

BASIS OF BEARINGS: Bearings are based on the South line of the Northwest Quarter of Section 20 as being South 88° 21' 33" East.

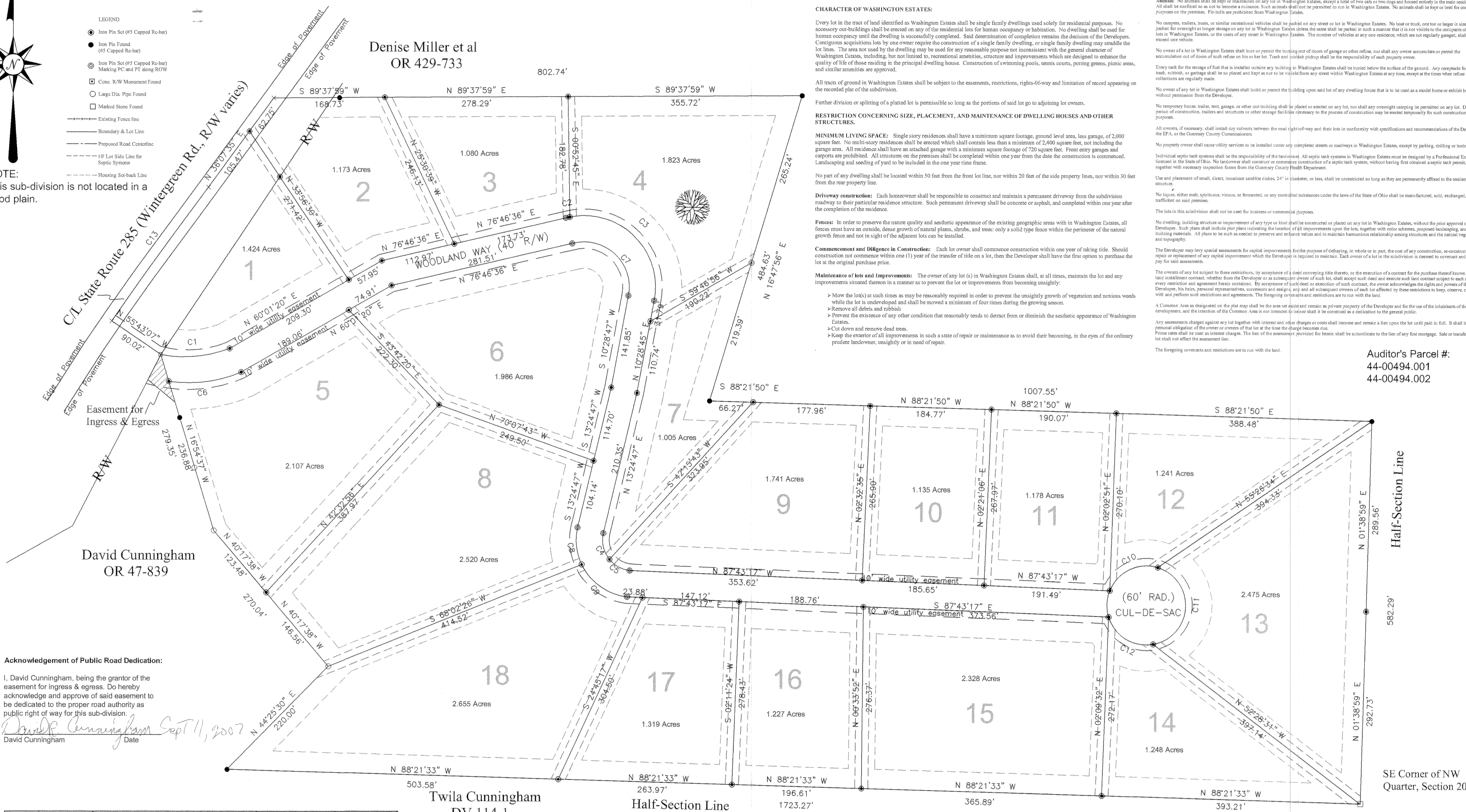
Note: This plat of the Washington Estates Subdivision lot orientation is a revision of the previously recorded plat and supercedes all earlier designs.



