

SUBJECT TO THE RIGHT-OF-WAY OF STATE ROUTE 285 (WINTERGREEN ROAD).

THERE SHALL BE A 10.00 FEET WIDE BUILDING SETBACK LINE ALONG BOTH SIDES OF ALL SIDE LOT LINES AND ALONG ALL REAR LOT LINES WITHIN THIS SUBDIVISION.

THERE SHALL BE A 75.00 FEET BUILDING SETBACK LINE ALONG ALL PUBLIC ROADS WITHIN THIS SUBDIVISION. SAID 75.00 FEET TO BE MEASURED FROM THE CENTERLINE OF SAID ROADS.

THE AREA ENCOMPASSED WITHIN ALL OF THE ABOVE DESCRIBED 10.00 FEET WIDE SETBACK AND 75.00 FEET WIDE SETBACK SHALL ALSO BE RESERVED FOR THE RUNNING OF PUBLIC UTILITIES.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 USED AS SOUTH 2°02'14" WEST.

BRUNER - LAUGHMAN II SUBDIVISION PROTECTIVE COVENANTS:

- (1) THE FOLLOWING PROTECTIVE COVENANTS ARE COVENANTS RUNNING WITH THE LAND... (2) PERMANENT DWELLINGS SHALL BE RESTRICTED TO THE SPECIFICATIONS OF HUD APPROVED SECTIONAL HOMES... (3) NO SINGLE WIDE MOBILE HOMES SHALL BE PERMITTED... (4) NO INOPERATIVE OR UNLICENSED VEHICLES MAY BE PLACED ON SAID LOTS... (5) NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT... (6) BEFORE OCCUPANCY OF ANY HOUSE, A SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED... (7) BEFORE ANY CONSTRUCTION TAKES PLACE, PURCHASER MUST CONTACT THE LOCAL GOVERNMENT AUTHORITY... (8) NO SWINE OR FOWL SHALL BE PERMITTED FOR COMMERCIAL PURPOSES... (9) ALL LOTS ARE TO BE USED FOR RESIDENTIAL, AGRICULTURAL, OR RECREATIONAL PURPOSES... (10) DOGS, CATS, AND OTHER HOUSEHOLD PETS SHALL NOT BE BRED OR MAINTAINED FOR COMMERCIAL PURPOSES... (11) NO TENT, CAMPER, SCHOOL BUS, OR RECREATIONAL VEHICLES SHALL BE USED AS A RESIDENCE... (12) ANY RESIDENCE ERECTED ON SAID LOTS SHALL BE AT LEAST 1000 SQUARE FEET OF INDOOR HEATED AREA...

- (13) ANY BUILDING OR STRUCTURE ON SAID PROPERTY SHALL BE SET-BACK A MINIMUM OF 75 FEET FROM THE CENTERLINE OF ANY GOVERNMENT ROAD... (14) WHERE PROTECTIVE COVENANTS AND MADISON TOWNSHIP OF GUERNSEY COUNTY ZONING ORDINANCES ARE IN CONFLICT, THE STRICTER REQUIREMENT WILL PREVAIL... (15) INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OF COURT ORDER SHALL, IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS... (16) NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS CREATING ANY OBLIGATION ON THE PART OF BRUNER LAND COMPANY, INC. TO ENFORCE THESE PROTECTIVE COVENANTS... (17) THE PURCHASERS OF ANY LOT, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, BY THE ACCEPTANCE OF THE CONVEYANCE OF SAID LOT, AGREE TO BE BOUND BY THE COVENANTS CONTAINED HEREIN AND ARE THE PRIMARY ENFORCERS OF THESE COVENANTS.

BEING A TOTAL OF 16.037 ACRES WHICH IS A NEW SURVEY OF PART OF THE PREMISES AS DESCRIBED AS 70.156 ACRES TO BRUNER LAND COMPANY, INC. BY OFFICIAL RECORDS VOLUME 449, PAGES 1569 - 1570 OF THE GUERNSEY COUNTY RECORDER'S OFFICE (PARCEL NO. 22-00754.000).

