

GEORGE'S CREEK SUBDIVISION

OF 9.504 ACRES

PART OF SURVEY Nos 6014 & 12916 VIRGINIA MILITARY LANDS

SOMERFORD TOWNSHIP MADISON COUNTY - OHIO

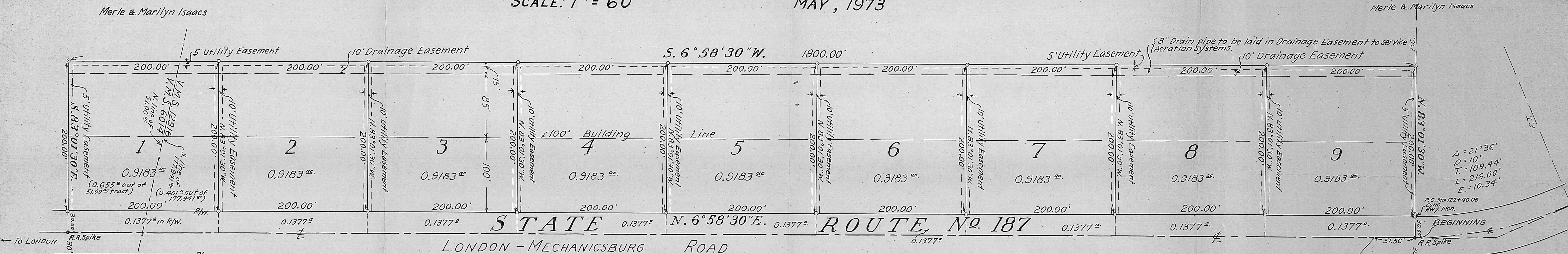
SCALE: 1" = 60'

MAY, 1973



LEGEND

- O — IRON PINS
- R.R. SPIKES



MERLE ISAACS - SUBDIVIDER
461 U.S. ROUTE 42 S.E. LONDON, OHIO 43140

Approved this _____ day of _____ 1973
Madison County Engineer

Approved this _____ day of _____ 1973
Madison County Board of Health

Approved and accepted this _____ day of _____ 1973
and the roads, boulevards, etc. herein dedicated to public use are hereby accepted
accepted as such for County of Madison, State of Ohio.

MADISON COUNTY COMMISSIONERS

Approved this _____ day of _____ 1973
MADISON COUNTY ZONING

Approved this _____ day of _____ 1973
MADISON COUNTY PLANNING COMM.

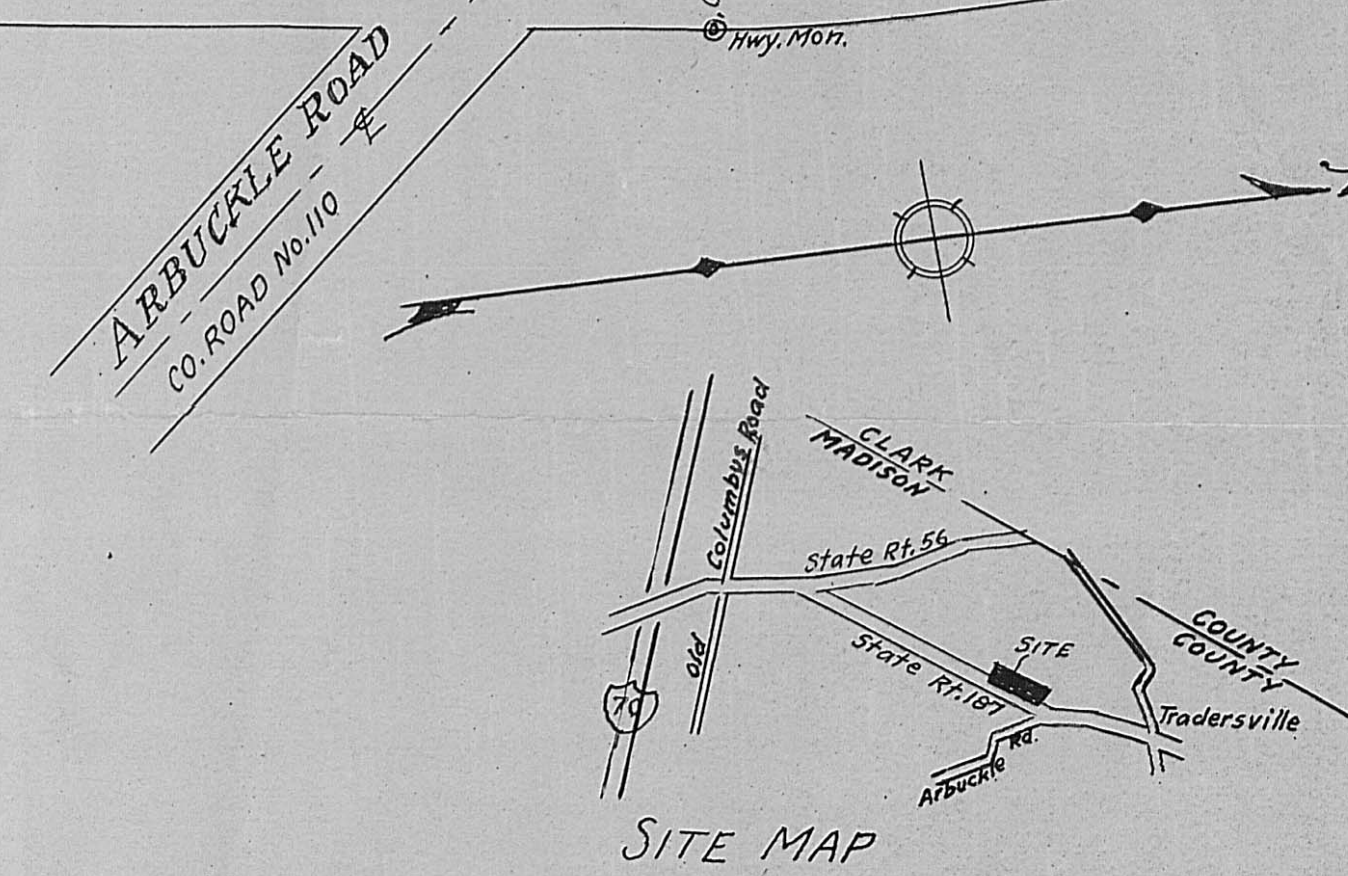
Transferred this _____ day of _____ 1973
MADISON COUNTY AUDITOR