- LEGEND**
- Iron Pin Set (#5 Capped Re-bar)
 - Iron Pin Found (#5 Capped Re-bar)
 - ⊙ Iron Pin Set (#5 Capped Re-bar) Marking PC and PT along ROW
 - Conc. R/W Monument Found
 - Large Dia. Pipe Found
 - Marked Stone Found
 - Existing Fence line
 - Boundary & Lot Line
 - Proposed Road Centerline
 - 10' Lot Side Line for Septic System
 - Housing Set-back Line

NOTE:
This sub-division is not located in a flood plain.

Denise Miller et al
OR 429-733



Acknowledgement of Public Road Dedication:

I, David Cunningham, being the grantor of the easement for ingress & egress. Do hereby acknowledge and approve of said easement to be dedicated to the proper road authority as public right of way for this sub-division.

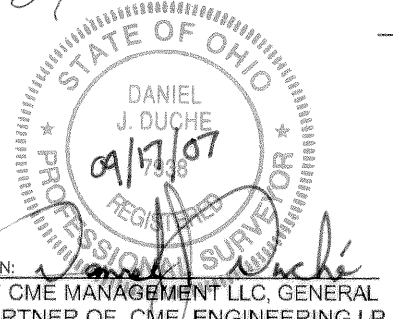
David Cunningham Date *Sept 11, 2007*
David Cunningham

Curve	Radius (ft)	Arc Length (ft)	Chord Length (ft)	Chord Bearing	Delta Angle
C1	190.54	106.50	105.12	S 84d 52' 30" W	32d 01' 31"
C2	108.45	6.13	6.13	N 76d 37' 16" E	3d 14' 11"
C3	108.45	213.60	180.71	S 45d 20' 17" W	112d 50' 42"
C4	47.18	42.52	41.09	N 13d 21' 51" W	51d 38' 18"
C5	47.18	35.85	35.00	N 60d 57' 16" W	43d 32' 33"
C6	210.15	112.29	110.96	S 82d 40' 06" W	30d 36' 55"
C7	68.45	139.31	116.48	S 47d 09' 12" E	116d 36' 20"
C8	87.18	57.90	56.84	N 06d 27' 21" W	38d 03' 20"
C9	87.18	88.03	84.33	N 54d 24' 36" W	57d 51' 10"
C10	60.00	89.21	81.22	N 64d 20' 47" E	85d 11' 35"
C11	60.00	160.19	116.68	S 03d 25' 36" W	152d 58' 59"
C12	60.00	86.81	79.43	N 58d 38' 28" W	82d 53' 49"
C13	5363.80	250.65	250.63	N 35d 48' 47" E	2d 40' 39"

Guernsey County Commissioners:
Steve C. Allen 9/7/07
Thomas L. Linneman 9/7/07
Joe Sacrest 9/11/07

Guernsey County Engineer:
Del George 9/7/07
Guernsey Health Department:
Randy Shepard 9/11/07

Developers:
William L. Baker 9/11/07
Nancy A. Baker 9/11/07
Lot #16 Current Owners:
Brandon K. Unklesbay 9/11/07
Staci L. Unklesbay 9/11/07



Drawn By: DJD
Date: 11/13/06
Revised: 7/11/07
Scale: 1" = 100'
Project No.: 0534-W011
File Name: Final-Plat_RevisionB.dwg
Drawing: 1 of 1

CME ENGINEERING
CME ENGINEERING LP
1115-202 Main St., Wheeling, WVA 26003
304-219-3800 FAX: 304-219-3801

Final Plat of Survey
Washington Estates
NORTHWEST QUARTER, SECTION 20, T-2N, R-2W
UNITED STATES MILITARY DISTRICT
WILLS TOWNSHIP
GUERNSEY COUNTY, OHIO

Declaration of Restrictions and Covenants for Washington Estates

DEFINITIONS: THE TERM "Developers" refer to William L. Baker and Nancy A. Baker as recorded in Official Record 442, Page 1928, of the Guernsey County Recorder's Office, and said land is to be sold as lots with deed restrictions as deemed by said Developers.

