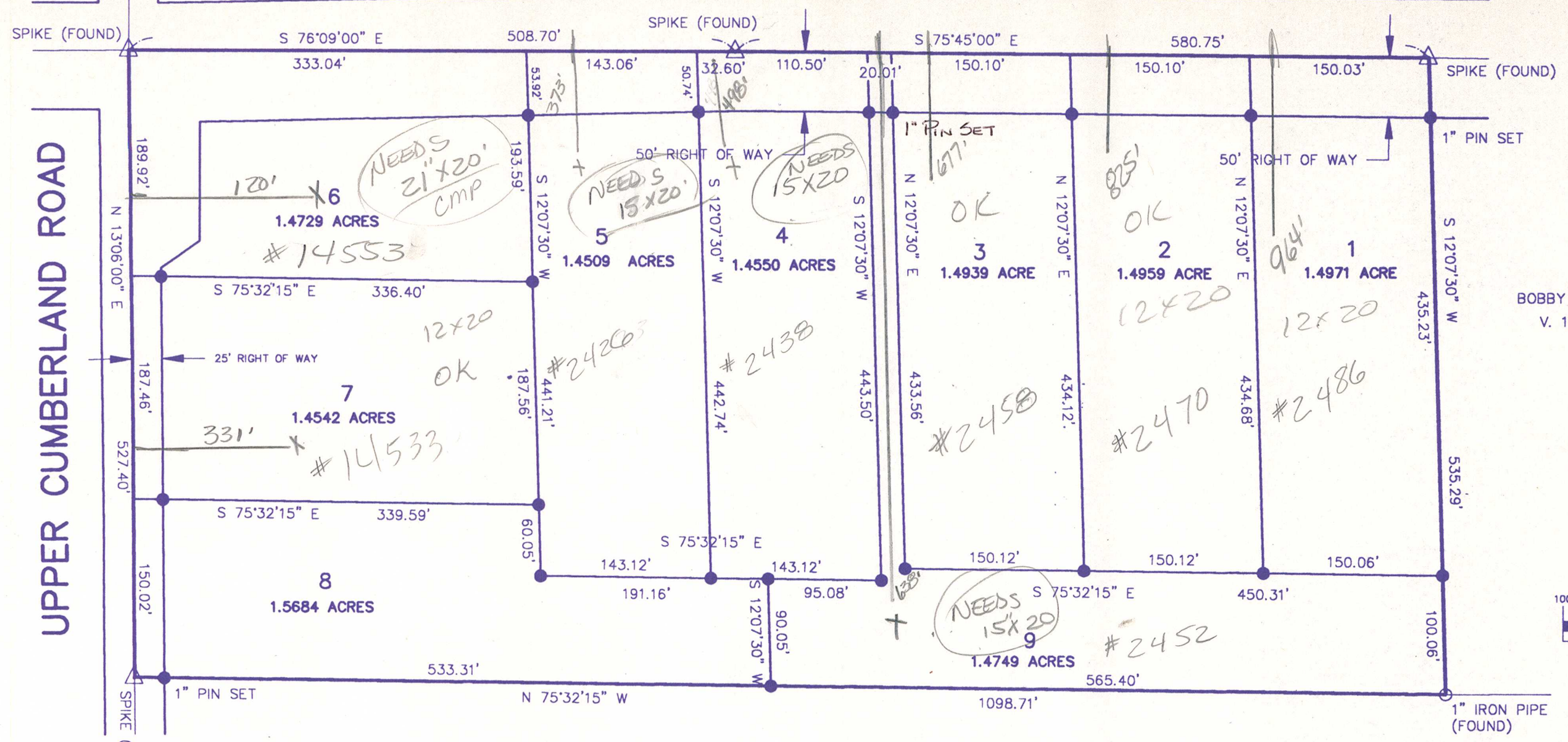


C-71
UPPER CUMBERLAND ROAD

TRI-COUNTY HIGHWAY C-26



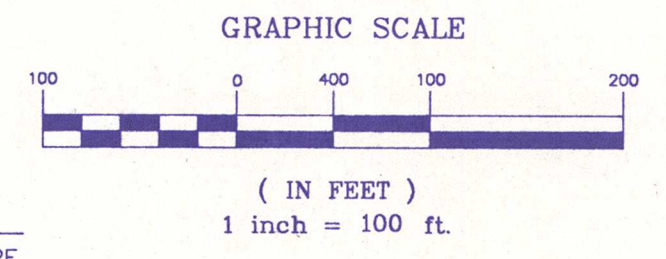
BOARD OF HEALTH APPROVAL:
Plat reviewed and approved by the Brown County Board of Health on this 29th day of March, 1996.
By: *Joseph L. S.*
County Inspector

ENGINEER'S APPROVAL:
I hereby approve the general layout of CUMBERLAND MEADOWS as shown on this plat.
By: *James B. Bowley*
Brown County Engineer

COMMISSIONERS APPROVAL:
We, the undersigned Commissioners of Brown County, Ohio, do hereby approve this plat of CUMBERLAND MEADOWS and do authorize the Recorder of Brown County, Ohio, to file the plat for record.
Attest: *Mary M. Watson* Clerk
R. W. Smith
Carl Berger
Jim Ferguson
Brown County Commissioners
4-17-96

BOBBY R. & DONALD S. WITT
V. 15 PG. 314

Bearings are based on prior deed and east property line.



