PLAT CABINET _____, SLIDE _____

SURVEY PLAT OF BRUNER-RAMSEY SUBDIVISION

BRUNER - RAMSEY SUBDIVISION PROTECTIVE COVENANTS:

(1) THE FOLLOWING PROTECTIVE COVENANTS ARE COVENANTS RUNNING WITH THE LAND UNTIL JANUARY 1, 2075, AND SHALL CONTINUE IN PERPETUITY, AND MAY BE ENFORCED (THROUGH INJUNCTION OR OTHERWISE) BY ANY OWNER ACQUIRED ANY PART OF THE LAND ACQUIRED BY THE UNDERSIGNED IN MARION TOWNSHIP BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 189, PAGE 102 IN THE LAND RECORDS OF MORGAN COUNTY.

(2) NO MORE THAN TWO RESIDENCES PER TRACT SHALL BE PERMITTED.

(3) PERMANENT DWELLINGS SHALL BE RESTRICTED TO THE SPECIFICATIONS OF HUD APPROVED SECTIONAL HOMES, THE OHIO BASIC BUILDING CODE ON MODULAR HOMES SETTING UPON EITHER A CRAWL SPACE OR BASEMENT AND NEW CONSTRUCTED SITE BUILT HOMES. ANY HOMES WILL BE NEW AT THE TIME OF PLACEMENT AND BUILT WITH NEW MATERIALS.

(4) ANY MOBILE HOME PLACED ON SAID PROPERTY SHALL NOT BE OVER (5) FIVE YEARS OF AGE AT TIME OF PLACEMENT, SHALL CONTAIN A MINIMUM OF 980 SQUARE FEET, AND SHALL BE UNDER SKIRTED AT TIME OF PLACEMENT.

(5) NO INOPERATIVE OR UNLICENSED VEHICLES MAY BE PLACED ON SAID LOTS. NO ACCUMULATION OF DISCARDED PERSONAL EFFECTS, DEBRIS, WASTE, GARBAGE OR ANY UNSIGHTLY OBJECTS OR MATTER WILL BE PERMITTED ON ANY LOT.

(6) NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT.

(7) BEFORE OCCUPANCY OF ANY HOUSE OR MOBILE HOME, A SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED IN CONFORMITY WITH THE MINIMUM STANDARDS REQUIRED BY THE COUNTY BOARD OF HEALTH.

(8) BEFORE ANY CONSTRUCTION TAKES PLACE, PURCHASER MUST CONTACT THE LOCAL GOVERNMENT AUTHORITY TO MAKE SURE THEY ARE IN COMPLIANCE WITH THE LOCAL LAWS.

(9) NO SWINE SHALL BE PERMITTED ON ANY LOT. LARGER DOMESTIC FARM ANIMALS (INCLUDING BUT NOT LIMITED TO HORSES, CATTLE, SHEEP, GOATS, AND LLAMAS) ARE PERMITTED. THE PASTURE SHALL NOT BE OVER GRAZED BUT SHALL BE HEALTHY AND THICK, AND WEEDS SHALL BE CONTROLLED. NOISE AND ODORS FROM ANY ANIMAL SHALL BE CONTROLLED SO THAT NEITHER SHALL BE OFFENSIVE TO ADJOINING NEIGHBORS.

(10) ALL LOTS SHALL BE USED FOR RESIDENTIAL, AGRICULTURAL, AND RECREATIONAL PURPOSES, (THOUGH THE LOT OWNER MAY STORE EQUIPMENT AND MATERIAL USED IN A BUSINESS IN A WELL CONSTRUCTED ENCLOSED BUILDING ON THE PROPERTY). THE PROPERTY IS NOT TO BE USE FOR COMMERCIAL ENTERPRISE (WITH CUSTOMERS COMING AND GOING), WITH THE EXCEPTION OF CHURCHES, RIDING STABLES, WOODWORKING SHOP, HORSE FARM, CATTLE FARM, OR TRUCK FARM (FRUITS AND VEGETABLES).

