Vol 9. Pg137

557-A

BLOCK D
NORTHVIEW ESTATES SUBDIVISION
CITY OF HILLSBORO, OHIO

SHEET 1 OF 2

OWNERS: R. LOWELL McCARTY AND ELIZABETH H. McCARTY
1210 HOLLAND CIRCLE, HILLSBORO, OHIO 45133

DEED REFERENCE: DEED BOOK 267 PAGE 375 AND
DEED BOOK 274 PAGE 558 OF THE HIGHLAND COUNTY RECORDS

OWNERS: ERIC D. LONG AND REBECCA LONG
DEED REFERENCE: O.R. 263 PAGE 308

OWNERS: DONALD A. STORER AND BECKY JO STORER
DEED REFERENCE: O.R. 268 PAGE 246

NORTHVIEW ESTATES SUBDIVISION
BLOCK "D"
COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS AND RESTRICTIONS SHALL APPLY TO ALL LOTS IN THIS SUBDIVISION AND SHALL BE RUNNING WITH THE LAND FOR THE BENEFIT OF ALL LOT OWNERS AND SHALL BE BINDING UPON ALL PARTIES CLAIMING CLAIMING UNDER THEM. SAID COVENANTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS SAID COVENANTS ARE CHANGED IN PART OR IN WHOLE BY A PETITION EXECUTED BY SEVENTY PERCENT (70%) OR MORE OF THE THEN OWNERS OF THE LOTS IN THIS SUBDIVISION. THE RECORD TITLE HOLDER OR HOLDERS OF EACH LOT ARE ENTITLED TO ONE VOTE ONLY ON BEHALF OF SUCH LOT. SUCH PETITION WHEN PROPERLY EXECUTED MUST BE FILED WITH THE COUNTY RECORDER TO BECOME IN FULL FORCE AND EFFECT. INVALIDATION OF ANY ONE OF THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE ENFORCEABILITY OF THE REMAINDER THEREOF.

1. THE LOTS IN THIS SUBDIVISION SHALL BE RESTRICTED TO ALL OF THE REQUIREMENTS OF THE CITY OF HILLSBORO FOR "RESIDENTIAL A" ZONE AND SHALL BE LIMITED TO THE CONSTRUCTION OF SINGLE FAMILY DWELLINGS ONLY, EXCEPT THAT CONDOMINIUMS MAY BE CONSTRUCTED ON LOTS 24, 26, 28, 30, 34, 36, AND 38 AS APPROVED BY THE CITY OF HILLSBORO PLANNING COMMISSION ON SEPTEMBER 25, 1995. ALL OTHER USES OR OCCUPANCIES THAT MAY BE PERMITTED UNDER THE CITY OF HILLSBORO ZONING REGULATIONS ARE STRICTLY PROHIBITED.

2. CONSTRUCTION ON THE LOTS SHALL BE LIMITED TO THE THE SINGLE FAMILY RESIDENCE OR TO CONDOMINIUMS AND ONE DETACHED AUTOMOBILE STORAGE GARAGE OR OUTBUILDING.

3. SINGLE STORY RESIDENCES SHALL HAVE A MINIMUM OF 1600 SQUARE FEET OF LIVING AREA AND TWO STORY RESIDENCES SHALL HAVE 2000 SQUARE FEET OF LIVING AREA. CONDOMINIUMS SHALL HAVE A MINIMUM OF 1000 SQUARE FEET OF LIVING AREA. THE PERMITTED RESIDENCE SHALL HAVE A TWO CAR ATTACHED GARAGE OF NOT LESS THAN 400 SQUARE FEET IN FLOOR AREA. THE REQUIRED FLOOR AREA OF RESIDENCES AND CONDOMINIUMS IS EXCLUSIVE OF GARAGES, PATIOS, BASEMENTS, PORCHES, OR OTHER AREAS THAT ARE NOT COMPLETELY ENCLOSED. ALL CONSTRUCTION OF RESIDENCES AND PERMITTED OUT BUILDINGS SHALL BE OF CONVENTIONAL CONSTRUCTION ON PERMANENT FOUNDATIONS. MODULAR HOMES DOUBLEWIDES, MOBILE HOMES OR OTHER TYPES OF PREFABRICATED OR MANUFACTURED HOMES OR BUILDINGS ARE STRICTLY PROHIBITED,

