

BEARINGS BASED ON CARRIAGE-BY-THE-LAKE, SECTION ONE, PLAT BOOK 17, PAGES 90-93.

North

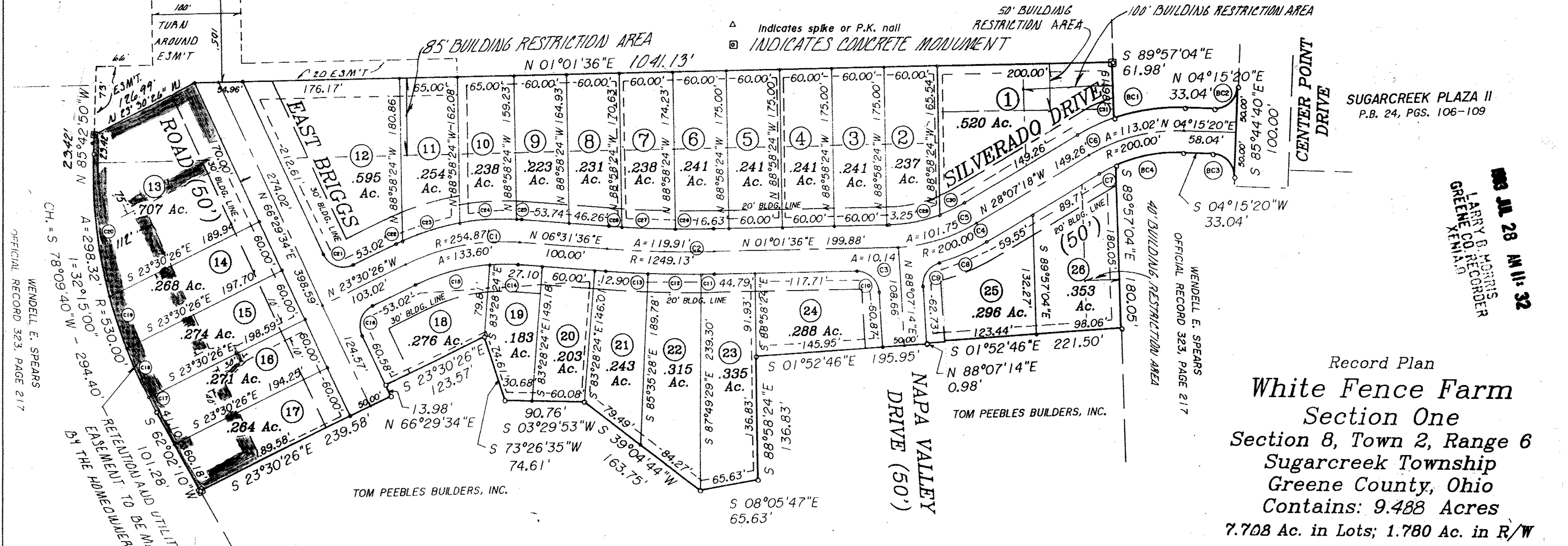
17480

WENDELL E. SPEARS  
OFFICIAL RECORD 323, PAGE 217

Legend

- Indicates iron pin found
- Indicates iron pin set - 30" x 5/8" capped "McDougall Assoc."
- △ Indicates spike or P.K. nail
- INDICATES CONCRETE MONUMENT

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
BC1	225.00'	41.00'	81.10'	20°39'10"	80.67'	N 06°04'15"W
BC2	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 40°44'40"W
BC3	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 49°15'20"W
BC4	175.00'	39.68'	78.05'	25°33'11"	77.40'	S 08°31'15"E



