

# BEACON HILL ADDITION

CITY OF LOGAN—HOCKING COUNTY, OHIO

SECTION-12 TOWNSHIP-14 RANGE-17

SCALE 1"=40'  
MARCH 1970

DUMOND-SIFFORD & ASSOC.  
LANCASTER-CIRCLEVILLE, O.

○ INDICATES IRON PIN  
● INDICATES CONCRETE MONUMENT

I, THE UNDERSIGNED, MARGARET PRICE, MORTGAGEE OF LAND SHOWN HEREON, DO HEREBY RELEASE FROM MY LIEN THE STREETS SHOWN HEREON AND DESIGNATED AS EDGE HILL DRIVE, BELVA COURT, AND VINE STREET.

Margaret Price  
MARGARET PRICE

WITNESSES:  
Gene F. Revell  
Neal Dillon

STATE OF OHIO, HOCKING COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF December 1970, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED MARGARET PRICE, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING RELEASE TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

Neal Dillon  
NEAL DILLON  
NOTARY PUBLIC  
STATE OF OHIO

SEAL

S.W. COR. FRACTIONAL  
LOT NO. 18

8190

RECEIVED FOR RECORD THIS 22 DAY OF February 1971 AT 10:10 A.M.

RECORDED THIS 22 DAY OF February 1971

Esther Carpenter  
COUNTY RECORDER

THIS PLAT APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_ 1971 BY LOGAN CITY COUNCIL

CLERK OF COUNCIL

DRUMMOND CONSTRUCTION, INC., THE OWNER OF THE LAND SHOWN ON THIS PLAT AND SURVEY, BY AND THROUGH HAROLD DRUMMOND AND JUNE DRUMMOND, ITS PRESIDENT AND SECRETARY, RESPECTIVELY, DULY AUTHORIZED BY RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ASSENT TO, ACKNOWLEDGE AND ADOPT THIS SUBDIVISION OF SAID LANDS AND ACKNOWLEDGE THAT THE SAME IS MADE AT ITS REQUEST. THE STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PUBLIC USE.

DATED AT LOGAN, OHIO, THIS 23rd DAY OF December, 1970.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: DRUMMOND CONSTRUCTION, INC.

Gene F. Revell  
Neal Dillon

By Harold Drummond  
HAROLD DRUMMOND, PRESIDENT  
By June Drummond  
JUNE DRUMMOND, SECRETARY

STATE OF OHIO :  
: SS.  
HOCKING COUNTY :

BE IT REMEMBERED THAT ON THIS 23rd DAY OF December, 1970, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME DRUMMOND CONSTRUCTION, INC., BY HAROLD DRUMMOND, ITS PRESIDENT, AND JUNE DRUMMOND, ITS SECRETARY, AND AS SUCH PRESIDENT AND SECRETARY DULY AUTHORIZED BY RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS OF SAID CORPORATION, ACKNOWLEDGE THE SIGNING OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED FOR AND AS THE ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 23rd DAY OF December, 1970.

Neal Dillon  
NEAL DILLON, NOTARY PUBLIC, STATE OF OHIO

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AS SURVEYED UNDER MY DIRECTION.

Paul Drummond  
PAUL DRUMMOND, NO-1775 R/S

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF LOGAN, OHIO, DID, ON THE 5 DAY OF January 1971, AT A MEETING OF SUCH COMMISSION, APPROVE THE WITHIN PLAT FOR RECORDING, ALL AS APPEARED BY THE MINUTES THEREOF.

Albert Clark  
SECRETARY

DESCRIPTION:  
LYING PARTLY WITHIN AND PARTLY WITHOUT THE CORPORATION OF THE CITY OF LOGAN, BEING A PART OF SECTION 12 TOWNSHIP 14 RANGE 17 HOCKING COUNTY OHIO AND BOUND AS FOLLOWS:  
BEGINNING AT AN IRON PIN IN THE NORTH LINE OF VINE STREET 110.00 FEET EAST OF THE SOUTHWEST CORNER OF FRACTIONAL LOT NO. 18, SECTION 12, TOWNSHIP 14, RANGE 17, AS SHOWN BY PLAT BOOK 8-PAGE 10, PLAT OF SECTIONS, HOCKING COUNTY, OHIO; THENCE NORTH 1°47' E 375.00 FEET TO AN IRON PIN; THENCE EAST 150.00 FEET TO AN IRON PIN; THENCE NORTH 1°47' E 45.00 FEET TO AN IRON PIN; THENCE EAST 30.00 FEET TO AN IRON PIN; THENCE SOUTH 17°10' 00" WEST TO AN IRON PIN; THENCE WEST 30.00 FEET TO AN IRON PIN; THENCE SOUTH 1°47' W 244.75 FEET TO A POINT IN CENTER OF VINE STREET; THENCE WEST 399.00 FEET TO A POINT IN VINE STREET; THENCE NORTH 1°47' E 244.75 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.20 ACRES AND SUBJECT TO ALL LEGAL RIGHTS OF WAY.

