

OWNER'S CONSENT AND DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets, parks and/or public grounds as shown hereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, or other utility lines or services, storm water disposal and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed: *[Signature]* Witnessed

[Signatures]
June M. Flynn
Notary Public in and for Madison County, Ohio

STATE OF OHIO, MADISON COUNTY, S.S.

Be it remembered that on this 25th day of March, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally came *[Signatures]* and *[Signatures]* who acknowledged the signing and execution of the foregoing 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.

[Signature]
Notary Public in and for Madison County, Ohio
JUNE M. FLYNN
Notary Public, State of Ohio
My commission expires 7-6-98

COUNTY ENGINEER: I hereby approve this plat and the construction drawings along with the required estimates for sureties on this 25th day of March, 1994.

[Signature]
Madison County Engineer

MADISON COUNTY REGIONAL PLANNING COMMISSION: This plat was approved by the Madison County Regional Planning Commission on this 21st day of March, 1994.

[Signature]
Chairman

MADISON COUNTY ZONING COMMISSION: We, the Madison County Zoning Commission, do hereby approve and accept this plat on this 21st day of March, 1994.

[Signature]
Zoning Inspector

MADISON COUNTY BOARD OF HEALTH: I hereby approve this plat on this 25th day of March, 1994.

[Signature]
Health Commissioner

COUNTY AUDITOR: Transferred on this 25th day of March, 1994.

By *[Signature]* Deputy
County Auditor

941764-

COUNTY RECORDER:

Received on this 25 day of March, 1994 at 3:15 P.M.

Recorded on this 25 day of March, 1994 at 3:15 P.M.

Recorded in plat book No. *[Blank]*, Page *[Blank]* Fee \$7.70.

[Signature]
Recorder

DRAINAGE STATEMENT

The dimensions of the lots and street are shown on the plat in feet and decimal parts thereof. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm sewers, surface drainage, and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. All drainage and driveway approaches shall be constructed in accordance to plans on file at the County Engineer's Office. Further, Lots and Owners thereof are subject to assessments for the maintenance of surface and subsurface drainage systems as approved by the Madison County commissioners, in accordance with the Ohio Revised Code Chapters 6131 and 6137, as recorded in Commissioners Journal 51, Page 498. The Owners of said Lots shall share the costs for maintenance of the subsurface tiles, surface waterways, and outlet to Oak Run for the subdivision. Owners of Lots shall not alter or impair by plantings or any other methods, the natural swales and waterways. The above signed owners and the Madison County Engineer's Office shall approve all construction work within easements, street right-of-way and natural waterways.

