

COMEAX SUBDIVISION

OWNER: Zachary and Linda Comeaux, P.O. Box 279, Laurelville, Ohio 43135, 614-332-6595
 DEVELOPER: Zachary and Linda Comeaux, P.O. Box 279, Laurelville, Ohio 43135, 614-332-6595
 ENGINEER: Larry P. Gerstner - Engineering and Surveying (E-39713)
 119 West Main Street, Logan, Ohio 43138, 614-3 85-4260
 SURVEYOR: Larry P. Gerstner - Engineering and Surveying (S-6344)
 119 West Main Street, Logan, Ohio 43138, 614-3 85-4260

RESTRICTIONS

- 1) All sales of lots in this subdivision shall be made subject to the following restrictions as are applicable to the use of same.
- 2) Restrictions are made for the benefit of any and all persons who may own property, or may hereafter own property in Comeaux Subdivision and such persons are specifically given the right to enforce these restrictions.
- 3) Failure of any property owner to enforce any restriction herein contained shall in no way be deemed a waiver of the right to later do so.
- 4) No more than one single family residential dwelling house and garage shall be erected on any one lot. Provided, however, there may be erected one detached single story storage building or garage not to exceed eight hundred (800) square feet in area and to be maintained in an attractive condition.
- 5) No structure, even if placed on a permanent foundation, that has ever had wheels, a tongue, or steel undercarriage may be placed in this subdivision.
- 6) The total living space of any dwelling house excluding garage and porches shall not be less than one thousand two hundred (1200) square feet.
- 7) No structure; ie mobile home, double wide, trailer, basement, tent, shack, garage or other out building,; shall be used on any lot at any time as a residence either temporarily or permanently.
- 8) Lots may not be divided into smaller lots.
- 9) No detached building may be located in front of the residence.
- 10) Lots or any building erected thereon shall not at any time be used for the purpose of manufacture, repair, construction, or any other commercial activity or purpose.
- 11) No shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 12) No noxious or offensive activity shall be carried on upon the property; nor shall anything be done thereon which may be or may become an annoyance to the neighborhood, including loud motorized vehicles; nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said property.
- 13) Lots are not to be used for semi-trailer parking, repair, or storage.
- 14) Use of fire arms within the boundaries of the Comeaux Subdivision is not permitted.
- 15) No commercial harvesting of trees is permissible.
- 16) Notwithstanding any of the foregoing, restrictions 4, 5, 7, and 10 herein shall not apply to Lot 1.
- 17) Invalidation of any one of these restrictions by judgement or court order shall in no way affect any other provision which shall remain in full force and effect.

21203-61717n Amendment to Restrictions ORU-98 P. 825
 23194-101197 Amendment to Restrictions ORU-105 P. 536

OWNERS STATEMENT: Situated inside and outside the Village of Laurelville and fully in Perry Township, Hocking County, Ohio; being 7.436 acres out of Section 31, Township 12, Range 19; and being the same tract as conveyed to Zachary and Linda Comeaux in Deed Book 222, Page 155, Hocking County Recorder's Office.

The undersigned Zachary and Linda Comeaux hereby certify that the attached plat correctly represents their COMEAUX SUBDIVISION, a subdivision of lots 1 through 5 inclusive and do hereby accept this plat of the same and dedicate to the public all public roads shown hereon and not heretofore dedicated. The undersigned further agree that any use or improvements made on the land, shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio, Village of Laurelville, and County of Hocking for the benefit of themselves and all of the subsequent owners or assigns taking title from, under or through the undersigned.

Easements are reserved where indicated and are for public utility or private access purposes.

IN WITNESS THEREOF Zachary and Linda Comeaux have hereunto set their hands this 20th day of July, 1996.

Witness: Bayle Weaver

Clark Weaver

Owners: Zachary Comeaux

Linda Comeaux
 Linda Comeaux

STATE OF OHIO
 COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Zachary and Linda Comeaux who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my office seal this 19 day of July, 1996

Bayle Weaver Hocking
 Notary Public County

My commission expires 3-22-97.

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 28th day of June, 1996; that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary lines of the premises except as shown hereon. All monumentation shown exists or will be set prior to recording of this plat.



Larry P. Gerstner
 Larry P. Gerstner
 Registered Surveyor No. 6044

3-22-97
 Bayle Weaver

APPROVALS:

Mathematically approved this 28th day of August 1996 Audie R. Wypke
 County Mapping Department

Approved this 4th day of September 1996 William D. Shan
 County Engineer

Approved this 28 day of August 1996 Kelly R. Montgomery, R.S.
 County Sanitarian

Approved this 5th day of Sept. 1996 Gary Stamer
 Chairman-Regional Planning Comm.

Approved this 5 day of 9 1996 Murray Pater
 President, County Commissioners

Gary Stamer
 County Commissioner

Fred C. Hawk
 County Commissioner

Transferred on tax duplicate this 5th day of August 1996

Kenneth R. Wilson
 County Auditor

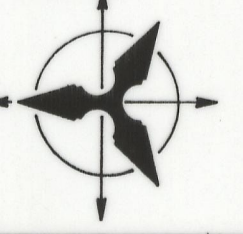
Filed for record this 5th day of SEPTEMBER 1996 at 3:15 P.m.

Recorded this 5th day of SEPTEMBER 1996 in Plat Cabinet 2 at Page 9+10

File No. 16396 Fee \$16.40

Donna R. Deuch pp
 County Recorder

LARRY P. GERSTNER
 ENGINEERING & SURVEYING
 119 West Main Street, Logan, Ohio 43138
 (614) 385-4260



COMEAX SUBDIVISION
 LAURELVILLE, OHIO

NOTES



Larry P. Gerstner
 Larry P. Gerstner
 Ohio P.E. #39713
 Ohio P.S. #6344

REVISIONS

SCALE: NONE

JOB NO. 1145 DRAWN BY: BAC DATE: 7/19/96

SHEET

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