

**RECORD PLAN**  
**THE BLUFFS AT HUNTERS GLENN**  
**SECTION ONE, PHASE I**  
**SEC. 5, TOWN 3, RANGE 8 B.M.R.S.**  
**MAD RIVER TOWNSHIP**  
**CLARK COUNTY, OHIO**  
**16.4960 ACRES TOTAL**

1/2" SEC. LINE  
 BASIS OF BEARINGS:  
 N13°23'27"E FOR CENTERLINE  
 ENON-KENNA ROAD FROM CLARK COUNTY  
 GPS MONUMENTS 17 & 18 (SEE SECTION  
 ONE SURVEY FILE NO. 81(1995)).  
 OLD SOURCE ZONE 140 81(1995).

STONE FOUND AT THE  
 N.E. COR. OF THE SE.  
 1/4 SEC. 11

GRAPHIC SCALE  
 SCALE 1"=100'

**A-1 ZONING**  
 CHARLES M. & JO ANN STRATTON  
 O.R.V. 2024, PG. 1022  
 PARCEL: 18100000000145  
 SUR. VOL. 22 PG. 5

**R-2 ZONING**  
 HELLSBROOK FARMS LLC  
 O.R.V. 1885 PG. 1130  
 7.4436 ACRES (DEED)  
 PARCEL: 18100000000152  
 SUR. VOL. 11 PG. 106  
 SUR. VOL. 19 PG. 70  
 SUR. VOL. 22 PG. 125  
 SUR. VOL. 25 PG. 155

**CURVE TABLE**

STATION	CHORD BEARING & DIST.	ARC	CHORD BEARING & DIST.
01	01 455.60' 203.96' W 19.12'	160.48'	01 455.60' 203.96' W 19.12'
02	02 25.00' 9000.00' W 35.36'	39.27'	02 25.00' 9000.00' W 35.36'
03	03 355.00' 183.52' W 55.00'	20.00'	03 355.00' 183.52' W 55.00'
04	04 300.00' 0306.55' W 18.48'	16.48'	04 300.00' 0306.55' W 18.48'
05	05 300.00' 523.27' W 21.85'	22.85'	05 300.00' 523.27' W 21.85'
06	06 300.00' 443.24' W 24.11'	24.11'	06 300.00' 443.24' W 24.11'
07	07 300.00' 443.24' W 24.11'	24.11'	07 300.00' 443.24' W 24.11'
08	08 300.00' 443.24' W 24.11'	24.11'	08 300.00' 443.24' W 24.11'
09	09 350.00' 232.92' W 14.48'	14.48'	09 350.00' 232.92' W 14.48'
10	10 25.00' 9000.00' W 35.36'	39.27'	10 25.00' 9000.00' W 35.36'
11	11 25.00' 9000.00' W 35.36'	39.27'	11 25.00' 9000.00' W 35.36'
12	12 25.00' 9000.00' W 35.36'	39.27'	12 25.00' 9000.00' W 35.36'
13	13 25.00' 9000.00' W 35.36'	39.27'	13 25.00' 9000.00' W 35.36'
14	14 25.00' 9000.00' W 35.36'	39.27'	14 25.00' 9000.00' W 35.36'
15	15 25.00' 9000.00' W 35.36'	39.27'	15 25.00' 9000.00' W 35.36'
16	16 25.00' 9000.00' W 35.36'	39.27'	16 25.00' 9000.00' W 35.36'
17	17 25.00' 9000.00' W 35.36'	39.27'	17 25.00' 9000.00' W 35.36'
18	18 25.00' 9000.00' W 35.36'	39.27'	18 25.00' 9000.00' W 35.36'
19	19 25.00' 9000.00' W 35.36'	39.27'	19 25.00' 9000.00' W 35.36'
20	20 25.00' 9000.00' W 35.36'	39.27'	20 25.00' 9000.00' W 35.36'
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23	23 25.00' 9000.00' W 35.36'	39.27'	23 25.00' 9000.00' W 35.36'
24	24 25.00' 9000.00' W 35.36'	39.27'	24 25.00' 9000.00' W 35.36'
25	25 25.00' 9000.00' W 35.36'	39.27'	25 25.00' 9000.00' W 35.36'
26	26 25.00' 9000.00' W 35.36'	39.27'	26 25.00' 9000.00' W 35.36'
27	27 25.00' 9000.00' W 35.36'	39.27'	27 25.00' 9000.00' W 35.36'
28	28 25.00' 9000.00' W 35.36'	39.27'	28 25.00' 9000.00' W 35.36'

**MONUMENTATION LEGEND**

SYMBOL	DESCRIPTION
○	IRON PIN FOUND
●	IRON PIPE FOUND
□	STONE BENCHMARK
△	IRON PIN & CAP TO BE SET
◇	R.R. SPIKE SET
◇	W/NG OR PK NAIL FOUND
◇	W/NG NAIL SET

NOTE: ALL FOUND IRON PINS ARE #5 REBAR.  
 NOTE: ALL FOUND IRON PIPES ARE 3/4" O.D.  
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**DESCRIPTION:**  
 SITUATED IN THE SITE OF OHIO, COUNTY OF CLARK,  
 TOWNSHIP OF MAD RIVER AND BEING PART OF SECTION  
 5, TOWN 3, RANGE 8 B.M.R.S., AND BEING FURTHER  
 DESCRIBED AS BEING PART OF THE LAND CONTAINED  
 WITHIN THE BEARINGS SHOWN AS A, B, C, D, E, F, G,  
 H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z,  
 AND A BEING PART OF A 64.2148 ACRE TRACT OF  
 LAND RECORDED IN OPTION RECORD VOLUME 1970, PAGE 308  
 (TRACT II), AND ALL OF A 0.2105 ACRE TRACT OF LAND  
 CONVEYED TO LEMUS CONSTRUCTION, INC. BY DEED  
 RECORDED IN OFFICIAL RECORD VOLUME 1970, PAGE 308  
 (TRACT III), BOTH IN THE DEED RECORDS OF CLARK  
 COUNTY, OHIO.