4. ALL CONSTRUCTION SHALL BE COMPLETED AT THE TIME OF OCCUPANCY, BOTH INTERIOR AND EXTERIOR, PORCHES SHALL BE UNDER ROOF, OR AN EXTENSION THERETO, OF THE DWELLING. DECKS OR PATIOS SHALL BE PROVIDED AT REAR ENTRANCES. DRIVEWAYS SHALL BE SURFACED WITH CONCRETE OR HOT MIX ASPHALT AND SHALL BE OF SUFFICIENT AREA TO PROPERLY ACCESS THE GARAGE AND TO PROVIDE OFF STREET PARKING FOR ANY AUTOMOBILE KEPT AT THE RESIDENCE. TEMPORARY LIVING QUARTERS OF ANY KIND ARE STRICTLY PROHIBITED.

5. THE KEEPING OF POULTRY, DOG KENNELS, OR OTHER ANIMALS IS PROHIBITED. HOWEVER, ORDINARY HOUSEHOLD PETS ARE ALLOWED.

6. OFFICE AND HOME OCCUPATION SHALL BE LIMITED TO CONDUCTING SUCH BUSINESS AND PROFESSIONAL ACTIVITIES AS MAY BE CARRIED OUT BY MEMBERS OF THE FAMILY WITHIN THE RESIDENCE AND DOES NOT NORMALLY REQUIRE THEIR CLIENTS OR THE PUBLIC TO CALL UPON OR TO BE ADMITTED TO THE RESIDENCE. THIS IS PROVIDED THAT ALL ACTIVITIES AND STORAGE RELATED THERETO BE CONFINED TO THE DWELLING AND THE PERMITTED OUTBUILDING.

7. OUTSIDE STORAGE OF MATERIALS, EQUIPMENT, UNLICENSED VEHICLES, CAMPERS, MOTOR HOMES, TRAVEL TRAILERS AND ALL OTHER MISCELLANEOUS ITEMS IS PROHIBITED, EXCEPT FOR TEMPORARY STORAGE OF BUILDING MATERIALS FOR USE IN THE CONSTRUCTION OF THE PERMITTED BUILDINGS.