BETTY JANE SIDERS, BILLY EUGENE & ROBERT L. McCLUGHEN
V 44 PG 792

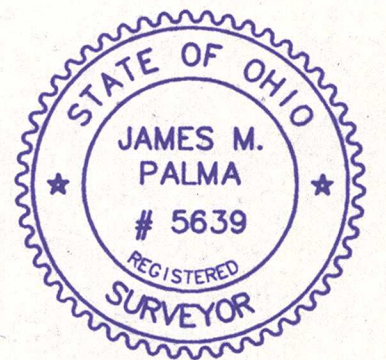
CUMBERLAND MEADOWS

JOHN BRECKENRIDGE'S MILITARY SURVEY No. 3047
STERLING TOWNSHIP
BROWN COUNTY OHIO
SURVEY DATE MARCH 13, 1996

OWNER & DEVELOPER



1252 GOSHEN PIKE
MILFORD, OHIO 45150



- LEGEND:
- ▲ Spike (Found)
 - 1" Iron Pipe (Found)
 - 3/4" Iron Pin
- MONUMENTS SET

GENERAL NOTES

- ACREAGE:
Area of lots(excluding public roadway areas).....11.6929 acres
Area of roadway easement1.6702 acres
Total area of lots(including public roadway areas).....13.3631 acres
- All lots platted as "CUMBERLAND MEADOWS" are subject to the restrictions, easements, and covenants as shown hereon.
- Prior deed reference, VOL. 41 Page 839
- Source of documents used to establish survey include deeds of record and prior survey by Robert E. Satterfield.

CERTIFICATION OF SURVEYOR:

I hereby certify that this subdivision plat of land owned by Holiday Homes is a correct representation of the land surveyed (and platted) and that the lots have been staked and reference monuments have been set or found to exist as shown.
James M. Palma
James M. Palma
Registered Surveyor No. 3659

PREPARED BY:
C.J.C. Company
engineers/surveyors
3967 Case Road
Covington, Ky, 41015
Office: (606) 356 6406

OWNERS ACKNOWLEDGMENT:

State of Ohio, Brown County.....SS:
We, Holiday Homes, the undersigned owner of CUMBERLAND MEADOWS, being first duly sworn, do hereby acknowledge and adopt this as a true plat of CUMBERLAND MEADOWS, and hereby dedicate to public use forever UPPER CUMBERLAND ROAD as a public road as shown hereon.

Sharon E. Stevens
Notary Public
Sworn to before me and signed in my presence this 26 day of March, 1996.

SHARON E. STEVENS
Notary Public, State of Ohio
My Commission Expires Jan. 31, 1999

RESTRICTIONS, EASEMENTS, AND COVENANTS

- Each Lot hereon shall be subject to the following restrictions, easements, and covenants which shall run with the land, until January 1, 2006 and shall be extended by operation of law for successive periods of ten (10) years, unless, by a vote of the majority of the then owners of the lots, the same shall be terminated or changed in whole or part.
- No single wide mobile homes shall be erected, placed or occupied upon the real estate. This restriction does not apply to double wide mobile homes or modular homes.
 - All doublewides, modular homes or other structures used for residency shall have a minimum of 900 square feet of living area.
 - Double wide mobile homes must have a concrete block or poured concrete foundation.
 - All residences must be attractively landscaped with a minimum of four (4) shrubs and two (2) trees.
 - No more than one dwelling shall be permitted upon any lot as platted.
 - All buildings and other structures must be set back from the roadway a minimum of sixty (60) feet and must also be set back from the side boundary of the lot a minimum of twenty (20) feet.
 - Maintenance of any nuisance is prohibited by these restrictions and the continued presence of any junk automobiles and/or building materials shall be prohibited.
 - All vehicles parked upon said property shall be currently licensed in accordance with the laws of the State of Ohio.
 - The operation of a junk yard shall be prohibited.
 - All lots are to be maintained by the owners. Such maintenance shall include mowing of that portion of any lot suitable for periodic mowing.
 - No garages, storage sheds, dog houses, or structures of any kind shall be constructed, unless all siding, trim, shingles, etc. are in keeping with the style and color of the house on said lot.
 - The invalidation of any of these covenants and restrictions herein by order or judgement or court order shall not effect the validity of the remaining covenants and restrictions.
 - Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats, or other household pets may be kept provided that they are not kept or bred or maintained for any commercial purpose.
 - Lot No. 8 (Pre-Existing) is excluded from from Items 1 thru 6 and the existing units may be replaced with units of like kind in the future.

UTILITY EASEMENTS

For valuable considerations, Holiday Homes, does hereby permanently grant to the Cincinnati Gas & Electric Company, Brown County Rural Water Association and GTE North, Incorporated, their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as "Utility Easement" for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, water line, telephone or telecommunications, or other utilities. Said utility companies shall have the right of ingress and egress and also have the right to cut, trim or remove any trees, under-growth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facilities or (4) create a hazard. To have and to hold the said easements forever.

12219
+DD = 10.31
+ 1206