

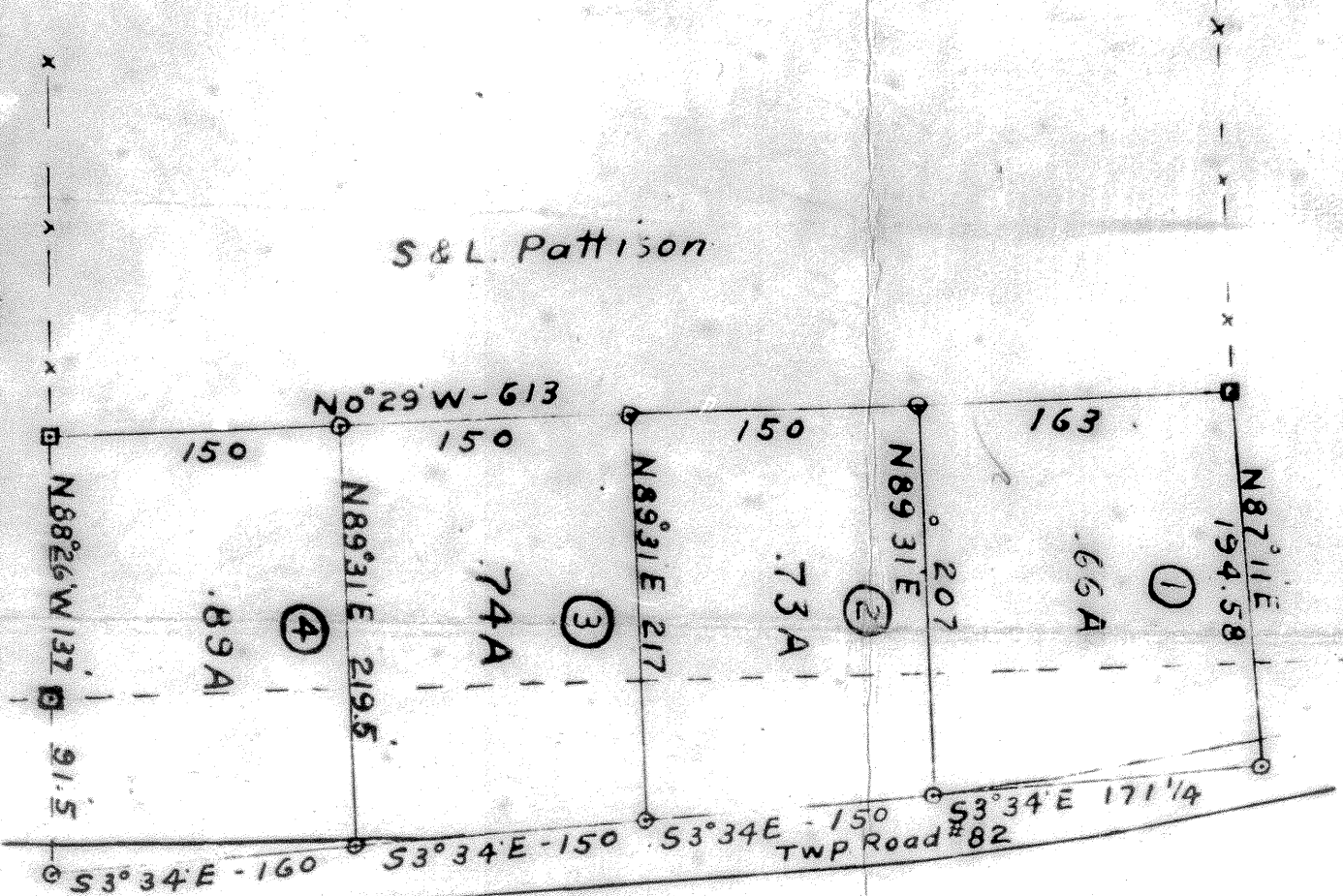
17937

PATTISON'S HILLTOP VIEW SUBDIVISION
OHIO, GUERNSEY COUNTY 2ND 1/4 TWP 2 R 4,
U.S.M.L. N.W. 1/4 SEC. 6.

Filed 11-01-13 1964 at 10:50 M.
Recorded 11-01-13 1964
Vol. 11 Page 17
JOHN W. CAMPBELL, Recorder
GUERNSEY COUNTY, OHIO
Fee 300⁰⁰ PR

MAY, 29, 1962.

SCALE 1" = 100 FEET.



Know all men by these presents: That I, Roger Pattison owner and proprietor of the lands delineated & shown herein and beginning for a boundary at a stone marker at center of Section 6, thence N88°26'W, 137ft, to a concrete marker, thence N0°29'W, 613ft, to a concrete marker, thence N87°11'E, 194.58ft, to a stake in Twp. Road #82, thence along the road, S3°34'E, 631.25ft, to a point in the road, thence N88°26'W, 94.5ft, to place of beginning containing 3.02 acres more or less, but subject to legal roads, and do hereby dedicate the streets & alleys herein, if any, to the public use forever.

In Witness:
Robert H. Rowland, L.S.
John Lee Rowland — L.S.

Being a parcel out of the property deeded to these Grantors in Deed Recorded in Volume 234, Page 38, Volume 244, Page 154.

- This real estate is conveyed subject to the following restrictions:
1. All of the land included in said tract, except as hereinafter expressly provided, shall be used exclusively and solely for private residence purposes only.
 2. No building or buildings of any kind whatsoever shall be erected or maintained thereon, except dwelling houses and private garages for the sole use of the owners or occupants of the dwelling house to which they are each necessary.
 3. No dwelling house of less than 1000 sq. ft. in area, excluding breezeway & garage, shall be constructed on such lot; no dwelling house of less than \$12,500.00 in value shall be built upon the demised premises. The approval of the Grantors as to architects & contractors estimate of cost is required prior to the commencement of any building on the premises.
 4. No part of any building shall be closer than 25 ft. from the street as shown upon the plat of said addition to which plat reference is hereby made. The side structure of said dwelling shall be located a distance of not less than 5 ft. from the respective side lines of said lot.
 5. Grantee or his assigns will not directly or indirectly grant any individual, partner or corporation permission or right of way to

I, hereby certify the above map & survey correct, small errors excepted.

connect onto or use any sewer, power, gas, water or other utility line. The right to grant such easement shall remain in said Grantors, their heirs & assigns for a period of 10 years from the date of this instrument.

6. These premises shall not be used for housing, feeding, corralling or harboring goats, swine, chickens or other fowl or livestock of any kind.
7. The restrictions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Grantors or the present or future owner of any land included in said tract, their representatives, heirs, successors and assigns and failure by the Grantors of any such owner, however long continued, to object to any violation of, or to enforce any restriction or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.

Nov. 13, 1964.
Rover Edward Pattison, County Auditor

Edward J. Maynard, Surveyor 3407

Guernsey County Commissioners
John O. McHaffey

Bernard Reed

Frank T. Moore

STATE OF OHIO
COUNTY OF GUERNSEY

On this 13th day of November A.D. 1964, before me, a Notary Public in and for said county, personally came Roger Pattison and Nancy A. Pattison, husband and wife, the Grantors, and acknowledged the signing hereon to be their voluntary act and deed.
Witness my official signature and seal on the date above mentioned.

R. Curtis Brown
Notary Public
My Commission Expires Sept. 27, 1968

Transposed November 13, 1964
Rover Edward Pattison, County Auditor
by Leonard Pattison
File 354 PR.

Volume 234 page 380
Volume 244 page 154