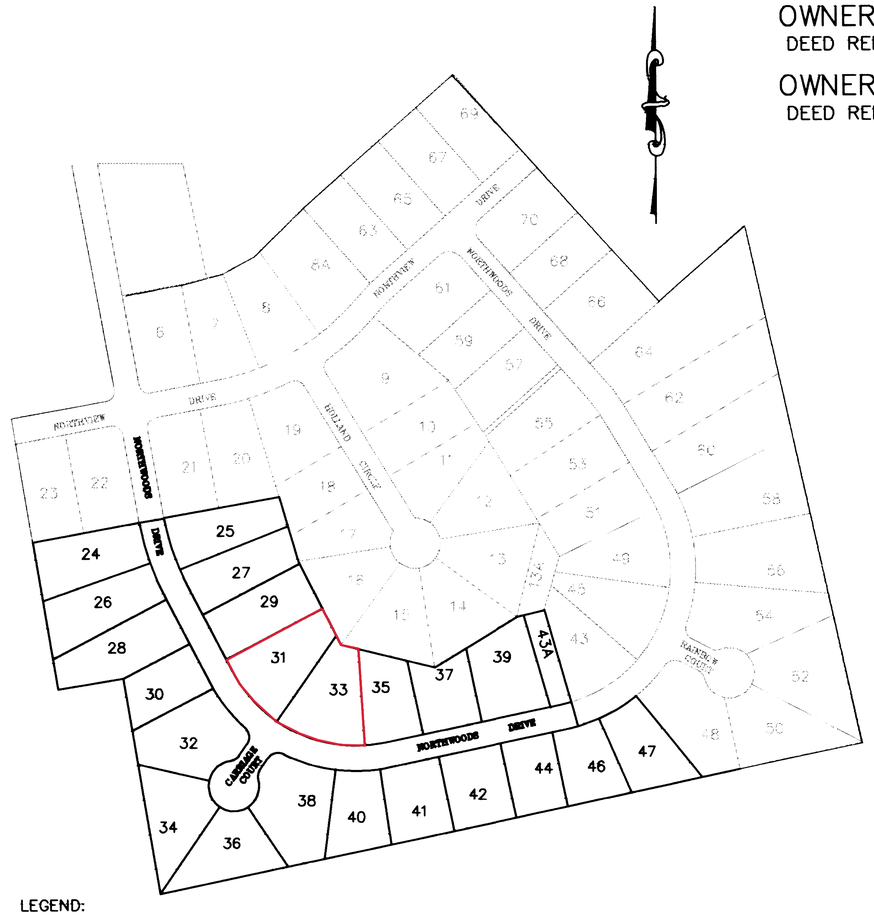
8. NO LOT IN THIS SUBDIVISION SHALL BE SUBDIVIDED INTO SMALLER LOTS OR PARCELS EXCEPT TO BE JOINED TO AN EXISTING FULL SIZE LOT ADJACENT THERETO. SUCH SALES OR EXCHANGES SHALL NOT BE PERMITTED TO CREATE ANY ADDITIONAL BUILDING SITES. ALL UTILITIES SHALL BE WITHIN THE UTILITY EASEMENTS AS SHOWN ON THE RECORDED PLAT OF THE NORTHVIEW ESTATES SUBDIVISION BLOCK "D" OR WITHIN THE RIGHT OF WAY OF THE PUBLIC STREETS. LOT OWNERS MAY NOT CAUSE TO BE PLACED OR GRANT EASEMENTS FOR UTILITIES IN ANY OTHER LOCATION, OTHER THAN THE NECESSARY SERVICES TO THE PERMITTED RESIDENCE ON THE LOT. LOT OWNERS ARE PROHIBITED FROM PERMITTING THEIR LAND TO BE USED AS AN ACCESS FOR THE PURPOSE OF INGRESS OR EGRESS OR FOR THE EXTENSION OR OPENING OF A STREET OR FOR THE EXTENSION OF A PUBLIC UTILITY.

9. THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL MAINTAIN STORM DRAINAGE WAYS AND EASEMENTS IN SUCH A MANNER THAT DOES NOT INTERFERE WITH THE NORMAL FLOW OF STORM WATER OR WITH THE EASEMENT RIGHTS.

10. THE LOT OWNERS SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN MANNER. BUILDINGS SHALL BE WELL MAINTAINED AND PAINTED OR OTHERWISE PROPERLY CARED FOR ON THE EXTERIOR. WEEDS, BRUSH, LEAVES, AND OTHER DEBRIS SHALL BE REMOVED. GRASS SHALL BE MOWED ON A REGULAR SCHEDULE TO KEEP IT NEAT IN APPEARANCE. THE SUB DIVIDER THEIR SUCCESSORS OR ASSIGNS RESERVES THE RIGHT TO ENTER UPON THE PREMISES FOR THE PURPOSE OF CUTTING GRASS, REMOVING WEEDS, UNDERBRUSH, DEBRIS, OR OTHER ACTIONS TO ELIMINATE UNSIGHTLY CONDITIONS AND TO CHARGE THE OWNERS OR THEIR ASSIGNS FOR THE COST THEREOF. NO FENCE OR HEDGE SHALL EXTEND NEARER TO THE STREET LINE THAT THE BUILDING SETBACK LINE. LAWNS SHALL BE ESTABLISHED AND LANDSCAPING COMPLETED WITHIN THE FIRST YEAR AFTER BEGINNING CONSTRUCTION.

