

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

RESIDENTIAL and COMMERCIAL

1. THERE SHALL BE NO DISCHARGE IN TO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. GRADING OF THE STORM WATER DETENTION AREAS SHALL NOT BE CHANGED.
4. MAINTENANCE OF DRAINAGE DITCHES, DETENTION AREAS, AND/OR DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. IF ANY OWNER DAMAGES A DITCH, DETENTION AREA, OR SWALE, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN TILES IN THE SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING TILES WILL CONTINUE TO FLOW FREELY.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.
- 6b. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, SEWER FEES, WATER WELL, AND DRIVEWAY PERMITS. ZONING PERMITS ARE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR, BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. SEPTIC SEWAGE DISPOSAL AND WATER WELL PERMITS ARE OBTAINED FROM THE UNION COUNTY HEALTH DEPARTMENT.
7. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNEES AGREE TO ASSUME AND AND ALL SANITARY SEWER CHARGES WHICH ARE ESTABLISHED BT THE APPLICABLE SERVICE PROVIDER.
8. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.
9. FOR ANY BUILDING PROPOSED TO BE BUILT WITHIN THE 100-YEAR FLOOD ZONE, THE STANDARDS OF THE UNION COUNTY FLOOD DAMAGE PREVENTION RESOLUTION MUST BE MET. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHIN A DESIGNATED FLOOD HAZARD AREA PRIOR TO THE ISSUANCE OF A FLOOD HAZARD PERMIT BY THE UNION COUNTY BUILDING REGULATION DEPARTMENT.

RESIDENTIAL ONLY

11. DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO THE ROADWAY UNDERDRAINS.
- 14a. REGULAR MAINTENANCE OF THE STORMWATER DETENTION AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS UPON WHICH THE EASEMENT FOR THE DETENTION AREA IS LOCATED, UNLESS A HOMEOWNER'S ASSOCIATION HAS BEEN CREATED AND HAS BEEN CHARGED WITH THE RESPONSIBILITY FOR SUCH REGULAR MAINTENANCE.
15. WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A MINIMUM 8" DIAMETER STORM PIPE AND GRATE SHALL BE INSTALLED AS A CATCH BASIN IN THE CENTERLINE OF THE ROADWAY DITCH, OVER THE EXISTING STORM LINE, AT THE "HIGH" SIDE OF THE DRIVEWAY. DRIVEWAY CATCH BASINS SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.

MISCELLANEOUS RESTRICTIONS/NOTES

24. THIS SUBDIVISION IS LOCATED ADJACENT TO LAND WHICH MAY BE USED FOR AGRICULTURAL/FARMING PURPOSES. LOT OWNERS CAN EXPECT NOISE FROM FARM MACHINERY, DUST FROM FARMING OPERATIONS, THE APPLICATION OF CHEMICALS TO THE SOIL AND CROPS, ODORS AND NOISE FROM LIVESTOCK, AND OTHER TYPICAL FARMING NUISANCES. OWNERS CAN EXPECT FARMING OPERATIONS TO HAPPEN DAY OR NIGHT. YOU CAN EXPECT HUNTING ON AGRICULTURAL LAND. DO NOT EXPECT TO USE AGRICULTURAL LAND FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LANDOWNER. DO NOT ALLOW YOUR CHILDREN OR YOUR PETS TO PLAY ON AGRICULTURAL LAND. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREES, BUSHES, PLANTS, ETC. OR OTHER WASTES THAT YOU MAY GENERATE ON AGRICULTURAL LAND. DISPOSE OF ALL WASTES APPROPRIATELY. ADDITIONALLY, THERE MAY BE EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILES THAT DRAIN WATER FROM ADJACENT LAND ON TO OR THROUGH YOUR PROPERTY. YOU HAVE A LEGAL RESPONSIBILITY TO ALLOW THE REASONABLE FLOW OF WATER ON TO OR THROUGH YOUR PROPERTY FROM UPGROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.

