

SUBMITTED

SUBMITTED FOR APPROVAL AND ACCEPTANCE THIS 21st DAY OF June, 1973.

John M. Stuyler
GUESSEY REGIONAL PLANNING COMMISSION
GUESSEY COUNTY, OHIO

ACCEPTED

ACCEPTED AND APPROVED THIS 25th DAY OF JUNE

John M. Stuyler
Andrew York
COMMISSIONERS OF GUESSEY COUNTY, OHIO

TRANSFERRED

THIS 29 DAY OF June, 1973

3.50 FEE PAID

Leonard Patterson
AUDITOR, GUESSEY COUNTY, OHIO

RECEIVED FOR RECORD

31680

RECEIVED FOR RECORD ON THIS 29 DAY OF JUNE, 1973 AT 1 P.M. O'CLOCK IN PLAT BOOK,

AND RECORDED VOLUME 12, PAGE 37-38

6.50 FEE PAID

Frank B. Brockwell
RECORDER, GUESSEY COUNTY, OHIO

RESTRICTIONS

1. EACH LOT SHALL BE USED EXCLUSIVELY FOR RESIDENCE PURPOSES.

2. EACH RESIDENCE MAY INCLUDE AN ATTACHED GARAGE. THERE MAY ALSO BE A SEPARATE GARDEN HOUSE OR FLORIDA ROOM, CONSTRUCTED IN KEEPING WITH THE ARCHITECTURAL AND LANDSCAPE SURROUNDINGS. THE PLANS FOR ALL RESIDENCES, GARAGES, GARDEN HOUSES, FLORIDA ROOMS AND SWIMMING POOLS MUST BE APPROVED BY THE DEVELOPER, DEAN V. BROWN AND HIS SUCCESSORS OR ASSIGNS.

3. NO RESIDENCE OR GARAGE, GARDEN HOUSE OR FLORIDA ROOM, MAY EVER BE USED OR OCCUPIED FOR TRADE OR BUSINESS PURPOSES.

4. ALL RESIDENCES SHALL BE AT LEAST 1200 SQ. FEET FINISHED LIVING AREA EXCLUSIVE OF GARAGES, CAR PORTS, BREEZEWAYS AND CONVENTIONAL BASEMENTS. (DOES NOT EXCLUDE LIVING AREAS ON GROUND FLOOR OR SPLIT-LEVEL HOMES.)

5. NO MODULAR OR MOBILE TYPE HOMES SHALL BE ALLOWED.

6. ALL SWIMMING POOLS SHALL BE CONSTRUCTED AND EQUIPPED IN CONFORMITY WITH HEALTH AND SANITATION CODES.

7. NO BUILDING OR FENCE SHALL BE CONSTRUCTED WITHIN THIRTY FEET OF THE FRONT STREET LINE.

8. NO BUILDING SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE SIDE OF ANY LOT, EXCEPT WHERE ONE OWNER OWNS MORE CONTIGUOUS LOTS SUCH RESTRICTIONS SHALL THEN REFER TO THE SIDE LINES OF THE ENTIRE PARCEL SO LONG AS IT REMAINS A SINGLE PARCEL.

9. NO ANIMALS SHALL BE HARBORED OR KEPT ON ANY LOTS EXCEPT DOMESTIC ANIMALS SUCH AS DOGS AND CATS AND THE NUMBER SHALL BE LIMITED TO THREE ADULT ANIMALS.

DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT & SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST, AND DEDICATED FOR PUBLIC USE.

John M. Stuyler
Andrew York

ACKNOWLEDGEMENT

STATE OF OHIO }
GUESSEY COUNTY }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED, DEAN V. BROWN AND JANET BROWN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

Joseph B. Brockwell Notary Public

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT *Cincinnati, Ohio*

June 21, 1973

SURVEYORS CERTIFICATE

THE WITHIN PLAT IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT PLAT OF BLOCK 'C', COLONIAL HEIGHTS SUBDIVISION TO WESTLAND TOWNSHIP, IT BEING IN QUARTER 2, OF TOWNSHIP 1, RANGE 4, OF WESTLAND TOWNSHIP, GUESSEY COUNTY, OHIO. VOL. 299, PAGE 384.

SEVEN PERMANENT MARKERS, SHOWN AS MONUMENTS HAVE BEEN PLACED. METES AND BOUNDS OF EACH LOT ARE SHOWN.

Joseph A. Brockwell PLS
LLOYD A. BROCKWELL, REGISTERED SURVEYOR
OHIO NUMBER 5349