11. ONCE CONSTRUCTION IS STARTED, IT SHALL BE CARRIED TO COMPLETION WITHOUT INTERRUPTION. IN NO CASE SHALL CONSTRUCTION BE EXTENDED OVER MORE THAN A TWELVE MONTH PERIOD.

12. PLAN APPROVAL OF RESIDENTIAL CONSTRUCTION IS REQUIRED BY THE DEVELOPER. WHEN THE DEVELOPER OR THEIR ASSIGNS NO LONGER HAVE TITLE TO ANY OF THE LANDS IN THE NORTHVIEW ESTATES SUBDIVISIONS, PLAN APPROVAL SHALL BE BY A COMMITTEE OF THREE PERSONS CHOSEN BY A MAJORITY OF THE RESIDENT FREEHOLDERS OF THE NORTHVIEW ESTATES SUBDIVISIONS.



LEGEND:

ADDITION TO NORTHVIEW ESTATES SUBDIVISION ————————

EXISTING NORTHVIEW ESTATES SUBDIVISION .....

SUBDIVISION MAP

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND WE HEREBY REQUEST THAT THIS PLAT BE ACCEPTED FOR RECORDING. WE HEREBY DEDICATE ALL ROAD RIGHT-OF-WAY FOR PUBLIC USE, AND ALL UTILITY EASEMENTS AS SHOWN HEREON TO THE CITY OF HILLSBORO, AMERICAN ELECTRIC POWER, OHIO BELL TELEPHONE CO., THE PIKE NATURAL GAS CO., AND OTHER PUBLIC UTILITIES. WE HEREBY ADOPT THE COVENANTS AND RESTRICTIONS AS DETAILED ON THIS PLAT.

R. Lowell McCarty 12/30/99 — R. LOWELL McCARTY, DATE
Elizabeth H. McCarty 12/30/99 — ELIZABETH H. McCARTY, DATE
Janet A. Taylor 12/30/99 — WITNESS, DATE
Martin T. Hayes 12/30/99 — WITNESS, DATE

STATE OF OHIO, COUNTY OF HIGHLAND; SIGNED IN MY PRESENCE ON THIS 30 DAY OF December 99

Julie A. Page
NOTARY PUBLIC
09-07-04
MY COMMISSION EXPIRES

AS SOLE OWNERS OF TO LOT NO. 44 AND LOT NO. 46

Eric D. Long 1-21-00 — ERIC D. LONG, DATE
Rebecca J. Long 1/20 — REBECCA LONG, DATE
Julie A. Page 1-21-00 — WITNESS, DATE
Elaine Leigh 1-21-00 — WITNESS, DATE

STATE OF OHIO, COUNTY OF HIGHLAND; SIGNED IN MY PRESENCE ON THIS 21 DAY OF JAN. 2000

Elaine Leigh
NOTARY PUBLIC
Feb. 10, 2004
MY COMMISSION EXPIRES

AS SOLE OWNERS OF TO LOT NO. 43A

Donald A. Storer 12/30/99 — DONALD A. STORER, DATE
Becky Jo Storer 12/30/99 — BECKY JO STORER, DATE
Anthony August Stuckey 12/30/99 — WITNESS, DATE
Ryan C. Jett 12-30-99 — WITNESS, DATE

STATE OF OHIO, COUNTY OF HIGHLAND; SIGNED IN MY PRESENCE ON THIS 30 DAY OF December 99

Julie A. Page
NOTARY PUBLIC
09-07-04
MY COMMISSION EXPIRES

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HILLSBORO

John J. McCarty Jr. — CHAIRMAN
2-15-2000 — DATE

HOLLAND BUILDERS AND DEVELOPERS
CREATORS OF FINE RESIDENTIAL PROPERTY
LOWELL AND ELIZABETH MCCARTY
PROPRIETORS
1210 HOLLAND DRIVE
HILLSBORO, OHIO 45133

