SUBDIVISION RESTRICTIONS – LOTS 1 thru 6.

(1) The lots in this subdivison shall not be subdivided by the owners thereof. Conveyance shall be of whole lots as shown on the plat of lots except, conveyance of a part of a lot resulting in enlargement of both adjoining lots is permitted.

(2) There shall be no more than one single family residence, constructed on any one lot or enlargement there of in this subdivision.

(3) No residence or building shall be constructed closer to the street line than the distance shown on the plat, designated as the "building line". No residence or building shall be constructed closer than ten (10) feet to a lot sideline or to a lot rear line.

(4) The lots and residences in this subdivision shall not be used for or in connection with any business but such lot or residence shall be limited specifically to residential use.

(5) There shall be no structure of a temporary character such as a trailer, basement, tent, shack, barn or other building constructed on any lot.

(6) No signs shall be erected on the premises other than a sign advertising said premises for sale or rent or as an identification of the residence.

(7) No residence shall be erected on said premises with less than one thousand (1000) square feet of floor area, exclusive of open porches and building garages and basements, nor less than a cost of twenty-five thousand ($ 25,000.00) dollars based on 1960 construction costs.

(8) These restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until March 1, 1981. On and after said date said restrictions shall be automatically renewed for periods of 10 years unless a majority of the then owners of said lots shall agree to a change of any of said restrictions in whole or in part.

(9) Invalidation of any one of these covenants by judgement or court order shall in nowise affect any of the other provisions which shall in full force and effect.

ENGINEER'S & SURVEYOR'S CERTIFICATE

The within plat is a subdivision of 6.283 acres conveyed to Mary K. Salvador by deed as recorded in Deed Book #39 Page 166, in the deed records of Belmont County, Ohio. The above mentioned tract of land was conveyed by Oliver Monaco Jr. et. al.

Acreage contained in dedicated roads is 1.687 Ac.
Acreage contained in lots & outlots is 4.596 Ac.
Total acreage is 6.283 Ac.

I, hereby, certify that this plat is a true and complete survey made by me and that all monuments are set as shown.

September 23, 1961 — C. J. Boccabella
Date — Registered Engineer & Surveyor No. 8179 & 3462.

DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate the streets as shown hereon to the public forever.
We also dedicate easements with the right of Ingress and Egress, to run with the land for a sanitary sewer under these certain strips of land designated hereon as "Easements."

James J. Newlin — Witness
Mary K. Salvador — Signature
C. J. Boccabella — Witness
Louis T. Salvador — Signature
Signature

State of Ohio, County of Belmont, S.S.:

Be it remembered that on this 27 day of September 1961 before me, the undersigned, a notary public in and for said county and state, personally came Mary K. Salvador and Louis T. Salvador husband and wife who acknowledged that they did sign the foregoing plat and the same is their free act and deed.

In testimony whereof, I have set my hand and notary seal on the day and date above written.

James J. Newlin
Notary Public in and for Belmont County, Ohio.

PLANNING COMMISSION

Approved by the Planning Commission of the village of St. Clairsville, Ohio, this 4 day of June 1962.

Jas. B. Redline
Chairman

VILLAGE ACCEPTANCE

Accepted by the Village of St. Clairsville, Ohio, this 18th day of June 1962.

862
Ordinance No.

W. K. Turner
Mayor
C. Kenneth Henry
Clerk

COUNTY COMMISSIONERS

Accepted by the Commissioners of the County of Belmont, State of Ohio, this 11th day of July 1962.

Louis Salvador
County Commissioner
Fletcher C. Vowell Jr.
County Commissioner
William A. Searry
County Commissioner

COUNTY ENGINEER

Approved for transfer on the county tax maps, this 11th day of July 1962.

C. J. Boccabella
County Engineer

COUNTY AUDITOR

Transferred by the County Auditor this 11 day of JULY 1962.

