

CLAYMONT

A SUBDIVISION IN WESTLAND TOWNSHIP, SOUTHEAST QUARTER OF SECTION 23 AND SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1, RANGE 4, GUERNSEY COUNTY, OHIO.

CERTIFICATE OF SURVEYOR

The undersigned registered surveyor, W. J. Biedenbach, does hereby certify that the within is a correct plat of Claymont a subdivision in the Township of Westland, County of Guernsey, State of Ohio, as surveyed by him and containing 97.451± Acres (94.09± AC. in Section 22 and 3.317± AC. in Section 23), and being a part of the premises conveyed to Wycoff Development Corporation, by Deed Book Volume 328 at page 451 and Volume 331 at page 655 of the Guernsey County Deed Records.
Date: 9-23-78

W. J. Biedenbach
W. J. Biedenbach
Registered Surveyor #5718

DEDICATION

We the undersigned, John N. Wycoff, President, and Joseph A. Wycoff, Secretary, being all parties having any right, title, or interest in the real estate shown, hereby certify that we have caused the same to be surveyed and platted into lots and highways as shown, that said lots are numbered from 1 to 48 inclusive; that the foregoing subdivision has been named Claymont that the said streets, drives, and/or thoroughfares are or hereby are dedicated to the public for use as such. Restrictions for Claymont shall apply whether specified on conveyances or not.

John N. Wycoff Pres
Joseph A. Wycoff Sec
Randy Lodge Witness
Lloyd Brockwell Witness
David K. Hugnes Witness
J. P. Jackson Witness

ACKNOWLEDGEMENT

State of Ohio
Guernsey County
Before me, a Notary Public, in and for said county personally appeared Wycoff Development Corporation, John N. Wycoff - Pres and Joseph A. Wycoff - Sec., who executed the foregoing instrument and acknowledged that they did sign the same and that it was their free act and deed. In testimony whereof I hereunto subscribe my hand and affix my official seal at Cambridge Ohio this 25 day of Sept 1978.



Conny Johnson
Notary Public

The County Engineer hereby approves the layout of Claymont this 25 day of SEPT 1978.
Lloyd Brockwell
Guernsey County Engineer

The Guernsey County Planning Commission hereby approves the layout of Claymont this 25 day of Sept 1978.
John Lee Deaton Pres
Guernsey Regional Planning Comm.

Accepted and approved this 25 day of Sept 1978, by the Guernsey County Health Commissioner, agent for the Guernsey County Board of Health.
Martha Porter
Clerk, County Commissioners

Accepted and approved under Section 711.05 of the revised code of the State of Ohio in that at least minimum specifications for subdivision thoroughfares and drainage in Westland Township must be met before application under Section 711.091 is made.
Date: Sept 25, 1978 John P. Taylor Andrew Kettiff John O. McShaffry
Guernsey County Commissioners

COUNTY RECORDER

The above plat and restrictions were received for recording this day of 197 , at M. in Plat Book Volume 13 at pages 15-16-17-18.
Fee 70.-
File No. 63693
R. Gene Kerr
County Recorder

COUNTY AUDITOR

The land hereon platted has been transferred this 4 day of October 1978.
Fee 70.- Pd.
Leonard Patterson
County Auditor Fee \$3.50 Pd.

CLAYMONT
A Subdivision in Westland Township,
Guernsey County, Ohio

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 Lots 1 through 48 inclusive, of the subdivision known as Claymont, and shall be effective hereafter from and after the platting thereof, 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 lot for sale or lease or a sign provided for in paragraph 5 hereof.
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 1000 square feet of living area, exclusive of basement, garage and outbuildings, and situated upon a permanent type conventional foundation.
3. 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.
4. No original lot as marked and delineated upon the plat of this subdivision, shall be further subdivided into two or more parcels except that the Owner-Developer may subdivide any lots herein into two or more parcels, and thereafter, all parcels resulting from the further subdivision of such original lots shall be subject to each and every provision hereof.
5. No parking shall be permitted or suffered upon the paved or travelled portion of said private roadway.
6. All oil, gas and minerals are reserved unto the Owner-Developer, its heirs, successors and assigns but all right of access from the surface of any lot in Claymont is surrendered except for any lot owned by the Owner-Developer.
7. Wycoff Development Corporation, Owner-Developer, for the purpose of orderly development and architectural control is hereby authorized to grant exceptions in writing to paragraphs 2, 4, 5, 8 and 10 of these restrictions for such time as the Owner-Developer continues to own any of the lots of this subdivision. After such time as the Owner-Developer has disposed of all of the lots herein, architectural control and exceptions to the restrictions herein shall be by the majority vote of residents, for owners of this subdivision with each lot or approved subdivision of a lot having no more than one vote.
8. No building shall be constructed within the bounds of the Building setback as shown on the plat. The Building Setback is located 40 feet from easements for roadway purposes as shown on the plat. No building shall be constructed on that part of Lot 9 which is East of Boston Way Drive.
9. Lots 1, 7, 9 and 11 are subject to an easement for the erection of a sign designating Claymont at a location to be designated by the Owner-Developer.
10. Easements and rights of way exist for the placement and maintenance of utilities thirty (30) feet in width, that is extending fifteen (15) feet on both sides of all lot lines which are not in streets except where the width is otherwise depicted on the plat as in Lots 8, 9, 21, 22, 27, 29, 30, 31, 36, 37, 40, 43, 46, 47, 48. Lot lines extend to the center-line of streets, except where otherwise depicted on the plat. Easements for roadway purposes are depicted on the plat. Further easements exist for the placement and maintenance of utilities five (5) feet in width along all easements for roadway purposes on all lots.
11. Except all easements, rights of way and leases of record.

MINISTERS AND OFFICERS OF CLAYMONT, A SUBDIVISION IN WESTLAND TOWNSHIP

The Plat of Claymont, a Subdivision in Westland Township, Guernsey County, Ohio, consisting of 48 lots, pursuant to a resolution of September 11, 1978, of the Board of Health, is approved for home sewage disposal system provided that Wycoff Development Corporation be individually responsible for the development including the home sewage disposal system for lot 8, Claymont. A variance is hereby granted to Wycoff Development Corporation, the Owner-Developer, for the 48 lots of Claymont.

Thomas D. Swann MD
Thomas D. Swann, M.D.
Director Health Commissioner
Richard J. Donaher
Vice - Pres.

Guernsey County Board of Health
Agent for Guernsey County Board of Health
Date: 10-3-78

<u>W. J. Biedenbach & Assoc.</u> Surveying & Mapping 453-DEED 3100 LISA LANE ZANESVILLE, OHIO 43701	
Drawn by: <u>MDJ</u>	Date: <u>1-16-78</u>
Scale: <u>None</u>	Job No. <u>266-9-77</u>
Claymont Sub	Checked by: