

# Plat of the COLLINS FARM PROPERTY

Situated in the Township of Millwood, the County of Guernsey, the State of Ohio.  
Being located in Sections 19 and 25 in Township 9, Range 7 of the Old Seven Ranges.

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

## PROTECTIVE COVENANTS COLLINS FARM PROPERTY MILLWOOD TOWNSHIP, 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.

GUERNSEY COUNTY AUDITOR

Transferred by Guernsey County Auditor

Date June 3, 2005  
Tony Brown  
Guernsey County Auditor

Complied With  
Tony Brown Auditor  
Transfer Fee \$2.50

JUN 06 2005

Fee \$2.50 Conv. Fee NONE  
Transferred  
Section 319.54 Ohio R.C.

GUERNSEY COUNTY RECORDER

No. 3778

Received for record this 6<sup>th</sup> day of June, 2005

Recorded in Plat Cabinet 3, Slide 492 at 12:11 P.M.

Fee \$40.00

Colleen Wheatley  
Guernsey County Recorder

GUERNSEY COUNTY ENGINEER

Approved for record this 27<sup>th</sup> day of MAY, 2005.

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

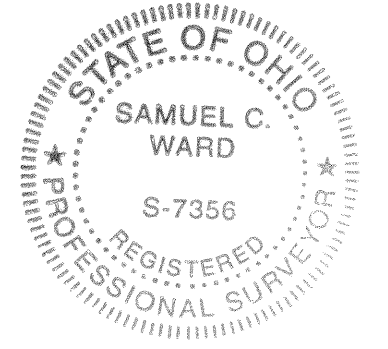
[Signatures]  
Commissioners

Date 6-1, 2005

I, hereby state that at the direction of J.J. Detweiler Enterprises, Inc. owner of the real estate shown, I have surveyed and platted 29,140 acres more or less, being all of Auditor's Parcel Nos. 23-00138.000 and 23-00139.000 of Guernsey County into lots as shown, the lots are numbered 1-5 inclusive and this plat correctly represents the "COLLINS FARM 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

May 6, 2005



### 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 1-5, inclusive and named "COLLINS FARM PROPERTY" and that this plat does not involve any new public roads.

Joe J. Detweiler  
Witness Cathy L. Abel

STATE OF OHIO, COUNTY OF Ohio

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

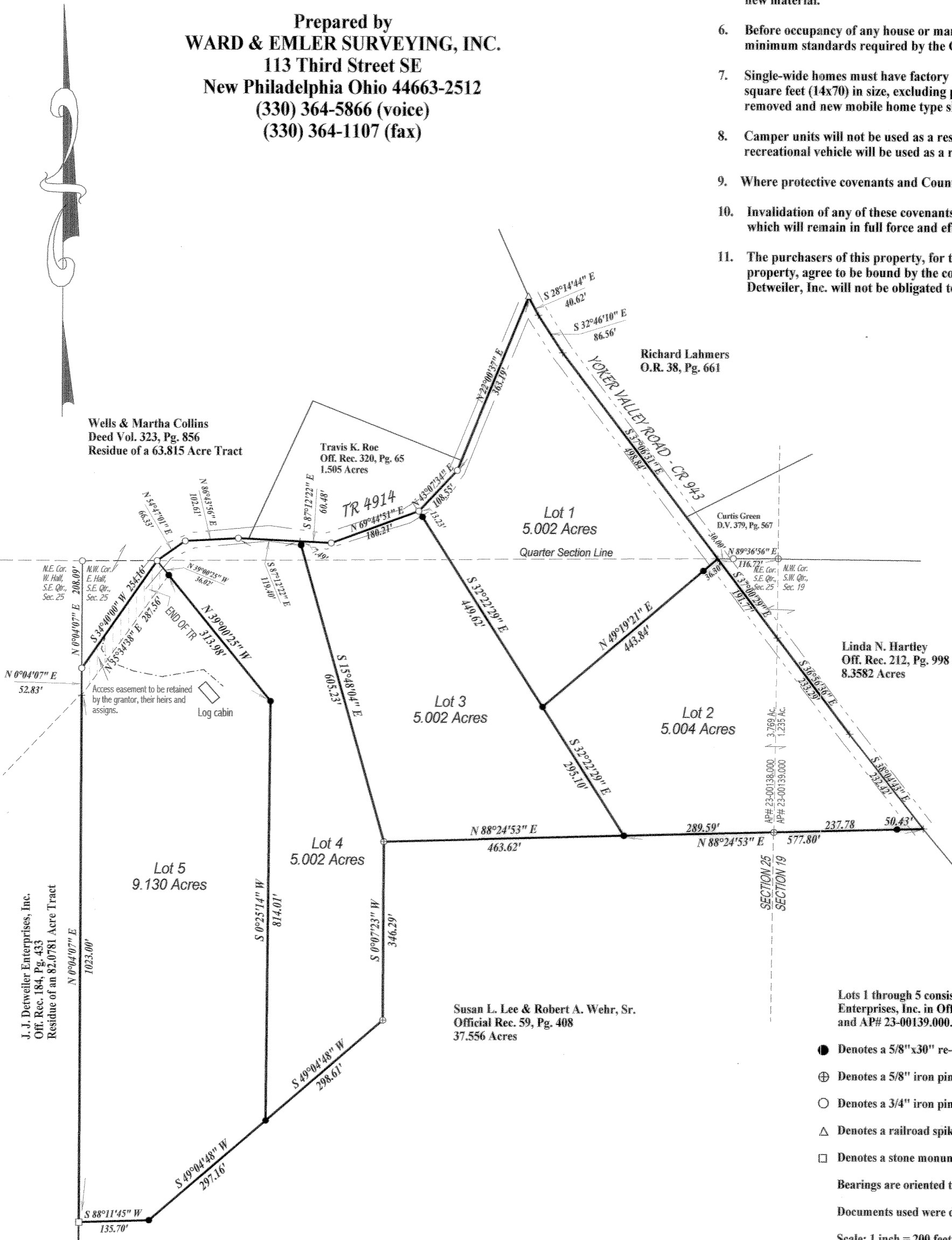
Uniontown, Ohio, this 9<sup>th</sup> day of May, 2005.

Notary Public Tammy Hippert

My Commission Expires January 3, 2010



TAMMY HIPPERT, Notary Public  
Residence - Portage County  
State Wide Jurisdiction, Ohio  
My Commission Expires January 3, 2010



Lots 1 through 5 consists of all of a 29,1655 acre tract heretofore conveyed to J.J. Detweiler Enterprises, Inc. in Official Record 421, Page 197. They consist also of all of AP# 23-00138.000 and AP# 23-00139.000.

- Denotes a 5/8"x30" re-bar with a yellow plastic cap stamped "WARD 7356" set.
- ⊕ Denotes a 5/8" iron pin with a plastic cap stamped "SPILKER 5862" found.
- Denotes a 3/4" iron pin with a plastic cap stamped "T.W. TAYLOR 7053" found.
- △ Denotes a railroad spike found.
- Denotes a stone monument found.

Bearings are oriented to assumed north and denote angles only.

Documents used were deeds, volume and pages as shown.

Scale: 1 inch = 200 feet.



DESCRIPTION  
APPROVED  
By Tony Brown Date 6-2-05  
Tony Brown, Auditor  
Delmar E. George, Engineer