

THE COSHOCTON LAND SURVEYING SERVICE

233 S. FOURTH ST.

COSHOCTON, OHIO 43812

SURVEY FOR RICHARD MOOREHEAD

DATE: April, 1975

SCALE: 1" = _____

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

The following easements, covenants, conditions and restrictions are to run with the land and be binding upon and inure to the benefit of all persons claiming title to Tracts 1 through 8, inclusive, of the subdivision known as Timber Rock, and shall be effective henceforth from and after the platting thereof, and whether or not reference hereto is made in the conveyance thereof.

- 1. Lots shall be used exclusively for single family purposes only, and not for any business, commercial, or multi-family residential purpose. No business or commercial advertising sign or other device shall be placed on any lot, except for signs offering said lots 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 1200 square feet of living area, exclusive of garage and outbuildings.
3. All water, supply systems and sewage disposal systems for dwellings shall comply with all federal, state and local statutes, rules and regulations applicable thereto. All necessary approvals shall be obtained before such systems are installed.
4. No mobile home, house trailer, modular home or similar structure or vehicle shall be placed upon any lot; provided, however, that on 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 original lot as marked and delineated upon the plat of this subdivision shall be further subdivided in two or more parcels prior to January 1, 1997; and thereafter, all parcels resulting from the further subdivision of such original lots shall be subject to each and every provision hereof.
6. Notwithstanding anything to the contrary stated herein, lots numbered nine (9) as shown upon the plat shall be excluded from the operation and effect of this platting and of these easements, covenants, conditions and restrictions, and none of the same shall in any way be applicable to said lot numbered nine. Said lot numbered nine is shown for purposes of reference only.

DEDICATION

The undersigned, Richard Moorehead and Elinor Moorehead (husband and wife), owners of the herein platted land, and the Guernsey Savings and Loan Company, mortgagee thereof, do hereby acknowledge that we have caused the same to be surveyed and platted into tracts and roads as shown upon said plat; that said tracts are numbered one (1) through eight (8), inclusive; that said subdivision is designated as Timber Rock; that the attached is a correct representation of said Timber Rock Subdivision consisting of 44.3708 acres, situated in Wills Township, Guernsey County, Ohio, and being part of the Northwest Quarter, Section Ten (10), Township Two (2) North, and Range Two (2) West, heretofore conveyed to the undersigned owners by deed as recorded in Volume 311, Page 935, Deed Records, Guernsey County, Ohio. The undersigned owners and mortgagee do hereby accept said plat of said subdivision and do hereby dedicate to the public as such forever the roadway sixty (60) feet in width as shown upon said plat.

The undersigned, owners and mortgagee, do further covenant and agree that any use and improvement made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful requirements of Guernsey County, Ohio, for the benefit of the selves and other subsequent owners or assigns, taking title from, under or through the undersigned owners and mortgagee; and that the use and improvement of said land shall be subject to the easements, covenants, conditions and restrictions as set forth upon said plat.

IN WITNESS WHEREOF, we have hereunto set our respective hands this 21st day of August, 1976, at Cambridge, Ohio.

Signed and acknowledges in the presence of:

Richard Moorehead
Elinor Moorehead

Richard Moorehead
Richard Moorehead, Owner

Elinor Moorehead
Elinor Moorehead, Owner

GUERNSEY SAVINGS AND LOAN COMPANY
Mortgagee

By David C. Lorimer, President

By Betty J. Leeper, Vice President



DAVID B. MacQUEEN, Notary Public
Guernsey County, Ohio
MY Commission Expires Jan. 8, 1979

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

Before me, a Notary Public in and for said county and state, personally appeared the above-named Richard Moorehead and Elinor Moorehead (husband and wife), individually, and the Guernsey Savings and Loan Company, by David C. Lorimer, its President, and Betty J. Leeper, its Vice President, and acknowledged that they did sign the foregoing instrument and that the same was their free act and deed individually and the free act and deed of Guernsey Savings and Loan Company 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 21st day of August, 1976.

Notary Public signature and seal area.

SURVEYOR'S CERTIFICATE

The undersigned, James V. Gute, PLS, Registered Surveyor, does hereby certify that the within is a true and correct plat of Timber Rock, Tracts One through Eight, inclusive, subdivision situated in the Township of Wills, Guernsey County, Ohio, and consisting of 44.3708 acres, being the same premises conveyed to Richard Moorehead and Elinor Moorehead by deed as recorded in Volume 311, Page 935, Deed Records, Guernsey County, Ohio, and that the iron pins have been placed, metes and bounds of each lot are shown, and all dimensions are shown in feet and decimal parts thereof.

Dated this 16th day of August, 1976.

James V. Gute, PLS, Registered Surveyor No. 5935

TIMBER ROCK

SUBDIVISION

SH. 2 OF 3



I hereby certify the above plat to be correct to the best of my knowledge and belief.

THE COSHOCTON LAND SURVEYING SERVICE

REGISTERED SURVEYOR 5935
REGISTERED ENGINEER 37405