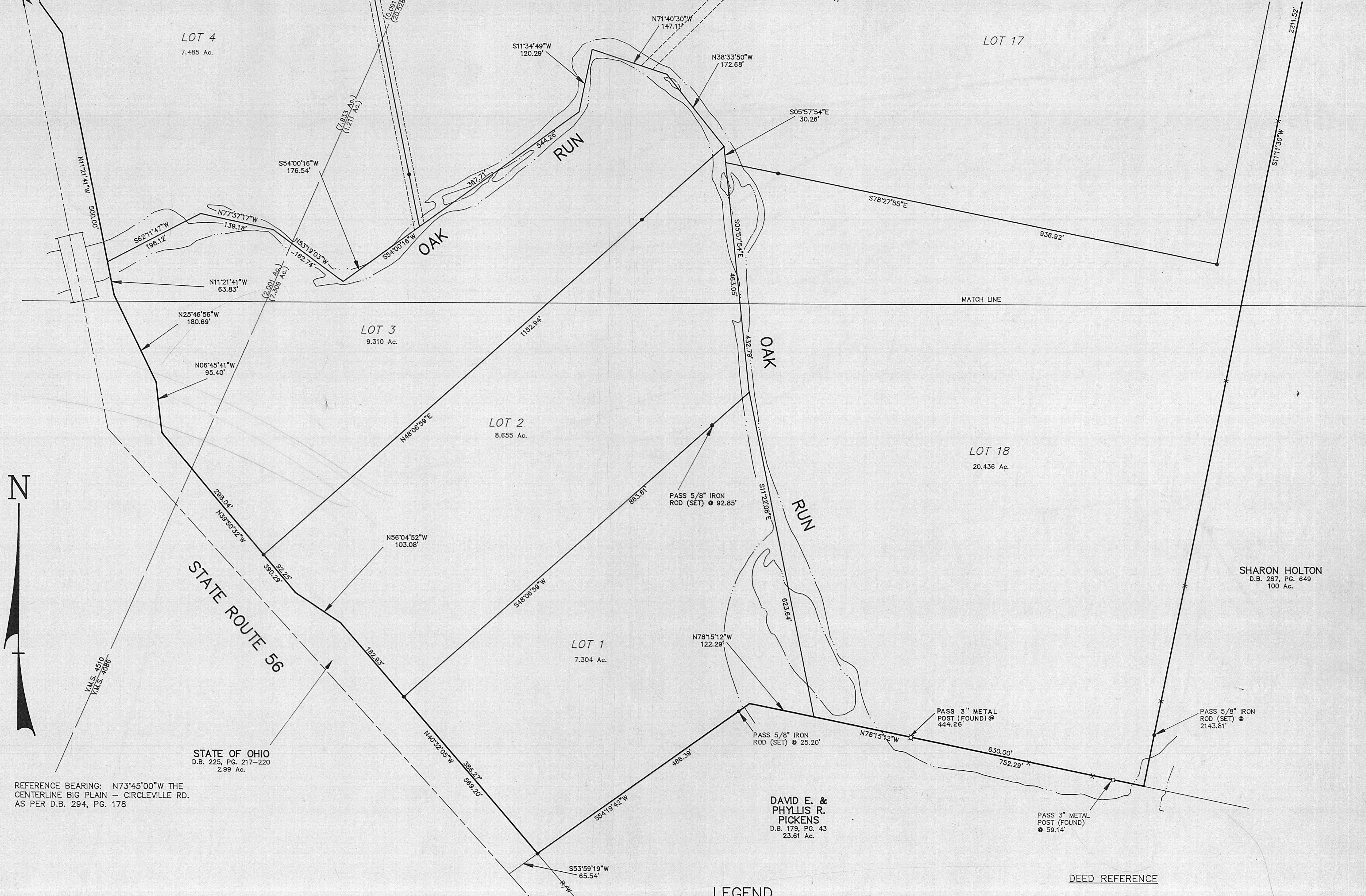
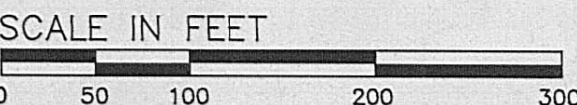
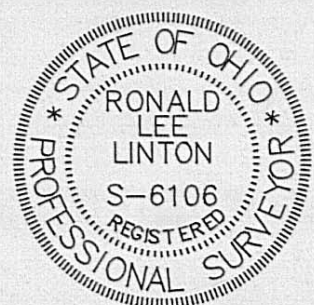
We, the Board of County Commissioners of Madison County, Ohio do hereby approve this plat on this 21 day of March, 1994.

[Signatures]
COMMISSIONERS:

Situated in V.M.S. 4208 & 7883, Township of Pleasant, Madison County, Ohio, containing 139.085 Acres and being all of the 142.26 Acre tract as conveyed to Jefferson Woods, an Ohio Partnership as described in Deed Book 294, Page 178, in the Recorder's records of Madison County, Ohio.

I hereby certify that this map is a true and complete survey made by me, Ronald L. Linton, on January 7, 1994, and that all monuments are or will be set as shown.

[Signature]
Ronald L. Linton, P.S. No. 6106



LEGEND

- 5/8" IRON ROD (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- SPIKE (SET)
- 1" IRON ROD (FOUND)
- 3" METAL POST (FOUND)
- 8" WOOD POST (FOUND)
- CONCRETE MONUMENT (SET)
- WOVEN WIRE FENCE (FOUND) GENERAL ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

DEED REFERENCE

JEFFERSON WOODS
D.B. 294, PG. 178
142.26 Ac.