**CURVE TABLE**

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**AGREEMENT:**  
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 + 4.0781 ACRES PUBLIC STREETS  
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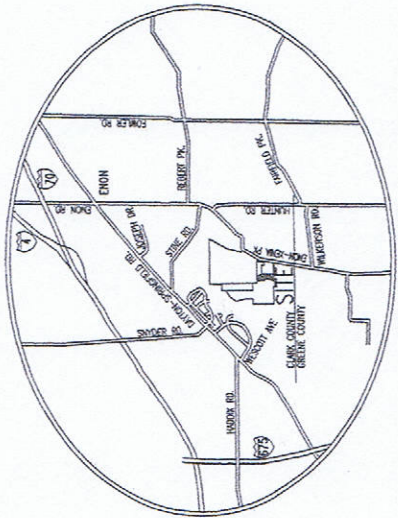
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 SEC. 5, T. 3, R. 8 B.M.R.S.  
 MAD RIVER TOWNSHIP  
 CLARK COUNTY, OHIO  
 CONTAINING 16.4960 ACRES

PROTECTIVE COVENANTS AND RESTRICTIONS

- NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. THE FLOOR AREAS OF EACH DWELLING STRUCTURE, EXCLUSIVE OF GARAGES, PORCHES AND PATIOS, SHALL NOT BE LESS THAN 1,900 SQUARE FEET FOR ONE STORY PLANS AND NOT LESS THAN 2,200 FOR ONE AND A HALF AND TWO STORY DWELLINGS. ALL RESIDENCES SHALL HAVE A MINIMUM OF A TWO-CAR GARAGE. ALL STRUCTURES SHALL BE CONSTRUCTED IN BRICK, CEDAR, INNER-SHAL OR BE OF A PLANK (AND/OR EQUIVALENT) OR VINYL SIDING. THE VINYL SIDING PERMITTED INCLUDES SIDING OF .600 OR GREATER AND/OR .644 GAUGE WITH A MANUFACTURED INSULATED SIDING BACKING (NOT INSULATED WALL BOARD). THE MINIMUM ROOF PITCH SHALL BE 6/12 IN PITCH AND ALL SHINGLES SHALL BE DIMENSIONED AT FIVE YEARLY YEARS (25) IN WEIGHT AND COLOR PRIOR TO COMMENCEMENT OF STRUCTURE WITH AN APPROVED SET TO BE KEPT ON FILE WITH SAID DEVELOPER TO INSURE COMPLIANCE TO APPROVED SPECIFICATIONS.
- OUTBUILDINGS SHALL BE PERMITTED ON LOTS, IN AS MUCH AS: THE STRUCTURE SHALL NOT EXCEED 200 SQUARE FEET. NO MORE THAN ONE OUT BUILDING PER LOT SHALL BE PERMITTED AND SHALL BE CONSTRUCTED WITH A MATERIAL SIMILAR TO THAT OF THE RESIDENCE. THE OUTBUILDING SHALL BE LIMITED TO ONE HOME CAMPER OR SIMILAR VEHICLE. NO BUILDINGS SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAN THE (50) FOOT MINIMUM SETBACK DISTANCE AS PROVIDED BY THE RECORDED PLAT OF THIS SUBDIVISION. ALL STRUCTURES SHALL HAVE A MINIMUM SIDE YARD CLEARANCE OF (6) FEET AND A MINIMUM TOTAL SIDE YARD SUM OF (16) FEET. ALL RESIDENTIAL STRUCTURES SHALL HAVE A 40-FOOT MINIMUM REAR YARD SETBACK. DEVELOPER PRIOR TO COMMENCEMENT SHALL COPY THE LOCATION OF STRUCTURE IN THE FORM OF A PLAT PLAN, WHICH SHALL APPROVED COPY SHALL BE KEPT ON FILE WITH SAID DEVELOPER. THE FINISHED GRADE OF FOUNDATION, PROPOSED LOT ELEVATION, SHALL BE SUBDIVIDED INTO ADDITIONAL LOTS. THIS IS NOT TO IMPLY THAT MULTIPLE LOTS MAY NOT BE COMBINED TO CREATE ONE (1) LARGER RESIDENTIAL LOT WITH SAID MODIFICATION TO BE APPROVED BY THE COUNTIES AND/OR TOWNSHIP'S WHICH MAY HAVE JURISDICTION IN THE ALTERING TO ORIGINAL APPROVED PLAT.
- NO TRAILER, CAMPER OR OTHER OUTBUILDING SHALL BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT. A TEMPORARY TRAILER MAY BE USED BY DEVELOPER AND/OR BUILDER FOR STORAGE OF TOOLS AND EQUIPMENT DURING THE CONSTRUCTION OF NEW SECTIONS OF THE DEVELOPMENT AND/OR THE CONSTRUCTION OF A RESIDENCE. IN ANY EVENT DEVELOPER/BUILDER SHALL REMOVE TRAILER UPON THE COMPLETION OF SAID SECTION, WHICH MAY BE ERRECTED, MUST BE OF WOOD, COMPOSITE, WROUGHT IRON OR PVC MATERIAL. NO CHAIN LINK, BARBED WIRE OR FIELD FENCING SHALL BE PERMITTED EXCEPT FOR FINE MESH (CHICKEN WIRE) TO BE USED IN CONJUNCTION WITH SPLIT RAIL, AND THE LIKE, TO KEEP SMALL PETS CONTAINED. NO FENCE SHALL BE MORE THAN FOUR (4) FEET TALL AND SHALL NOT BE PLACED CLOSER THAN THE MINIMUM FRONT YARD SETBACK LINE OR THE FRONT OF THE RESIDENCE WHICHEVER IS THE GREATER.
- NO WOODS OR PENNSYLVANIA OR WILSON SHALL BE CONDUCTED UPON ANY LOT, NO LOT OR PORTION THEREOF WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE OCCUPANTS OF ANY LOT.
- NO ABOVE GROUND FUEL TANKS OR POOLS SHALL BE PERMITTED. THIS SHALL NOT PRECLUDE THE CONSTRUCTION AND USE OF HOT TUBS AND/OR SPAS.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE, STAMPED CONCRETE AND/OR BRICK PAVERS.
- NO POLE OR TOWER SHALL BE CONSTRUCTED ON ANY LOT OR FROM SAID RESIDENCE FOR THE SUPPORT OF TELEVISION, AMATEUR RADIO OR CITIZEN BAND RADIO ANTENNA (S). NO SATELLITE DISH SHALL BE PERMITTED EXCEPT FOR DISHES WHICH ARE 18 INCHES IN DIAMETER AND TEMPORARILY BASKETBALL HOOP SHALL BE ATTACHED TO RESIDENCE. THE USE OF PORTABLE BASKETBALL HOOP (S) IS ALLOWED.
- EXCEPT FOR DELIVERY, LOADING OR UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT OR UTILITY TRAILER UPON ANY LOT IN SAID PLAT, EXCEPT FOR SUCH PARKING OR STORAGE WITHIN THE RESIDENCE GARAGE. THIS COVENANT SHALL ALSO APPLY TO ALL TRUCKS AND TRACTOR TRAILERS OF ANY TYPE OVER 3/4 TON OR EQUIPMENT OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT DOGS, CATS AND/OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THAT THEY ARE NOT KEPT, BRED OR RAISED FOR COMMERCIAL PURPOSES OR KEPT IN UNREASONABLE NUMBERS.
- NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERCTED ON ANY LOT IN THIS PLAT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 3 SQUARE FEET OR ONE SIGN MORE THAN 9 SQUARE FEET ADVERTISING THE PROPERTY OR SALES OF REAL ESTATE FOR BUILDERS SO ADVERTISING THE PROPERTY OR SALES OF REAL ESTATE OF THE HOUSE. THE DEVELOPER SHALL BE EXEMPT FROM THIS COVENANT DURING THE PERIOD OF PLAT DEVELOPMENT AND LOT SALES.
- BUILDING CONTRACTORS SHALL BE REQUIRED TO EMPLOY THE USE OF DUMPSTERS OR SIMILAR DEBRIS STORAGE DEVICES DURING CONSTRUCTION OR SHALL PROMPTLY REMOVE ALL DEBRIS AND EXCESS MATERIAL DURING AND AT THE COMPLETION OF CONSTRUCTION.
- NO HOME CONSTRUCTED ON SAID PLAT SHALL BE ACTIVATED BY A "DUSK AWAY" LIGHTING SYSTEM. EACH LAMP SHALL BE PLACED FIFTEEN FEET BACK FROM PROPERTY LINE AND SIX FEET TO THE HOUSE SIDE OF EACH DRIVE TO RESIDENCE. THE DEVELOPER WILL PROVIDE EACH LOT OWNER WITH THE MANUFACTURER'S MODEL NUMBER OF THE ACCEPTABLE LAMP AND POST TO BE USED TO PROVIDE CONTINUITY THROUGHOUT THE PLAT.
- IT IS PROMOTED BY THE DEVELOPER THAT EACH LOT OWNER SHALL KEEP A TWENTY FOOT AREA TO THE REAR OF EACH LOT AS UNDISTURBED AND/OR FOR PLANTING OF MORE TREES AND SHRUBS TO PROVIDE A CONSISTENT NATURAL BARRIER BETWEEN PROPERTIES.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF THE OWNERS OF ALL LOTS IN ALL SECTIONS OF THIS SUBDIVISION COMMENCING UNDER THEM UNTIL JUNE 1, 2014, AT WHICH TIME THEY WILL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- THESE COVENANTS AND RESTRICTIONS ALSO APPLY TO THE OWNER OF ANY LOT IN THE PLAT.
- GRANTOR RESERVES THE RIGHT TO IMPOSE FURTHER RESTRICTIONS AND DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY, IF REQUIRED, WITH RESPECT TO SUCH LOTS WHICH HAVE NOT BEEN SOLD BY GRANT OR BY INSTRUMENT RECORDING IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, OHIO AND THE OFFICE OF THE ZONING AUTHORITY OF CLARK COUNTY, OHIO OR BY EXPRESS PROVISIONS IN SAID COVENANCES.



