RIVERSIDE ESTATES
SUBDIVISION

SCALE 1"=60'

Situated in the State of Ohio, County of Monroe, Township of Jackson, being in the north half of Section 7, Range 4 West, Township 2 North, of "The Old Seven Ranges Survey"

All iron pins set are rebar with yellow caps labeled "Claus 6456".

COUNTY RECORDER

No. _____

Received for record _____, 199__, at _____O'clock __. M.

Recorded _____, 199__ in Plat Cabinet_____, Page_____.

Date:_____ _____
Monroe County Recorder

SUBDIVISION REGULATIONS

A. No buildings shall be erected nearer than 75 feet to the centerline of State Route 7 or nearer than 50 feet to the side lines of Rivercrest Drive, or nearer than 10 feet to the side lines of any lot.

B. All of the areas contained within the building setbacks along State Route 7 and Rivercrest Drive, as described above, shall also be used as public utility easements.

C. There shall also be a 10.00 feet wide public utility easement along the east line of Lot 10.

D. No more than one dwelling per lot shall be used exclusively for residential purposes.

E. Any residential buildings on said lots must have a minimum of 800 square feet on the ground floor.

F. Lots 1 thru 9 shall be exclusively for residential purposes. however, commercial buildings will be allowed only on the lots fronting State Route 7, which are Lots 10 thru 15.

G. All buildings (residential or commercial) shall have an exterior finish that will be pleasing to the eye in such a manner as to not deteriorate from the surrounding residential housing.

H. No pole buildings or mobile homes allowed on any lot.

I. No tent, shack, garage, bus body, or other similar structures shall by erected on any lot at any time for use as a residence or commercial business, either temporary or permanent. Use of basements for purposes of residence, except as part of completed dwelling, is also prohibited.

J. There shall be no living floor, either for commercial or rosidential purposes, constructed on any lot at an elevation lower than 634.00 feet above sea level. This elevation being the 100 year flood plain elevation for this subdivision area.

K. No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot.

L. No animals, livestock, or poultry of any kind shall be raised, brod, or kept on any lot, except that dogs, cats, or other household pets may be kept provided they do not constitute a nuisance to the neighborhood.

M. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or no other waste material shall be kept except in sanitary containers.

CERTIFICATE OF SURVEYOR

The within plat is a subdivision of part of an 11.472 acres conveyed to Nelson M. Potts and Nelson E. Potts by Deed Volume 202, Page 596 and part of a 10.018 acres tract conveyed to Nolson M. Potts and Nelson E. Potts by Deed as recorded in Deed Book 200, Page 543 of the Deed Records of Monroe County, Ohio. The above mentioned tract of land was conveyed by The North America Coal Company.

Acreage contained in dedicated roads is..... 1.115 acres.
Acreage contained in lots 8 thru 15 is ..... 11.777 acres.
Acreage contained in public park is..... 0.000 acres.
Total acreage is ..... 12.791 acres.

I, hereby, certify that this map is a true and correct survey made by me on August 30, 1991, and that all monuments are set as shown and affix my seal, on this 19 day of September, 1991.

STATE OF OHIO · ROGER W. CLAUS · 56456 · REGISTERED PROFESSIONAL SURVEYOR

Roger W. Claus

Roger W. Claus, P.S.
Registered Surveyor No. S-6456
33310 T.R. 6065
Lewisville, Ohio 43754
Phone: (614) 567-3168

OWNER CERTIFICATION

I, (we), the undersigned, owners of the property hereon described, so hereby adopted the subdivision into 10 lots as shown, establish setback lines as shown, and dedicate to public use the ways hereon shown except buffer lots (Lots 8, 9, 10, and 11), which is dedicated on condition that if the abutting right-of-way dedicated is extended or widened beyond said buffer lot.

I, (we), further certify that I, (we), will improve this subdivision with the following installations:

(1) Water line to be laid on Rivercrest Drive by The Monroe Water Authority.

WITNESSES: _____ _____

OWNERS: Nelson M. Potts _____ Nelson E. Potts

STATE OF OHIO SS:
MONROE COUNTY

Be it remembered, that on this 28 day of October, 199 1 before me the undersigned, a Notary Public in and for said county and state, personally came Nelson M. Potts and Nelson E. Potts, and I do acknowledge the signing of this plat and that the same is their free act and deed. In testimony whereof, I have set my hand and Notary Seal on this day and date above written.

