Transfurred by Guernsey County Auditor  Transfurred by Guernsey County Auditor  Total Property of St. 50  Guernsey County Auditor  Guernsey County Auditor  Guernsey County Recorder  No. 55/  Received for record this 23 day of January 100 3  Recorded in Plat Cabinet 3, Slide 476 at M.  Fee 20.00  Guernsey County Engineer  Guernsey County Recorder  Guernsey County Engineer  Guernsey County Commissioners  Guernsey County Commissioners  Approved for record, subject to the rules and regulations goverping the platting of subdivisions of land.  Guernsey County Engineer  Guernsey County Recorder  Approved for record this 476 at M.  M.  Guernsey County Recorder  Guernsey County Recorder  Guernsey County Recorder  Approved for record this 476 at M.  M.  Guernsey County Recorder  Guernsey County Recorder  Guernsey County Recorder  Approved for record this 476 at M.  M.  Guernsey County Recorder  Guernsey County Recorder  Guernsey County Recorder  Approved for record this 476 at M.  M.  County Recorder  Guernsey County Recorder  Guernsey County Recorder  Approved for record this 476 at M.  M.  County Reco	CHEDNOEN COMM	« поп и панами, м намента по продел м менено права. Г. А. Т.			
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GUERNSEY COUNTY ENGINEER  Approved for record this 9TH day of JANOARY 2003  Guernsey County Engineer  GUERNSEY COUNTY COMMISSIONERS  Approved for record, subject to the rules and regulations governing the platting of subdivisions of land.  Guernsey County  Commissioners  Date 7.2003  edication:  the undersigned, Joe J. Detweiler for J.J. Detweiler Enterprises, Inc. where of the real estate shown, hereby certify that I have caused e same to be surveyed and platted into lots. Lots are numbered 11, inclusive and named "MATHIAS FARM SUBDIVISION" and that this at does not involve any new public roads.  Witness John Lucas Witness Wendi L. Theefore me a Notary Public in and for said County, personally appeared by the decimal of the said of the said county, personally appeared and deed. In testimony whereof, I have hereunto subscribed my same and affixed my seal at  Oniontoun , Ohio, this 13th day of December 2002.  Notary Public Lucas L. Luc	.4	, Since		\$ 114.	
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Qalmar E. George, Engineer

## PROTECTIVE CONVENANTS MATHIAS FARM SUBDIVISION WASHINGTON TWP., GUERNSEY COUNTY, OHIO

- 1. No inoperative or unlicensed vehicles will be placed or stored on said property. No accumulations of discarded personal affects, debris, waste, garbage or any unsightly objects or matter will be permitted on property.
- 2. That said property will be used for residential and farming purposes only and conform to local zoning regulations.
- 3. Buyer will keep the property in a clean, sanitary and sightly condition and in compliance with all laws or regulations imposed by any governmental authority having jurisdiction over any property for the care, safety, health and upkeep of real estate.
- 4. That buyer will not nor will buyer permit the storage of refuse, trash or hazardous materials on said property nor may the property be used as a dump or landfill site.
- 5. Any residence erected on the property must have the exterior completed within 6 months. The exterior must be constructed with new material.
- 6. Before occupancy of any house or manufactured house, a sewage disposal system must be installed in comformity with the minimum standards required by the County Board of Health.
- 7. Single-wide homes must have factory installed vinyl siding and a shingled roof at the time of placement and a minumum of 900 square feet (14x70) in size, excluding porches, decks, breezeways, garages or any unheated portions. Wheels must be removed and new mobile home type skirting must be applied when the home is placed.
- 8. Camper units will not be used as a residence, either temporary or permanent. No temporary house, tent, camper, school bus or recreational vehicle will be used as a residence.
- 9. Where protective covenants and County or Township zoning ordinances are in conflict, the stricter requirement will prevail.
- 10. Invalidation of any of these covenants by judgement of court order will in no way affect any of the other provisions, which which will remain in full force and effect.
- 11. The purchasers of this property, for themselved, their heirs and assigns, by the acceptance of the conveyance of this property property, agree to be bound by the convenants contained herein and are the primary enforcers of these covenants. J.J. Detweiler, Inc. will not be obligated to enforce these covenants.

## PLAT OF THE MATHIAS FARM SUBDIVISION

Situated in the Township of Washington, the County of Guernsey, the State of Ohio.

Being located in Section 7 in Township 4, Range 1 of the United States Military Lands.

Prepared by WARD & EMLER SURVEYING, INC. 113 Third Street SE New Philadelphia Ohio 44663-2512 (330) 364-5866 (voice) (330) 364-1107 (fax)

These properties are subject to all legal highways, rights-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.

Tract #1 and Lots #2 - 11 consists of all of a 35.440 acre tract heretofore conveyed to J.J. Detweiler Enterprises, Inc. in Official Record 326, Page 836. They consists also of all of Auditor's Parcel No. 40-00203.000.

- Denotes a 5/8"x30" re-bar with a plastic cap stamped "WARD 7356" set.
- Denotes a 5/8" re-bar with a plastic cap stamped "WARD 7356" set on a previous survey.
- O Denotes a 5/8" iron pin found.
- Denotes a stone monument found.

Bearings are oriented to Official Record 326, Page 836.

Documents used were deeds, volume and pages as shown.

Scale: 1 inch =200 feet.

