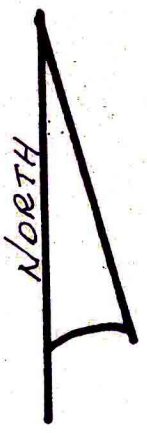


RECEIVED AND RECORDED
 BOOK 7 PAGE 37
 3624
 1045 AM
 25.20



SUNRISE EAST SECTION 4

Located in J. Harvie's Military Survey No. 3343
 Sterling Township, Brown County, Ohio
 Containing 3.940 Acres
 Scale 1"=100'



I hereby certify this to be a true and accurate survey made by me and that iron pins and monuments have been or will be set.

Gerald S. Renshaw
 Gerald S. Renshaw R.S.#4872

OWNER'S ACKNOWLEDGEMENT

We, the undersigned, being all the owners of the 3.940 Acres of land herein platted, which is a part of 93.00 Acres conveyed to the owners by deed recorded in Book 59, page 380 of the Deed Records of Brown County, Ohio, and do hereby dedicate the streets shown to the public use forever.

Signed and acknowledged in the presence of:

Willie Chadwell
Lee Chadwell
Joe Kattner

Willie Chadwell
 Willie Chadwell
Lee Chadwell
 Lee Chadwell

STATE OF OHIO, COUNTY OF BROWN, S.S.

Be it remembered that on this 2nd day of December, 1985, before the undersigned, a Notary Public in and for said county and state, personally came WILLIE CHADWELL and LEE CHADWELL, his wife, to me personally known, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

In testimony whereof I have set my hand and notary seal on the day and date above written.

Cheryl A. Reid
 Notary Public in and for Brown County, OH

CHERYL A. REID
 Notary Public, State of Ohio
 My Commission Expires June 26, 1988

ENGINEER'S APPROVAL

I hereby approve the general layout of SUNRISE EAST SECTION 4 as shown on this plat.