KNOW ALL MEN BY THEIR PRESENCE, THAT WE, BRUNER LAND COMPANY, INC., THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY ACKNOWLEDGE THAT MAKING OF THE SAME TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC USE, FOREVER.

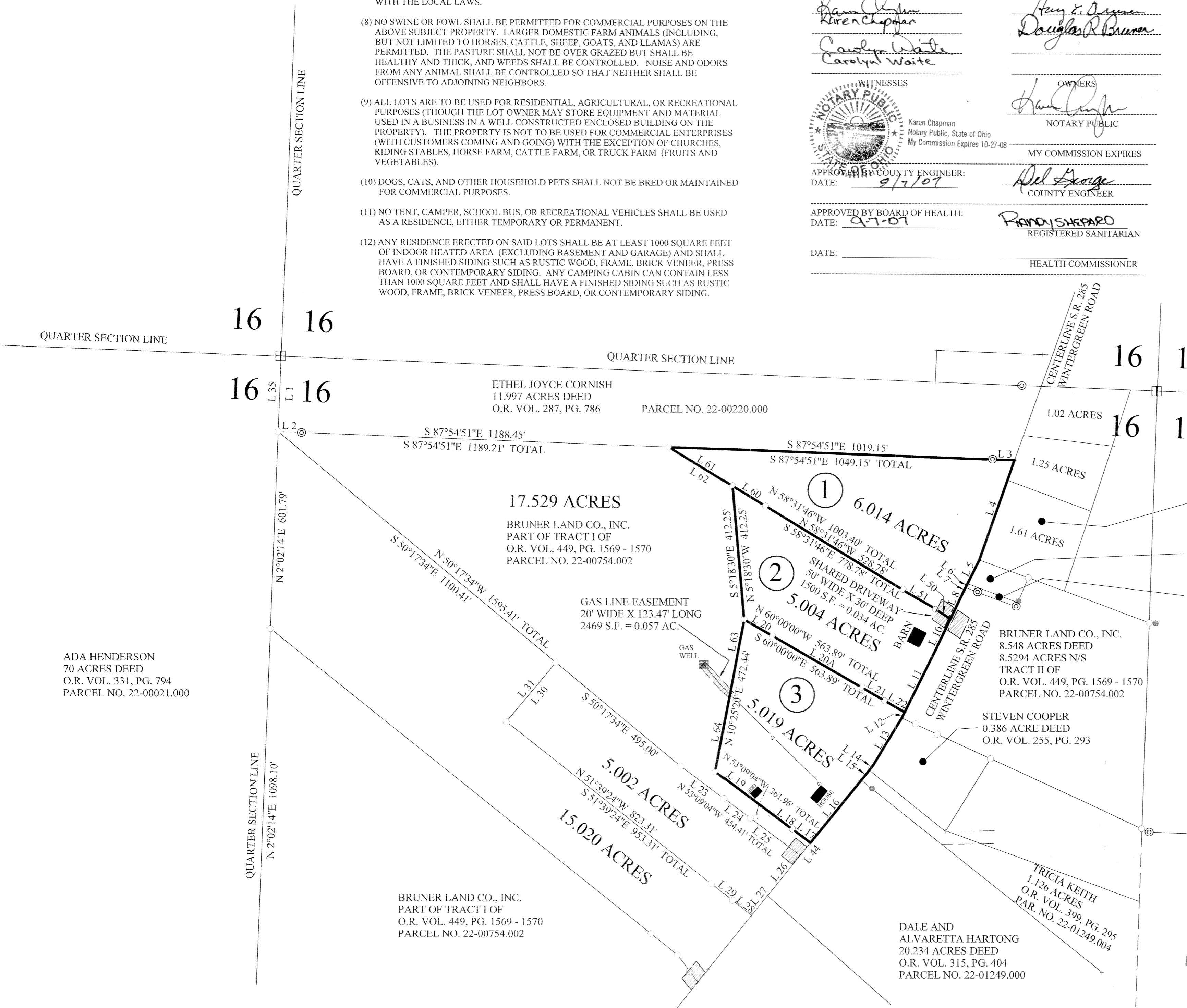
Notary Public section including signatures of Karen Chapman, Notary Public, State of Ohio, My Commission Expires 10-27-08. Also includes signatures of witnesses and owners.

