

Plat of the

BEAR VALLEY WEST PROPERTY

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

Being located in Sections 19 & 20 in Township 4, Range 2 of the United States Military Lands.

PROTECTIVE COVENANTS
BEAR VALLEY WEST PROPERTY
MONROE TOWNSHIP, GUERNSEY COUNTY OHIO

GUERNSEY COUNTY AUDITOR
Transferred by Guernsey County Auditor
Complied With
Tony Brown, Auditor
Transfer Fee \$11.00

Date **12-29-04**

DEC 29 2004

Guernsey County Auditor **Tony Brown** Fee **\$11.00** Colu. Fee **NONE**
Section 31934 Ohio R.C.

GUERNSEY COUNTY RECORDER

No. 9052

Received for record this 29th day of December, 2004.
Filed for Record in
GUERNSEY COUNTY, OHIO
COLLEEN WHEATLEY
PLAT

Recorded in Plat Cabinet 3, Slide 491 at 12:36 P.M. OR Book 418 Page 587 - 588
80.00

Fee \$80.00 Colleen Wheatley
Guernsey County Recorder

GUERNSEY COUNTY ENGINEER

Approved for record this 15th day of December, 2004.

William E. Spragg
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 , 200

Dedication:
I, the undersigned, Joe J. Detweiler for Southeast Real Properties, Ltd. owner of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots. Lots are numbered 1-22 inclusive and named "BEAR VALLEY WEST PROPERTY" and that this plat does not involve any new public roads.

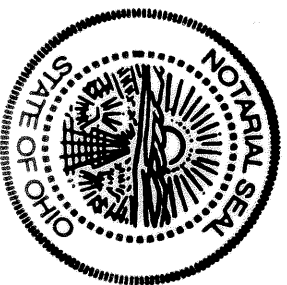
Joe J. Detweiler
[Signature] Witness Wendi L. Iberg
John Lucas Witness Wendi L. Iberg

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 10th day of December 2004.

Notary Public Wendi L. Iberg
My Commission Expires November 30, 2005

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



- 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 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.
- 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 (1470) 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.
- 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.
- 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 agree to be bound by the covenants contained herein and are the primary enforcers of these covenants, Southeast Real Properties, Ltd. will not be obligated to enforce these covenants.

I, hereby state that at the direction of Southeast Real Properties, Ltd. owner of the real estate shown, I have surveyed and platted 118.465 acres more or less, being all of Auditor's Parcel No. 26-00140 and part of Auditor's Parcel No. 26-01628 of Guernsey County into lots as shown, the lots are numbered 1-22 inclusive and this plat correctly represents the "BEAR VALLEY WEST PROPERTY" 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.

Samuel C. Ward
Professional Surveyor #7356
[Signature]
November 29, 2004