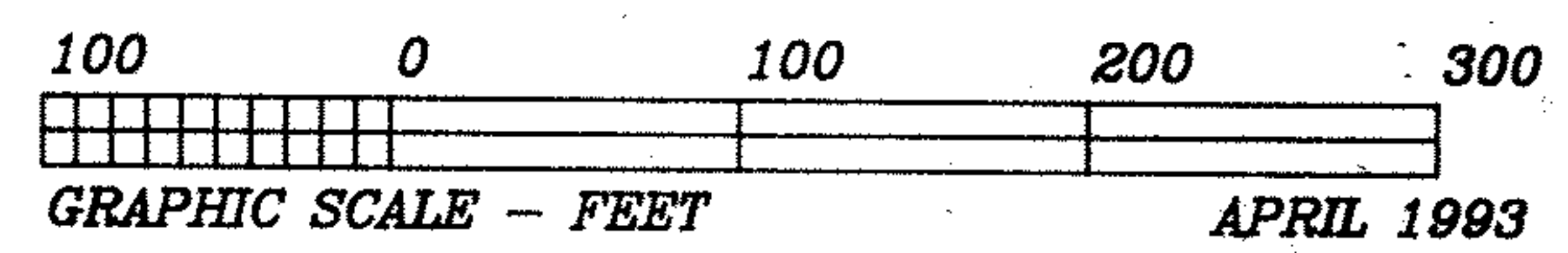
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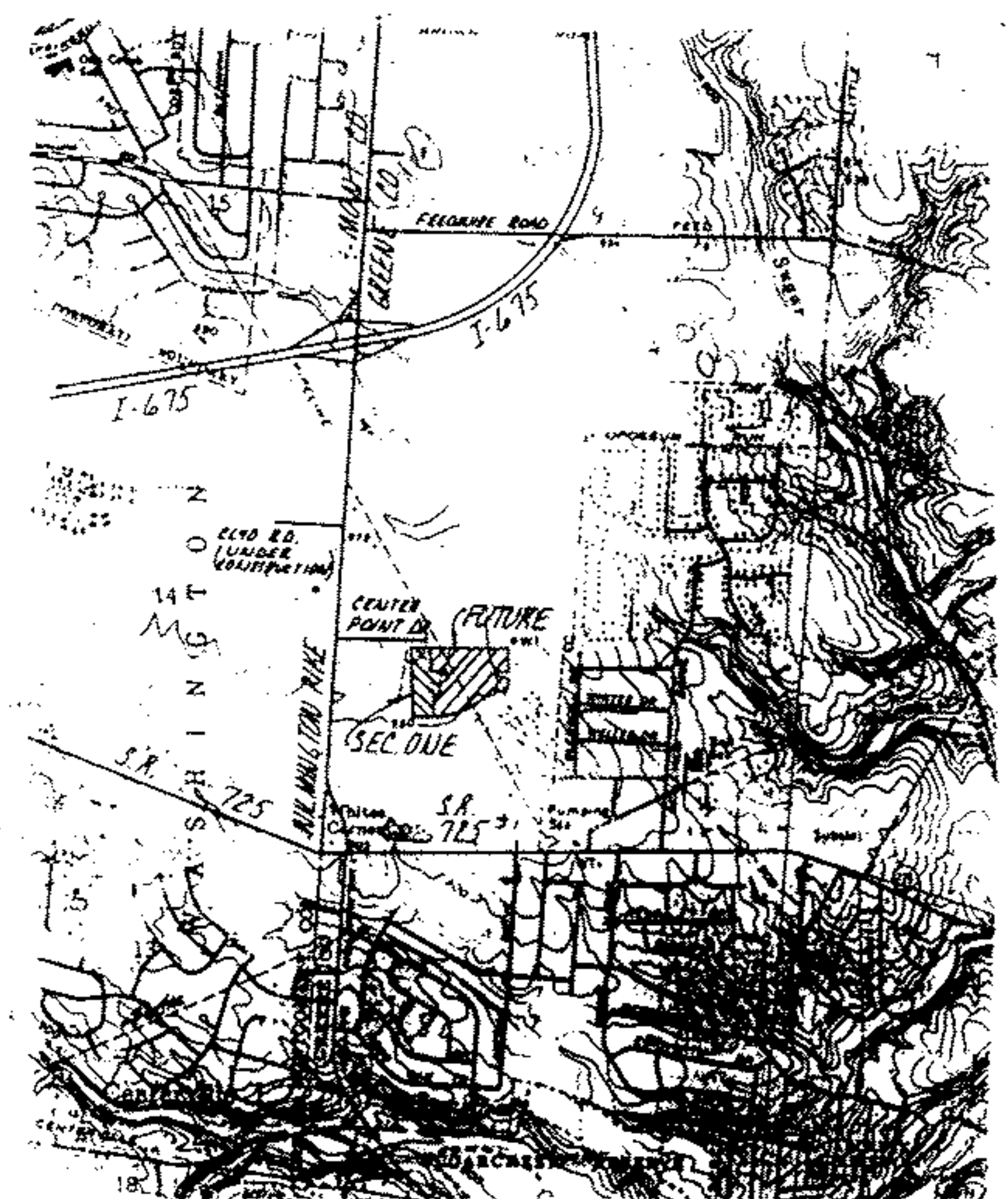
JUL 28 AM 11:32  
LARRY B. HARRIS  
GREENE CO. RECORDER  
XENIA, OHIO