MISCELLANEOUS RESTRICTIONS/NOTES

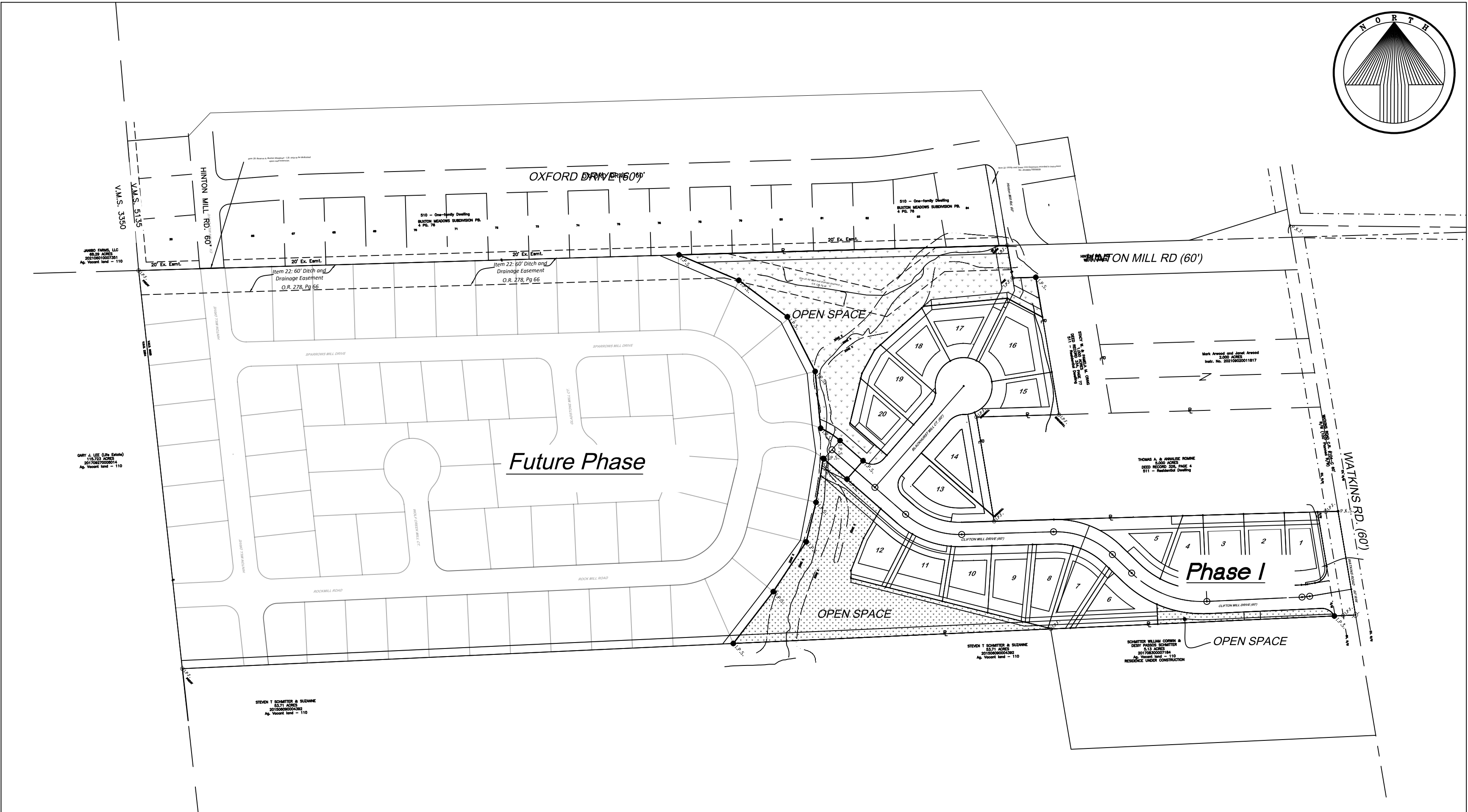
26. FEMA ZONE: AT THE TIME OF PLATTING, THE SUBDIVISION LOTS ARE IN ZONE X (areas determined to be out of the 500-year floodplain) WITH SOME BEING MARGINALLY ALONG ZONE A ( areas determined to be within the the 1-percent-annual-chance floodplain) AS SAID ZONES ARE DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR UNION COUNTY, OHIO AND UNINCORPORATED AREAS, MAP NUMBER 39159C0356D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.
27. MINIMUM SETBACKS: ZONING REGULATIONS FOR THE MILLS OF WATKINS PHASE 1 SUBDIVISION IN EFFECT AT THE TIME OF PLATTING OF THE MILLS OF WATKINS PHASE 1 SUBDIVISION SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:  
FRONT 35 FEET  
SIDE 10 FEET ON EACH SIDE  
REAR 40 FEET  
SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION PURPOSES ONLY.
28. UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY UNION RURAL ELECTRIC , TELEPHONE SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS , AND NATURAL GAS IS PROVIDED BY UNION RURAL ELECTRIC.
29. SCHOOL DISTRICT: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN THE MARYSVILLE EXEMPTED VILLAGE SCHOOL DISTRICT.

