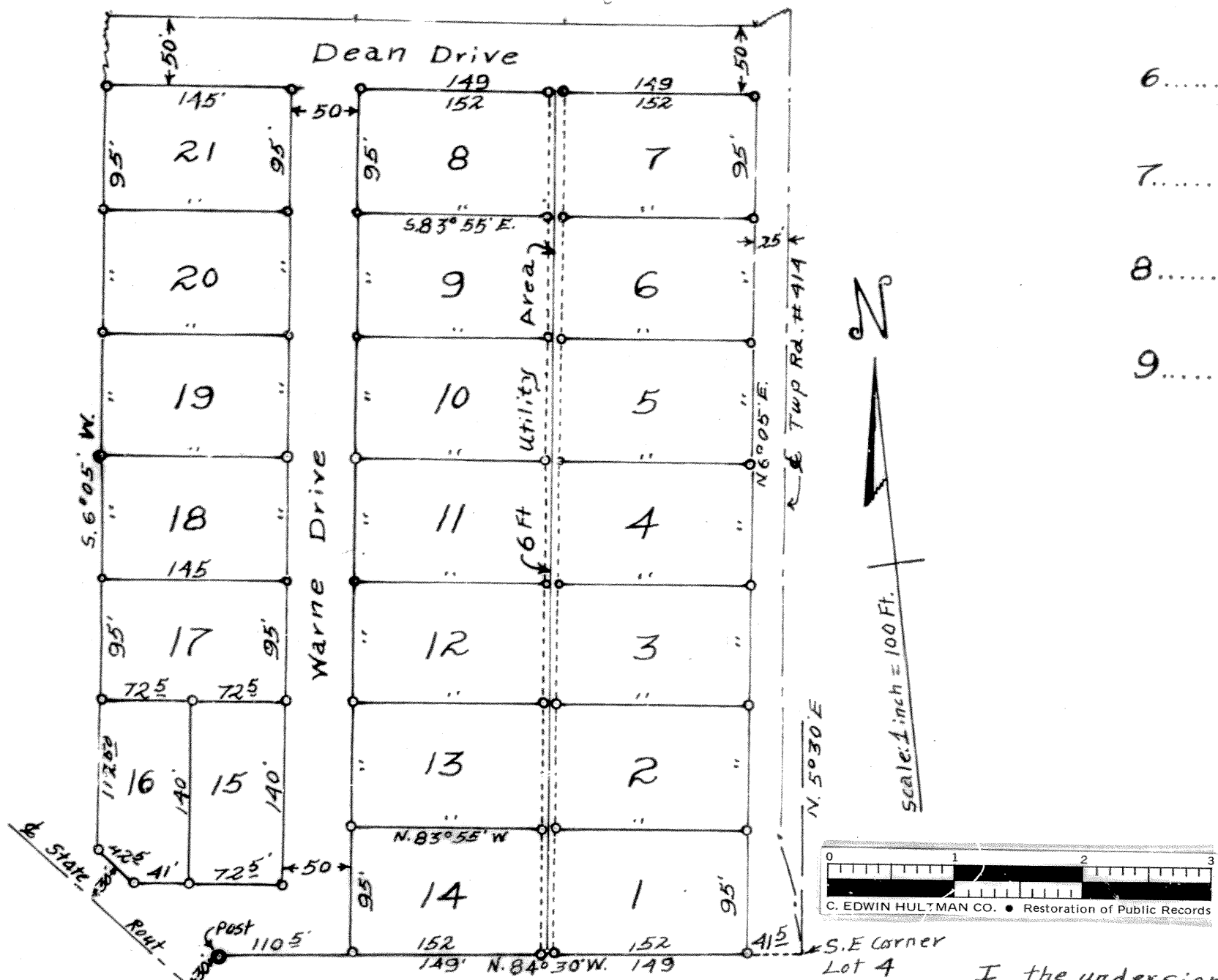


BENNETT BROS

FIRST ADD



LEGEND

o Iron pin

DEDICATION

Know all men by these presents, that we the undersigned Harold D. Bennett, Richard E. Bennett and Harlan R. Bennett owners of the tract of land embraced in the within plat, have caused the same to be Bennett Bros. First Add. in Lot Four, Cambridge Township, Guernsey County Ohio and hereby dedicate to public use forever, the Streets herein designated and platted.

Said premises is 8.51 acres of the real estate conveyed to the above named by Clarence L. and Wanda Wilson Morrison by deed recorded in Vol. 227, Page 475 of the Deed Records of Guernsey County, Ohio.

In testimony whereof we have hereunto set our hands this 27th day of May 1959.

Harold Bennett
Witness

Jeanette Clay
Witness

Virginia Bennett

Covenants - Conditions and Restrictions

- 1.....No dwelling house shall be constructed of other than Frame, Brick, or Stone Construction
- 2.....All structures shall be built in a location at least 30 feet back from the front boundary lines of each lot.
- 3.....All structures shall be located at least 10 feet distant from the boundary lines on either side of each lot.
- 4.....All dwelling houses shall be built with at least 1400 square feet of area or floor space, including Garage and Breezeway.
- 5.....No dwelling or building shall be erected for any purpose or used for any purpose, other than residential.
- 6.....Any garage or car port that is built must be attached to the dwelling house.
- 7.....Not more than one dwelling house shall be erected on each platted lot.
- 8.....No mercantile, business, commercial, factory or trade may be carried on within the Addition.
- 9.....Any portion of a lot marked "Utility Area" is subject to a perpetual Easement for the installation, repair and maintenance of Water, Gas, Electric and Sewer lines and no buildings of any kind may be constructed thereon.

Certificate of Engineer

I, the undersigned hereby certify that the information shown on this plat is true and correct to the best of my knowledge and belief.

Sam Patton

Sam Patton # 9122

Date 27 day of MAY 1959

5310

Transferred _____ Received June 2 At 2 P.M.
Date May 27 1959 Recorded June 2 1959
Ellis B. Bonnell Flat Book 11 Page 21
County Auditor signed John W. Campbell
Fee 1.52 Paid Recorder, Guernsey Co. Ohio
Fee 13.00 ps

Approved and Accepted this 27th Day of May 1959.

Guernsey County Commissioners: Ellis B. Bonnell
County Auditor: Ellis B. Bonnell
clerk of board of Commissioners.

State of Ohio, County of Guernsey s.s.

Before me, a Notary Public in and for said County, personally appeared Harold D. Bennett and Dorothy Bennett his wife, Richard E. Bennett and Virginia Bennett his wife and Harlan R. Bennett single who acknowledged they signed said plat. I have hereunto subscribed my name and affixed my seal this 27th Day of May 1959.

My Commission expires 2 day of Dec 1961 Notary Public