

Plat of the

BAPTIST ROAD PROPERTY

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

Being located in Sections 32 and 33 in Township 10, Range 7 of the Old Seven Ranges

PROTECTIVE COVENANTS
BAPTIST ROAD PROPERTY
OXFORD TOWNSHIP, GUERNSEY COUNTY OHIO

GUERNSEY COUNTY AUDITOR
Transferred by Guernsey County Auditor

Date 2/19/03
Guernsey County Auditor Janet Byham Igg Fee \$14.00

GUERNSEY COUNTY RECORDER

No. 24774
Received for record this 19th day of February, 2003
Recorded in Plat Cabinet 3, Slide 477 at 3:00 P.M.
Fee \$20.00 Colleen W. Hatley
Guernsey County Recorder

GUERNSEY COUNTY ENGINEER

Approved for record this 3rd day of FEBRUARY, 2003.
William 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
[Signatures]
Commissioners

Date February, 2003

2002300001236
Filed for Record in
GUERNSEY COUNTY, OHIO
COLLEEN WHEATLEY
02-19-2003 03:05 PM
PLAT 20,00
OR Book 346 Page 554 - 554

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 1-28, inclusive and named "BAPTIST ROAD PROPERTY" and that this plat does not involve any new public roads.

Joe J. Detweiler Witness Daniel J. Graber Wendi L. Shurg
[Signature] Witness Wendi L. Shurg

STATE OF OHIO, COUNTY OF STAR K

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 10th day of January 2003.

Notary Public Wendi L. Shurg
My Commission Expires 11-30-05

1. No inoperative or unlicensed vehicles will be placed or stored on said property. No accumulations of discarded personal effects, debris, waste, garage or any unsightly objects or matter will be permitted on property.
2. That said property will be used for residential and farming purposes only and conform to local zoning regulations.
3. Buyer will keep the property in a clean, sanitary and slightly 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.
4. 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.
5. Any residence erected on the property must have the exterior completed within 6 months. The exterior must be constructed with new material.
6. 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.
7. Single-wide homes must have factory installed vinyl siding and a hinged roof at the time of placement and a maximum of 900 square feet (14x70) in size, excluding porches, decks, breezings, garages or any unheated portions. Windows must be removed and new mobile home type starting must be applied when the home is placed.
8. 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.
9. MAINTENANCE AGREEMENT (Common Access Easement): Grantee, for grantee, grantee's heirs and assigns, covenant with grantor, grantor's heirs and assigns, in common with others from time to time and at all times hereafter, at their shared expense, will repair and maintain, in a proper, substantial and workmanlike manner, the non-exclusive common drive.
10. Where protective covenants and County or Township zoning ordinances are in conflict, the stricter requirement will prevail. Invalidation of any of these covenants by judgment of court order will in no way affect any of the other provisions, which which will remain in full force and effect.
11. The purchasers of this property, for themselves, their heirs and assigns, by the acceptance of the conveyance of this property Detweiler, Inc. will not be obligated to enforce these covenants.
12. I, hereby state that at the direction of J.J. Detweiler Enterprises, Inc. owner of the real estate shown, I have surveyed and platted 157.393 acres more or less, being all of Auditor's Parcel Nos. 28-00805.000 and 28-00170.000 of Guernsey County into lots as shown, the lots are numbered 1-28 inclusive and this plat correctly represents the "BAPTIST ROAD PROPERTY" that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey pursuant to Chapter 4733-57 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