# Mills of Watkins

## PHASE 1

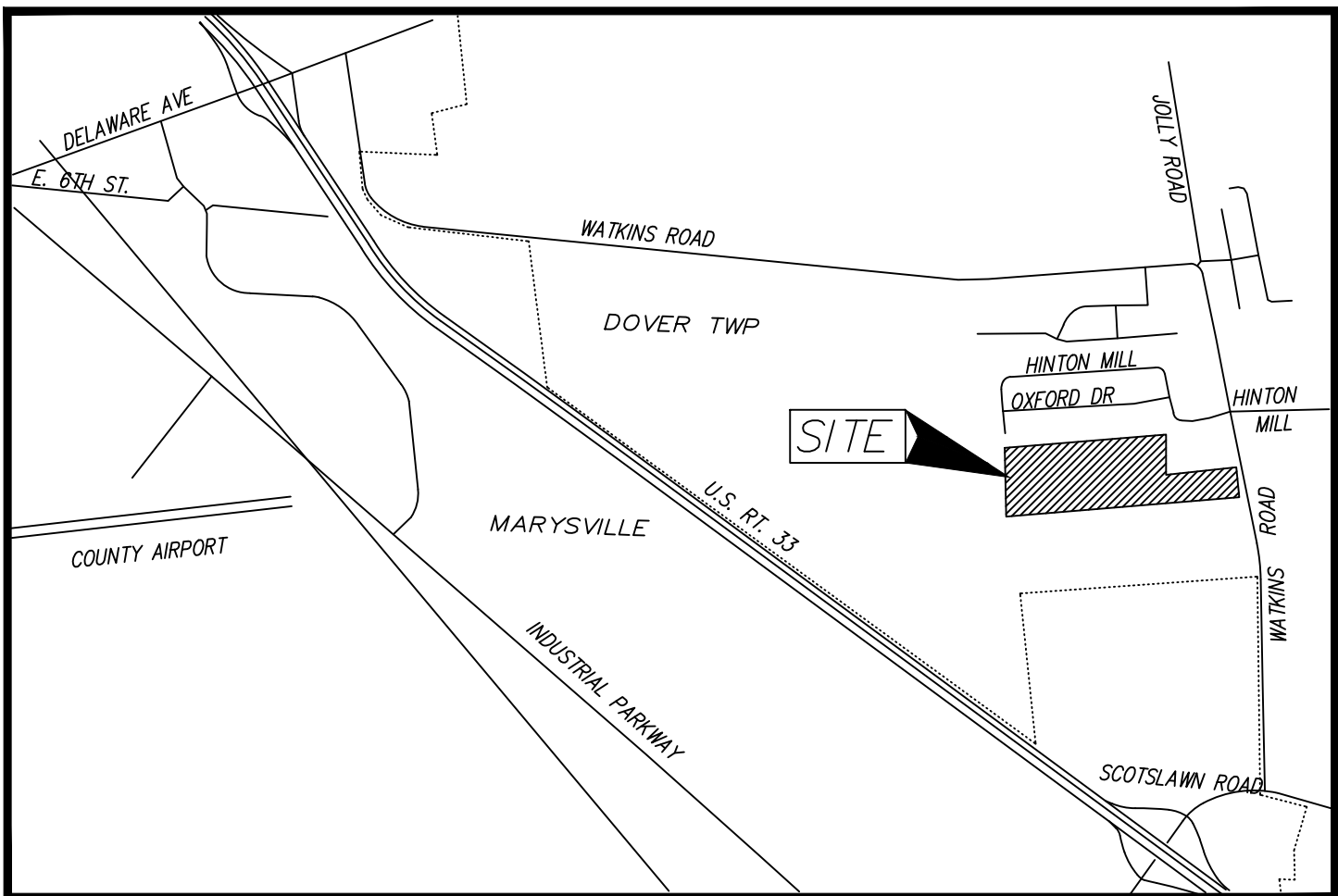
## DOVER TOWNSHIP, UNION COUNTY, OHIO

V.M.S. 9028



### PHASE 1

SCALE: 1"=200'



### LOCATION MAP

1" = 600'

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BUXTON DEVELOPMENT CO., OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREETS, EASEMENTS AND RESERVE AREAS TO THE PUBLIC AND PRIVATE USE AS INDICATED HEREON FOREVER.

OWNER

STATE OF OHIO  
COUNTY OF UNION

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

### AUDITOR'S PARCEL ACREAGE

THIS PLAT CONSISTS OF 54.09 ACRES (51.564 by Survey)  
FROM AUDITOR'S PARCEL NO. 1100120010000 (BUXTON DEVELOPMENT CO., O.R. 527, PAGE 782)

### BASIS OF BEARINGS

BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTER LINE OF WATKINS ROAD BEING N 09° 33' 02" E WITH ALL OTHERS BASED ON ANGLES TURNED.

### APPROVALS

CHAIRMAN, DOVER TOWNSHIP TRUSTEES \_\_\_\_\_ DATE \_\_\_\_\_

UNION COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

UNION COUNTY BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

LUC REGIONAL PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

UNION COUNTY COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

UNION COUNTY COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