LOTS: any parcel of real estate for residential development identified by Plat of said property as a Lot.

CHARACTER OF WASHINGTON ESTATES:

Every lot in the tract of land identified as Washington Estates shall be single family dwellings used solely for residential purposes. No accessory out-buildings shall be erected on any of the residential lots for human occupancy or habitation. No dwelling shall be used for human occupancy until the dwelling is successfully completed. Said determination of completion remains the decision of the Developers. Contiguous acquisitions lots by one owner require the construction of a single family dwelling, or single family dwelling may straddle the lot lines. The area not used by the dwelling may be used for any reasonable purpose not inconsistent with the general character of Washington Estates, including, but not limited to, recreational amenities, structure and improvements which are designed to enhance the quality of life of those residing in the principal dwelling house. Construction of swimming pools, tennis courts, putting greens, picnic areas, and similar amenities are approved.

All tracts of ground in Washington Estates shall be subject to the easements, restrictions, rights-of-way and limitation of record appearing on the recorded plat of the subdivision.

Further division or splitting of a platted lot is permissible so long as the portions of said lot go to adjoining lot owners.

RESTRICTION CONCERNING SIZE, PLACEMENT, AND MAINTENANCE OF DWELLING HOUSES AND OTHER STRUCTURES.

MINIMUM LIVING SPACE: Single story residences shall have a minimum square footage, ground level area, less garage, of 2,000 square feet. No multi-story residences shall be erected which shall contain less than a minimum of 2,400 square feet, not including the garage area. All residence shall have an attached garage with a minimum square footage of 720 square feet. Front entry garages and carports are prohibited. All structures on the premises shall be completed within one year from the date the construction is commenced. Landscaping and seeding of yard to be included in the one year time frame.

No part of any dwelling shall be located within 50 feet from the front lot line, nor within 20 feet of the side property lines, nor within 30 feet from the rear property line.

Driveway construction: Each homeowner shall be responsible to construct and maintain a permanent driveway from the subdivision roadway to their particular residence structure. Such permanent driveway shall be concrete or asphalt, and completed within one year after the completion of the residence.

Fences: In order to preserve the nature quality and aesthetic appearance of the existing geographic areas with in Washington Estates, all fences must have an outside, dense growth of natural plants, shrubs, and trees: only a solid type fence within the perimeter of the natural growth fence and not in sight of the adjacent lots can be installed.

Commencement and Diligence in Construction: Each lot owner shall commence construction within one year of taking title. Should construction not commence within one (1) year of the transfer of title on a lot, then the Developer shall have the first option to purchase the lot at the original purchase price.

Maintenance of lots and improvements: The owner of any lot (s) in Washington Estates shall, at all times, maintain the lot and any improvements situated thereon in a manner as to prevent the lot or improvements from becoming unsightly.

- > Mow the lot(s) at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds while the lot is undeveloped and shall be mowed a minimum of four times during the growing season.
- > Remove all debris and rubbish.
- > Prevent the existence of any other condition that necessarily tends to detract from or diminish the aesthetic appearance of Washington Estates.
- > Cut down and remove dead trees.
- > Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming, in the eyes of the ordinary prudent landowner, unsightly or in need of repair.

GENERAL PROHIBITIONS:

No obnoxious or offensive activities shall be tolerated on any lot in Washington Estates, nor shall anything be done on any of said lots to become an unreasonable annoyance or nuisance to any owner of another lot in Washington Estates.

Signs: No signs or advertisements shall be displayed or placed on any lot or structures in Washington Estates except of real estate sale signs. Street signs shall be placed by Developer as needed.

Animals: No animals shall be kept or maintained on any lot in Washington Estates, except a total of two cats or two dogs and housed entirely in the main residence. All shall be confined so as not to become a nuisance. Such animals shall not be permitted to run in Washington Estates. No animals shall be kept or bred for commercial purposes on the premises. No birds are prohibited from Washington Estates.