Recording information section: NO. 22849, RECEIVED FOR RECORD THIS 1st DAY OF October, 2007, RECORDED IN PLAT BOOK 4, PAGE 501 AT 1:45 P.M. Includes signature of Colleen Wheatley, Guernsey County Recorder.

Transfer information section: RECEIVED FOR TRANSFER THIS 1 DAY OF October, 2007. Includes signature of Guernsey County Auditor.

Scale and North Arrow section: SCALE 1" = 200', 0' 200' 400'. Includes a north arrow pointing upwards.

Table with 3 columns: Line, Bearing, Distance. Lists 64 lines of survey data with bearings and distances in feet.



# SURVEY PLAT FOR BRUNER-LAUGHMAN II SUBDIVISION

SITUATED IN THE STATE OF OHIO, COUNTY OF GUERNSEY, TOWNSHIP OF MADISON, BEING IN THE SOUTHEAST QUARTER OF SECTION 16, RANGE 1 WEST, TOWNSHIP 3 NORTH, OF "THE UNITED STATES MILITARY DISTRICT".

- PERTINENT DOCUMENTS (1) ALL DEEDS AS SHOWN. (2) COUNTY TAX MAPS. (3) U.S.G.S. QUAD. MAP "OLD WASHINGTON" (4) SIX SURVEY PLATS BY JOSEPH T. SPILKER (5) TWO SURVEY PLATS BY STANLEY McFARLAND (6) THREE SURVEY PLATS BY JAMES V. GUTE (7) SURVEY PLAT BY STEVEN L. GARDNER (8) SURVEY PLAT BY RODNEY McFARLAND (9) SURVEY PLAT BY STANLEY McFARLAND (10) SURVEY PLAT BY JOHN A. TODD (11) SURVEY PLAT BY FRANK A. NEUHART

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

- Legend for symbols: ■ = GAS WELL FOUND, ⊙ = 3/4" IRON PIPE FOUND UNCAPPED, ○ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456", ⊙ = 5/8" IRON PIN FOUND UNCAPPED, ⊙ = 5/8" IRON PIN FOUND CAPPED "GUTE 5935", ⊙ = 5/8" IRON PIN FOUND CAPPED "SPILKER S-5862", ⊙ = 5/8" IRON PIN FOUND CAPPED "NEUHART 5692", ⊙ = CONCRETE MONUMENT FOUND, ⊙ = MARKED STONE FOUND, ⊙ = UN-MARKED STONE FOUND, ⊙ = SURVEY ANGLE POINT, ⊙ = RAILROAD SPIKE SET, ⊙ = RAILROAD SPIKE FOUND, ⊙ = TREE WITH WIRE FOUND, ⊙ = EXISTING PROPERTY LINES, ⊙ = FENCE EVIDENCE FOUND, ⊙ = LINES OF THIS SURVEY

SURVEYORS CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON THE 3rd DAY OF JULY AND AUGUST, 2007. ALL DIMENSIONS SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ON CURVES ARE ARC DISTANCES ON DRAWING AND CHORD DISTANCES IN THE CURVE TABLE.

Signature of Roger W. Claus, Reg. Surveyor 6456, dated 08-04-07. Address: 33310 CHRISTMAN RIDGE ROAD, LEWISVILLE, OHIO 43754. Phone: 1-740-567-3168. Fax: 1-740-567-3106 fax.

ADDED SHARED DRIVEWAY 07-19-07 R.W.C. REV. REAR OF LOTS 2 AND 3 08-03-07 R.W.C.