

5' EASEMENT

10' UTILITY EASEMENT

10' SOLUTION TO PROP LINE EASEMENTS RED LINE

20' DRAINAGE EASEMENT



Greene County Legend

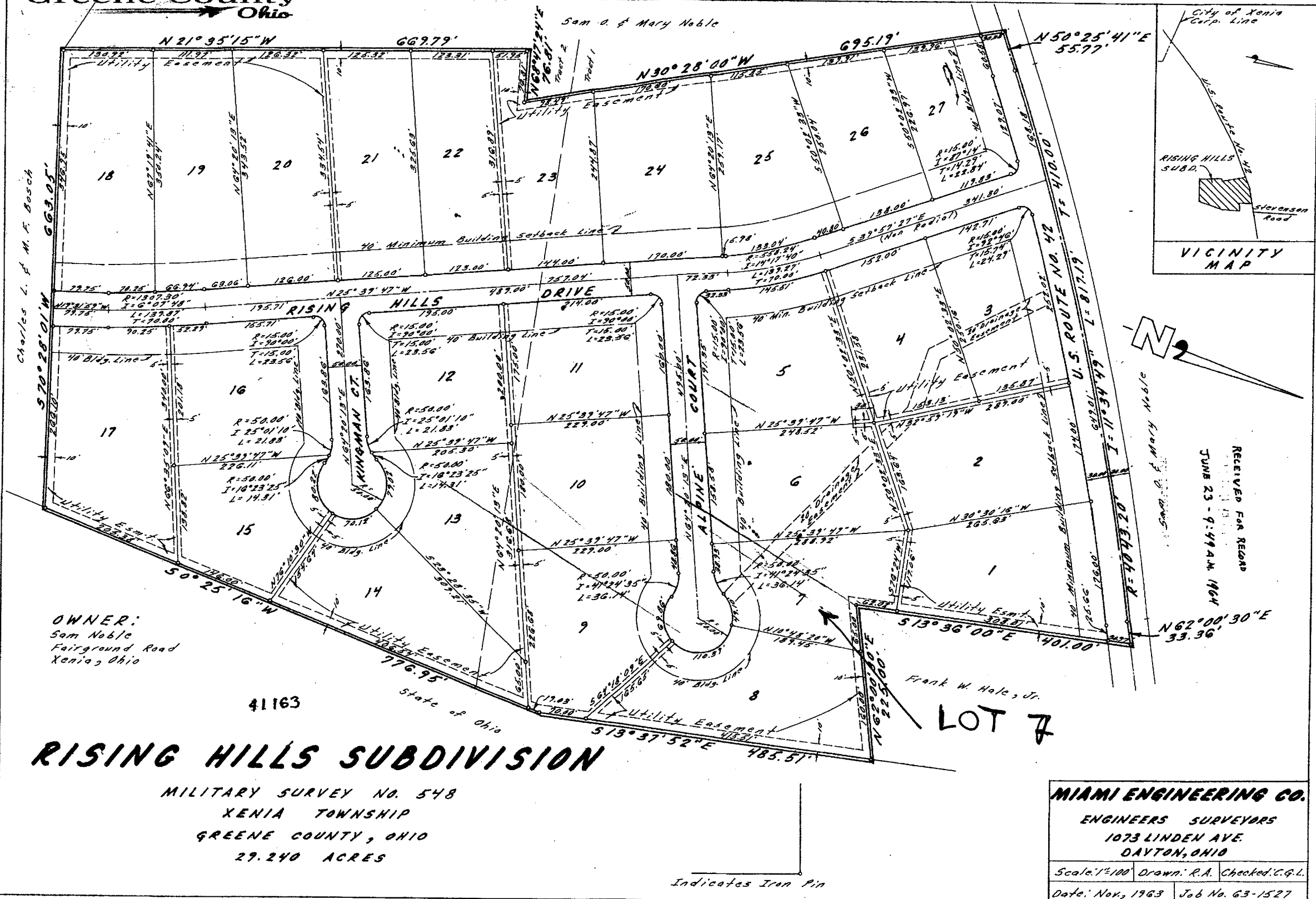
1 inch = 40 feet

- Interstate Highway
- US Highway
- State Route
- Local Roads
- Schools
- Parks
- Buildings
- Hydrograph
- Parcel Number Lot Number
- Parcel Boundary
- Corporation Lines
- Topography
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WELL IN THIS AREA

This map was prepared as the tax map for Greene County as prepared by the Greene County Engineer in accordance with Section 5713.09 of the Ohio Revised Code. Greene County asumes no legal responsibility for the information contained on this map. Users noting errors or omissions are encouraged to contact the Greene County GIS Department.