STATE OF OHIO
THOMAS E. MITTELL
6519
REGISTERED PROFESSIONAL SURVEYOR

RECORD PLAT
NORTHVIEW ESTATES
SUBDIVISION — BLOCK D
CITY OF HILSBORO
HIGHLAND COUNTY, OHIO
V. M. S. 2414

McCARTY ASSOCIATES
Engineers – Surveyors – Architects
213 N. High Street
Hillsboro, Ohio 45133
(513) 393-9971
222 N. Oakland Avenue
Washington C.H., Ohio 43160
(614) 335-3816

DATE	SCALE	DRAWING NO.
DECEMBER 15, 1999	1" = 60'	88122RPD1

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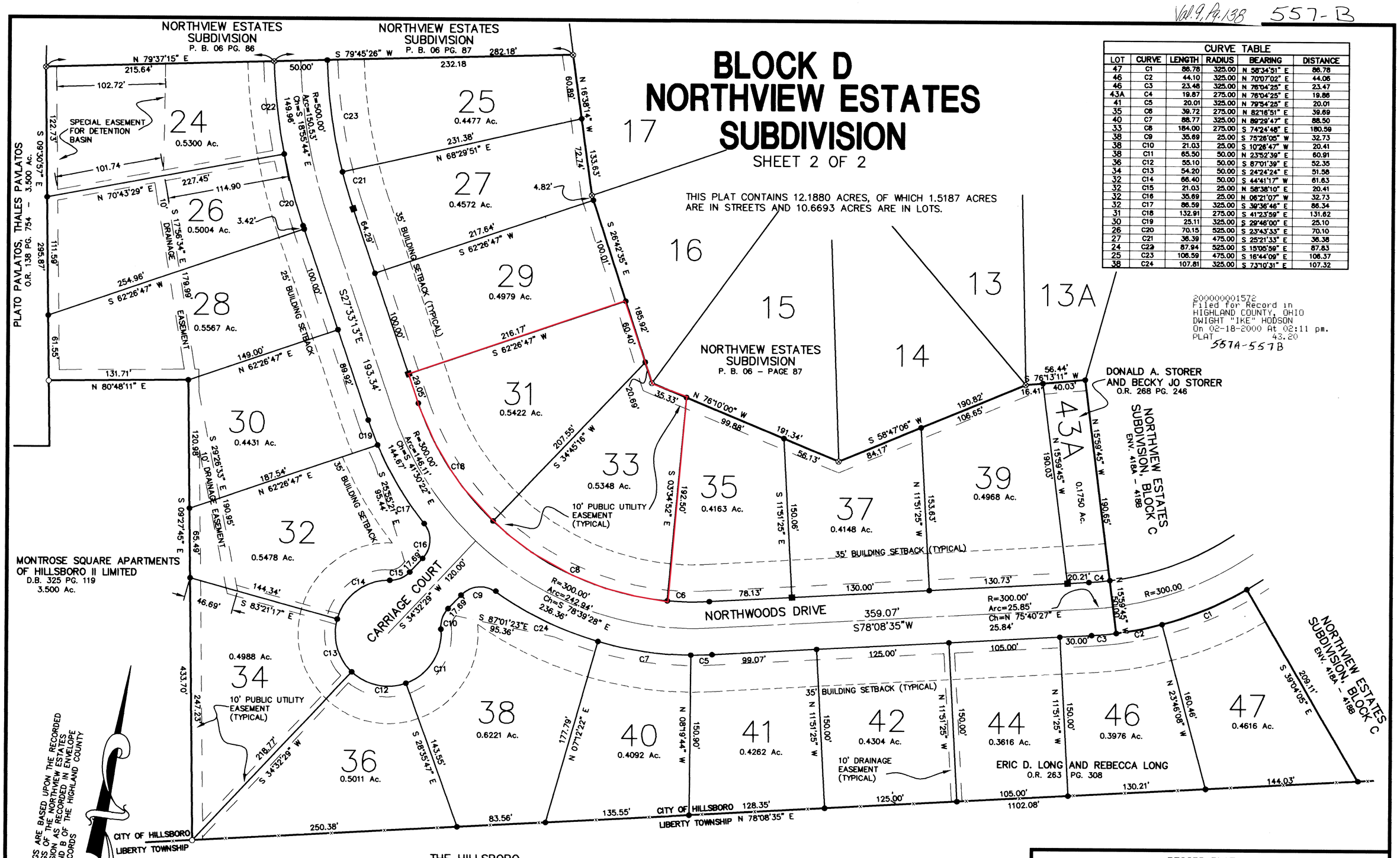
Vol. 9, Pg. 138 557-B

