

McGILL MEADOWS SECTION 2

4 - 211

PLAN PREPARED BY: G. HOPKINS

DATE: 1/14/66

BY: G. HOPKINS

REVISIONS:

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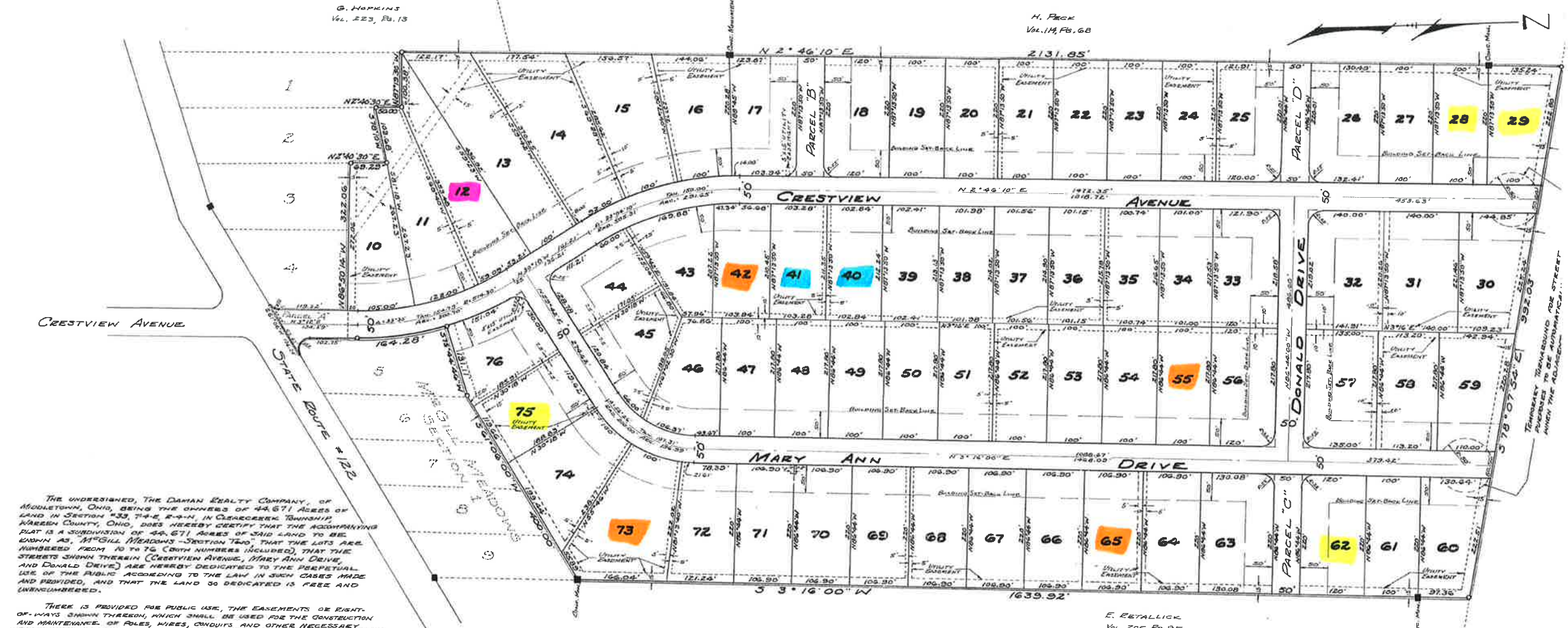
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THE UNDERSIGNED, THE DAMAN REALTY COMPANY, OF MIDDLETOWN, OHIO, BEING THE OWNERS OF 44.671 ACRES OF LAND IN SECTION 33, T-4-E, R-4-N, IN CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A SUBDIVISION OF SAID LAND TO BE KNOWN AS "McGILL MEADOWS - SECTION TWO" THAT THE LOTS ARE NUMBERED FROM 1 TO 100 (BOTH NUMBERS INCLUDED), THAT THE STREETS SHOWN THEREIN (CRESTVIEW AVENUE, MARY ANN DRIVE, AND DONALD DRIVE) ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED, AND THAT THE LAND SO DEDICATED IS FREE AND UNINCUMBERED.