# RISING HILLS SUBDIVISION

MILITARY SURVEY NO. 548 41163  
XENIA TOWNSHIP  
GREENE COUNTY, OHIO  
29.240 ACRES

RECEIVED FOR RECORD  
JUNE 23 - 9:49 AM 1964

## PROTECTIVE COVENANTS AND RESTRICTIONS

- All lots in this subdivision shall be known as single family, single residence lots.
- No residence building having less than eighteen hundred (1800) square feet of floor space, exclusive of basements, shall be erected on any tract in this subdivision.
- All buildings shall be placed back of building set back lines shown on the within plat and no nearer to any side lot line than ten (10) feet. No fence shall be erected any nearer the street right-of-way than the building set back line. A hedge or shrub growth not to exceed four (4) feet in height shall be permitted to extend to said street right-of-way.
- No trailer, tent, shack, basement, garage or other outbuilding shall be permitted on these lots to be used either as a temporary or permanent residence.
- Until such time as a public water supply and a sanitary sewerage system are available, each dwelling erected in this subdivision shall have a well and a private sewage disposal system, the location and construction of which shall be approved by the proper health authorities. No outside toilets permitted.
- No noxious or offensive trade shall be carried on upon this land nor shall anything be done thereon which may be or become an annoyance to the neighborhood. No business is permitted.
- No unused building material, junk or rubbish shall be left exposed on any tract except during actual building operations.
- These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until December 4, 1983 at which time said covenants shall be automatically extended for successive periods of ten (10) years. At any time these covenants may be amended by written consent of sixty (60) percent of the owners of the tracts, each owner having one vote for each separate tract owned by him.
- If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said development or subdivision described herein to prosecute any proceedings of law or in equity against the person or persons violating or attempting to violate such covenants and either to prevent him or them from doing so or to recover damages or other dues for such violation.
- Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

## DESCRIPTION

The within plot is a subdivision of 16.696 acres out of a 80.47 acre tract of land and 12.544 acres out of an 80.00 acre tract of land belonging to Sam O. Noble and Mary S. Noble, recorded in Deed Book 311, page 379 of the records of Greene County, Ohio. Acreage contained in dedicated road is 3.3 acres.

## CERTIFICATION

The measurements are certified correct and monuments are set as shown. Curved distances are measured along the arc.

Carl G. Lewis  
Carl G. Lewis  
Registered Surveyor No. 3759

## PLANNING COMMISSION

Gay C. Coy  
CHAIRMAN  
Robert Cox  
SECRETARY  
DATE: Dec 17-1963

## DEDICATION

We, the undersigned, being all the owners and lien-holders of the land herein platted, do hereby consent to the execution of said plat and to dedicate the streets, parks or public grounds as shown hereon for the public use forever. We also dedicate easements to run with the land for water, storm drainage, sewer, gas, electric, telephone and other public utility lines or services under, on or over those certain strips of land designated hereon as "Utility Easements."

### WITNESSES:

Carl G. Lewis  
Ralph O. Conner

### OWNERS

Sam O. Noble  
Sam O. Noble  
Mary S. Noble  
Mary S. Noble

### STATE OF OHIO, COUNTY OF GREENE S.S.

Be it remembered that on this 15<sup>th</sup> day of Nov., 1963, before me, a Notary Public in and for said county and state, personally came Sam O. Noble and Mary S. Noble, his wife to me known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.  
In testimony whereof, I have hereunto set my hand and Notary Seal on the day and date above written.

J. L. Hagler, Jr.  
Notary Public in and for Greene County, Ohio

### STATE OF OHIO, COUNTY OF GREENE S.S.

Sam O. Noble, being duly sworn, says that all persons and corporations, interested in this dedication either as owners or lien-holders, have united in its execution.

Sam O. Noble  
Sam O. Noble  
J. L. Hagler, Jr.  
Notary Public in and for Greene County, Ohio

In testimony whereof, I have hereunto set my hand and Notary Seal on the day and date above written.

Dedication of land shown on this plat for street, park or public ground purposes is hereby accepted as of June 22 - 1964

Arthur Bahns  
Ralph Mitman  
Ray Durban

Board of Greene County Commissioners

Received JUNE 23, 1964 9:49 A.M.

Recorded JUNE 23, 1964

Plat Book 10 Page 75

Fees \$ 5.60

Ernest D. Beatty  
Greene County Recorder

Transferred on this 23 day of June, 1964

Richard E. Dalney  
Greene County Auditor



**GREENIAND ENGINEERING CO.**  
Ohio  
ENGINEERS SURVEYORS  
1073 LINDEN AVE.  
DAYTON, OHIO  
Scale: 1"=100' Drawn: E.P.C. Checked: S.G.C.  
Date: Nov. 1963

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