

4 - 211
DRAWING NUMBER
SECTION 2
DRAWING NUMBER
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ACREAGE	
LOTS	38.431 ACRES
ROADS	5.464 ACRES
PARCELS B, C, D	0.776 ACRES
TOTAL	44.671 ACRES

THE UNDERSIGNED, THE DAMAN REALTY COMPANY, OF MIDDLETOWN, OHIO, BEING THE OWNERS OF 44.671 ACRES OF LAND IN SECTION 22, T-4-S, R-4-E, IN CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A SUBDIVISION OF 44.671 ACRES OF LAND TO BE KNOWN AS, 'MCGILL MEADOWS - SECTION TWO', THAT THE LOTS ARE NUMBERED FROM 1 TO 76, THAT THE LOTS ARE BOUNDARY LINES, 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 ROADS, RAILS, CONDUITS AND OTHER NECESSARY OBSTRUCTIONS FOR THE TRANSMISSION OF ELECTRIC CURRENT, FOR TELEPHONE, PUBLIC AND PRIVATE SEWERS, GAS AND WATER MAINS, AND OTHER WATER DRAINAGE, TOGETHER WITH THE RIGHT OF INGRESS 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 PIGSTY, SLAUGHTER HOUSE, 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, BASEMENT, SHED, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANYTIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE, NOR SHALL ANY STRUCTURE BE MOVED ON THESE PREMISES.
 4. ALL DWELLINGS MUST BE COMPLETELY MODERN WITH INSIDE TOILETS AND SANITATION CONNECTED WITH SEPTIC TANK OR SEWER, SEPTIC TANK WHERE SEWERS ARE NOT AVAILABLE.
 5. NO DWELLING SHALL BE CONSTRUCTED OR MAINTAINED ON THESE PREMISES UNLESS IT HAS A MINIMUM OF 800-SQUARE FEET OF LIVING SPACE ON THE FIRST FLOOR IN SAID DWELLING, EXCLUSIVE OF GARAGE, PORCHES, BASEMENTS OR GREENHOUSES.
 6. NO CONCRETE BLOCK OR CINDER 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 WILL BE 12" IN DIAMETER. BUSINESS, THE MINIMUM SIZE OF WHICH WILL BE 12" IN DIAMETER. TO TAKE CARE OF SIDEWALK DRAINAGE, AND NO DRIVEWAY SHALL BE CONSTRUCTED WITHOUT FIRST MAKING PROPER PROVISIONS FOR SAID DRAINAGE.
- THE STREETS HEREBY DEDICATED BY THE SUBDIVIDER SHALL BE IMPROVED BY HIM IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY ENGINEER.

IN WITNESS WHEREOF, THE DAMAN REALTY COMPANY, HAS HEREUNTO SET ITS CORPORATE NAME AND SEAL BY DAVID FINKELMAN, ITS PRESIDENT, AND H.O. FINKELMAN, ITS SECRETARY, ON THIS 12 DAY OF FEB, 1961.

WITNESS:
THE DAMAN REALTY COMPANY
303 FIRST NATIONAL BANK BLDG.
MIDDLETOWN, OHIO
David Finkelman
PRESIDENT
H.O. Finkelman
SECRETARY

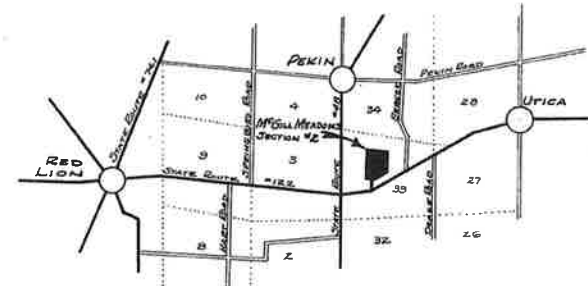
CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 1960, AND THAT ALL MONUMENTS ARE SET AS SHOWN.

Allen A. Thompson
ALLEN A. THOMPSON
REGISTERED SURVEYOR #500

STATE OF OHIO } 35.
COUNTY OF BUTLER }
BE IT REMEMBERED THAT ON THIS 12 DAY OF FEBRUARY, 1961, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID FINKELMAN, THE PRESIDENT, AND H.O. FINKELMAN, THE SECRETARY OF THE DAMAN REALTY COMPANY, WHO ACKNOWLEDGED THE SIGNATURE 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 HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST ABOVE SAID.

May 7, 1963
NOTARY PUBLIC, BUTLER COUNTY, OHIO

Merwin P. Morgan
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 SEWERED AND GRADED FOR GRASS BEFORE OCCUPANCY OF DWELLING.
4. SEPTIC TANK INSTALLATION SHALL HAVE A CONFERENCE WITH PLUMBING INSPECTOR BEFORE INSTALLATION OF ANY LEACH BEDS.
5. THE DEVELOPER WILL 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. 220 SQ. FT. PER BEDROOM.
E. LOTS 30-31-32-33-34-35. 195 SQ. FT. PER BEDROOM.
F. LOTS 36-37-38-39-40-41. 240 SQ. FT. PER BEDROOM.
G. LOTS 42-43-44-45-46-47. 175 SQ. FT. PER BEDROOM.
H. LOTS 48-49-50-51-52-53. 165 SQ. FT. PER BEDROOM.
I. LOTS 54-55-56-57-58-59. 250 SQ. FT. PER BEDROOM.
J. LOTS 60-61-62-63-64-65-66-67-68. 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 IMPROVEMENT IN ACCORDANCE WITH COUNTY REQUIREMENTS AT A FUTURE DATE WHEN THE ADJACENT LANDS ARE PLATTED.

SURVEY AND PLAT BY
MARKEY & HASSELBRING
ENGINEERS - SURVEYORS
LEBANON, OHIO

APPROVAL - COUNTY ENGINEER

I HEREBY APPROVE THE ACCOMPANYING PLAT ON THIS 25 DAY OF JULY, 1961.

L.D. West
COUNTY ENGINEER

APPROVAL - ZONING COMMISSION

I HEREBY CERTIFY THAT BY A RESOLUTION PASSED ON THIS 15 DAY OF FEB, 1961, THE ZONING COMMISSION OF CLEARCREEK TOWNSHIP DID APPROVE THIS PLAT.

Wilbur Hunt
CHAIRMAN

APPROVAL - PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE WARREN COUNTY, PLANNING COMMISSION ON THIS 21 DAY OF FEB, 1961.

L.D. West
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.

Paul Johnson
John J. Smith
COUNTY COMMISSIONERS

COUNTY AUDITOR

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

John B. Jeffery
COUNTY AUDITOR

COUNTY RECORDER

FILE NO. 4157
RECEIVED ON THIS 25 DAY OF JULY, 1961.
RECORDED ON THIS 25 DAY OF JULY, 1961.
RECORDED IN BOOK NO. 7 ON PAGE NO. 11

Merwin P. Morgan
DEPUTY
Paul Johnson
COUNTY RECORDER