THERE IS PROVIDED FOR PUBLIC USE, THE EASEMENTS OR RIGHT-OF-WAYS SHOWN THEREON, WHICH SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS AND OTHER NECESSARY OBSTRUCTION FOR THE TRANSMISSION OF ELECTRIC CURRENT, FOR TELEPHONES, PUBLIC AND PRIVATE SEWERS, GAS AND WATER MAINS, AND STORM WATER DRAINAGE, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER AND ACROSS ALL LOTS TO SAID EASEMENTS.

ALL LOTS IN SAID SUBDIVISION ARE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS, WHICH ARE COVENANTS RUNNING WITH THE LAND, AND WHICH WILL CONTINUE IN EFFECT UNTIL JANUARY 1, 1971, TO WIT:

1. ALL LOTS IN SAID SUBDIVISION SHALL BE RESTRICTED TO THE USE OF A RESIDENTIAL UNIT ONLY.
2. NO PROPERTY, SLAUGHTERHOUSE, STABLES OR OBSCURIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON SAID LAND, NOR SHALL ANYTHING BE DONE OR PERMITTED THEREON WHICH SHALL BE OR MAY BECOME AN ANNOYANCE OR INJURY TO THE NEIGHBORHOOD.
3. NO TRAILER, EASEMENT, SHACK, GARAGE, SHED OR OTHER OUTBUILDING SHALL AT ANYTIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF TEMPORARY CHARACTER BE USED AS A RESIDENCE, NOR SHALL ANY STRUCTURE BE MOVED ON THESE PREMISES.
4. ALL DWELLINGS MUST BE COMPLETELY MADE WITH INSIDE TOILETS AND SANITATION CONNECTED WITH SEPTIC TANK OR SEWEE, SEPTIC TANK WHERE SEWERS ARE NOT AVAILABLE.
5. NO DWELLING SHALL BE CONSTRUCTED OR MAINTAINED ON THESE PREMISES UNLESS IT HAS A MINIMUM OF 600 SQUARE FEET OF LIVING SPACE ON THE FIRST FLOOR IN SAID DWELLING, EXCLUSIVE OF GARAGE, PORCHES, BASEMENTS OR GREENHOUSES.
6. NO CONCRETE BLOCK OR OTHER BLOCK EXTERIOR WALLS SHALL BE USED.
7. ALL DRIVEWAYS TO EACH AND EVERY LOT SHALL BE INSTALLED THE PROPER SIZE CULVERT PIPE AS SPECIFIED BY THE COUNTY ENGINEER, THE MINIMUM SIZE OF WHICH SHALL BE 12" IN DIAMETER, TO TAKE CARE OF ROADSIDE DRAINAGE, AND NO DRIVEWAY SHALL BE CONSTRUCTED WITHOUT FIRST MAKING PROPER PROVISIONS FOR SAID DRAINAGE.

THE STREETS HEREON DEDICATED BY THE SUBDIVISION SHALL BE IMPROVED BY HIM IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY ENGINEER.

IN WITNESS WHEREOF, THE DAMAN REALTY COMPANY, HAS HEREBY SET ITS CORPORATE NAME AND SEAL BY DAVE FINKLEMAN, ITS PRESIDENT, AND H.O. FINKLEMAN, ITS SECRETARY, ON THIS 17 DAY OF FEB, 1961.

Witness:
The Daman Realty Company
303 WESTERN AVENUE BLDG.
MIDDLETOWN, OHIO
Dave Finkleman
H.O. Finkleman
President
Secretary

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 1960, AND THAT ALL MONUMENTS ARE SET AS SHOWN.

Allen A. Thompson
Allen A. Thompson
REGISTERED SURVEYOR #330

STATE OF OHIO } ss.
COUNTY OF BUTLER } ss.
BE IT REMEMBERED THAT ON THIS 17 DAY OF February, 1961, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVE FINKLEMAN, THE PRESIDENT, AND H.O. FINKLEMAN, THE SECRETARY, OF THE DAMAN REALTY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED OF THE DAMAN REALTY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST AFORESAID.