Record Plan  
**White Fence Farm**  
Section One  
Section 8, Town 2, Range 6  
Sugar Creek Township  
Greene County, Ohio  
Contains: 9.488 Acres  
7.708 Ac. in Lots; 1.780 Ac. in R/W

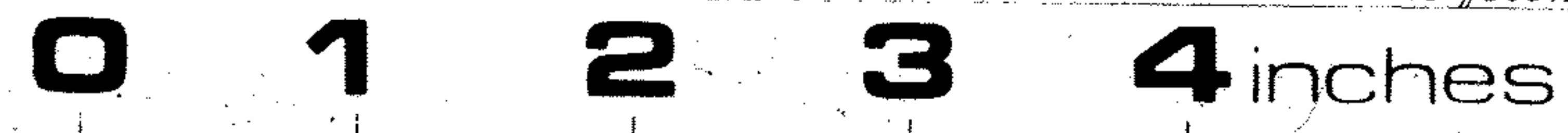
LOTS 13 THROUGH 17 SHALL BE SLAB CONSTRUCTION ONLY. THESE LOTS WILL REQUIRE ADDITIONAL SOILS TESTING AND THE STRUCTURES BUILT ARE REQUIRED TO FOLLOW THE RECOMMENDATIONS AS CITED IN THE MARCH 17, 1993 SOIL BORINGS AND REPORT, CONDUCTED BY DAYTON TESTING LABORATORY INCORPORATED.



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	254.87'	68.37'	133.60'	30°02'02"	132.08'	N 08°29'25"W
C2	1249.13'	60.00'	119.91'	5°30'00"	119.86'	N 03°46'36"E
C3	200.00'	5.07'	10.14'	2°54'23"	10.14'	N 00°25'35"W
C4	200.00'	46.62'	91.60'	26°14'32"	90.80'	N 15°00'02"W
C5	200.00'	52.00'	101.75'	29°08'54"	100.65'	N 13°32'51"W
C6	200.00'	58.06'	113.02'	32°22'38"	111.52'	N 11°55'59"W
C7	175.00'	10.43'	20.84'	6°49'27"	20.83'	N 24°42'35"W
C8	225.00'	29.03'	57.75'	14°42'19"	57.59'	N 20°46'09"W
C9	25.00'	20.41'	34.24'	78°27'47"	31.62'	N 52°38'53"W
C10	25.00'	23.76'	38.00'	87°05'37"	34.45'	N 44°34'25"E
C11	1274.13'	7.61'	15.21'	0°41'02"	15.21'	N 01°22'08"E
C12	1274.13'	30.01'	60.00'	2°41'53"	59.99'	N 03°03'35"E
C13	1274.13'	23.55'	47.10'	2°07'04"	47.09'	N 05°28'04"E
C14	229.87'	16.48'	32.90'	8°12'01"	32.87'	N 02°25'44"E
C15	229.87'	44.34'	87.60'	21°50'01"	87.07'	N 12°35'29"W
C16	25.00'	39.27'	90.00'00"	90°00'00"	35.36'	N 68°30'26"W
C17	530.00'	9.53'	19.06'	2°03'39"	19.06'	S 63°04'00"W
C18	530.00'	30.05'	60.04'	6°29'26"	60.01'	S 67°20'32"W
C19	530.00'	30.30'	60.53'	6°32'38"	60.50'	S 73°51'34"W
C20	530.00'	79.94'	158.69'	17°09'17"	158.09'	S 85°42'31"W
C21	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 21°29'34"W
C22	279.87'	3.57'	7.15'	1°27'46"	7.15'	S 22°54'04"E
C23	279.87'	34.08'	67.82'	13°53'05"	67.66'	S 15°05'20"E
C24	279.87'	32.75'	65.21'	13°21'00"	65.06'	S 01°29'05"E
C25	279.87'	3.26'	6.53'	1°20'11"	6.53'	S 05°51'32"W
C26	1224.13'	7.01'	14.01'	0°39'21"	14.01'	S 06°11'56"W
C27	1224.13'	30.06'	60.11'	2°48'49"	60.11'	S 04°27'51"W
C28	1224.13'	21.69'	43.38'	2°01'50"	43.38'	S 02°02'31"W
C29	175.00'	29.16'	57.80'	18°55'22"	57.53'	S 08°26'05"E
C30	175.00'	15.66'	31.23'	10°13'32"	31.19'	S 23°00'32"E
C31	225.00'	23.10'	46.04'	11°43'27"	45.96'	S 22°15'34"E