VICINITY MAP  
 NO SCALE

CERTIFICATION

I HEREBY CERTIFY THIS MAP REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JUNE 2004. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS WILL BE SET AT ALL LOT CORNERS AND AT OTHER LOCATIONS AS SHOWN.

DATE: \_\_\_\_\_  
 REGISTERED SURVEYOR OF OHIO #5287

LOT	RECOMMENDED FINISH FLOOR ELEVATIONS	LOT ELEVATION	LOT ELEVATION	LOT ELEVATION
01	585.00	14.100000		
02	585.00	14.100000		
03	585.00	15.100000		
04	590.00	15.100000		
05	1000.00	17.100000		
06	1000.00	18.100000		
07	1000.00	18.100000		
08	1000.00	18.100000		
09	1000.00	18.100000		
10	585.00	14.100000		
11	590.00	15.100000		
12	585.00	14.100000		

OWNER & DEVELOPER: LEWIS CONSTRUCTION, INC.  
 21 N. KEWA DR.  
 ENON, OH 43029

CIVIL ENGINEER: JOHN L. CHED, PE, CFESC, CESC  
 MAD RIVER ENGINEERING  
 P.O. BOX 251118  
 DAYTON, OH 45425

SURVEYOR: LUIS C. BIANCHO & ASSOC., INC.  
 140 WEST WEDGE ROAD  
 ENGLEWOOD, OH 43322

OWNER'S DEDICATION AND ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, COMPRISING A TOTAL OF 4.0781 ACRES, TO THE PUBLIC USE FOREVER.

EASEMENTS SHALL BE OF SUCH SIZE AND WIDTH AS SHOWN ON THE PLAT MAP AND ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICE, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

OWNER - LEWIS CONSTRUCTION, INC.

WITNESS \_\_\_\_\_  
 BY: SYLVESTER LEWIS, TREASURER

WITNESS \_\_\_\_\_

STATE OF OHIO  
 CLARK COUNTY

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, PERSONALLY CAME LEWIS CONSTRUCTION, INC. BY SYLVESTER LEWIS, TREASURER TO KNOW AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE FOREGOING STATEMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR CLARK COUNTY, OHIO  
 MY COMMISSION EXPIRES: \_\_\_\_\_

ACCEPTANCE

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON \_\_\_\_\_

AUDITOR-CLARK COUNTY, OHIO

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON \_\_\_\_\_ IN VOL. \_\_\_\_\_ AND THAT IT WAS RECORDED ON \_\_\_\_\_ PLAT RECORDS OF CLARK COUNTY, OHIO. FEE \_\_\_\_\_

CLARK COUNTY RECORDER

COUNTY COMMISSIONERS

DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR ROADS, STREETS, OR OTHER PUBLIC PURPOSES IS HEREBY ACCEPTED AS OF \_\_\_\_\_, 2014

BOARD OF COUNTY COMMISSIONERS  
 CLARK COUNTY, OHIO

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CLARK COUNTY PLANNING COMMISSION ON \_\_\_\_\_, 2014. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN TWO (2) CALENDAR YEARS OF THIS APPROVAL.