_____
Notary Public
My Commission Expires 12/19 93

COUNTY HEALTH DEPARTMENT

Approved for record by: _____ Date: 10-24-91

COUNTY ENGINEER

Approved for record by: Gerald W. Sims Date: 10-16-91

COUNTY AUDITOR

Transferred by Monroe County Auditor:

By: _____ Date October 30th 1991

COUNTY COMMISSIONERS

Approved for record, subject to the rules and regulations governing the platting of the subdivisions of land in the County of Monroe:

MONROE COUNTY COMMISSIONERS: Glenn W. Dirks, Mark A. Frost, Bernard Schmith

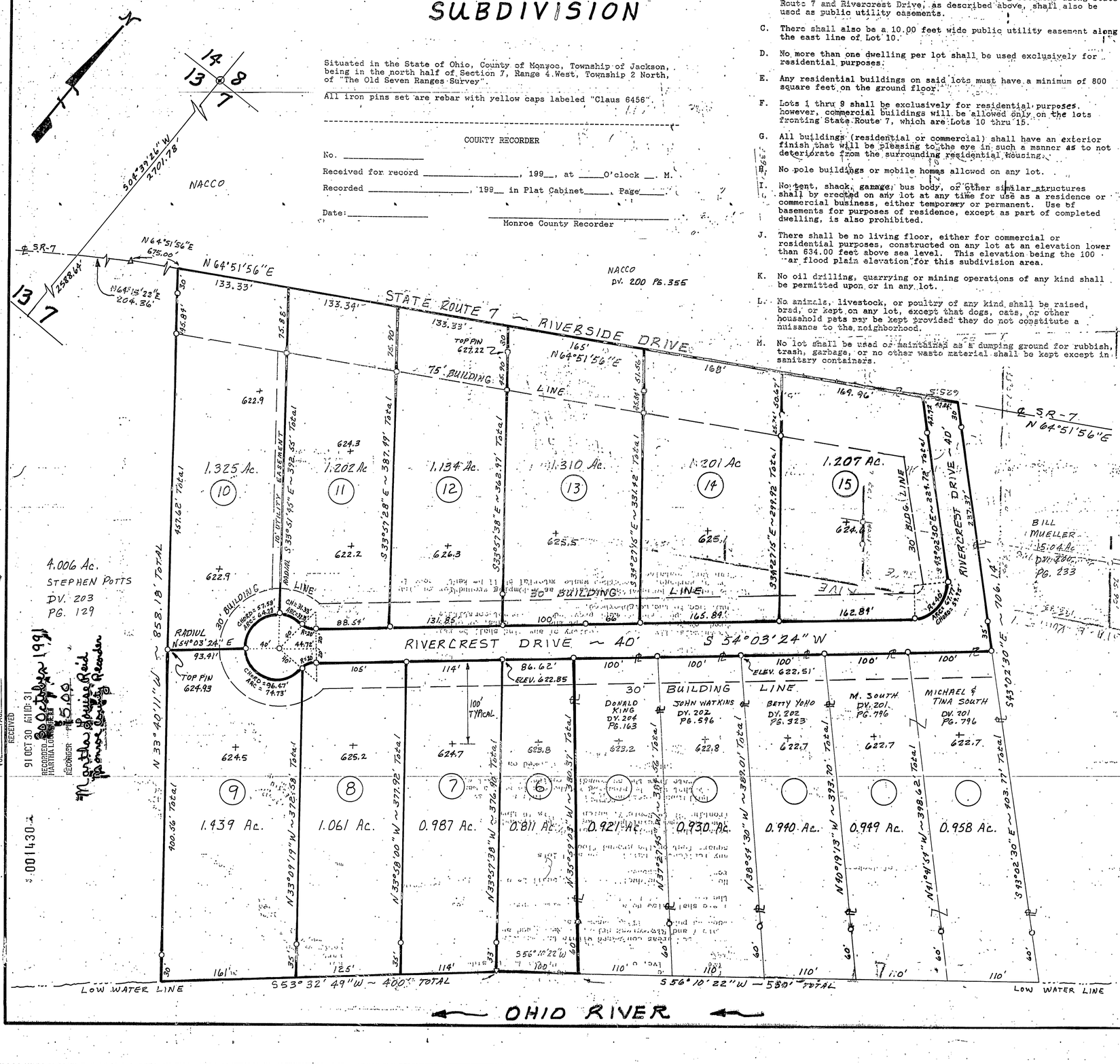
Date: 10/30 , 1991

PLANNING COMMISSION

Approved for record, subject to the rules and regulations governing the platting of the subdivisions of land in the County of Monroe:

Date: Oct. 3 , 1991

Paul E. Hinderlong
Commission President



LICKING CO. RECORD OF PLAT
VOL. ___ PAGE ___
RECEIVED
91 OCT 30 AM 10:31
RECORDER
MARTHA LOUISE REID

Plat No 820 of Plat Cabinet A
Recorded 30 October 1991
Martha Louise Reid
Monroe County Recorder

9110830