

4 - 211
MCGILL MEADOWS
SECTION 2
DRAWING NUMBER
PLAN FULL OF INFORMATION - PLANS, CHARTERS
RECEIVED BY ASSOCIATION



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 23, T-4-E, R-4-N, IN CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A SUBDIVISION OF 44.671 ACRES OF SAID LAND TO BE KNOWN AS, "MCGILL MEADOWS - JULIUS TOWN", THAT THE LOTS ARE NUMBERED FROM 10 TO 76 (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 UNENCLAVED.

THERE IS PROVIDED FOR PUBLIC USE, THE EASEMENTS OR RIGHTS OF WAYS SHOWN THEREON, WHICH SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS AND OTHER NECESSARY CONSTRUCTION FOR THE TRANSMISSION OF ELECTRIC CURRENT, FOR TELEPHONES, PUBLIC AND PRIVATE SERVICES, GAS AND OTHER SERVICES, AND FOR 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 ROBBERY, SLAUGHTER, MURDER, STRIKES OR OBSCENOUS 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 A NUISANCE TO THE NEIGHBORHOOD.
 3. NO TRAILER, BASEMENT, SHACK, 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 MASONED 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 864 SQUARE FEET OF LIVING SPACE ON THE FIRST FLOOR IN SAID DWELLING, EXCLUSIVE OF GARAGE, PORCHES, BASEMENTS OR BREEZEWAYS.
 6. NO CONCRETE BLOCK OR GINGER 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, 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 SUBDIVIDER SHALL BE IMPROVED BY HIM IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY ENGINEER.

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

WITNESS:
Maurice P. Morgan
Rene Marie Kugler
The Daman Realty Company
303 First National Bank Bldg.
Middletown, Ohio
H.O. Finkleman
DAVID FINKLEMAN
SECRETARY

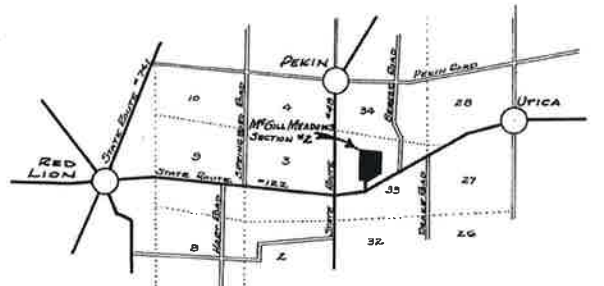
CERTIFICATE OF SURVEYOR

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

Allen A. Thompson
REGISTERED SURVEYOR #300

STATE OF OHIO
COUNTY OF BUTLER } S.S.
BE IT REMEMBERED THAT ON THIS 17th DAY OF FEBRUARY, 1961, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID 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 HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST AFORESAID.
Maurice 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 GRADED AND STRAINED 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 SUFFICIENT SPACE FOR LEACHING AREA.
6. LEACHING AREA FOR INDIVIDUAL LOTS IS AS FOLLOWS:
A. LOTS 10-11-12-13-14-15. 255 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
MARKEY & HASSELBROG
ENGINEERS - SURVEYORS
LEBANON, OHIO

APPROVAL - COUNTY ENGINEER
I HEREBY APPROVE THE ACCOMPANYING PLAT ON THIS 25th DAY OF FEB, 1961.
L. P. Heston
COUNTY ENGINEER

APPROVAL - ZONING COMMISSION
I HEREBY CERTIFY THAT BY A RESOLUTION PASSED ON THIS 13th 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 21st DAY OF FEB, 1961.
L. P. Heston
EXECUTIVE DIRECTOR

APPROVAL - COUNTY COMMISSIONERS
WE, THE COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE FOREGOING PLAT ON THIS 21st DAY OF FEB, 1961.
Paul Hinkley
COUNTY COMMISSIONERS

COUNTY AUDITOR
TRANSFERRED ON THIS 25th DAY OF FEB, 1961, BY THE COUNTY AUDITOR, WARREN COUNTY, OHIO.
James J. Thompson
COUNTY AUDITOR

COUNTY RECORDER
FILE NO. 4154
RECEIVED ON THIS 25th DAY OF FEB, 1961.
RECORDED IN BOOK NO. 7 ON PAGE 101, 111.
Maurice Campbell
COUNTY RECORDER

.50 - .55
.56 - .60
.61 - .70
.71 - .80
.81 - .90

L. DEAKORFF
Vol. 101, Ps. 34-1



Allen A. Thompson
ALLEN A. THOMPSON
REGISTERED SURVEYOR 4300

FEBRUARY 1960

VICINITY SKETCH

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

Theresa Campbell Seal - The Law
DEPUTY COUNTY RECORDER