CERTIFIED \_\_\_\_\_

SECRETARY, CLARK COUNTY PLANNING COMMISSION



PAGE 2 OF 2

LUIS C. BIANCHO & ASSOC., INC.

JUNE 17, 2005

PLAT DATE

8-77-11

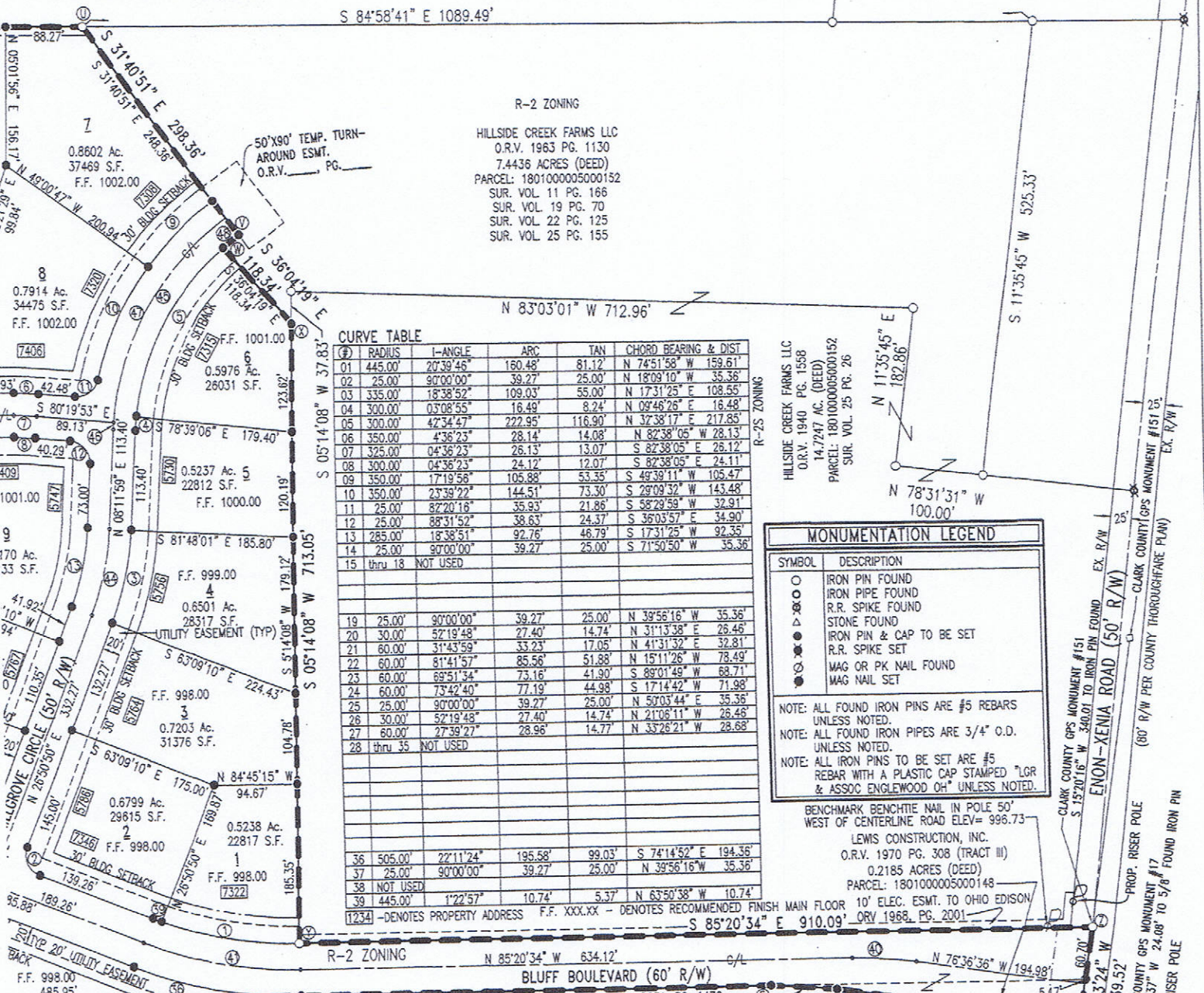
THE OFF. REC. 1508  
 PLAT REC. 038-0074  
 SURVEYING  
 140 WEST WEDGE ROAD  
 ENGLEWOOD, OH 43322-2727

# RECORD PLAN BLUFFS AT HUNTERS GLENN SECTION ONE, PHASE I

C. 5, TOWN 3, RANGE 8 B.M.R.S.  
MAD RIVER TOWNSHIP  
CLARK COUNTY, OHIO  
16.4960 ACRES TOTAL

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O.R.V. 2024, PG. 1622  
120.773 AC. (DEED)  
PARCEL: 1801000005000145  
SUR. VOL. 22 PG. 6



S 84°58'41" E 1089.49'

