

HIDDEN HAVEN

COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS

THE FOLLOWING COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS ARE TO RUN WITH THE LAND AND BE BINDING UPON AND INSURE TO THE BENEFIT OF ALL PERSONS CLAIMING TITLE TO LOTS 1 THROUGH 12, INCLUSIVE, OF THE SUBDIVISION KNOWN AS HIDDEN HAVEN SUBDIVISION AND SHALL BE EFFECTIVE HENCEFORTH FROM AND AFTER THE PLATTING THEREOF, WHETHER OR NOT REFERENCE HERETO IS MADE IN THE CONVEYANCE THEREOF.

- 1. NO MORE THAN ONE RESIDENCE SHALL BE BUILT ON EACH LOT;
2. NO LOT SHALL BE SUBDIVIDED BY THE GRANTEES, THEIR HEIRS, SUCCESSORS, OR ASSIGNS;
3. THE LOT SHALL BE USED SOLELY AND EXCLUSIVELY FOR RESIDENCE PURPOSES;
4. NO HOUSE TRAILERS OR TRAVEL TRAILERS SHALL BE PERMITTED UPON THE LOTS. MODULAR HOUSING AT LEAST 24 FEET IN WIDTH AND NOT OF A MOBILE HOME CONFIGURATION MAY BE CONSTRUCTED;
5. NO OUTBUILDINGS SHALL BE ERECTED ON THE LOT;
6. NO USE OF THE LOT SHALL BE MADE SO AS TO DESTROY OR UNREASONABLY REDUCE THE WOODLAND NATURE OF THE SUBDIVISION.
7. A PERPETUAL RIGHT OF WAY AND EASEMENT IS HEREBY RESERVED, 40 FEET IN WIDTH, FOR ROAD PURPOSES AS A MEANS OF INGRESS AND EGRESS, AS RECORDED IN VOLUME 315, PAGE 31 OF THE DEED RECORDS IN THE RECORDER'S OFFICE OF GUERNSEY COUNTY, OHIO.
8. ALL WATER SUPPLY SYSTEMS AND SEWAGE DISPOSAL SYSTEMS FOR DWELLINGS SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL STATUTES, RULES AND REGULATIONS APPLICABLE THERETO. ALL NECESSARY APPROVALS SHALL BE OBTAINED BEFORE SUCH SYSTEMS ARE INSTALLED.

DEDICATION

WE, THE UNDERSIGNED, JOHN S. MOOREHEAD, STANLEY NICOLOZAKES, WILLIAM G. NICOLOZAKES, AND SAMUAL F. BUCKEY, OWNERS OF THE HEREIN PLATTED LAND, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND ROADS AS SHOWN UPON SAID PLAT; THAT SAID LOTS ARE NUMBERED FROM 1 TO 12 INCLUSIVE; THAT SAID SUBDIVISION IS DESIGNATED AS HIDDEN HAVEN SUBDIVISION; THAT THE ATTACHED IS A CORRECT REPRESENTATION OF SAID HIDDEN HAVEN SUBDIVISION CONSISTING OF 83.085 ACRES, SITUATED IN LONDON-DERRY TOWNSHIP, GUERNSEY COUNTY, OHIO, AND BEING PART OF THE S.W. 1/4 OF SECTION 19 AND THE S.E. 1/4 OF SECTION 25, TOWNSHIP 11 N, RANGE 7 W BEING A PORTION OF THE PROPERTY HERETOFORE CONVEYED TO THE UNDERSIGNED OWNERS BY DEED AS RECORDED IN VOLUME 303, PAGE 666, DEED RECORDS OF GUERNSEY COUNTY, OHIO.

THE UNDERSIGNED OWNERS DO FURTHER COVENANT AND AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL REQUIREMENTS OF GUERNSEY COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS, TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED OWNERS; AND THAT THE USE AND IMPROVEMENT OF SAID LAND SHALL BE SUBJECT TO THE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH UPON SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR RESPECTIVE HANDS THIS 13th DAY OF OCTOBER, 1975, AT CAMBRIDGE, OHIO.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

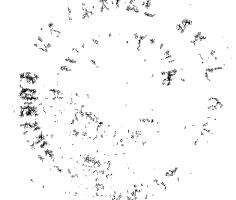
Signatures of John S. Moorehead, Stanley Nicolozakes, William G. Nicolozakes, and Samuel F. Buckey.

SPOUSES?