UNION COUNTY COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

UNION COUNTY AUDITOR \_\_\_\_\_ DATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_ M.

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_

UNION COUNTY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VIRGINIA MILITARY SURVEY No. 9028, DOVER TOWNSHIP, UNION COUNTY, OHIO.

THE TRACT HAS AN AREA OF 51.654 ACRES WITH 2.762 ACRES IN STREET (PHASE I), 8.047 ACRES IN LOTS (PHASE I), 5.605 ACRES IN PRESERVATION AREAS (PHASE 1 & FUTURE - 10.8%) AND 0.600 ACRES IN PONDS MAKING A TOTAL OF 17.014 ACRES IN PHASE I. FUTURE PHASES WILL HAVE +/- 6.90 ACRES IN STREETS AND +/- 27.74 ACRES IN LOTS.

ALL MEASUREMENTS ARE IN US FEET AND DECIMALS OF A US FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.

THE SUBDIVISION IS WITHIN FLOOD ZONE X PER FIRM RATE MAP 39159C0356D, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE MILLS OF WATKINS PHASE I AS SURVEYED 7/29/2019 AND UPDATED 4/18/2022.

MONUMENTS HAVE BEEN PLACED AS INDICATED. MONUMENTS SHOWN THUS "O" WILL BE SET AT ALL LOT CORNERS AND AT POINTS OF CURVATURE AND TANGENCY ALONG THE STREET RIGHT-OF-WAY LINE AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS.

4/18/2022

Steven L. Lamphear, PE, PS  
PROFESSIONAL SURVEYOR #7876

DATE