James Beasley
 Brown County Engineer

COMMISSIONERS' APPROVAL

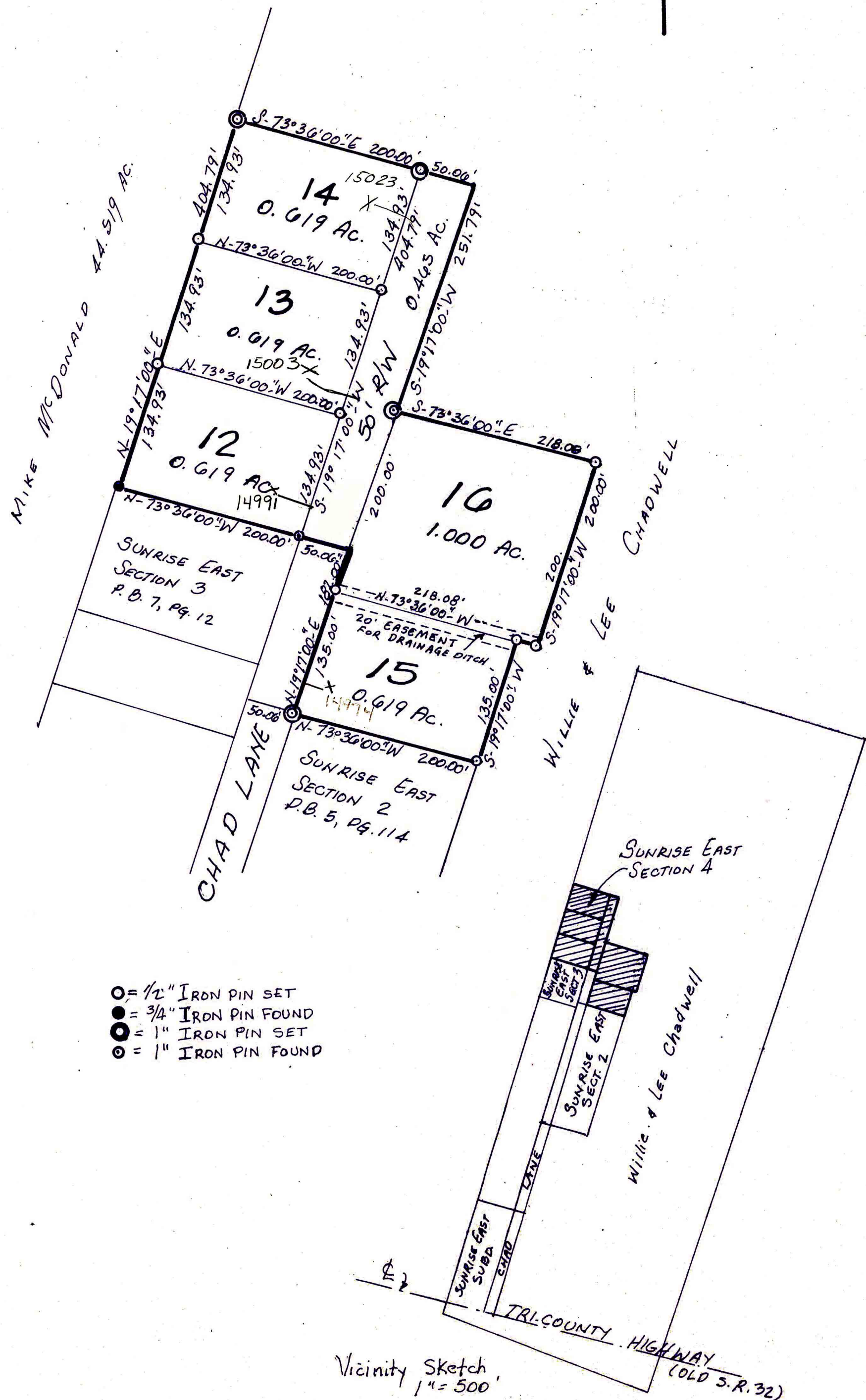
We, the undersigned Commissioners of Brown County, Ohio, do hereby accept this plat of SUNRISE EAST SECTION 4 subdivision and do authorize the Recorder of Brown County, Ohio, to file the plat for record. We reserve our acceptance of CHAD LANE as a public street until it has been approved by the county engineer.

ATTEST: *Cindy Black*
 Clerk

Paula Berger
Sharon N. Neal
 Brown County Commissioners

COVENANTS AND RESTRICTIONS

1. All lots in this tract shall be known and described as residential. No lot shall hereafter be subdivided into parcels for additional residential purposes.
2. No building shall be located closer than six (6) feet to any side or rear lot line, nor shall the sum of the side yard spaces be less than twenty (20) feet.
3. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1100 sq. ft. in the case of a one story or one and one half story structure, 1750 sq. ft. for a tri-level or two story structure.
4. No basement, trailer, tent, shack, garage, barn or other out-building erected in this plat shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
5. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
6. The premises shall be kept neat and clean, the building(s) well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials, or refuse shall be permitted to accumulate or remain on any lot.
7. These covenants and restrictions are for the benefit of the property owners and are to run with the land and shall be binding on all parties claiming under them until January 1, 1996 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then property owners, it is agreed to change said covenant in whole or in part.
8. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full effect.
9. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.



- = 1/2" IRON PIN SET
- = 3/4" IRON PIN FOUND
- = 1" IRON PIN SET
- = 1" IRON PIN FOUND

Vicinity Sketch
 1" = 500'

APPROVED FOR RECORD
 DATE 12-19-85
 BY [Signature]
 BROWN COUNTY ENGINEER



TRANSFERRED 12-19, 1985
 DALLAS D. HURT
 BROWN COUNTY AUDITOR
 FEE \$2.00

RENSHAW LAND SURVEYING
 117 W. STATE STREET
 GEORGETOWN, OHIO