

RESTRICTIONS

1. EACH LOT SHALL BE USED EXCLUSIVELY FOR RESIDENCE PURPOSES.
2. THESE SHALL NOT BE ERECTED ON ANY LOT IN SAID SUBDIVISION ANY BUILDING OR STRUCTURE WHICH MAY INCLUDE AN ATTACHED GARAGE. THERE MAY ALSO BE A SEPARATE GARDEN HOUSE OR FLORIDA ROOM, CONSTRUCTED IN REEPIING WITH THE MAIN RESIDENCE. LANDSCAPED SURROUNDINGS, THE PLANS FOR ALL RESIDENCES, GARAGES, GARDEN HOUSES, FLORIDA ROOMS, GARDEN HOUSES, MUST BE APPROVED BY THE DEVELOPER, MURRAY-LESTER, INC., THEIR 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 COMPREISE AT LEAST 1200 SQ. FT. EXCLUSIVE OF GARAGES CAR PORTS BREEZEWAYS & CONVENTIONAL BASEMENTS (DOES NOT EXCLUDE LIVING AREAS ON GROUND FLOOR OF SPLIT-LEVEL HOMES.)
5. ALL SWIMMING POOLS SHALL BE CONSTRUCTED AND EQUIPPED IN CONFORMITY WITH HEALTH AND SANITATION LAWS & REGULATIONS.
6. NO BUILDING OR FENCE SHALL BE CONSTRUCTED WITHIN FORTY FEET OF THE FRONT STREET LINE.
7. NO BUILDING SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE SIDE OF THE LOT. THE OWNER OWNS A PARCEL CONSISTING OF TWO OR MORE ADJACENT LOTS. SUCH RESTRICTIONS SHALL THEN REFER TO THE SIDE OF THE ENTIRE PARCEL SO LONG AS IT REMAINS A SINGLE PARCEL.
8. NO ANIMAL SHALL BE HARBORED OR KEPT ON ANY LOT, EXCEPT DOMESTIC ANIMALS SUCH AS DOGS AND CATS, AND THE NUMBER SHALL BE LIMITED TO THREE ADULT ANIMALS.

DEDICATION

WE THE UNDERSIGNED BEING THE OWNERS AND ALL PARTIES HAVING ANY RIGHT TITLE OR INTEREST IN THE PROPERTIES REPRESENTED IN THIS PLAT, ACKNOWLEDGE THAT WE HAVE CAUSED THE SAME TO BE DIVIDED AS SHOWN AND THAT THE ROADS ARE HEREBY DEDICATED FOR PUBLIC USE

ANNA MORGAN

ACKNOWLEDGEMENT

STATE OF OHIO, GUERNSEY COUNTY S.S. BEFORE ME A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY, PERSONALLY APPEARED

ANNA MORGAN

WHO EXECUTED THE FOREGOING INSTRUMENT, AND DID ACKNOWLEDGE THAT THEY DID SIGN SAID INSTRUMENT, AND THAT IT WAS IN THE FREE ACT AND DEED OF EACH INDIVIDUALLY, IN TESTIMONY WHERE OF I HAVE HERE UNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT CAMBRIDGE OHIO, THIS 22ND DAY OF SEPT. A.D. 1962

NOTARY PUBLIC JOHN E. HENDERSON
MY COMMISSION EXPIRES 6-3-64

CERTIFICATION

I HEREBY CERTIFY THAT THE WITHIN PLAT OF MORGAN MANOR SUBDIVISION #1 AS SURVEYED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CAMBRIDGE OHIO 18TH DAY OF SEPT. 1962
REGISTERED ENGINEER & SURVEYOR

SAM PATTON #8122

SUBMITTED FOR ACCEPTANCE AND APPROVAL, DATE SEPT. 24 1962

CLERK: GUERNSEY COUNTY COMMISSIONERS,

ELLIS B. BONNELL,

BERNARD REED,

ROY TEDRICK,

VERNON SECREST

TRANSFERRED DATE SEPT. 24 1962 FEE \$3.50 PD.

AUDITOR GUERNSEY COUNTY,

ELLIS B. BONNELL

BY JAMES G. SIPE

STATE OF OHIO, GUERNSEY COUNTY RECEIVED FOR RECORD ON THE 24TH DAY OF SEPTEMBER 1962 AT 11:50 O'CLOCK. A. M.

IN PLAT BOOK 11 PAGE 53 FEE \$3.00 PD.
GUERNSEY COUNTY RECORDER John W. Campbell #10009



REF. V. 228-P. 339
3.06 ACRES

**PLAT OF
MORGAN MANOR
SUBDIVISION #1**

WESTLAND TOWNSHIP, GUERNSEY COUNTY OHIO
BEING PART OF THE PREMISES AS DESCRIBED IN VOLUME 7, PAGE 493.
DEED RECORDS GUERNSEY COUNTY OHIO, CONTAINING 15.3 ACRES, QUARTER #2
OF TOWNSHIP 1, RANGE 4.

- STATE HIGHWAY MON.
- PERMANENT MON.
- IRON PIN
- ⊗ POWER POLE