

COVENANTS, CONDITIONS, AND RESTRICTIONS

THE FOLLOWING COVENANTS, CONDITIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND BE BINDING UPON AND INSURE TO THE BENEFIT OF ALL PERSONS CLAIMING TITLE TO LOTS 1 THROUGH 12, INCLUSIVE OF THE SUBDIVISION KNOWN AS HIMER HILLS SUBDIVISION OR NOT REFERENCE HERETO IS MADE IN THE CONVEYANCE THEREOF.

1. LOTS SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY, AND NOT FOR ANY BUSINESS, COMMERCIAL, OR MULTI-FAMILY RESIDENTIAL PURPOSES. NO BUSINESS OR COMMERCIAL ADVERTISING SIGN OR OTHER DEVICE SHALL BE PLACED ON ANY LOT, EXCEPT FOR SIGNS OFFERING SAID LOT FOR SALE OR LEASE.
2. NO MORE THAN ONE DWELLING SHALL BE ERECTED, CONSTRUCTED OR OTHERWISE PLACED UPON ANY LOT AND EACH DWELLING SHALL BE A SINGLE-FAMILY DWELLING WHICH CONTAINS NOT LESS THAN 1800 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF GARAGE AND OUT-BUILDINGS, AND SITUATED UPON A PERMANENT TYPE CONVENTIONAL FOUNDATION.
3. NO DWELLING SHALL BE ERECTED NEARER THAN FOURTY FEET FROM THE FRONT LOT LINE NOR NEARER THAN TEN FEET FROM ANY SIDE OR BACK LOT LINE.
4. NO MOBILE HOME, HOUSE-TRAILER, MODULAR HOME OR SIMILAR STRUCTURE OR VEHICLE SHALL BE PLACED UPON ANY LOT, PROVIDED, HOWEVER, THAT ONE RECREATIONAL VEHICLE MAY BE PARKED THEREON SO LONG AS THE SAME IS NOT USED OR INTENDED TO BE USED FOR RESIDENTIAL PURPOSES WHILE SO PARKED.
5. NO INTOXICATING LIQUORS SHALL BE SOLD, KEPT FOR SALE, OR TRAFFIC IN INTOXICATING LIQUORS BE HAD ON SAID PREMISES.

DEDICATION

I, THE UNDERSIGNED, WILLIAM G. NICOLOZAKES, OWNER OF THE HEREIN PLATTED LAND, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AS SHOWN UPON SAID PLAT; THAT SAID LOTS ARE NUMBERED FROM 1 TO 12 INCLUSIVE; THAT SAID SUBDIVISION IS DESIGNATED AS HIMER HILLS SUB-DIVISION; THAT THE ATTACHED IS A CORRECT REPRESENTATION OF SAID HIMER HILLS SUB-DIVISION CONSISTING OF 4.587 ACRES, SITUATED IN THE CITY OF CAMBRIDGE, CAMBRIDGE TOWNSHIP, GUERNSEY COUNTY, OHIO, AND BEING A PART OF LOT 32 OF ARJON SUBDIVISION 2ND REVISED, THE PERIMETER OF HIMER HILLS SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MARKING THE NORTHWEST CORNER OF LOT 8 OF ARJON SUBDIVISION 2ND REVISED; THENCE N 0° 45' E FOR 895.00 FEET TO AN IRON PIN MARKING THE NORTHWEST CORNER OF LOT 8 OF ARJON SUBDIVISION 2ND REVISED; THENCE N 0° 45' E FOR 35.16 FEET TO AN IRON PIN ON THE SOUTH BANK OF WILLS CREEK; THENCE S 89° 17' E FOR 35.16 FEET TO AN IRON PIN ON THE SOUTH BANK OF WILLS CREEK; THENCE ALONG THE SOUTH BANK OF WILLS CREEK S 29° 31' 48" E FOR 85.22 FEET TO AN IRON PIN; THENCE ALONG THE SOUTH BANK OF WILLS CREEK S 55° 37' 14" E FOR 78.57 FEET TO AN IRON PIN; THENCE ALONG THE SOUTH BANK OF WILLS CREEK S 51° 28' 34" E FOR 155.55 FEET TO AN IRON PIN; THENCE ALONG THE SOUTH BANK OF WILLS CREEK S 72° 42' 02" E FOR 124.84 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF LOT 9 OF HIMER HILLS SUBDIVISION; THENCE S 0° 45' W FOR 507.10 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 12 OF HIMER HILLS SUBDIVISION; THENCE ALONG THE CHORDS OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 250.00 FEET) S 12° 16' 48" W FOR 158.12 FEET TO AN IRON PIN; THENCE ALONG A CHORD S 28° 50' 30" W FOR 78.46 FEET TO AN IRON PIN; THENCE ALONG A CHORD S 10° 07' 20" W FOR 81.72 FEET TO AN IRON PIN AND THE END OF THE CURVE; THENCE S 0° 45' W FOR 79.38 FEET TO A DRILL HOLE MARKING THE NORTHEAST CORNER OF LOT 8 OF ARJON SUBDIVISION 2ND REVISED; THENCE N 89° 17' W FOR 100.00 FEET TO THE TRUE PLACE OF BEGINNING CONTAINING 4.587 ACRES, HERETOFORE CONVEYED TO THE UNDERSIGNED OWNER BY DEED AS RECORDED IN VOLUME 302 AT PAGE 596, DEED RECORDS OF GUERNSEY COUNTY, OHIO. THE UNDERSIGNED OWNER DOES HEREBY ACCEPT SAID PLAT OF SAID SUB-DIVISION AND DOES HEREBY DEDICATE TO PUBLIC FOREVER THE ROADWAY FIFTY (50) FEET IN WIDTH AS SHOWN UPON SAID PLAT.