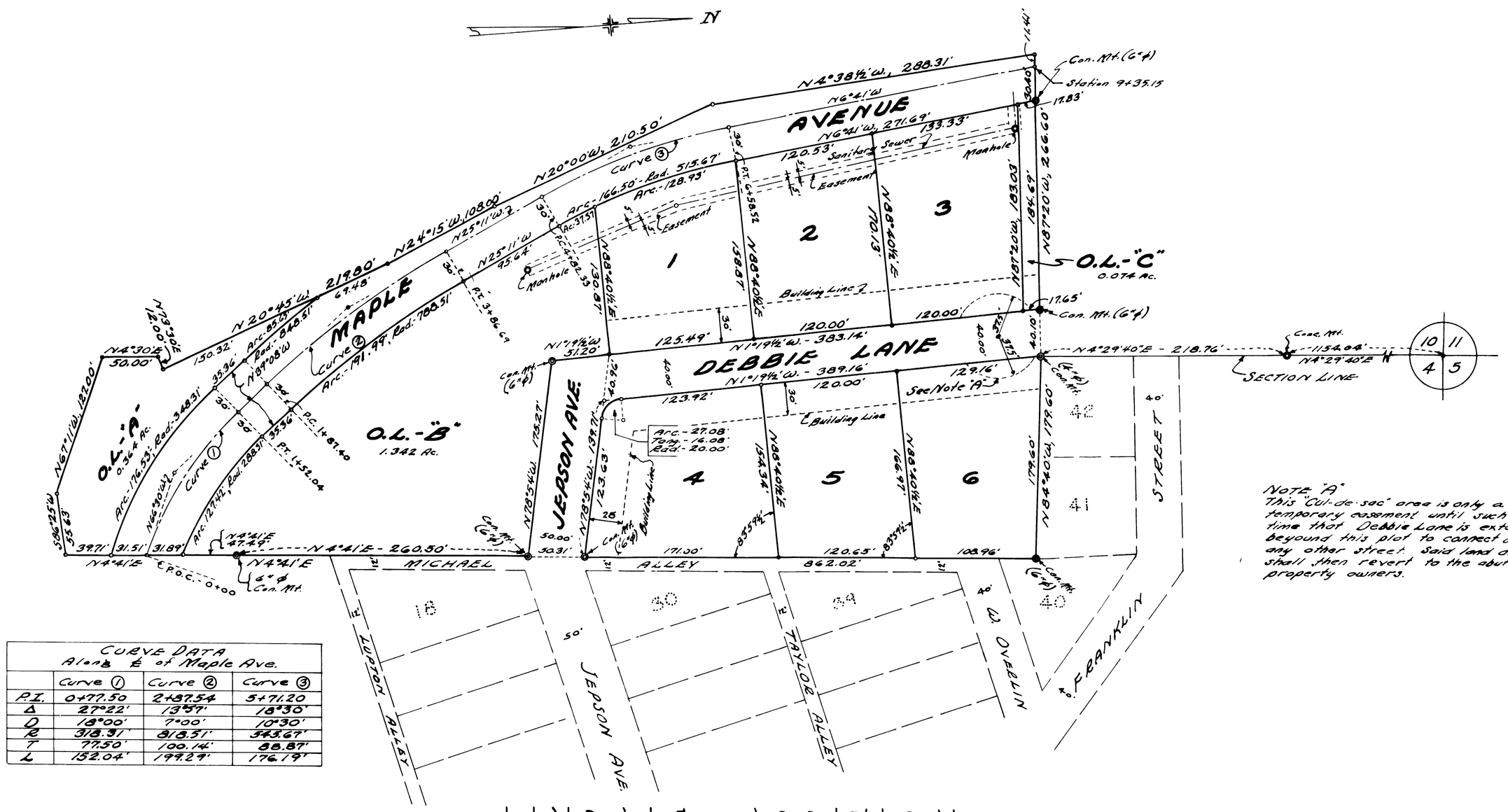
Fee: $ 3.15 P.D.
W. T. McCord
County Auditor
By R. Moss Dep.

COUNTY RECORDER

Received for Record AUG 29 1962.
at 7:55 o'clock A. M.
Recorded AUG. 29 1962 in the Belmont County Record of Plats.
Plat Book No. 13 Page 14.

Fee - $ 28.50 Paid
Nick Munas
County Recorder

51044



CURVE DATA Along ℄ of Maple Ave.			
	Curve ①	Curve ②	Curve ③
P.I.	0+77.50	2+87.54	5+71.20
Δ	27°22'	13°57'	18°30'
D	18°00'	7°00'	10°30'
R	318.31'	818.31'	545.67'
T	77.50'	100.14'	88.87'
L	152.04'	199.29'	176.19'

NOTE "A"
This "Cul-de-sac" area is only a temporary easement until such time that Debbie Lane is extended beyond this plat to connect with any other street. Said land area shall then revert to the abutting property owners.

LINDALE ADDITION

PLAT OF
MAR-LOU ACRES
ST. CLAIRSVILLE, OHIO
SCALE 1"=50'

FOR LIMITED WRITTEN OF RESTRICTIVE COVENANTS SEE VOLUME 14 PAGE 57, DEED RECORDS.

BR. A-SLIDE 25