

Plat of the

# SCIENCE HILL PROPERTY

Situated in the Township of Wheeling, the County of Guernsey, the State of Ohio.  
Being located in Section 9 in Township 4, Range 3 of the U.S. Military Lands.

PROTECTIVE COVENANTS  
SCIENCE HILL PROPERTY  
WHEELING TOWNSHIP, GUERNSEY COUNTY OHIO

GUERNSEY COUNTY AUDITOR  
Transferred by Guernsey County Auditor

Date 8/5/04 Complied With None  
 Transfer Fee \$ 8.60 Tony Brown, Auditor  
 AUG 05 2004

Guernsey County Auditor Joe Brown Fee \$ 8.60 Conv. Fee None  
 Section 319.34 Ohio R.C.

GUERNSEY COUNTY RECORDER  
No. 5651

Received for record this 6th day of August, 2004  
 Recorded in Plat Cabinet 3, Slide 487 at 8:40 A.M.  
 Fee \$ 80.00 OR Book 406 Page 67 - 68

Colleen Wheatley  
Guernsey County Recorder

200400005651  
Filed for Record in  
GUERNSEY COUNTY, OHIO  
JUL 26 2004 Rt 08:40 AM  
PLAT

GUERNSEY COUNTY ENGINEER  
Approved for record this 15th day of JULY, 2004  
Walter B. 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 7-26, 2004

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 1-17, inclusive and named "SCIENCE HILL PROPERTY" and that this plat does not involve any new public roads.

Joe J. Detweiler  
John Lucas  
Wendi L. Iberg  
 Witnesses: 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 9th day of March, 2004.

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



- No inoperative or unlicensed vehicles will be placed or stored on said property. No accumulations of discarded personal effects, 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.

I, hereby state that at the direction of J.J. Detweiler Enterprises, Inc. owner of the real estate shown, I have surveyed and platted 100.867 acres more or less, being all of Auditor's Parcel No. 42-01022.001 of Guernsey County into lots as shown, the lots are numbered 1-17 inclusive and this plat correctly represents the "SCIENCE HILL PROPERTY"; that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey pursuant to Chapter 4753-37 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

Samuel C. Ward  
 Professional Surveyor #7356  
 February 17, 2004

