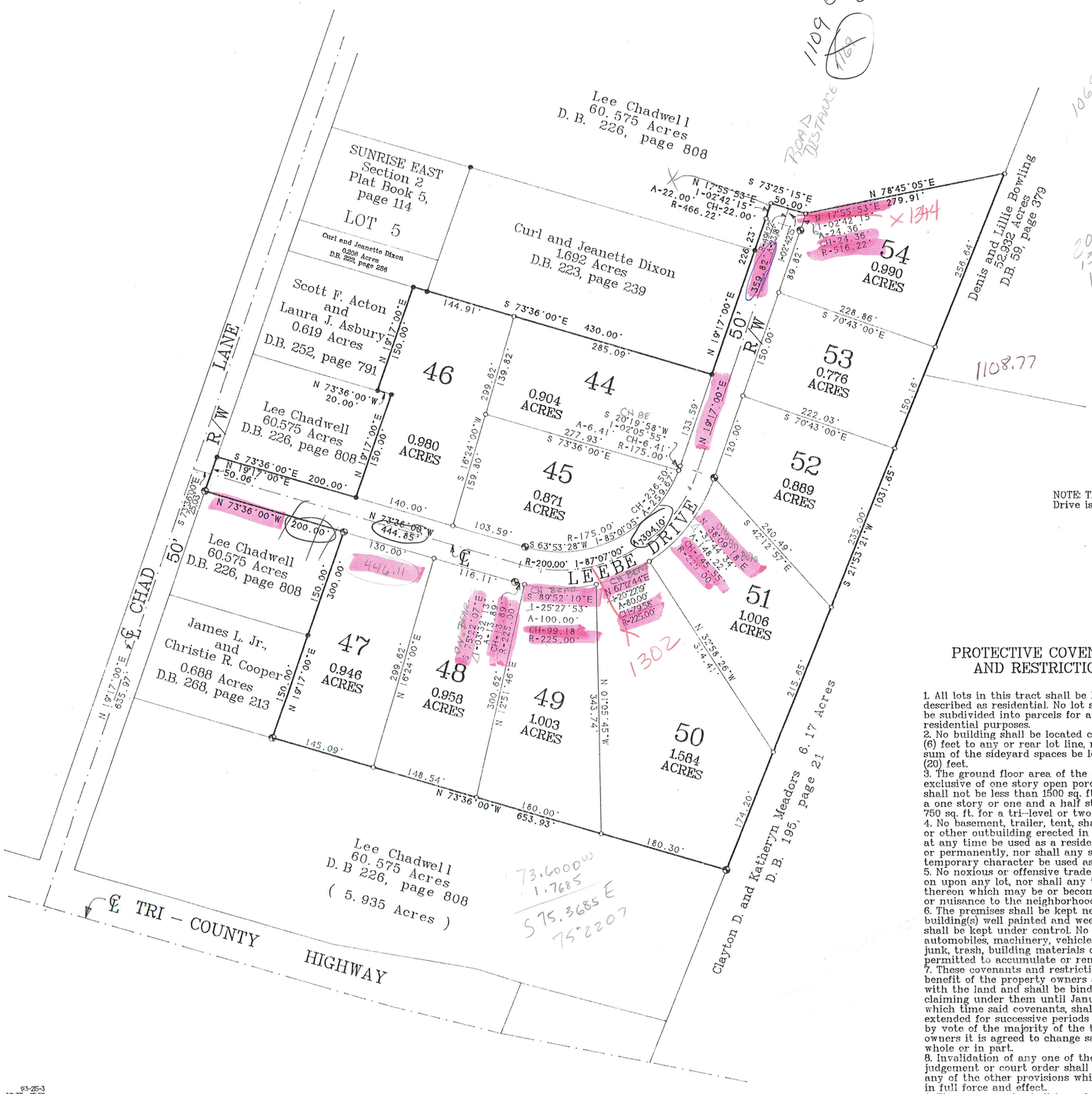
PLAT BOOK PAGE SLIDE



93-25-3
bb:35 cb:52
DNL:CHADWEL
CHG:MADMEST

BASIS OF BEARING:
CENTERLINE OF CHAD LANE BASED ON PRIOR SURVEYS.

LEGEND
- 1" IRON PIN SET
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET

SUNRISE EAST
Section Five

Located in J. Harvie's M.S. No.3343
Sterling Township, Brown County, Ohio
CONTAINING 12.206 Acres
10 May 1993 Scale: 1"=100'

0' 50' 100' 200'

The within plat is a subdivision of 12.206 acres out of 60.575 Acres conveyed to Lee Chadwell as recorded in Book 226, page 808 of the Deed Records of Brown County, Ohio.

I hereby certify that this subdivision plat of land conveyed to Lee Chadwell is a correct representation of the land surveyed and platted and that the lots have been staked and reference monuments will be set as shown.

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

I, the undersigned, being the owner of the land herein platted do hereby dedicate the street, LeeBe Drive, as shown on the plat to the public use forever.
Signed and acknowledged in the presence of:

Patricia A. Stagg — Lee Chadwell
Jane A. Fulmer

State of Ohio County of Brown ss.
Be it remembered that on this 30 day of June, 1993 before me the undersigned, a Notary Public in and for said county and state, personally came Lee Chadwell, to me personally known and acknowledged the signing and execution of the within plat to be her voluntary act and deed.
In testimony whereof I have set my hand and notarial seal on the day and date above written.

JANE A. FULMER
Notary Public, State of Ohio
My Commission Expires June 30, 19

Jane A. Fulmer
Notary Public in and for Brown County, Ohio

NOTE: The area of LeeBe Drive is 1.299 Acres.

STATE OF OHIO
GERALD S. RENSHAW 4872 REGISTERED SURVEYOR

PROTECTIVE 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 or rear lot line, nor shall the sum of the sideyard 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 1500 sq. ft. in the case of a one story or one and a half story structure; 750 sq. ft. for a tri-level or two story structure.
4. No basement, trailer, tent, shack, garage, barn or other outbuilding 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 any thing 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, 2003, 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 covenants in whole or in part.
8. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
9. These covenants shall be enforcible by injunction and otherwise by the grantor, its successors or assigns.

ENGINEER'S APPROVAL

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

James L. Beasley
Brown County Engineer

COMMISSIONER'S APPROVAL

We, the undersigned commissioners of Brown County, Ohio, do hereby approve this plat of SUNRISE EAST SECTION FIVE Subdivision and do authorize the Recorder of Brown County, Ohio to file the plat for record. We reserve our acceptance of LeeBe Drive as a public street until it has been approved by the county engineer.

Attest:_____ clerk

Date:_____

Approved Commissioner's Journal _____ Page _____

_____
Brown County Commissioners