BLOCK D
NORTHVIEW ESTATES SUBDIVISION
SHEET 2 OF 2

THIS PLAT CONTAINS 12.1880 ACRES, OF WHICH 1.5187 ACRES ARE IN STREETS AND 10.6693 ACRES ARE IN LOTS.

CURVE TABLE					
LOT	CURVE	LENGTH	RADIUS	BEARING	DISTANCE
47	C1	86.78	325.00	N 58°34'51" E	86.78
46	C2	44.10	325.00	N 70°07'02" E	44.06
46	C3	23.48	325.00	N 76°04'25" E	23.47
43A	C4	19.87	275.00	N 76°04'25" E	19.86
41	C5	20.01	325.00	N 79°54'25" E	20.01
35	C6	39.72	275.00	N 82°16'51" E	39.69
40	C7	88.77	325.00	N 89°29'47" E	88.50
33	C8	184.00	275.00	S 74°24'48" E	180.59
38	C9	35.69	25.00	S 75°26'05" W	32.73
38	C10	21.03	25.00	S 10°26'47" W	20.41
38	C11	65.50	50.00	N 23°52'39" E	60.91
36	C12	55.10	50.00	S 87°01'39" E	52.35
34	C13	54.20	50.00	S 24°24'24" E	51.58
32	C14	66.40	50.00	S 44°41'17" W	61.63
32	C15	21.03	25.00	N 58°38'10" E	20.41
32	C16	35.69	25.00	N 06°21'07" W	32.73
32	C17	86.59	325.00	S 39°36'46" E	86.34
31	C18	132.91	275.00	S 41°23'59" E	131.62
30	C19	25.11	325.00	S 29°46'00" E	25.10
26	C20	70.15	525.00	S 23°43'33" E	70.10
27	C21	38.39	475.00	S 25°21'33" E	38.38
24	C22	87.94	525.00	S 15°05'59" E	87.83
25	C23	106.59	475.00	S 16°44'09" E	106.37
38	C24	107.81	325.00	S 73°10'31" E	107.32



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Filed for Record in
HIGHLAND COUNTY, OHIO
DWIGHT "IKE" HODSON
On 02-18-2000 At 02:11 pm.
PLAT 43.20
557A-557B

LEGEND

- ⊗ 1/2" IRON PIN (FOUND)
- ○ 5/8" IRON PIN (FOUND)
- ● 5/8" IRON PIN (SET)
- □ 6" ø CONC. MONUMENT (FOUND)
- ■ 6" ø CONC. MONUMENT (SET)
- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE

0 60 120 180

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

STATE OF OHIO THOMAS E. PURTELL 6519 REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION AND THAT ALL IRON PINS AND MONUMENTATION WILL BE SET AS SHOWN.

Thomas E. Purtell
THOMAS E. PURTELL, P. S. 6519

RECORD PLAT
NORTHVIEW ESTATES SUBDIVISION — BLOCK D
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HIGHLAND COUNTY, OHIO
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DATE	SCALE	DRAWING NO.
DECEMBER 15, 1999	1" = 60'	88122RPD2 2/2

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