THE UNDERSIGNED, OWNER, DOES FURTHER COVENANT AND AGREE THAT ANY USE OF IM-PROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL REQUIREMENTS OF THE CITY OF CAMBRIDGE, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS, TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED OWNER; AND THAT THE USE AND IM-PROVEMENT OF SAID LAND SHALL BE SUBJECT TO THE EASEMENTS, COVENANTS, AND CON-DITIONS, AND RESTRICTIONS AS SET FORTH UPON SAID PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 2ND DAY OF DECEMBER, 1974,

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

William G. Nicolozakes
WILLIAM G. NICOLOZAKES, OWNER

Margaret E. Maguire
Margaret E. Maguire

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE-NAMED WILLIAM G. NICOLOZAKES, OWNER, AND ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CAMBRIDGE, OHIO, THIS 2ND DAY OF DECEMBER, 1974.

NOTARY PUBLIC

James B. Stinson
James B. Stinson

COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, FRANK W. NEUHART, PLS, REGISTERED SURVEYOR, DOES HEREBY CERTIFY THAT THE WITHIN IS A TRUE AND CORRECT PLAT OF HIMER HILLS, LOTS 1 THROUGH 12, INCLUSIVE, A SUBDIVISION SITUATED IN THE CITY OF CAMBRIDGE, BEING A PORTION OF LOT 32 OF ARJON SUBDIVISION 2ND REVISED, AND CONSISTING OF 4.587 ACRES, BEING THE SAME PREMISES CONVEYED TO WILLIAM G. NICOLOZAKES BY DEED AS RECORDED IN VOLUME 302, PAGE 596, DEED RECORDS, GUERNSEY COUNTY, OHIO, AND THAT FOUR PER-MANENT CONCRETE MONUMENTS AND IRON PINS HAVE BEEN PLACED AS SHOWN, METES AND BOUNDS OF EACH LOT ARE SHOWN AND ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 2ND DAY OF DECEMBER, 1974.

Frank W. Neuhart, PLS.
FRANK W. NEUHART, PLS
PLS 5692

CITY PLANNING COMMISSION

THE WITHIN PLAT OF HIMER HILLS, A SUBDIVISION LOCATED IN THE CITY OF CAMBRIDGE, GUERNSEY COUNTY, OHIO, IS HEREBY ACCEPTED AND APPROVED THIS 2ND DAY OF DECEMBER, 1974.

CAMBRIDGE CITY PLANNING COMMISSION

By: *Ellis McClracken*
ELLIS McCRACKEN, SECRETARY

CAMBRIDGE CITY ENGINEER

THE WITHIN PLAT OF HIMER HILLS, A SUBDIVISION LOCATED IN THE CITY OF CAMBRIDGE, GUERNSEY COUNTY, OHIO, IS HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY OF CAMBRIDGE WITH THE RESERVATION THAT NO STREET OR UTILITIES BE ACCEPTED INTO THE CITY SYSTEM UNTIL SUCH STREET AND UTILITIES ARE CONSTRUCTED AS APPROVED AND ACCEPTED BY THE CITY ENGINEER.

William E. George
WILLIAM E. GEORGE, P.E., P.S.
CITY ENGINEER

DATE: DECEMBER 2, 1974

GUERNSEY COUNTY AUDITOR

THE LAND HEREIN PLATTED AS HIMER HILLS HAS BEEN DULY TRANSFERRED THIS 9TH DAY OF DECEMBER, 1974.

FEES PAID: 3.50 PL
Leonard Patterson
AUDITOR, GUERNSEY COUNTY

GUERNSEY COUNTY RECORDER

THE WITHIN PLAT OF HIMER HILLS AND COVENANTS, CONDITIONS, AND RESTRICTIONS PERTAINING THERETO WERE RECEIVED FOR RECORD AT 9 O'CLOCK, A.M., THIS 9TH DAY OF DECEMBER, 1974, AND RECORDED IN VOLUME 12, PAGE 79-80, PLAT RECORDS, GUERNSEY COUNTY, OHIO.

Frank B. Patterson
GUERNSEY COUNTY RECORDER

Fee P. o. 11⁰⁰

