

BEING PART OF: LOT \_\_\_\_\_  
SEC \_\_\_\_\_  
QUAR \_\_\_\_\_  
T N R W \_\_\_\_\_  
TOWNSHIP \_\_\_\_\_  
COUNTY \_\_\_\_\_

THE COSHOCTON LAND SURVEYING SERVICE

233 S. FOURTH ST.

COSHOCTON, OHIO 43812

SURVEY FOR PHIL WAGLER

DATE: MAY, 1977

SCALE: 1" = \_\_\_\_\_

3

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 7, inclusive, of the subdivision known as Seneca Highlands, 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 purposes. 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 1100 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, excepting Lot No. 4, which may be split into two parcels only by the original developer. No portion of said lot shall be less than 2 acres. *The Developer may, however, further subdivide any lot prior to its original sale.*
6. No more than 2 dogs over the age of 1 year shall be kept on any parcel.
7. All houses shall be set back a minimum of 50 feet from any road and 25 feet from any property line.
8. No building unattached from the main dwelling shall be built closer to the road than the rear line of the main dwelling.
9. No motor vehicle without current license plates shall be allowed to remain on any tract, unless it is within a completely enclosed garage.

DEDICATION

The undersigned, Philip E. Wagler and Diane C. Wagler (husband and wife), owners of the herein platted land, 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 seven (7), inclusive; that said subdivision is designated as Seneca Highlands; that the attached is a correct representation of said Seneca Highlands Subdivision consisting of 37.685 acres, situated in Richland Township, Guernsey County, Ohio, and being part of the Southeast Quarter, Section Nine (9), and part of the Southwest Quarter, Section Ten (10), 1st. quarter, Township One (1) North, Range Two (2) West, heretofore conveyed to the undersigned owners by deed as recorded in Volume 317, Page 140, Deed Records, Guernsey County, Ohio. The undersigned owners 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, 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 themselves and other subsequent owners or assigns, taking title from, under or through the undersigned owners; 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 23rd day of JUNE, 1977, at Cambridge, Ohio.

Signed and acknowledged in the presence of:

David A. Ellwood  
Teressa C. Dankovic

Philip E. Wagler  
Philip E. Wagler, Owner  
Diane C. Wagler by P.H. W.  
her attorney in fact  
Diane C. Wagler, Owner

POWER OF ATTORNEY RECORDS  
VOL. 2 Pg. 633

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

Before me, a Notary Public in and for said county and state, personally appeared the above-named Philip E. Wagler and Diane C. Wagler (husband and wife), individually, and acknowledged that they did sign the foregoing instrument and that the same was their free act and deed individually 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 23rd day of JUNE, 1977.

David A. Ellwood  
Notary Public DAVID A. ELLWOOD, Attorney At Law  
Notary Public State of Ohio  
My Commission has no expiration date

SURVEYOR'S CERTIFICATE

The undersigned, James V. Gute, PS, Registered Surveyor, PE, Registered Engineer, does hereby certify that the within is a true and correct plat of Seneca Highlands, Tracts One through Seven, inclusive, subdivision situated in the Township of Richland, Guernsey County, Ohio, and consisting of 37.685 acres, being the same premises conveyed to Philip E. Wagler and Diane C. Wagler by deed as recorded in Volume 317, Page 140, 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 13th day of MAY, 1977.

James V. Gute  
James V. Gute, PS, PE  
Registered Surveyor No. 5935  
Registered Engineer No. 37405

SENECA HIGHLANDS  
SUBDIVISION

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

THE COSHOCTON LAND SURVEYING SERVICE

James V. Gute  
REGISTERED SURVEYOR 5935  
REGISTERED ENGINEER 37405