Filed for Record this _____ day of _____, 1973 at _____ M.

Recorded this _____ day of _____ 1973 in Plat Book _____ Page No. _____

MADISON COUNTY RECORDER

DEPUTY RECORDER



RESTRICTIONS FOR MERLE ISAACS NEW SUBDIVISION "GEORGE'S CREEK"

- (1) Said premises shall be used exclusively for one single family residence only.
- (2) No dwelling house shall be erected upon said premises which shall have less than 1000 sq. ft. of living area on the first floor exclusive of garage and open porches.
- (3) The dwelling house to be erected upon said premises shall be fully completed on the outside thereof within one year from the date the construction of said dwelling house commences.
- (4) No building of any kind shall be used, constructed, or moved onto the premises or permitted to remain on the premises, without being placed upon a permanent foundation with footers reaching below the frost line.
- (5) No dwelling house, building or other structure of any kind whatsoever which has been constructed or built off the premises with all, or part of, the roof, walls or floors in place when delivered to the premises, shall be placed on the premises. This restriction is intended to prohibit the construction of or placing on the premises, that which is commonly referred to as a modular home, mobile home or house trailer, and intended to be used as a residence.
- (6) No motor vehicles unusable as a means of transportation or unused as a means of transportation, shall be permitted to remain on the premises excepting on the inside of a building with at least three sides and a roof.
- (7) No animals, livestock or poultry shall be maintained or kept on any lot except that one dog and one cat and other household pets may be so maintained and kept if not raised, bred or maintained for commercial purposes.
- (8) Said dog, cat and other household pets shall be kept on the owners own lot.
- (9) The covenants and restrictions hereinabove enumerated are for the benefit of the grantors, their heirs and assigns, and all owners in the subdivision, and said restrictions and covenants shall run with the land.
- (10) In the event that any person or persons violate or attempt to violate any of the covenants and restrictions herein above enumerated, the grantors, their heirs and assigns, shall have the right to prosecute any proceedings at law or in equity against such person or persons, either to enjoin such violation or to recover damages for the same.
- (11) Invalidation of any of the covenants and restrictions herein above enumerated, by judgment or court order, shall not affect the validity of the remaining covenants and restrictions.

Situated in the Township of Somerford, County of Madison, State of Ohio, Virginia Military Surveys No 6014 & 12916 Being 0.655^{ac} out of a 51.00^{ac} tract and 8.849^{ac} out of a 177.941^{ac} tract as conveyed to Merle Isaacs and Marilyn J. Isaacs and described in Deed Book 207, pages 355, 356 Madison County, Ohio records.

The undersigned Merle Isaacs and Marilyn J. Isaacs hereby certify that the attached plat correctly represents their "GEORGE'S CREEK SUBDIVISION", a subdivision of Lots 1 to 9 inclusive, do hereby accept this plat of same and dedicate to public use as such all or parts of the roads boulevards, Cude-sacs, parks, planting strips, etc. shown herein and not heretofore dedicated.

The undersigned being all the owners and lien holder of the lands herein platted further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Madison County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

The dimensions of the lots and streets 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, sewer, gas, 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 ingress and egress to the property for said purposes and are to be maintained as such forever. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In Witness Whereof MERLE ISAACS AND MARILYN J. ISAACS have hereunto set their hands this 6th day of JUNE 1973

Witness Wallace V. Nichols Signed Merle Isaacs
Mary J. Snijer Marilyn J. Isaacs

STATE OF OHIO
COUNTY OF MADISON

Before me a Notary Public in and for said County came Merle Isaacs and Marilyn J. Isaacs, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

In Witness Whereof, I have set my hand and affixed my official seal this 6th day of JUNE 1973

Wallace V. Nichols
Notary Public

I hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct.

F. K. Harvey
Registered Surveyor No. 2570
Civil Engineer, No. 8255
5610 Harrisburg - Georgesville Road
Grove City, Ohio 43123 Rt. 2

Zoning - R-1

SURVEYED AND PLATTED BY
HARVEY & PROBASCO, Registered Engineers & Surveyors