Vicinity Map  
No Scale



THE WITHIN PLAT IS A SUBDIVISION OF 9.488 ACRES, OF THE TRACT OF LAND CONVEYED TO TOM PEEBLES BUILDERS INC. BY DEED RECORDED IN OR PAGE OF THE DEED RECORDS OF GREENE COUNTY OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

Greene County Ohio  
BY *Thomas McDougall*  
THOMAS MCDUGALL, P.S. #6588

WHITE FENCE FARM

PROTECTIVE COVENANTS AND RESTRICTIONS:

- 1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS... 2. IT SHALL BE LAWFUL FOR TOM PEEBLES BUILDERS INC. OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN WHITE FENCE FARM TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN... 3. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT... 4. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE UNLESS OTHERWISE APPROVED IN WRITING BY TOM PEEBLES BUILDERS INC... 5. NO STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF TOM PEEBLES BUILDERS INC... 6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT. REAR YARDS MAY BE SODDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED... 7. ALL LOT OWNERS SHALL FINISH GRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS AND SHALL INSTALL THE DRIVEWAY APRONS... 8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES WHEN REQUIRED IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY SUGARCREEK TOWNSHIP OHIO, PRIOR TO OCCUPANCY... 9. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE BUILDING SET-BACK LINE AS SHOWN ON THE RECORDED PLAT... 10. NO ACCESSORY STRUCTURES ARE PERMITTED WITHIN THE REQUIRED 30 FOOT REAR YARD... 11. SOLAR PANELS SHALL BE APPROVED OR DISAPPROVED IN WRITING BY TOM PEEBLES BUILDERS INC... 12. ROOF PITCHES OR SLOPE ON ALL HOMES SHALL BE 5/12 OR MORE... 13. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD... 14. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOX UNCOVERED AND EXPOSED TO FINISH GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS... 15. NO TRAILER, BASEMENT TENT, SHACK OR GARAGE ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE... 16. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER... 17. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF THE DISTANCE FROM THE REAR HOUSE LINE TO THE MINIMUM BUILDING SET-BACK LINE... 18. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY TOM PEEBLES BUILDERS INC... 19. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT, ON ANY LOT EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES...

