

Plat of the

YODER FARM PROPERTY

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

Being located in Section 12 in Township 4, Range 2 of the United States Military Lands.

PROTECTIVE COVENANTS
YODER FARM PROPERTY
MONROE TOWNSHIP, GUERNSEY COUNTY OHIO

GUERNSEY COUNTY AUDITOR
Transferred by Guernsey County Auditor
Date 10/21/04 Fee \$9.50
Guernsey County Auditor Tommy Brown/198
Completed With
Transferred None
Transfer Fee 9.50
OCT 21 2004
Section 319.54 Ohio R.C.

GUERNSEY COUNTY RECORDER
No. 7518
Received for record this 21st day of October
Recorded in Plat Cabinet 3, Slide 489 at 3:27 P.M.
Fee \$90.00
Plat 11-1
DR Book 412 Page 927
Colleen Whately
Guernsey County Recorder

GUERNSEY COUNTY ENGINEER
Approved for record this 18th day of OCTOBER, 2004.
Blaine E. Bragg
Guernsey County Engineer

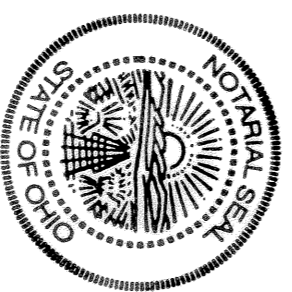
GUERNSEY COUNTY COMMISSIONERS
Approved for record, subject to the rules and regulations governing the platting of subdivisions of land.
Guernsey County Commissioners
Walter J. Smith
Joe Stewart
Commissioners

Date 10-20, 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 L-7 and 9-19, inclusive and named "YODER FARM PROPERTY" and that this plat does not involve any new public roads.

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

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 14th day of October, 2004.



Notary Public Wendi L. Shurg
My Commission Expires November 30, 2005
WENDI L. IBERG, Notary Public
Residence - Stark County
State Wide Jurisdiction, Ohio
My Commission Expires Nov. 30, 2005

1. 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.

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 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.

4. That buyer will not 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 shingled roof at the time of placement and a minimum of 900 square feet (1470) in size, excluding porches, decks, breezeways, garage or any unbanded portions. Wheels must be removed and new mobile home type skirting must be applied when the home is placed.

8. Camper units will not be used as a residence, either temporary or permanent. No temporary houses, 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, that grantee, 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.

11. 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.

12. The purchasers of this property, for themselves, their heirs and assigns, by the acceptance of this 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 136.499 acres more or less, being all of Auditor's Parcel No. 26-00112,46 of Guernsey County into lots as shown, the lots are numbered L-7 and 9-19 inclusive and this plat correctly represents the "YODER FARM PROPERTY" that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey pursuant to Chapter 4735-57 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

Samuel C. Ward
Professional Surveyor #7356 July 29, 2004