R-2 ZONING

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### CURVE TABLE

STATION	RADIUS	I-ANGLE	ARC	TAN	CHORD BEARING & DIST
01	445.00'	20°39'46"	160.48'	81.12'	N 74°51'58" W 159.61'
02	25.00'	90°00'00"	39.27'	25.00'	N 18°09'10" W 35.36'
03	335.00'	18°38'52"	109.03'	55.00'	N 17°31'25" E 108.55'
04	300.00'	03°08'55"	16.49'	8.24'	N 09°48'26" E 16.48'
05	300.00'	42°34'47"	222.95'	116.90'	N 37°38'17" E 217.85'
06	350.00'	4°36'23"	28.14'	14.08'	N 82°38'05" W 28.13'
07	325.00'	04°36'23"	26.13'	13.07'	S 82°38'05" E 26.12'
08	300.00'	04°36'23"	24.12'	12.07'	S 82°38'05" E 24.11'
09	350.00'	17°19'58"	105.88'	53.35'	S 49°39'11" W 105.47'
10	350.00'	23°39'22"	144.51'	73.30'	S 29°09'32" W 143.48'
11	25.00'	82°20'16"	35.93'	21.86'	S 58°29'59" W 32.91'
12	25.00'	88°31'52"	38.63'	24.37'	S 36°03'57" E 34.90'
13	285.00'	18°38'51"	92.76'	48.79'	S 17°31'25" W 92.35'
14	25.00'	90°00'00"	39.27'	25.00'	S 71°50'50" W 35.36'
15	thru 18	NOT USED			
19	25.00'	90°00'00"	39.27'	25.00'	N 39°58'16" W 35.36'
20	30.00'	52°19'48"	27.40'	14.74'	N 31°13'38" E 28.46'
21	60.00'	31°43'59"	33.23'	17.05'	N 41°31'32" E 32.81'
22	60.00'	81°41'57"	85.56'	51.88'	N 15°11'26" W 78.49'
23	60.00'	69°51'34"	73.16'	41.90'	S 88°01'49" W 68.71'
24	60.00'	73°42'40"	77.19'	44.98'	S 17°14'42" W 71.98'
25	25.00'	90°00'00"	39.27'	25.00'	N 50°03'44" E 35.36'
26	30.00'	52°19'48"	27.40'	14.74'	N 21°06'11" W 26.46'
27	60.00'	27°39'27"	28.96'	14.77'	N 33°28'21" W 28.68'
28	thru 35	NOT USED			
36	505.00'	22°11'24"	195.58'	99.03'	S 74°14'52" E 194.36'
37	25.00'	90°00'00"	39.27'	25.00'	N 39°58'16" W 35.36'
38	NOT USED				
39	445.00'	1°22'57"	10.74'	5.37'	N 63°50'38" W 10.74'

### MONUMENTATION LEGEND

SYMBOL	DESCRIPTION
○	IRON PIN FOUND
○	IRON PIPE FOUND
○	R.R. SPIKE FOUND
○	STONE FOUND
○	IRON PIN & CAP TO BE SET
○	R.R. SPIKE SET
○	MAG OR PK NAIL FOUND
○	MAG NAIL SET

NOTE: ALL FOUND IRON PINS ARE #5 REBAR UNLESS NOTED.  
NOTE: ALL FOUND IRON PIPES ARE 3/4" O.D. UNLESS NOTED.  
NOTE: ALL IRON PINS TO BE SET ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

BENCHMARK BENCHTIE NAIL IN POLE 50' WEST OF CENTERLINE ROAD ELEV= 996.73  
LEWIS CONSTRUCTION, INC.  
O.R.V. 1970 PG. 308 (TRACT III)  
0.2185 ACRES (DEED)  
PARCEL: 1801000005000148  
FINISH MAIN FLOOR 10' ELEC. ESMT. TO OHIO EDISON ORV 1968, PG. 2001

OFFSITE EXISTING WATER MAIN, SANITARY SEWER, STORM DRAINAGE, UTILITY, AND DETENTION BASIN EASEMENTS SEE O.R.V. ES 1478, 1492, 1497, 1501, 1520.

US	I-ANGLE	ARC	TAN	CHORD BEARING & DIST
00'	08°43'58"	72.40'	36.27'	N 80°58'35" W 72.33'
00'	22°11'24"	183.98'	93.15'	N 74°14'52" W 182.81'
00'	21°47'07"	180.61'	91.41'	N 74°02'43" W 179.52'
USED				
00'	18°38'52"	100.89'	50.30'	N 17°31'25" E 100.45'
00'	50°07'10"	284.29'	151.96'	N 33°15'34" E 275.36'
00'	01°28'08"	8.33'	4.17'	N 08°56'03" E 8.33'
00'	48°39'02"	275.96'	146.92'	N 33°58'38" E 267.75'
00'	04°23'28"	22.99'	11.50'	S 56°07'25" W 22.99'

A-1 ZONING  
DANIEL E. DEMMY  
O.R. VOL. 1736 PG. 2007 (PARCEL II)  
87.6888 AC. (DEED)  
PARCEL: 1801000005000139  
SUR. VOL. 19 PG. 82