(11) DOGS, CATS AND OTHER HOUSEHOLD PETS SHALL NOT BE BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

(12) NO TENT, CAMPER, SCHOOL BUS, OR RECREATIONAL VEHICLES SHALL BE USED AS A RESIDENCE, EITHER TEMPORARY OR PERMANENT.

(13) ANY RESIDENCE ERECTED ON SAID LOTS SHALL BE AT LEAST 980 SQUARE FEET OF INDOOR HEATED AREA (EXCLUDING BASEMENT AND GARAGE) AND SHALL HAVE A FINISHED SIDING SUCH AS RUSTIC WOOD, FRAME, BRICK, VENEER, PRESS BOARD, OR CONTEMPORARY SIDING.

(14) ANY BUILDING OR STRUCTURE ON THESE LOTS SHALL BE SET BACK A MINIMUM OF 75 FEET FROM THE CENTER OF THE EXISTING ROAD UNLESS A LESSER SET-BACK IS REQUESTED BY PUBLIC AUTHORITY.

(15) WHERE PROTECTIVE COVENANTS AND MARION TOWNSHIP OF MORGAN COUNTY ZONING ORDINANCES ARE IN CONFLICT, THE STRICTER REQUIREMENT WILL PREVAIL.

(16) INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OF COURT ORDER SHALL, IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

(17) NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS CREATING ANY OBLIGATION ON THE PART OF BRUNER LAND COMPANY, INC. TO ENFORCE THESE PROTECTIVE COVENANTS.

(18) THE PURCHASERS OF ANY LOT, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, BY THE ACCEPTANCE OF THE CONVEYANCE OF SAID LOTS, AGREE TO BE BOUND BY THE COVENANTS CONTAINED HEREIN AND ARE THE PRIMARY ENFORCERS OF THESE COVENANTS.

BEING A TOTAL OF 42.230 ACRES WHICH IS A NEW SURVEY OF ALL OF THE SAME PREMISES AS DESCRIBED AS 42.230 ACRES IN THE DEED TO BRUNER LAND COMPANY, INC. BY OFFICIAL RECORDS VOLUME 189, PAGE 102 OF THE MORGAN COUNTY RECORDER'S OFFICE.

KNOW ALL MEN BY THESE 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.

WITNESSES | OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY COUNTY ENGINEER:
DATE: _____

COUNTY ENGINEER

APPROVED BY BOARD OF HEALTH:
DATE: _____

REGISTERED SANITARIAN

DATE: _____

HEALTH COMMISSIONER

Line	Bearing	Distance
1	S 0°17'16"W	316.27'
2	S 0°17'16"W	100.00'
3	S 0°17'16"W	30.00'
4	S 0°17'16"W	30.00'
5	S 0°17'16"W	100.00'
6	S 89°52'06"W	100.00'
7	S 89°52'06"W	30.00'
8	S 89°52'06"W	30.00'
9	S 89°52'06"W	100.00'
10	S 89°52'06"W	100.00'
11	S 89°52'06"W	30.00'
12	S 89°52'06"W	9.00'
13	S 89°52'06"W	30.00'
14	S 89°52'06"W	100.00'

Line	Bearing	Distance
15	N 89°26'22"E	100.00'
16	N 89°26'22"E	30.00'
17	N 89°17'42"E	100.00'
18	N 89°17'42"E	30.00'
19	S 0°40'07"W	70.14'
20	S 0°40'07"W	30.00'
21	S 0°40'07"W	216.58'
22	S 2°50'12"W	174.86'
23	S 3°19'14"W	187.18'
24	S 4°11'10"W	45.40'
25	S 0°18'12"E	237.26'
26	S 0°19'24"W	30.00'
27	S 0°19'24"W	100.00'
28	S 0°19'24"W	100.00'
29	S 0°19'24"W	30.00'
30	S 0°12'16"W	213.40'
31	S 0°19'24"W	205.77'

SUBJECT TO THE RIGHT-OF-WAY OF TOWNSHIP ROAD NO. 81 (DANIELS LANE).

SUBJECT TO THE RIGHT-OF-WAY OF STATE ROUTE NO. 555.