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RECORD PLAT
HICKORY GROVE ESTATES SUBDIVISION
V.M.S. 4510 & 4086
OAK RUN TOWNSHIP
MADISON COUNTY, OHIO

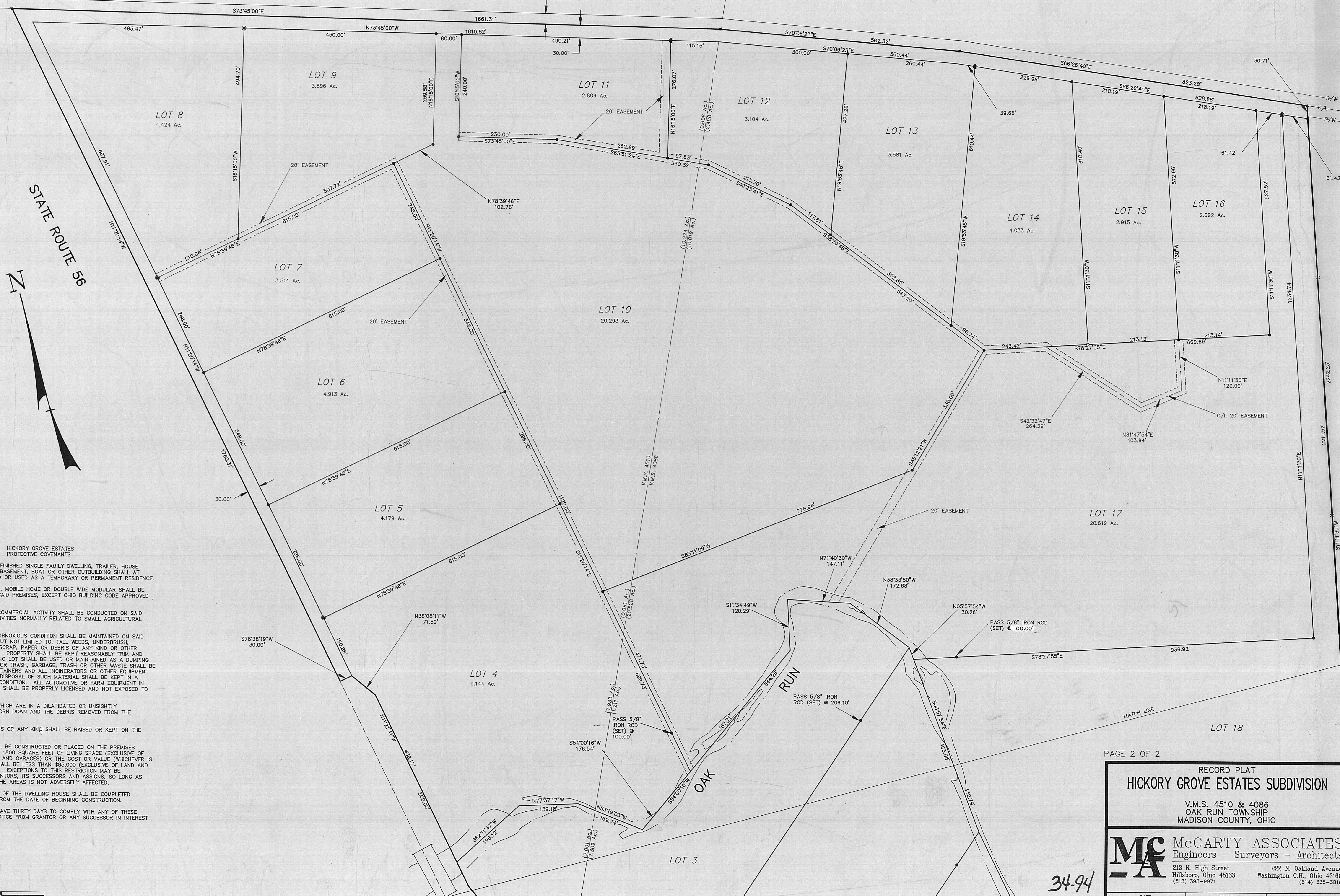
McCARTY ASSOCIATES
Engineers - Surveyors - Architects
213 N. High Street
Hillsboro, Ohio 45133
(513) 393-9971
222 N. Oakland Avenue
Washington C.H., Ohio 43160
(614) 335-3816

SUBDIVIDER: 34-94
GREAT AMERICAN LAND CO.
2066 W. HENDERSON RD.
COLUMBUS, OHIO 43220

TOTAL PLAT AREA = 139.085 Ac.
AREA IN ROADWAYS = 3.278 Ac.
AREA IN LOTS = 135.807 Ac.