A-1 ZONING

DANIEL E. DEMMY  
O.R. VOL. 1736 PG. 2007 (PARCEL I)  
5.01 AC. (DEED)  
PARCEL: 1801000005000104  
SUR. VOL. 19 PG. 82



LUTS G. RIANCHO & ASSOC. INC.  
SURVEYING

JOB #03005 JUNE 17, 2005  
DRAWING NAME 03005-RP-SEC1 PLOT DATE 8-27-14

140 WEST WENGER ROAD  
ENGLEWOOD, OHIO 45322-2727  
TEL 937 836-1555  
FAX 937 836-9974

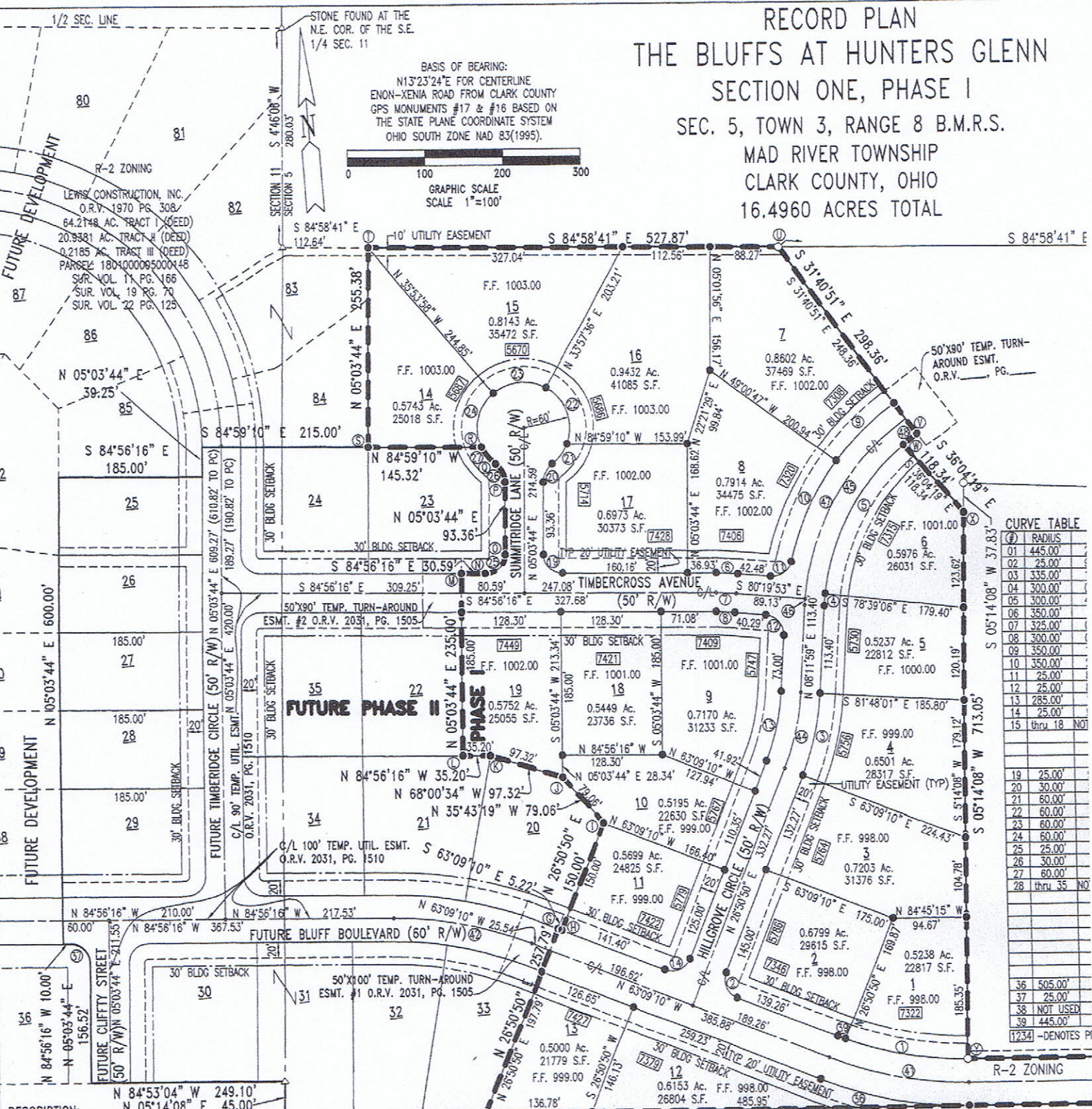
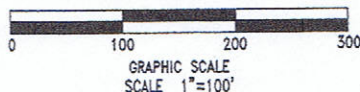
# RECORD PLAN

## THE BLUFFS AT HUNTERS GLENN

### SECTION ONE, PHASE I

SEC. 5, TOWN 3, RANGE 8 B.M.R.S.  
MAD RIVER TOWNSHIP  
CLARK COUNTY, OHIO  
16.4960 ACRES TOTAL

BASIS OF BEARING:  
N13°23'24"E FOR CENTERLINE  
ENON-XENIA ROAD FROM CLARK COUNTY  
GPS MONUMENTS #17 & #16 BASED ON  
THE STATE PLANE COORDINATE SYSTEM  
OHIO SOUTH ZONE NAD 83(1995).



(#)	RADIUS	
01	445.00'	
02	335.00'	
03	225.00'	
04	300.00'	
05	300.00'	
06	350.00'	
07	325.00'	
08	300.00'	
09	350.00'	
10	350.00'	
11	25.00'	
12	25.00'	
13	285.00'	
14	25.00'	
15	thru 18	NO
19	25.00'	
20	30.00'	
21	60.00'	
22	60.00'	
23	60.00'	
24	60.00'	
25	25.00'	
26	30.00'	
27	60.00'	
28	thru 35	NO
36	505.00'	
37	25.00'	
38	NOT USED	
39	445.00'	
1234	-DENOTES PHASE	

**DESCRIPTION:**  
SITUATED IN THE STATE OF OHIO, COUNTY OF CLARK, TOWNSHIP OF MAD RIVER AND BEING PART OF SECTION 5, TOWN 3, RANGE 8 B.M.R.S., AND BEING FURTHER DESCRIBED AS FOLLOWS: BEING A SUBDIVISION OF 16.4960 ACRES AND BEING ALL THE LAND CONTAINED WITHIN THE BOUNDARIES SHOWN AS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AND A, AND BEING PART OF A 64.2148 ACRE TRACT OF LAND CONVEYED TO LEWIS CONSTRUCTION, INC BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1970, PAGE 308 (TRACT I), AND ALL OF A 0.2185 ACRE TRACT OF LAND CONVEYED TO LEWIS CONSTRUCTION, INC. BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1970, PAGE 308 (TRACT II), BOTH IN THE DEED RECORDS OF CLARK COUNTY, OHIO.

**ACREAGE TABULATION:**  
12.4179 ACRES IN LOTS (19 LOTS)  
+ 4.0781 ACRES PUBLIC STREETS  
16.4960 ACRES TOTAL

NOTE: FOR OFFSITE EXISTING WATER MAIN, SANITARY SEWER, STORM SEWER, DRAINAGE, UTILITY, AND DETENTION BASIN EASEMENTS SEE O.R.V. 2031, PAGES 1478, 1492, 1497, 1501, 1520.

(#)	RADIUS	I-ANGLE	ARC	TAN	CHORD BEARING & DIST
40	475.00'	08°43'58"	72.40'	36.27'	N 80°58'35" W 72.33'
41	475.00'	22°11'24"	183.95'	93.15'	N 74°14'52" W 182.81'
42	475.00'	21°47'07"	180.61'	91.41'	N 74°02'43" W 179.52'
43	NOT USED				
44	310.00'	18°38'52"	100.88'	50.90'	N 17°31'25" E 100.45'
45	325.00'	50°07'10"	284.29'	151.96'	N 33°15'34" E 275.36'
46	325.00'	01°28'08"	8.33'	4.17'	N 08°56'03" E 8.33'
47	325.00'	48°39'02"	275.96'	146.92'	N 33°59'38" E 267.75'
48	300.00'	04°23'28"	22.96'	11.50'	S 56°07'25" W 22.99'

