

GUERNSEY COUNTY AUDITOR

Transferred by Guernsey County Auditor

Date 01-23-03

Tony Brown Guernsey County Auditor Fee \$5.50

200300000551  
Filed for Record in  
GUERNSEY COUNTY, OHIO  
COLLEEN WHEATLEY  
01-23-2003 03:06 pm.  
PLAT 20.00  
OR Book 343 Page 853 - 853

GUERNSEY COUNTY RECORDER

No. 551

Received for record this 23rd day of January, 2003

Recorded in Plat Cabinet 3, Slide 476 at         .M.

Fee \$20.00  
Colleen Wheatley  
Guernsey County Recorder

GUERNSEY COUNTY ENGINEER

Approved for record this 9th day of JANUARY, 2003

Delmar E. George  
Guernsey County Engineer

GUERNSEY COUNTY COMMISSIONERS

Approved for record, subject to the rules and regulations governing the platting of subdivisions of land.

Guernsey County Commissioners  
John Lucas  
Wendi L. Iberg  
Commissioners

Date 1-15, 2003

Dedication:

I, the undersigned, Joe J. Detweiler for J.J. Detweiler Enterprises, Inc. owner of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots. Lots are numbered 2-11, inclusive and named "MATHIAS FARM SUBDIVISION" and that this plat does not involve any new public roads.

Joe J. Detweiler Witness John Lucas  
Wendi L. Iberg Witness Wendi L. Iberg

STATE OF OHIO, COUNTY OF STARK

Before me a Notary Public in and for said County, personally appeared Joe J. Detweiler, who executed the foregoing instrument and acknowledged that he did the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal at

Uniontown, Ohio, this 13th day of December 2002.

Notary Public Wendi L. Iberg

My Commission Expires 11-30-05

I, hereby state that at the direction of J.J. Detweiler Enterprises, Inc. owner of the real estate shown, I have surveyed and platted 32.440 acres more or less, being all of Auditor's Parcel No. 40-00203.002 (after the exception of Tract 1 3.000 acres) of Guernsey County into lots as shown, the lots are numbered 2-11 inclusive and this plat correctly represents the "MATHIAS FARM SUBDIVISION" that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

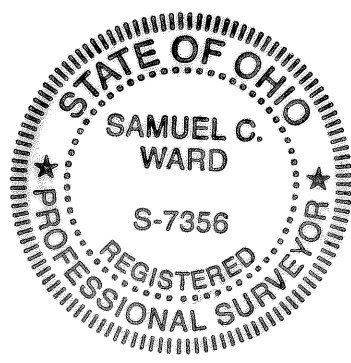
Samuel C. Ward  
Professional Surveyor #7356 December 5, 2002

Complied With  
Tony Brown, Auditor  
Transfer Fee \$5.50

JAN 23 2003

Conv. Fee NONE  
Transferred  
Section 319.54 Ohio R.C.

DESCRIPTION  
"APPROVED"  
By: Blough Date: 1/23/03  
Tony Brown, Auditor  
Delmar E. George, Engineer



PROTECTIVE COVENANTS  
MATHIAS FARM SUBDIVISION  
WASHINGTON TWP., GUERNSEY COUNTY, OHIO

- No inoperative or unlicensed vehicles will be placed or stored on said property. No accumulations of discarded personal affects, debris, waste, garbage or any unsightly objects or matter will be permitted on property.
- That said property will be used for residential and farming purposes only and conform to local zoning regulations.
- Buyer will keep the property in a clean, sanitary and sightly condition and in compliance with all laws or regulations imposed by any governmental authority having jurisdiction over any property for the care, safety, health and upkeep of real estate.
- That buyer will not nor will buyer permit the storage of refuse, trash or hazardous materials on said property nor may the property be used as a dump or landfill site.
- Any residence erected on the property must have the exterior completed within 6 months. The exterior must be constructed with new material.
- Before occupancy of any house or manufactured house, a sewage disposal system must be installed in conformity with the minimum standards required by the County Board of Health.
- Single-wide homes must have factory installed vinyl siding and a shingled roof at the time of placement and a minimum of 900 square feet (14x70) in size, excluding porches, decks, breezeways, garages or any unheated portions. Wheels must be removed and new mobile home type skirting must be applied when the home is placed.
- Camper units will not be used as a residence, either temporary or permanent. No temporary house, tent, camper, school bus or recreational vehicle will be used as a residence.
- Where protective covenants and County or Township zoning ordinances are in conflict, the stricter requirement will prevail.
- Invalidation of any of these covenants by judgement of court order will in no way affect any of the other provisions, which which will remain in full force and effect.
- The purchasers of this property, for themselves, their heirs and assigns, by the acceptance of the conveyance of this property property, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants. J.J. Detweiler, Inc. will not be obligated to enforce these covenants.

PLAT OF THE  
MATHIAS FARM SUBDIVISION

Situated in the Township of Washington, the County of Guernsey, the State of Ohio.

Being located in Section 7 in Township 4, Range 1 of the United States Military Lands.

Prepared by  
WARD & EMLER SURVEYING, INC.  
113 Third Street SE  
New Philadelphia Ohio 44663-2512  
(330) 364-5866 (voice)  
(330) 364-1107 (fax)

These properties are subject to all legal highways, rights-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.

Tract #1 and Lots #2 - 11 consists of all of a 35.440 acre tract heretofore conveyed to J.J. Detweiler Enterprises, Inc. in Official Record 326, Page 836. They consists also of all of Auditor's Parcel No. 40-00203.000.

- Denotes a 5/8"x30" re-bar with a plastic cap stamped "WARD 7356" set.
- ⊙ Denotes a 5/8" re-bar with a plastic cap stamped "WARD 7356" set on a previous survey.
- Denotes a 5/8" iron pin found.
- Denotes a stone monument found.

Bearings are oriented to Official Record 326, Page 836.

Documents used were deeds, volume and pages as shown.

Scale: 1 inch = 200 feet.

