

Moss' First Addition
to
Adams Township

- 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 20 Ft back from the front boundary line of each lot.
 3. All structures shall be located at least 10 Ft distant from the boundary lines on either side of each lot.
 4. All Dwelling houses shall be built with at least 1200 Sq Ft. of living area.
 5. The plans for all structures and Sanitary systems must be approved by the Developer, James G. and Loretta F. Moss, or their Successors or assigns.
 6. No Dwelling or Building shall be erected for any purpose or used for any purpose other than residential.
 7. Any Garage or Car port that is built must be attached to the Dwelling house.
 8. Not more than one Dwelling house shall be erected on each platted lot.
 9. An aerobic or equivalent Sanitation system shall be installed for each Dwelling.
 10. Any portion of a lot marked with utility lines is subject to a perpetual Easement for the installation, repair and Maintenance of water, gas, electric and sewer lines and no building of any kind may be constructed there on.

3011

Transferred Received Aug 16-68 at 11:45 AM
 Date August 16, 1968 Recorded Aug 16 - 1968
 Lewis Edward Mason Plat Book 1 by Page 9-10
 County Auditor Signed John W Campbell
 Fee \$300 Recorder Guernsey Co Ohio
 JW300P

Approved and accepted this 15th Day of August 1968

Guernsey County Commissioner *John W Campbell*

County Auditor
 Clerk of the board of Commissioners
 State of Ohio, County of Guernsey SS
 before me, Notary Public in and for said
 County, personally appeared James G. and
 Loretta F. Moss who acknowledged they signed
 said plat. I have here unto subscribed my
 name and affixed my seal this 15th Day
 of August 1968 my commission expires 6-74

Notary Public
Gloria Jefferson
 Day of July 1990
 My Comm. Expires July 6, 1990

Dedication

Know all men by these presents, that we the undersigned James G. and Loretta F. Moss Owners of the tract of land Embraced in the above Plat, have caused the same to be Moss' First Addition, Adams Township, Guernsey County and State of Ohio and hereby Dedicate to the Public use forever, the Streets here in designated and platted. Said premises is 277 Acres of the real estate conveyed to the above named by Roxanna Rice by Deed Recorded in Vol. 278, Page 754 of the Deed Records of Guernsey County, Ohio

In testimony where of we have here unto set our hands this 15th Day of Aug. 1968

Gloria Jefferson
 Witness

James G. Moss
Loretta F. Moss
 Witness

Certificate of Engineer

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

Dwight L. Moorehead
 Dwight L. Moorehead Eng. Exp.
 and Surveyor # 642
 Date 22nd Day of Aug - 1968

Lots 2.17
 R 024 54
 Total 271

Lots 2.17
 Roads .54