STONE FOUND AT THE S.W. COR. OF THE S.W. 1/4 SEC. 5  
CLARK COUNTY  
GREENE COUNTY

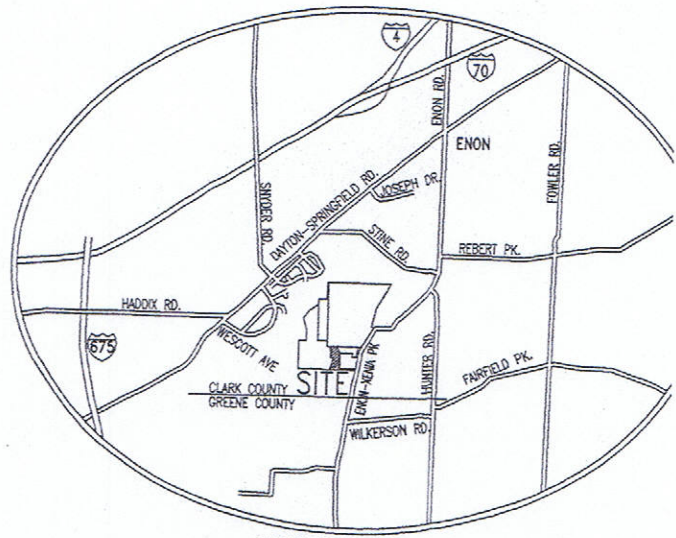
O.R. VOL 1731  
87.6  
PARCEL: 1  
SUR. 1



THE BLUFFS AT HUNTERS GLENN  
PROTECTIVE COVENANTS AND RESTRICTIONS

RECORD PLAN  
THE BLUFFS AT HUNTERS GLENN  
SECTION ONE, PHASE I  
SEC. 5, T. 3, R. 8 B.M.R.S.  
MAD RIVER TOWNSHIP  
CLARK COUNTY, OHIO  
CONTAINING 16.4960 ACRES