No campers, trailers, boats, or similar recreational vehicles shall be parked on any street or lot in Washington Estates. No boat or truck, one ton or larger in size, shall be parked for overnight or longer storage on any lot in Washington Estates unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in Washington Estates, or the users of any street in Washington Estates. The number of vehicles at any one residence, which are not regularly garaged, shall not exceed one vehicle.

No owner of a lot in Washington Estates shall burn or permit the burning out of doors of garage or other refuse, nor shall any owner accumulate or permit the accumulation out of doors of refuse on his or her lot. Trash and rubbish pickup shall be the responsibility of each property owner.

Every tank for the storage of fuel that is installed outside any building in Washington Estates shall be buried below the surface of the ground. Any receptacle for ashes, trash, rubbish, or garbage shall be so placed and kept as not to be visible from any street within Washington Estates at any time, except at the times when refuse collections are regularly made.

No owner of any lot in Washington Estates shall build or permit the building upon said lot of any dwelling house that is to be used as a model home or exhibit house without permission from the Developer.

No temporary house, trailer, tent, garage, or other out-building shall be placed or erected on any lot, nor shall any overnight camping be permitted on any lot. During the period of construction, trailers and other structures or other storage facilities necessary to the process of construction may be erected temporarily for such construction-related purposes.

All owners, if necessary, shall install dry culverts between the road right-of-way and their lots in conformity with specifications and recommendations of the Developer, the EPA, or the Guernsey County Commissioners.

No property owner shall cause utility services to be installed under any completed streets or roadways in Washington Estates, except by jacking, drilling or boring.

Individual septic tank systems shall be the responsibility of the landowner. All septic tank systems in Washington Estates must be designed by a Professional Engineer, licensed in the State of Ohio. No landowner shall construct or commence construction of a septic tank system, without having first obtained a septic tank permit, together with necessary inspection forms from the Guernsey County Health Department.

Use and placement of small, direct, broadcast satellite dishes, 24" in diameter, or less, shall be unrestricted so long as they are permanently affixed to the residential structure.

No liquor, either malt, spirits, vinous, or fermented, or any controlled substances under the laws of the State of Ohio shall be manufactured, sold, exchanged, or trafficked on said premises.

The lots in this subdivision shall not be used for business or commercial purposes.

No dwelling, building structure or improvement of any type or kind shall be constructed or placed on any lot in Washington Estates, without the prior approval of the Developer. Such plans shall include plot plans indicating the location of all improvements upon the lots, together with color schemes, proposed landscaping, and building materials. All plans to be such as to preserve and enhance values and to maintain harmonious relationship among structures and the natural vegetation and topography.

The Developer may levy special assessments for capital improvements for the purpose of defraying, in whole or in part, the cost of any construction, re-construction, repair or replacement of any capital improvement which the Developer is required to maintain. Each owner of a lot in the subdivision is deemed to covenant and agree to pay for said assessments.

The owners of any lot subject to these restrictions, by acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof known as a land installment contract, whether from the Developer or a subsequent owner of such lot, shall accept such deed and execute such land contract subject to each and every restriction of the Developer and agree to be bound by such restrictions. By acceptance of such deed or execution of such contract, the owner acknowledges the rights and powers of the Developer, his heirs, personal representatives, successors and assigns, any and all subsequent owners of each lot affected by these restrictions to keep, observe, comply with and perform such restrictions and agreements. The foregoing covenants and restrictions are to run with the land.

A Common Area as designated on the plat map shall be the area set aside and remain as private property of the Developer and for the use of the inhabitants of the development, and the intention of the Common Area is not intended to be construed as a dedication to the general public.

Any assessments charged against any lot together with interest and other charges or costs shall become and remain a lien upon the lot until paid in full. It shall become the personal obligation of the owner or owners of that lot at the time the charge becomes due.

Prime rates shall be used as interest charges. The time of the assessment provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien.

The foregoing covenants and restrictions are to run with the land.

Auditor's Parcel #:
44-00494.001
44-00494.002

Guernsey County Planning Commission:

Nancy Blumhul 9/7/07
Date _____
Date _____
Date _____
Date _____

DESCRIPTION
APPROVED
By: *DJM* Date: *9/16/07*
Tony Brown, Auditor
Delmar E. George, Engineer