

MASTER COPY

HAWTHORNE GLEN SECTION ONE

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 20.5902 ACRES OUT OF 20.5902 ACRE TRACT CONVEYED TO BEAVERCREEK SUBURBAN INVESTMENTS, INC. AS RECORDED IN VOL. 521, PAGE 576 OF THE GREENE COUNTY, OHIO DEED RECORDS. 3.7141 ACRES IN STREETS.

CERTIFICATION

THE MEASUREMENTS ON THE WITHIN PLAT ARE CERTIFIED TO BE CORRECT AND IRON PINS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION. CURVED DISTANCES ARE MEASURED ON THE ARC.

Thomas L. Poliquin
THOMAS L. POLIQUIN REG. SURVEYOR #5435



DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS AND UTILITIES TO THE PUBLIC USE FOREVER. UTILITY EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER

BEAVERCREEK SUBURBAN INVESTMENTS, INC.

Claude E. Wright (Vice)
Edgar W. Fairchild (Sec.)

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

Walter E. ... WITNESS
Mary Ellen Lewis WITNESS
Mary Ellen Lewis WITNESS
Janet ... WITNESS

LIENHOLDERS

HOME FEDERAL SAVINGS

F. P. ... PRESIDENT
Carl A. ... SECRETARY

STATE OF OHIO, GREENE COUNTY SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June, 1976 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME AS OWNER BEAVERCREEK SUBURBAN INVESTMENTS, INC. BY EDGAR W. FAIRCHILD AND CLAUDE E. WRIGHT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary Ellen Lewis MY COMMISSION EXPIRES Sept. 30, 1978
NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO

STATE OF OHIO, GREENE COUNTY SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June, 1976 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME AS LIENHOLDER HOME FEDERAL SAVINGS BY F. P. ... ITS PRESIDENT AND Carl A. ... ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary Ellen Lewis MY COMMISSION EXPIRES Sept. 30, 1978
NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO

APPROVAL

APPROVED BY THE REGIONAL PLANNING AND COORDINATING COMMISSION OF GREENE COUNTY ON THIS 17 DAY OF July, 1976.

John Elbert
CHAIRMAN

Robert C. Schroeder
EXECUTIVE DIRECTOR

ACCEPTANCE

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED ON THIS 6 DAY OF July, 1976.

Joseph E. ...
COMMISSIONER

BOARD OF GREENE COUNTY COMMISSIONERS
James H. ... COMMISSIONER

James ... COMMISSIONER

RESTRICTIVE COVENANTS

1. ALL NUMBERED LOTS IN THIS SUBDIVISION SHALL BE KNOWN AS SINGLE FAMILY RESIDENCE, RESIDENTIAL HOMESITES. NO TRACT SHALL BE RESUBDIVIDED INTO SMALLER TRACTS FOR ADDITIONAL RESIDENCES.
2. NO RESIDENCE BUILDING HAVING LESS THAN FIFTEEN HUNDRED AND FIFTY (1550) SQUARE FEET OF GROUND FLOOR AREA SHALL BE ERECTED ON ANY TRACT IN THIS SUBDIVISION. ALL BUILDINGS SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR AFTER TIME OF BEGINNING. THE (1550) SQ. FT. OF GROUND FLOOR AREA DOES NOT APPLY TO TRI-AND SPLIT LEVEL RESIDENCES.
3. NO RESIDENCE BUILDING SHALL BE ERECTED WITHOUT A TWO (2) CAR ATTACHED GARAGE OF AT LEAST 400 SQUARE FEET ON ANY LOT, AND SHALL CONFORM IN ALL AND EVERY RESPECT AS TO SPECIFICATIONS FOR RESIDENTIAL PURPOSES.
4. ALL BUILDINGS SHALL BE PLACED BACK OF THE BUILDING SET-BACK LINE AS SHOWN ON THE WITHIN PLAT (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TEN (10) FEET OF ANY SIDE PROPERTY LINE. NO FENCE SHALL BE ERECTED ANY NEARER THAN THE BUILDING SET-BACK LINE, UNLESS THE SAME BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT. NO GARDEN SHALL BE PLANTED ANY NEARER THE ROAD THAN THE SET-BACK LINE.
5. ALL PLANS FOR PROPOSED RESIDENCES MUST BE SUBMITTED TO BEAVERCREEK SUBURBAN INVESTMENTS, INC., OR THEIR ASSIGNS FOR APPROVAL BEFORE STARTING CONSTRUCTION.
6. UNTIL SUCH TIME AS A PUBLIC WATER SUPPLY IS AVAILABLE, EACH DWELLING SHALL HAVE A WELL, THE LOCATION AND CONSTRUCTION OF WHICH SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES.
7. NO TRAILER, BASEMENTS, TENTS, OR GARAGES SHALL BE USED AT ANY TIME AS A RESIDENCE OR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
8. NO POULTRY, HORSES, SWINE, CATTLE, OR ANY OTHER LIVESTOCK SHALL BE RETAINED ON ANY PART OF THIS PLAT.
9. NO SOD, EARTH, SAND, GRAVEL, STONE OR TREES SHALL BE REMOVED FROM THIS TRACT TO BE SOLD OR TO THE INJURY OF THE VALUE OF THE TRACT.
10. NO USED OR UNUSED BUILDING MATERIAL, JUNK OR RUBBISH SHALL BE LEFT EXPOSED EXCEPT DURING ACTUAL BUILDING OPERATION.
11. NO NOXIOUS, OFFENSIVE TRADE SHALL BE CARRIED ON UPON THIS LAND, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO BUSINESS IS PERMITTED.
12. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1986, AT WHICH TIME SAID COVENANT SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PERCENT OF OWNERS OF TRACT, EACH OWNER HAVING ONE VOTE FOR EACH TRACT OWNED BY HIM.
13. IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT OR SUBDIVISION DESCRIBED HEREIN TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
14. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FORCE.