RIGHT OF WAY FOR CUL-DE-SAC:

BEGINNING AT SOUTHEAST CORNER OF LOT NO. 10 IN THE BEACON HILL ADDITION, THENCE WITH THE NORTH LINE OF COURT STREET EXTENDED EAST 30.00 FEET TO A POINT; THENCE S 1°47' W 80.00 FEET TO A POINT; THENCE WEST 60.00 FEET TO A POINT; THENCE N 1°47' E 80.00 FEET TO A POINT ON THE NORTH LINE OF COURT STREET; THENCE EAST 30.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 4971 SQUARE FEET MORE OR LESS.

THE LOTS ARE AS SHOWN ON THE PLAT WITH THE DIMENSIONS GIVEN IN FEET. THEY ARE NUMBERED FROM 1 TO 18 INCLUSIVE. UTILITY RIGHT OF WAYS ARE PROVIDED AS SHOWN FOR PUBLIC AND PRIVATE UTILITY SERVING THE AREA.  
ALL STREETS OR PARTS OF STREETS SHOWN ON PLAT AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

## RESTRICTIONS FOR BEACON HILL ADDITION:

Drummond Construction, Inc., fee owner of Beacon Hill Addition, as hereon platted, hereby makes the following declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting said addition may be put, hereby specifying that said declarations shall constitute covenants to run with the land as provided by law and shall be binding on all parties and all persons claiming under it for the benefit of and limitations upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable for residential use, uniform and suitable in architectural design as herein specified:  
1- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2- All sales or leases of lots in this addition shall be made subject to like restrictions as to the use of the same.

3- Said restrictions are made for the benefit of any and all persons who now may own property, or who may hereafter own property in Beacon Hill Addition and such persons are specifically given the right to enforce these restrictions and reservations.

4- Failure by the grantors, their heirs or assigns, or any landowner, to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so hereafter as to the same breach or as to one occurring prior or subsequently thereto.

5- No more than one single family dwelling house and garage shall be erected on said premises.

6- Said premises or any buildings erected thereon shall not at any time be used for the purpose of any trade, business, or manufacture.

7- No intoxicating liquors or beer shall be manufactured for sale, kept for sale, or sold on said premises.

8- Enforcement shall be by proceedings of law in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

9- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

10- No dwelling or building shall be permitted closer than thirty feet to front lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered part of a building. The ground floor area of main structure, exclusive of one story, open porches, and garages, shall not be less than eight hundred square feet for one story nor less than twelve hundred square feet for dwelling of more than one story.

11- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat (SEE 11-A BELOW).

12- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

13- No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

14- No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

15- No fence shall be built over six feet in height, and shall be of open or ornamental nature.

16- No outhouses shall be permitted on any part of the property; all toilet facilities must be contained within main dwelling. All improvements shall be completed within twelve months from beginning construction.

17- Fires must be contained, enclosed and carefully supervised. Use of fire arms on the premises is prohibited. The lot shall be kept clean and free of trash, garbage and debris at all times. Advertising signs, other than for sale of said lot, are prohibited.

18- No dwelling house or other structure shall be erected upon said premises without the plans and specifications and building contractor therefore having been first submitted to and approved by Drummond Construction, Inc., its successors or assigns, at least thirty days prior to the commencement of any building.

19- All construction and materials used on said premises shall meet F.H.A. standards.

20- All unimproved lots in said addition shall be mowed at least twice each summer. All weeds on improved lots shall be kept mowed.

21- No non-operable, wrecked or junked cars shall be stored on any of said lots for a period in excess of fourteen days.

22- No home heating systems in said addition shall be fired by coal or other substance which will emit soot or other solid debris into the atmosphere, provided, however, the use of such fuel in fireplaces is not prohibited.

11- A Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

DRUMMOND CONSTRUCTION, INC. Harold Drummond President June Drummond Secretary

TRANSFERRED ON TAX DUPLICATE THIS 22 DAY OF Feb. 1971

Leonard A. Myers  
COUNTY AUDITOR

# 21467 Dec. 31, 1974 See Wavies of Reclamation No. 18 in Misc. Records Vol. 4, Pg 48