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. THE FLOOR AREAS OF EACH DWELLING STRUCTURE, EXCLUSIVE OF GARAGES, PORCHES AND PATIOS, SHALL NOT BE LESS THAN 1,900 SQUARE FEET FOR ONE STORY PLANS AND NOT LESS THAN 2,200 FOR ONE AND A HALF AND TWO STORY DWELLINGS. ALL RESIDENCES SHALL HAVE A MINIMUM OF A TWO-CAR GARAGE. ALL STRUCTURES SHALL BE CONSTRUCTED IN BRICK, CEDAR, INNER-SEAL OR HARDI PLANK (AND/OR EQUIVALENT) OR VINYL SIDING. THE VINYL SIDING PERMITTED SHALL BE OF A GAUGE OF .050 OR GREATER AND/OR .044 GAUGE WITH A MANUFACTURED INSULATED SIDING BACKING (NOT INSULATED WALL BOARD). THE MINIMUM ROOF PITCH SHALL BE 6/12 IN PITCH AND ALL SHINGLES SHALL BE DIMENSIONAL TYPE WITH AT LEAST TWENTY-FIVE YEARS (25) IN WEIGHT. DEVELOPER WILL HAVE FINAL APPROVAL OF EXTERIOR ELEVATIONS, MATERIAL COMPOSITION AND COLORS PRIOR TO COMMENCEMENT OF STRUCTURE WITH AN APPROVED SET TO BE KEPT ON FILE WITH SAID DEVELOPER TO INSURE COMPLIANCE TO APPROVED SPECIFICATIONS.
2. OUTBUILDINGS SHALL BE PERMITTED ON LOTS, IN AS MUCH AS; THE STRUCTURE SHALL NOT EXCEED 200 SQUARE FEET. NO MORE THAN ONE OUT BUILDING PER LOT SHALL BE PERMITTED AND SHALL BE CONSTRUCTED WITH A MATERIAL SIMILAR TO THAT OF THE RESIDENCE. THE USE OF THE OUTBUILDING SHALL BE LIMITED TO LAWN AND GARDEN EQUIPMENT AND SHALL NOT BE USED FOR STORAGE OF ANY CAR, BOAT, MOTOR HOME, CAMPER OR SIMILAR VEHICLE.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAN THE (30) FOOT MINIMUM SETBACK DISTANCE AS PROVIDED BY THE RECORDED PLAT OF THIS SUBDIVISION. ALL STRUCTURES SHALL HAVE A MINIMUM SIDE YARD CLEARANCE OF (6) FEET AND A MINIMUM TOTAL SIDE YARD SUM OF (16) FEET. ALL RESIDENTIAL STRUCTURES SHALL HAVE A 40-FOOT MINIMUM REAR YARD SETBACK. DEVELOPER PRIOR TO COMMENCEMENT SHALL APPROVE THE LOCATION OF STRUCTURE IN THE FORM OF A PLOT PLAN, WHICH SAID APPROVED COPY SHALL BE KEPT ON FILE WITH DEVELOPER. IN ADDITION TO LOCATION, THE PROPOSED PLOT PLAN SHALL ALSO DETAIL THE FINISHED GRADE OF FOUNDATION.
4. NO LOT HEREINAFTER SHALL BE SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS. THIS IS NOT TO IMPLY THAT MULTIPLE LOTS MAY NOT BE COMBINED TO CREATE ONE (1) LARGER RESIDENTIAL LOT WITH SAID MODIFICATION TO BE APPROVED BY THE COUNTIES AND/OR TOWNSHIPS WHICH MAY HAVE JURISDICTION IN THE ALTERATION TO ORIGINAL APPROVED PLAT.
5. NO TRAILER, CAMPER, GARAGE OR OTHER OUTBUILDING SHALL BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT. A TEMPORARY TRAILER MAY BE USED BY DEVELOPER AND/OR BUILDER FOR STORAGE OF TOOLS AND EQUIPMENT DURING THE CONSTRUCTION OF NEW SECTIONS OF THE DEVELOPMENT AND/OR THE CONSTRUCTION OF A RESIDENCE. IN ANY EVENT DEVELOPER/BUILDER SHALL REMOVE TRAILER UPON THE COMPLETION OF SAID PROJECT.
6. ANY FENCE, WHICH MAY BE ERRECTED, MUST BE OF WOOD, COMPOSITE, WROUGHT IRON OR PVC MATERIAL. NO CHAIN LINK, BARBED WIRE OR FIELD FENCING SHALL BE PERMITTED EXCEPT FOR FINE MESH (CHICKEN WIRE) TO BE USED IN CONJUNCTION WITH SPLIT RAIL, AND THE LIKE, TO KEEP SMALL PETS CONTAINED. NO FENCE SHALL BE MORE THAN FOUR (4) FEET TALL AND SHALL NOT BE PLACED CLOSER THAN THE MINIMUM FRONT YARD SETBACK LINE OR THE FRONT OF THE RESIDENCE WHICHEVER IS THE GREATER.
7. NO NOXIOUS OR OFFENSIVE TRADES OR ACTIVITIES SHALL BE CONDUCTED UPON ANY LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE OCCUPANTS OF ANY LOT.
8. NO ABOVE GROUND FUEL TANKS OR POOLS SHALL BE PERMITTED. THIS SHALL NOT PRECLUDE THE CONSTRUCTION AND USE OF HOT TUBS AND/OR SPAS
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE, STAMPED CONCRETE AND/OR BRICK PAVERS.
10. NO POLE OR TOWER SHALL BE CONSTRUCTED ON ANY LOT OR FROM SAID RESIDENCE FOR THE SUPPORT OF TELEVISION, AMATEUR RADIO OR CITIZEN BAND RADIO ANTENNA (S). NO SATELLITE DISH SHALL BE PERMITTED EXCEEDING THIRTY-SIX (36) INCHES IN DIAMETER AND SHALL BE INCONSPICUOUSLY PLACED ON RESIDENTIAL STRUCTURE. NO PERMANENT OR TEMPORARY BASKETBALL HOOP SHALL BE ATTACHED TO RESIDENCE. THE USE OF PORTABLE BASKETBALL HOOP (S) IS ALLOWED.
11. EXCEPT FOR DELIVERY, LOADING OR UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT OR UTILITY TRAILER UPON ANY LOT IN SAID PLAT, EXCEPT FOR SUCH PARKING OR STORAGE WITHIN THE RESIDENCE GARAGE. THIS COVENANT SHALL ALSO APPLY TO ALL TRUCKS AND TRACTOR TRAILERS OF ANY TYPE OVER 3/4 TON IN SIZE.
12. NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT DOGS, CATS AND/OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THAT THEY ARE NOT KEPT, BRED OR RAISED FOR COMMERCIAL PURPOSES OR KEPT IN UNREASONABLE NUMBERS.
13. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED ON ANY LOT IN THIS PLAT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 3 SQUARE FEET OR ONE SIGN NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, FOR RENT AND/OR FOR BUILDERS TO ADVERTISE THE PROPERTY WHILE UNDER CONSTRUCTION OF THE HOUSE. THE DEVELOPER SHALL BE EXEMPT FROM THIS COVENANT DURING THE PERIOD OF PLAT DEVELOPMENT AND LOT SALES.
14. BUILDING CONTRACTORS SHALL BE REQUIRED TO EMPLOY THE USE OF DUMPSTERS OR SIMILAR DEBRIS STORAGE DEVICES DURING CONSTRUCTION OR SHALL PROMPTLY REMOVE ALL DEBRIS AND EXCESS MATERIAL DURING AND AT THE COMPLETION OF CONSTRUCTION.
15. EACH HOME CONSTRUCTED ON SAID LOT SHALL INSTALL A POST LAMP ACTIVATED BY A "DUSK TO DAWN" PHOTO ELECTRIC CELL. EACH LAMP SHALL BE PLACED FIFTEEN FEET BACK FROM STREET LINE AND SIX FEET TO THE HOUSE SIDE OF EACH DRIVE TO RESIDENCE. THE DEVELOPER WILL PROVIDE EACH LOT OWNER WITH THE MANUFACTURER'S MODEL NUMBER OF THE ACCEPTABLE LAMP AND POST TO BE USED TO PROVIDE CONTINUITY THROUGHOUT THE PLAT.
16. IT IS PROMOTED BY THE DEVELOPER THAT EACH LOT OWNER SHALL KEEP A TWENTY FOOT AREA TO THE REAR OF EACH LOT AS UNDISTURBED AND/OR FOR PLANTING OF MORE TREES AND SHRUBS TO PROVIDE A CONSISTENT NATURAL BARRIER BETWEEN PROPERTIES.
17. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF THE OWNERS OF ALL LOTS IN ALL SECTIONS OF THIS SUBDIVISION AND ARE TO RUN WITH THE LAND AND ARE TO BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JUNE 1, 2014, AT WHICH TIME THEY WILL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS.
18. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
19. THESE COVENANTS MAY BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS, AND ALSO BY THE OWNER OF ANY LOT IN THE PLAT.
20. GRANTOR RESERVES THE RIGHT TO IMPOSE FURTHER RESTRICTIONS AND DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY, IF REQUIRED, WITH RESPECT TO SUCH LOTS WHICH HAVE NOT BEEN SOLD BY GRANT OR BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, OHIO AND THE OFFICE OF THE ZONING AUTHORITY OF CLARK COUNTY, OHIO OR BY EXPRESS PROVISIONS IN SAID CONVEYANCES.



VICINITY MAP  
NO SCALE

CERTIFICATION

I HEREBY CERTIFY THIS MAP REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JUNE 2004. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS WILL BE SET AT ALL LOT CORNERS AND AT OTHER LOCATIONS AS SHOWN.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTERED SURVEYOR OF OHIO #5287

RECOMMENDED FINISH FLOOR ELEVATIONS		
LOT ELEVATION	LOT ELEVATION	LOT ELEVATION
01 998.00	13 999.00	
02 998.00	14 1003.00	
03 998.00	15 1003.00	
04 999.00	16 1003.00	
05 1000.00	17 1002.00	
06 1001.00	18 1001.00	
07 1002.00	19 1002.00	
08 1002.00		
09 1001.00		
10 999.00		
11 999.00		
12 998.00		

OWNER & DEVELOPER: LEWIS CONSTR  
21 N. XENIA DR  
ENON, OH 4531

CIVIL ENGINEER: JOHN L. CHICO, PE, C  
MAD RIVER ENGINEERING  
P.O. BOX 751118  
DAYTON, OH 45475

SURVEYOR: LUIS G. RIANCHO  
LUIS G. RIANCHO & ASSOC  
140 WEST WENGER ROAD  
ENGLEWOOD, OH 45322