CAB A - SLIDE 43

PLAT OF
SPACE VIEW RIDGE
FIRST ALLOTMENT
SECTION 10, T-7, R-4
RICHLAND TWP., BELMONT CO., OHIO

SEPTEMBER, 1966 SCALE 1" = 50'

C. C. SMITH'S SONS
WHEELING, W.VA.
I.P. = IRON PIN

COUNTY ENGINEER
Approved for Record [illegible signature]
Richard J. Boccabella, Belmont County Engineer

COUNTY COMMISSIONERS
Approved for Record, subject to the rules and regulations governing the platting of subdivisions of land

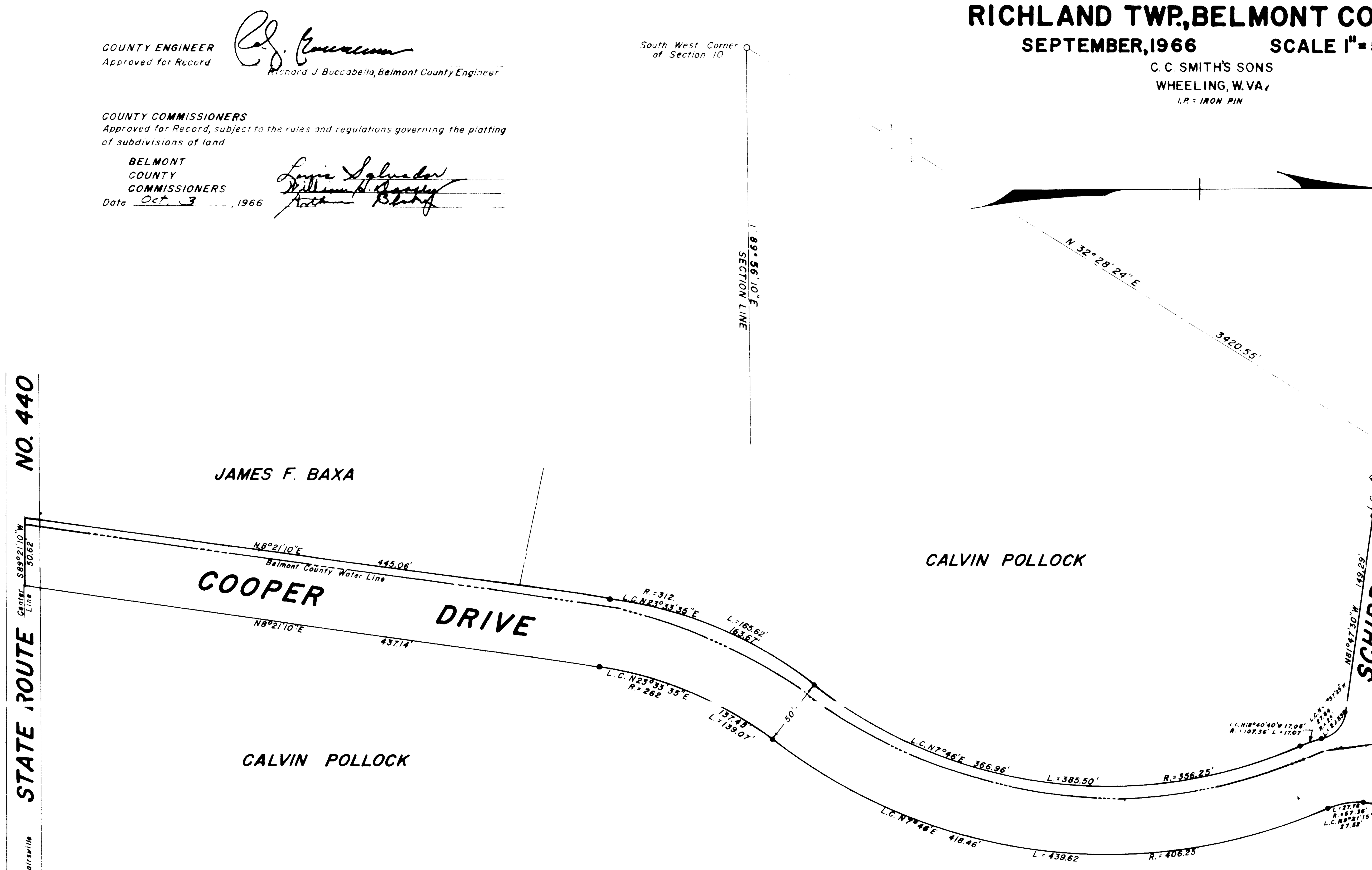
BELMONT COUNTY COMMISSIONERS
Louis Salvador
William H. Bossey
[illegible signature]