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE-NAMED JOHN S. MOOREHEAD, STANLEY NICOLOZAKES, WILLIAM G. NICOLOZAKES, AND SAMUAL F. BUCKEY, OWNERS, AND ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CAMBRIDGE, OHIO, THIS 13th DAY OF OCTOBER, 1975.



Mary D. Coon, Notary Public, Commission Expires 12/10/77

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, DELMAR E. GEORGE, PLS, REGISTERED SURVEYOR, DOES HEREBY CERTIFY THAT THE WITHIN IS A TRUE AND CORRECT PLAT OF HIDDEN HAVEN, LOTS 1 THROUGH 12 INCLUSIVE, A SUBDIVISION SITUATED IN LONDON-DERRY TOWNSHIP, GUERNSEY COUNTY, OHIO, CONSISTING OF 83.085 ACRES, BEING A PORTION OF THE PREMISES AS CONVEYED TO JOHN S. MOOREHEAD, STANLEY NICOLOZAKES, WILLIAM G. NICOLOZAKES, AND SAMUAL F. BUCKEY BY DEED AS RECORDED IN VOLUME 303, PAGE 666, DEED RECORDS, GUERNSEY COUNTY, OHIO, AND THAT TWO PERMANENT CONCRETE MONUMENTS AND IRON PINS HAVE BEEN PLACED AS SHOWN, METES AND BOUNDS OF EACH LOT ARE SHOWN AND ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 13th DAY OF OCTOBER, 1975.

Delmar E. George, PLS #6153

GUERNSEY REGIONAL PLANNING COMMISSION

THE WITHIN PLAT OF HIDDEN HAVEN, A SUBDIVISION LOCATED IN LONDON-DERRY TOWNSHIP, GUERNSEY COUNTY, OHIO, IS HEREBY ACCEPTED AND APPROVED THIS 27th DAY OF OCTOBER, 1975.

By: [Signature] SECRETARY OF GUERNSEY REGIONAL PLANNING COMMISSION

GUERNSEY COUNTY COMMISSIONERS

THE COUNTY COMMISSIONERS OF GUERNSEY COUNTY, OHIO, HEREBY APPROVE AND ACCEPT THIS PLAT AS DEDICATED THIS 27th DAY OF OCTOBER, 1975.

ATTEST: Martha Porter, Clerk; John P. Taylor, Commissioner; Andrew Koff, Commissioner; John A. Meloy, Commissioner

GUERNSEY COUNTY ENGINEER

THE WITHIN PLAT OF HIDDEN HAVEN SUBDIVISION IS HEREBY APPROVED THIS 27th DAY OF OCTOBER, 1975.

[Signature] GUERNSEY COUNTY ENGINEER

GUERNSEY COUNTY GENERAL HEALTH DISTRICT

THE WITHIN PLAT OF HIDDEN HAVEN IS HEREBY APPROVED WITH REGARD TO PROPOSED WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS THIS 29th DAY OF OCTOBER, 1975.

HEALTH COMMISSIONER

GUERNSEY COUNTY AUDITOR

THE LAND HEREIN PLATTED AS HIDDEN HAVEN HAS BEEN DULY TRANSFERRED THIS 27th DAY OF OCTOBER, 1975.

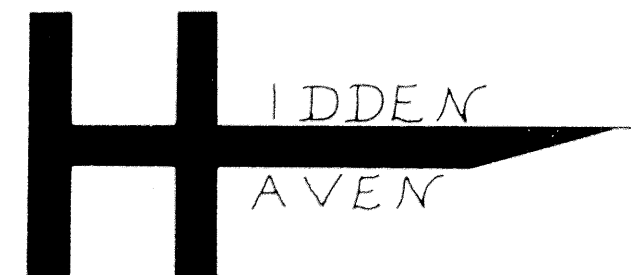
FEE PAID: \$3.50; [Signature] AUDITOR, GUERNSEY COUNTY

GUERNSEY COUNTY RECORDER

THE WITHIN PLAT OF HIDDEN HAVEN AND COVENANTS, CONDITIONS, AND RESTRICTIONS PERTAINING THERETO WERE RECEIVED FOR RECORD AT 10:11 O'CLOCK, A.M., THIS 29th DAY OF OCTOBER, 1975, AND RECORDED IN VOLUME 12, PAGE 98 & 99 PLAT RECORDS, GUERNSEY COUNTY, OHIO.

FEE PAID: 16.00; [Signature] RECORDER, GUERNSEY COUNTY

SEE MISC. VOL. 9 Pg. 32



PREPARED BY

DELMAR E. GEORGE, P.E./P.S. P.S. # 6153