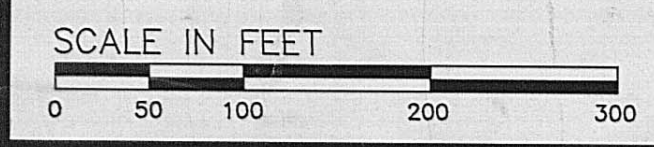
| DATE | SCALE | DRAWING NO. |
|---------------|---------|-------------|
| JANUARY, 1994 | 1"=100' | 93-715 |

BIG PLAIN - CIRCLEVILLE ROAD (EXISTING R/W = 50')



HICKORY GROVE ESTATES
PROTECTIVE COVENANTS

1. NO GARAGE OR UNFINISHED SINGLE FAMILY DWELLING, TRAILER, HOUSE TRAILER, BARN, TENT, BASEMENT BOAT OR OTHER OUTBUILDING SHALL AT ANY TIME BE OCCUPIED OR USED AS A TEMPORARY OR PERMANENT RESIDENCE.
2. NO HOUSE TRAILER, MOBILE HOME OR DOUBLE WIDE MODULAR SHALL BE PLACED OR KEPT ON SAID PREMISES, EXCEPT OHIO BUILDING CODE APPROVED MODULAR HOMES.
3. NO BUSINESS OR COMMERCIAL ACTIVITY SHALL BE CONDUCTED ON SAID PREMISES, EXCEPT ACTIVITIES NORMALLY RELATED TO SMALL AGRICULTURAL TRACTS.
4. NO NUISANCE OR OBNOXIOUS CONDITION SHALL BE MAINTAINED ON SAID PREMISES, INCLUDING BUT NOT LIMITED TO, TALL WEEDS, UNDERBRUSH, TALL GRASSES, JUNK, SCRAP, PAPER OR DEBRIS OF ANY KIND OR OTHER UNSIGHTLY CONDITIONS. PROPERTY SHALL BE KEPT REASONABLY TRIM AND NEAT AT ALL TIMES. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR TRASH, GARBAGE, TRASH OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. ALL AUTOMOTIVE OR FARM EQUIPMENT IN INOPERATIVE CONDITION SHALL BE PROPERLY LICENSED AND NOT EXPOSED TO PUBLIC VIEW.
5. ALL STRUCTURES WHICH ARE IN A DILAPIDATED OR UNSIGHTLY CONDITION SHALL BE TORN DOWN AND THE DEBRIS REMOVED FROM THE PROPERTY.
6. NO SWINE OR HOGS OF ANY KIND SHALL BE RAISED OR KEPT ON THE PREMISES.
7. NO DWELLING SHALL BE CONSTRUCTED OR PLACED ON THE PREMISES CONTAINING LESS THAN 1800 SQUARE FEET OF LIVING SPACE (EXCLUSIVE OF PORCHES, BREEZEWAYS AND GARAGES) OR THE COST OR VALUE (WHICHEVER IS GREATER) OF WHICH SHALL BE LESS THAN \$85,000 (EXCLUSIVE OF LAND AND UTILITY IMPROVEMENTS). EXCEPTIONS TO THIS RESTRICTION MAY BE APPROVED BY THE GRANTORS, ITS SUCCESSORS AND ASSIGNS, SO LONG AS THE APPEARANCE OF THE AREAS IS NOT ADVERSELY AFFECTED.
8. THE CONSTRUCTION OF THE DWELLING HOUSE SHALL BE COMPLETED WITHIN ONE (1) YEAR FROM THE DATE OF BEGINNING CONSTRUCTION.
9. GRANTEE SHALL HAVE THIRTY DAYS TO COMPLY WITH ANY OF THESE RESTRICTIONS AFTER NOTICE FROM GRANTOR OR ANY SUCCESSOR IN INTEREST OF A VIOLATION.



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RECORD PLAT
HICKORY GROVE ESTATES SUBDIVISION
V.M.S. 4510 & 4086
OAK RUN TOWNSHIP
MADISON COUNTY, OHIO

Mc McCARTY ASSOCIATES
Engineers - Surveyors - Architects
213 N. High Street Hillsboro, Ohio 45133 (513) 393-9971
222 N. Oakland Avenue Washington C.H., Ohio 43160 (614) 335-3816

| DATE | SCALE | DRAWING NO. |
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34.94