

REPLAT of LOT 10

SLIDE

OF Eastwood Acres Subdivision, Section Two

LOCATED IN J. SAVARY'S M.S. No. 5257
STERLING TOWNSHIP, BROWN COUNTY, OHIO
05 MAY 1997
SCALE: 1" = 100'

ORIGINAL LOT 10 CONTAINING 10.9284 ACRES - REPLAT CONTAINING 10.9284 ACRES

SURVEYOR'S CERTIFICATE

I hereby certify that this Subdivision Plat is a true and complete survey made under my supervision and that all monuments have been set as shown.

Gerald S. Renshaw
Gerald S. Renshaw, P.S. No. 4872



ENGINEER'S APPROVAL

I hereby approve the replat of Lot 10 of EASTWOOD ACRES SUBDIVISION, SECTION TWO as shown on this plat.

James G. Beasley
James G. Beasley, Brown County Engineer

OWNER'S ACKNOWLEDGEMENT

We, the undersigned, the owners of the land herein platted do hereby voluntarily consent to the execution of the said plat.

WITNESS: *Ronald E. Keller* SIGNED: *Raymond C. Hayes*
Raymond C. Hayes

WITNESS: *Ronald E. Keller* SIGNED: *Luzanne J. Hayes*
Luzanne J. Hayes

STATE OF OHIO, Brown COUNTY, S.S.
Be it remembered that on the 16th day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally came Raymond C. Hayes and Luzanne J. Hayes, his wife and acknowledged the signing and execution of this plat to be their voluntary act and deed for the purpose herein mentioned.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last aforesaid.

Lillian M. Kallam
Notary Public

PROTECTIVE COVENANTS and RESTRICTIONS

- RESIDENTIAL USE**
All lots in this addition shall be for single family residential home sites. No more than one (1) single family dwelling shall be erected on any lot. No apartment building or multi-family dwelling shall be constructed on any lot.
- MOBILE HOMES**
No mobile home, house trailer, double-wide or similar type of structure shall be permitted on any lot in this addition.
- SQUARE FOOTAGE**
The ground floor living area of the main dwelling structure, exclusive of porches, garages, breezeways or other appendages shall not be less than 1200 square feet for a one story or split level residence. Should a one and one half story or two story residence be erected, the combined floor area of the first and second stories exclusive of porches, garages, breezeways or other appendages shall not be less than 1400 square feet.
- BUILDING MATERIALS**
All dwellings shall be erected on a solid stone, brick, block or concrete foundation. The exterior shall be covered with conventional siding to include drop siding, wood, stone, brick, aluminum or vinyl. No concrete block, cinder block or asphalt base exterior siding is permitted. The exterior of any building shall be fully completed within a period of one (1) year from the time of beginning and must be of conventional design in harmony with the neighborhood.

- TEMPORARY RESIDENCES**
No trailer, basement, tent, sheds, garage, barn or other outbuilding of any kind erected or placed on any lot shall be used at any time as a residence, temporarily or permanently nor shall any residence of a temporary character be permitted.
- OUTBUILDINGS - NUMBER & QUALITY**
Any outbuilding shall have the same quality of exterior construction as that prescribed in BUILDING MATERIALS above. Not more than one (1) storage building (8' x 12') shall be erected on any lot. Any other outbuilding must be built on a foundation. No more than two (2) outbuildings shall be erected on any lot.
- ANIMALS**
No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that not more than two (2) dogs, cats or other conventional household pets may be kept, provided that they are not kept, bred or otherwise maintained for any commercial purpose.

- JUNK**
No junk, trash, refuse or garbage shall be permitted to accumulate or remain on any lot and no disabled or wrecked motor vehicle, or parts thereof, or similar machinery, may be stored on any lot except in an enclosed garage.
- SET-BACK**
All buildings shall be placed at least 75 feet back from the street right-of-way (porches and bay windows excepted) and no nearer than 10 feet from any adjacent lot line.
- DRAINAGE**
Lot site development and grading shall conform with functional block drainage. Drainage for adjacent lots and property shall not be impaired.

