

KNOW ALL MEN BY THESE PRESENTS: That we, The Trustees of The First Evangelical United Brethren Church of Laurelville, Ohio, Township of Salt Creek, County of Hocking, do hereby certify that the accompanying is a true and accurate plat of a Subdivision, laid out and platted for us by Eugene G. Vinings, Registered Surveyor #4161, State of Ohio. Said plat sets forth and describes accurately all lands laid out in lots intended for sale by numbers and the precise length and width of each lot marked thereon; Also, the length and width of all roads now dedicated for use by the public.

IN WITNESS WHEREOF, we have hereunto set our hand this 9th day of January, 1962 A.D.

Signed in the presence of:

Wayne M. Fowler
Witness
John W. Foster
Witness
Demus Brown Pass
Trustee
Curtis D. Hinton
Trustee
Clyde R. Steward, Sr.
Trustee

Vern M. F. Adkin
Trustee
Raymond S. Swackhamer
Trustee
E. F. Eshenunt
Trustee

Trustee

Trustee

STATE of OHIO, COUNTY of Hocking, BE IT REMEMBERED: That on this 9 day of January, 1962 A.S. before me, the undersigned, a Notary Public in and for said County, personally came The Trustees of The First Evangelical United Brethren Church of Laurelville, Ohio who then and there acknowledged the making and signing of the plat to be their voluntary act and deed for the uses and purposes shown thereon.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 9 day of January, 1962 A.D.

Simon E. Portions
Notary Public - Hocking County, Ohio
9-19-64

I, the undersigned, do hereby certify that the accompanying plat is correct delineation of a Subdivision laid out and platted by me on this 5th day of December, 1961 A.D.

Eugene G. Vinings
Eugene G. Vinings,
Registered Surveyor #4161,
State of Ohio.

I, the undersigned, Auditor of Hocking County, do hereby certify that I have caused the accompanying tract to be accurately platted and the subdivision numbered and the numbers

so given shall be sufficient description upon being duly recorded for all purposes of taxation and conveyancing in accordance with Section 5556-5568, General Code of the State of Ohio.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 17 day of Jan, 1962 A.D.

Carl M. Eugh
Auditor of Hocking County, Ohio

TRANSFERRED: This 17 day of January, 1962 A.D.

Carl M. Eugh
Auditor of Hocking County, Ohio

APPROVED by the Hocking County Commissioners, this 11th day of January, 1962 A.D.

Otto G. Shaw
President
Walter L. North

APPROVED by the Hocking County Planning Commission on this _____ day of _____, 1962 A.D.

Chairman or President

Secretary

APPROVED by the Hocking County Engineer on this 17 day of January, 1962 A.D.

Albert D. Sealright
Hocking County Engineer

APPROVED by the Hocking County Board of Health on this 11th day of January, 1962 A.D.

H.M. Brooks, Jr.
Health Officer
CFC

Received for record on this 10 day of February, 1962 A.D. At 10:50 a.m. p.m.

Evelyn Carpenter
Hocking County Recorder

Recorded in: Plat Book No. C.

File No. 17824 Plat Pages No. 50-51.

Feb 10.00 Certification Page No. 51.

The following conditions and restrictions shall apply:

1. That no building or part thereon shall be erected on said premises unless the same is erected in conformity with the plans and specifications which shall have been previously submitted to and approved by the Trustees of the First Evangelical United Brethren Church, Laurelville, Ohio or any agent appointed by them. Unless said plans and specifications are disapproved within sixty (60) days after their submission, the same shall be deemed approved. All buildings shall conform one with the other, architecturally. No dwelling shall be constructed that contains less than nine hundred (900) square feet, excluding garages, breezeways, porches, carports or other uninhabited areas.
2. That said premises shall be used for residential purposes only and not for the purpose of any business or trade, excepting Lots One (1) and Two (2), which shall be used for Religious Purposes only, and at no time shall these lots be used as a place for selling, buying or trading of any intoxicating beverages or illicit trade of any kind, and that no lots are to be used as regular places of worship excepting Lots One (1) and Two (2). No livestock shall be raised or maintained on any of the said subdivision lots.
3. A multiple family dwelling may be erected; however, additions to a one family dwelling must blend architecturally with the existing construction.
4. That no part of any building, on any said lot, shall be erected or maintained on said premises nearer to any street line thereof than the restriction line shown on the plat; or, premises nearer than fifteen (15) feet to the side lot line and fifteen (15) feet to the rear lot line.
5. The lots shown on the plat shall not be subdivided into any additional parcels, tracts, or lots.
6. The foregoing restrictions, covenants, conditions, and agreements shall run with the land for a period of fifteen years from the date of recording, and shall be binding upon all lot owners, their heirs, executors, administrators and assigns. When said period has lapsed, changes, modifications, and amendments may be added to these restrictions by a majority vote of the lot owners in said subdivision. The covenants and restrictions shall be automatically extended for successive periods of fifteen (15) years, unless it is changed by a majority vote of the lot owners at such time.
7. No outside toilet shall be erected upon said premises. All sanitary installations shall conform to the recommendations of the State of Ohio, Department of Health, and shall conform as outlined by the detailed drawings and bulletins circulated by said Board of Health.
8. That no fence shall be erected or maintained in the front yards of any lot of said subdivision. All other fencing shall be of an attractive nature and no fence of solid materials shall be used, except when it is necessary as a retaining wall.
9. No trailer, basement, tent, shack, garage or other out-buildings shall at any time be used as a residence, temporarily or permanently.

10. All lots of said subdivision shall be mowed regularly in the summer season by the owner thereof. No trash shall be dumped in the open on any lot of this subdivision.
11. If the parties hereto, their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said subdivision or development to prosecute by proceedings at law, to recover by restraining order or by judgement.
12. The subdividers herein reserve unto themselves, their heirs and assigns the right to first option to repurchase at fair market value any real property in said subdivision. Three (3) independent appraisals shall govern this option clause and to qualify, the appraisers shall be licensed realtors in the State of Ohio and have five (5) years experience in Realty.

#31266 1-19-67 Agreement To Modify Restrictions
See in Misc. Record Volume 3 Page 241