THERE SHALL BE A 50.00 FEET WIDE BUILDING SETBACK LINE ALONG BOTH SIDES OF ALL NEW LOT LINES AND ALONG ALL REAR LOT LINES WITHIN THIS SUBDIVISION.

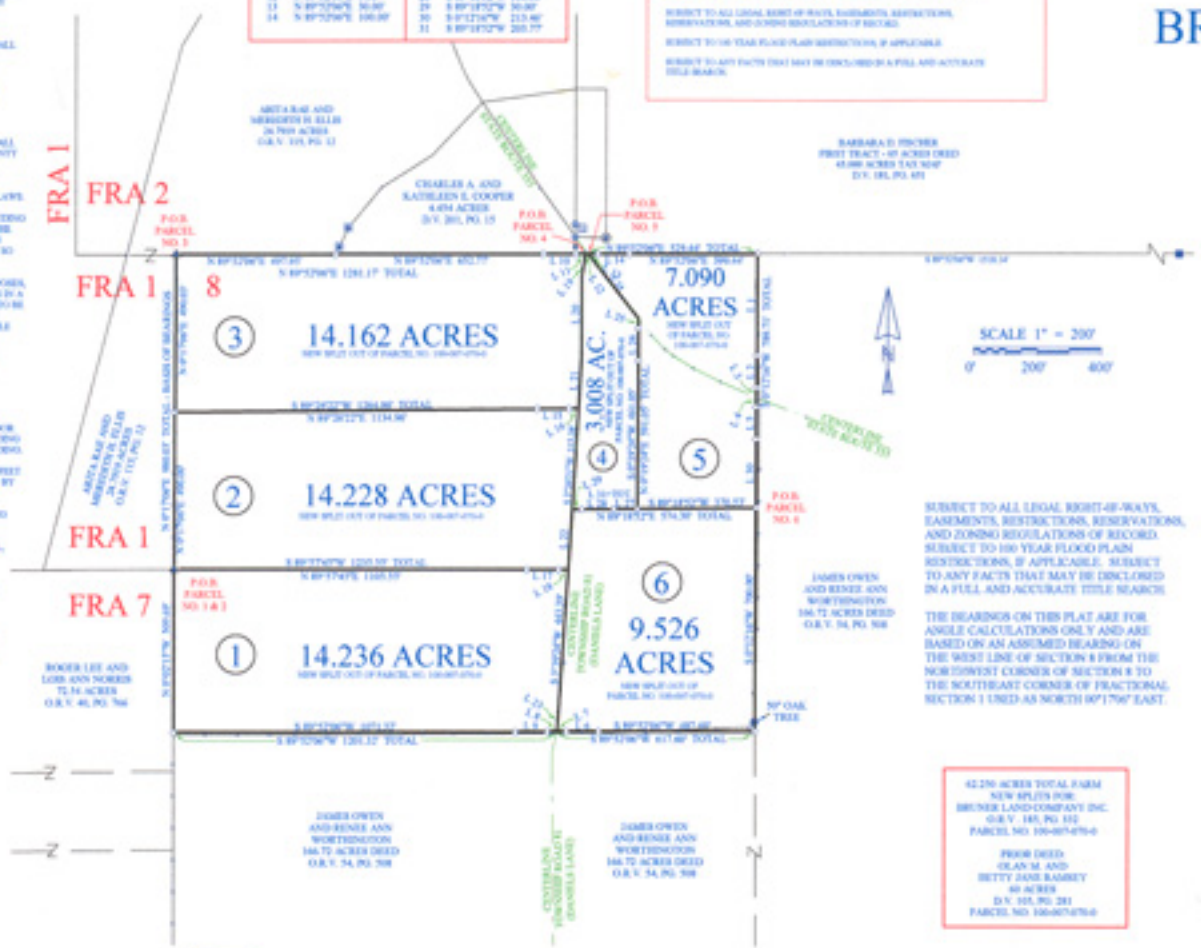
THERE SHALL BE A 75.00 FEET BUILDING SETBACK LINE ALONG STATE ROUTE NO. 555 AND TOWNSHIP ROAD NO. 81 (DANIELS LANE). SAID 75.00 FEET TO BE MEASURED FROM THE CENTERLINE OF SAID ROADS.