CITATION OF DOCUMENTS

DEED REFERENCE OR 88, PG 19
SURVEYS
2T-151-1128
2T-151-491
2T-151-308
2T-185-950/951
SLIDE PC 2/13
SLIDE PC 2/63

LINE TABLE

L1	S 06°24'04"W	35.00'
L2	S 06°24'04"W	25.00'
L3	S 06°24'04"W	16.15'
L4	S 07°21'13"W	8.85'
L5	S 07°21'13"W	25.00'

BASIS OF BEARING

BEARING BASED ON RECORDED PLAT SLIDE PC 2/ 63
ALL OTHER BEARINGS BASED ON ANGLES & DISTANCES MEASURED IN THE FIELD

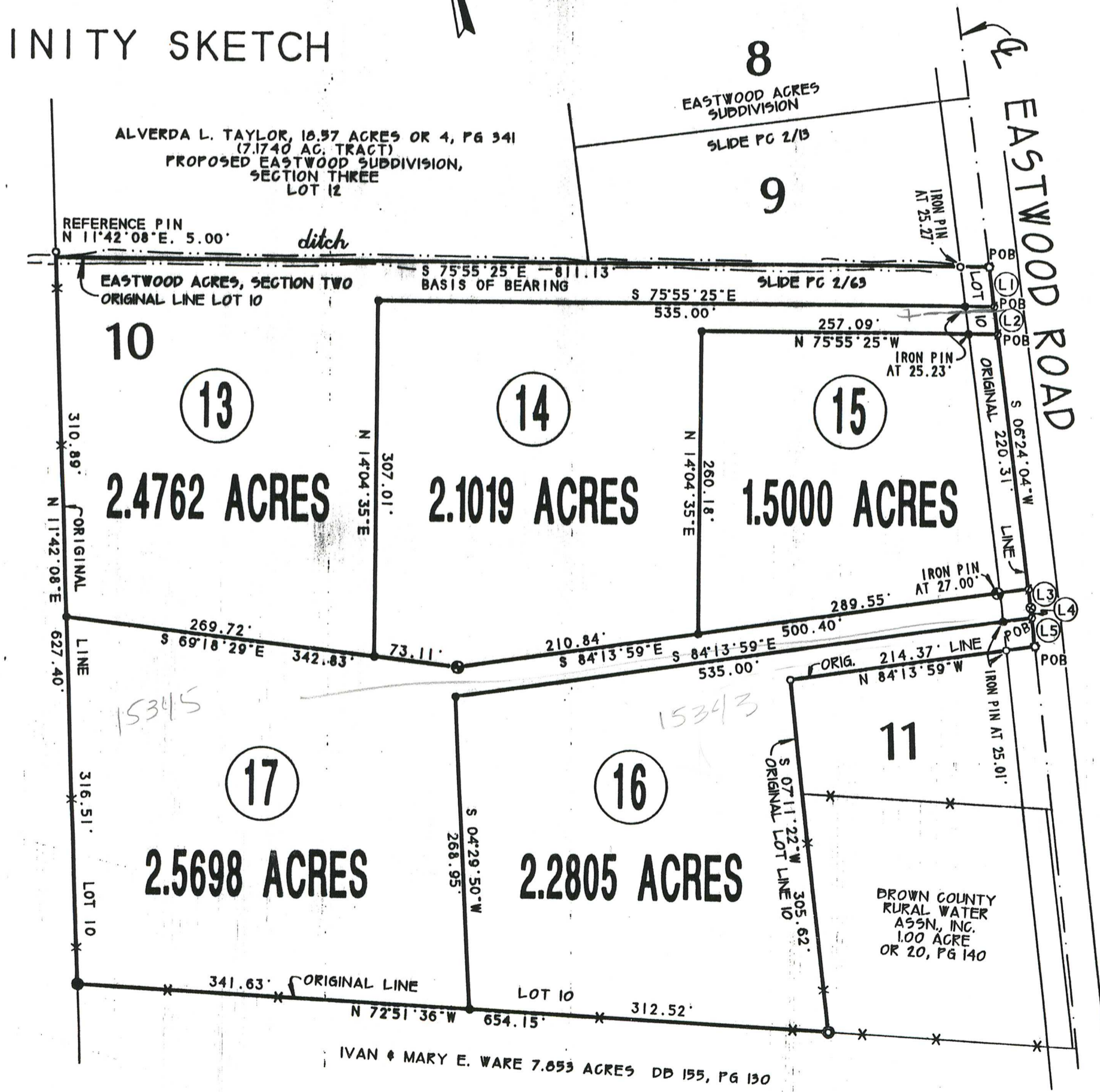
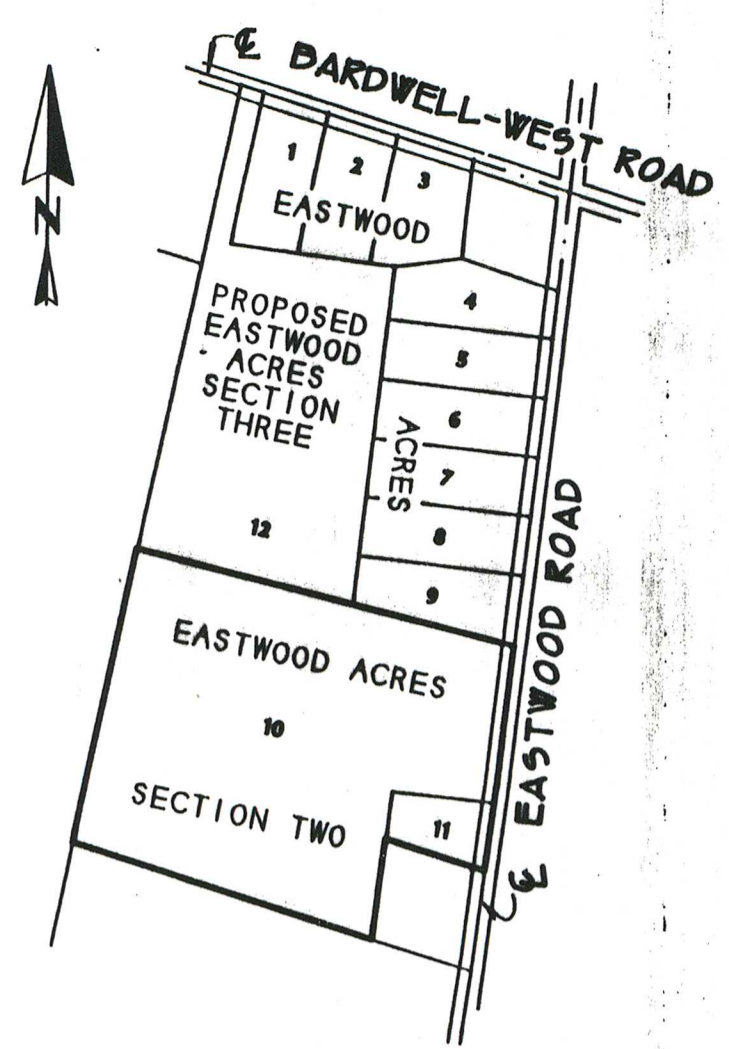
R/W AREA

LOT 13	0.0201 ACRES
LOT 14	0.0143 ACRES
LOT 15	0.1275 ACRES
LOT 16	0.0143 ACRES
LOT 17	0.0144 ACRES
TOTAL R/W AREA	- 0.1906 AC

LEGEND

- 1" IRON PIN SET
- 3/4" IRON PIN SET
- 1" IRON PIN FOUND
- 1" IRON PIPE FOUND
- 3/4" IRON PIN FOUND
- MAGNAIL SET
- MAGNAIL FOUND
- P.K. SPIKE FOUND
- EXISTING FENCELINE
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER

VICINITY SKETCH



RENSHAW LAND SURVEYING
9707 ARNHEIM-DAYHILL ROAD
GEORGETOWN, OH
TEL. & FAX 937-378-6645