- 20. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF THE OPEN PORCHES, GARAGES, OR STEPS SHALL NOT BE LESS THAN ONE THOUSAND FOUR HUNDRED (1400) SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES AND ONE THOUSAND SEVEN HUNDRED (1700) SQUARE FEET IN THE CASE OF TWO STORY STRUCTURES... 21. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE. MODIFICATION OF DRAINAGEWAYS IS PROHIBITED WITHOUT THE APPROVAL OF THE GREENE COUNTY ENGINEER... 22. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAN ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER. MODIFICATION OF DRAINAGEWAYS IS PROHIBITED WITHOUT THE APPROVAL OF THE GREENE COUNTY ENGINEER... 23. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT... 24. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES... 25. SATELLITE DISH ANTENNAS ARE PERMITTED WITH THE APPROVAL OF TOM PEEBLES BUILDERS INC. OR THE HOMEOWNERS ASSOCIATION... 26. NO CHAIN LINK OR METAL FENCE WILL BE PERMITTED ON ANY LOT IN THIS PLAT... 27. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS... 28. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR AND CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED IN THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS. SAID CLEAN-UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT DEBRIS AND MUD PROBLEM OCCURS... 29. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS TOM PEEBLES BUILDERS INC. FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT... 30. ALL LOTS SHALL HAVE A MINIMUM REAR YARD SET-BACK OF 30 FEET, AND A MINIMUM SIDE YARD SET-BACK OF 5 FEET... 31. THE WITHIN SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS AND ARTICLES OF INCORPORATION OR BY-LAWS OF WHITE FENCE FARM HOMEOWNERS ASSOCIATION, ALL OF WHICH ARE RECORDED IN THE RECORDS OF GREENE COUNTY, OHIO AT... 32. NO BUILDINGS OF ANY KIND SHALL BE LOCATED IN THE "BUILDING RESTRICTION AREA" AFFECTING LOTS ALONG THE WEST AND NORTH LINES OF THIS PLAT; AS SHOWN ON THE RECORD PLAN. SAID "BUILDING RESTRICTION AREA" SHALL BE AS FOLLOWS: -85 FEET BY PARALLEL LINES OFF THE WEST PLAT LINE \*EXCEPT LOT 1, SHALL BE 50 FEET BY PARALLEL LINES OF THE WEST PLAT LINE. -100 FEET BY PARALLEL LINES OFF THE NORTH PLAT LINE \*EXCEPT LOTS NUMBERED 20, 21, 24 AS SHOWN ON THE APPROVED PRELIMINARY PLAN SHALL BE 40 FEET BY PARALLEL LINES OFF THE NORTH PLAT LINE... 33. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT. HOWEVER, NO MORE THAN TWO (2) DOGS, CATS, AND OTHER COMMON HOUSEHOLD PETS, OTHER THAN VICIOUS ANIMALS, MAY BE KEPT ON THE LOTS, SO LONG AS THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES. ANY ANIMAL PERMITTED HEREUNDER WHILE OUTSIDE ANY SINGLE DWELLING STRUCTURE SHALL NOT BE ALLOWED TO RUN LOSE AT ANY TIME AND SHALL BE SECURELY ATTACHED TO A LEASE AND COLLAR. ANY ANIMAL EXCEEDING TWENTY (20) POUNDS SHALL BE MAINTAINED AS PRIMARILY AN IN-HOUSE OR INSIDE HOUSEHOLD PET, WITHIN THE SINGLE-FAMILY DWELLING CONSTRUCTED ON ANY SUCH LOT, AND SHALL NOT BE LEFT UNATTENDED ON ANY SUCH LOT, INCLUDING BUT NOT LIMITED TO, BEING UNATTENDED AND AFFIXED TO A "DOG RUN, DOG HOUSE, CAGE, ANIMAL STORAGE UNIT OR OTHER TYPE OF KENNEL OR MECHANICAL EXERCISE DEVICE. FOR THE PURPOSES HEREOF "VICIOUS ANIMAL" SHALL INCLUDE BUT NOT BE LIMITED TO PIT BULLS OR ANY AND ALL MIXED BREED WITH ANCESTRY KNOWN AS PIT BULLS... 34. ALL LOTS ARE SUBJECT TO THE RULES AND REGULATIONS OF THE PERPETUAL PRESERVATION AGREEMENT FOR THE LAKE SOUTH OF THIS DEVELOPMENT AND NORTH OF STATE ROUTE 725, RECORDED IN DEED BOOK 696 PAGE 266... 35. THE LAWN AREA BETWEEN THE CURB AND THE SIDEWALK SHALL NOT HAVE ANYTHING PLACED WITHIN IT, INCLUDING BUT NOT LIMITED TO LAWN SPRINKLERS, PLANTS, SHRUBS, TREES, ETC.