May 7, 1963
Notary Public, Butler County, Ohio



VICINITY SKETCH

McGILL MEADOWS

SECTION TWO

SECTION 33, T-4-E, R-4-N, CLEARCREEK TOWNSHIP

WARREN COUNTY, OHIO

SCALE 1" = 100'

FEBRUARY, 1960

BOARD OF HEALTH REQUIREMENTS

1. DRAINAGE MUST BE PROVIDED TO DRAIN STORM WATER FROM THE AREA.	
2. ALL LOTS MUST BE GRADED TO DRAIN SURFACE WATER FROM LEACHING AREA.	
3. ALL LOTS MUST BE GRADED AND STORMED FOR GRASS BEFORE OCCUPANCY OF DWELLING.	
4. SEPTIC TANK INSTALLER SHALL HAVE A CONFERENCE WITH PLUMBING INSPECTOR BEFORE INSTALLATION OF ANY LEACH BEDS.	
5. THE DEVELOPER SHALL HAVE TO LOCATE HOUSE ON LOTS TO PROVIDE SUITABLE SPACE FOR LEACHING AREA.	
6. LEACHING AREA FOR INDIVIDUAL LOTS IS AS FOLLOWS:	
A. LOTS 10-11-12-13-14-15.	285 SQ. FT. PER BEDROOM.
B. LOTS 16-17-18-19-20.	235 SQ. FT. PER BEDROOM.
C. LOTS 21-22-23-24.	220 SQ. FT. PER BEDROOM.
D. LOTS 25-26-27-28-29.	195 SQ. FT. PER BEDROOM.
E. LOTS 30-31-32-33-34-35.	240 SQ. FT. PER BEDROOM.
F. LOTS 36-37-38-39-40-41.	175 SQ. FT. PER BEDROOM.
G. LOTS 42-43-44-45-46-47.	165 SQ. FT. PER BEDROOM.
H. LOTS 48-49-50-51-52-53.	250 SQ. FT. PER BEDROOM.
I. LOTS 54-55-56-57-58-59.	160 SQ. FT. PER BEDROOM.

PARCELS "B", "C", "D".
THESE PARCELS OF LAND ARE NOT DEDICATED FOR STREET PURPOSES BY THIS PLAT, BUT ARE RESERVED AND WILL BE DEDICATED FOR PUBLIC USE AND IMPROVED IN ACCORDANCE WITH COUNTY REQUIREMENTS AT A FUTURE DATE WHEN THE ADJACENT LANDS ARE PLATTED.

SURVEY AND PLAT BY
MARKEE & HASSELBERG
ENGINEERS - SURVEYORS
LEBANON, OHIO

ACREAGE

LOTS	38.431 ACRES
ROADS	5.464 ACRES
PARCELS B,C,D	0.776 ACRES
TOTAL	44.671 ACRES

Outside the 500' Notice Area

Pool Permit found

No Pool Permit found

Inside the 500' Notice Area

Pool Permit found

No Pool Permit found

APPROVAL - COUNTY ENGINEER
I HEREBY APPROVE THE ACCOMPANYING PLAT ON THIS 25 DAY OF July, 1961.
L. J. Hest
COUNTY ENGINEER

APPROVAL - ZONING COMMISSION
I HEREBY CERTIFY THAT BY A RESOLUTION PASSED ON THIS 13 DAY OF Feb., 1961, THE ZONING COMMISSION OF CLEARCREEK TOWNSHIP DID APPROVE THIS PLAT.
Wilbur Hutt
CHAIRMAN

APPROVAL - PLANNING COMMISSION
THIS PLAT IS HEREBY APPROVED BY THE WARREN COUNTY PLANNING COMMISSION ON THIS 21 DAY OF Feb., 1961.
L. P. Hest
EXECUTIVE DIRECTOR

APPROVAL - COUNTY COMMISSIONERS
WE, THE COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE FOREGOING PLAT ON THIS 21 DAY OF Feb., 1961.
County Commissioners: Cecil Hawkins, Robert K. Smith

COUNTY AUDITOR
TRANSFERRED ON THIS 25 DAY OF July, 1961, BY THE COUNTY AUDITOR, WARREN COUNTY, OHIO.

COUNTY RECORDER
RECEIVED ON THIS 25 DAY OF July, 1961, RECORDED ON THIS 25 DAY OF July, 1961, INDEXED IN BOOK NO. 7 ON PAGE NO. 211.