THE AREA ENCOMPASSED WITHIN ALL OF THE ABOVE DESCRIBED 50.00 FEET WIDE SETBACKS AND 75.00 FEET WIDE SETBACKS SHALL ALSO BE RESERVED FOR THE RUNNING OF PUBLIC UTILITIES.

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.



SITUATED IN THE STATE OF OHIO, COUNTY OF MORGAN, TOWNSHIP OF MARION, BEING IN THE NORTHWEST QUARTER OF SECTION 8, RANGE 12 WEST, TOWNSHIP 8 NORTH, OF "THE OHIO COMPANY'S FIRST PURCHASE".

PERTINENT DOCUMENTS

(1) ALL DEEDS AS SHOWN.
(2) COUNTY TAX MAPS.
(3) U.S.G.S. QUAD. MAP "RINGGOLD"
(4) SURVEY PLAT BY JOHN G. EPPLEY
(5) SURVEY PLAT BY ROBERT C. CANTER
(6) SURVEY PLAT BY RAYMOND SAYERS
(7) SURVEY PLAT BY GREGORY A. BIEDENBACH
(8) THREE SURVEY PLAT BY ROBERT A. JAMES
(9) SURVEY PLAT BY W.K. DAVIS
(10) SURVEY PLAT BY KEVIN CANNON
(11) SURVEY PLAT BY DANA A. SMOUTTER

- = CORNER FENCE POST FOUND
- = 1" ROD FOUND UNCAPPED
- = 1" PIPE FOUND UNCAPPED
- = 5/8" x 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED
- = 1/2" IRON PIN FD. CAPPED "JOE 6602"
- = 5/8" IRON PIN FD. CAPPED "CANTER PS-7220"
- = 5/8" IRON PIN FD. CAPPED "SAYERS 8-6400"
- = SPIKE NAIL FOUND
- = AXLE FOUND
- = SURVEY ANGLE POINT
- = EXISTING PROPERTY LINES
- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

100 YEAR FLOOD PLAIN ELEVATION = 474.50
FEMA FLOOD PRM MAP
FLOOD INSURANCE RATE MAP BRMD 0075 C
EFFECTIVE DATE: NOVEMBER 2, 1986

THE 100 YEAR FLOOD LINE ON THIS PLAT IS BY INSPECTION FROM THE FEMA MAP. NO FIELD ELEVATION OR FIELD LOCATION OF SAID FLOOD LINE HAS BEEN MADE.

42.230 ACRES TOTAL FARM
NEW SPLITS FOR:
BRUNER LAND COMPANY INC.
O.R.V. 185, PG. 102
PARCEL NO. 100-0070-0
PRIOR DEED:
GLAN M. AND
BETTY JANE RAMSEY
60 ACRES
D.V. 105, PG. 281
PARCEL NO. 100-0070-0

NO. _____

RECEIVED FOR RECORD THIS _____ DAY OF _____, 200__.

RECORDED IN PLAT CABINET _____, SLIDE _____ AT __:__ __.M.

MORGAN COUNTY RECORDER

WE, THE MORGAN COUNTY COMMISSIONERS, HEREBY, CERTIFY THAT THIS PLAT WAS FILED WITH THE CLERK OF SAID COMMISSIONERS ON THE _____ DAY OF _____, 200__, AND A RESOLUTION WAS PASSED APPROVING THIS PLAT.

WITNESSES | COMMISSIONERS

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 200__.

MORGAN COUNTY AUDITOR

CLAUS SURVEYING
ROGER W. CLAUS
2455 TECUMSEH
BELLPRE, OHIO 45750
PHONE: 740-376-9166
E-mail: claussurveying@yahoo.com

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.

Roger W. Claus 10-17-07

ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33510 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 FAX

REVISIONS | DATE | INITIALS

SURVEY PLAT FILE: 070803 RP