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE PUBLIC ROADS AND EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC USE FOREVER. ALSO, WE HEREBY DEDICATE THE SANITARY SEWERS AND WATERMANS TO THE GREENE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY OF BELLBROOK FOR THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES 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 PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Record Plan

White Fence Farm Section One Section 8, Town 2, Range 6 Sugarcreek Township Greene County, Ohio Contains: 7.488 Acres 7.708 Ac. in Lots; 1.780 Ac. in R/W

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: Nancy J. Flagg, Nancy F. Hartness, Joan M. Cochran, Joan M. Cochran, Tom Peebles (owner of Tom Peebles Builders Inc.)

WITNESS Michael R. Turner, Michael R. Turner, Nancy E. Swartz, Nancy E. Swartz, County of Montgomery, Ohio

BE IT REMEMBERED THAT ON THIS 23rd DAY OF June 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID TOM PEEBLES BUILDERS INC. BY Tom Peebles AS OWNER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN. Joan M. Cochran Notary Public My Commission Expires 2/20/95

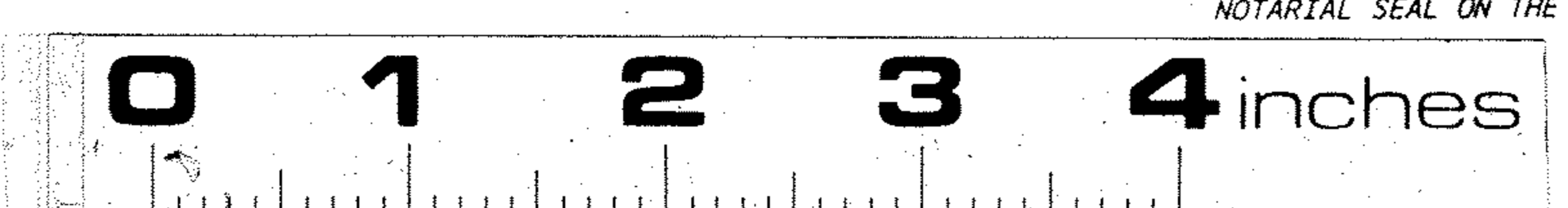
STATE OF OHIO, COUNTY OF Montgomery, Ohio BE IT REMEMBERED THAT ON THIS 25th DAY OF July 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BY ITS AS LIENHOLDER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT ON BEHALF OF SAID CORPORATION AND THAT THE SAME IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND OF HIM PERSONALLY AS OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN. Bonnie George Notary Public In and for the State of Ohio My Commission Expires Oct. 11, 1995

STATE OF OHIO, COUNTY OF Montgomery, Ohio TOM PEEBLES, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THE DEDICATION, EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN. Joan M. Cochran Notary Public My Commission Expires 2/20/95

ACCEPTANCE AND APPROVAL DEDICATION OF THE SANITARY SEWER LINES AND THE WATER MAIN LINES IN THE WITHIN PLAT, IS HEREBY ACCEPTED. THIS 23rd DAY OF June 1993. W. Reed Madden BOARD OF COUNTY COMMISSIONERS, GREENE COUNTY, OHIO Linda M. Swearingen, Kathryn K. Haglan, K. J. Linn, J. T. Bone

THIS PLAT APPROVED BY THE GREENE COUNTY PLANNING COMMISSION THIS 23rd DAY OF June 1993. Richard W. Walcott PRESIDENT

N/A CLERK OF THE COMMISSION S. J. McCready EXECUTIVE DIRECTOR TRANSFERRED ON THE 28th DAY OF July 1993. Lucrecia A. Delaney GREENE COUNTY AUDITOR wls 0 RECORDED ON THIS 28th DAY OF July 1993. TIME: 11:32 AM PLAT BOOK 28 PAGE 127-128 FEE \$40-00 Gary B. Morris GREENE COUNTY RECORDER



McDOUGALL ASSOCIATES Professional Land Surveyors 956 SENATE DRIVE DAYTON, OHIO 45459 (513) 438-9787