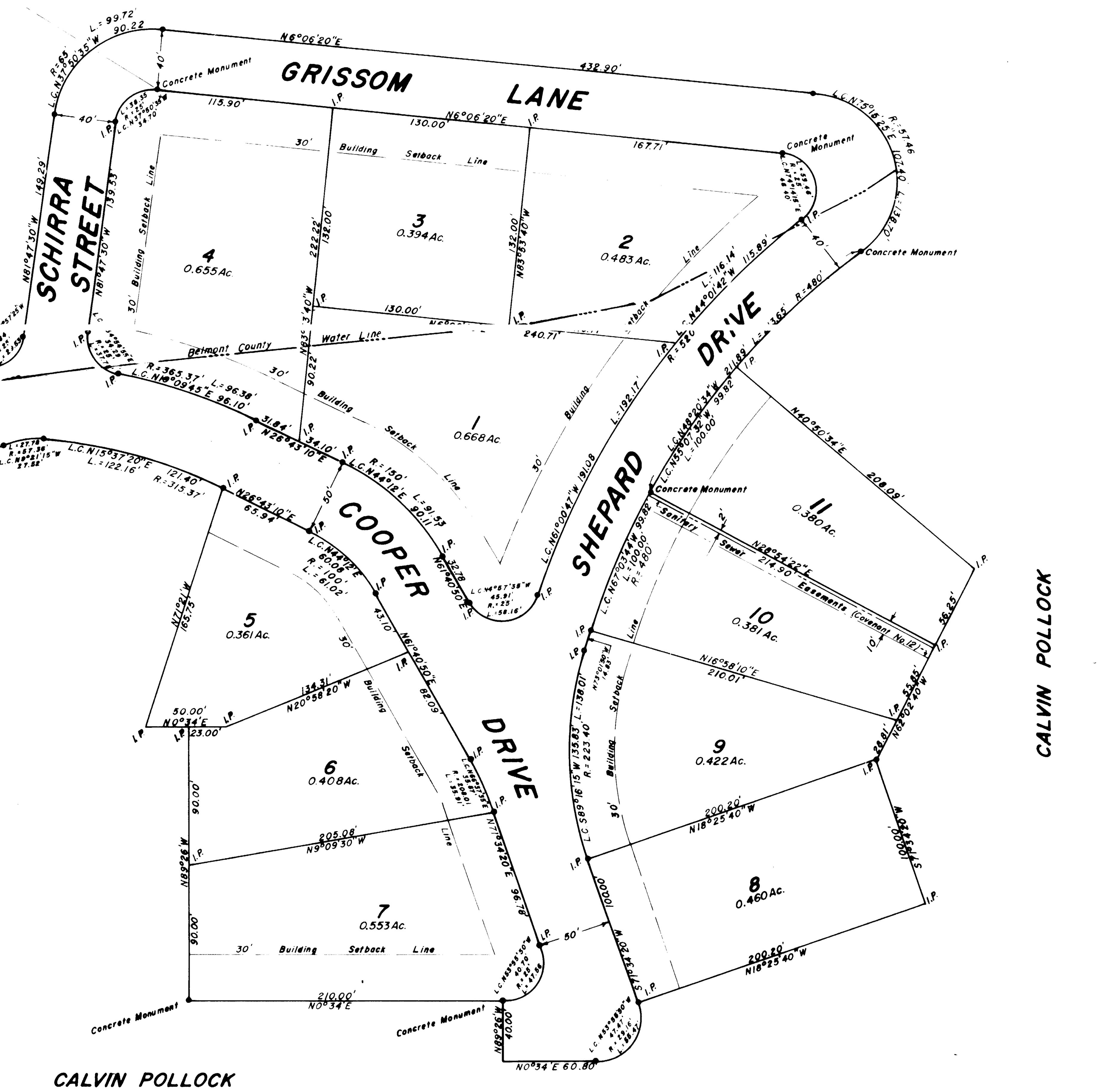
Date Oct. 3, 1966

COUNTY AUDITOR W. T. McCort by Irene K. Fardis
Transferred by Belmont County Auditor
Date 10-3-66, 1966 Fee 3.80 PAID

COUNTY RECORDER
No. 73678
Received for Record Oct 3rd, 1966 at 1:42 o'clock P.M.
Recorded Oct. 7, 1966
In Belmont County Record of Plats
Volume 13, Page 36 Nick Munas Recorder

$28.75 PAID





PROTECTIVE COVENANTS: The following covenants are hereby imposed upon all of the lots shown on this Plat of Space View Ridge.

1. No house shall be built on said property unless the same will sell for no less than Twenty Thousand Dollars ($20,000.00), excluding the cost of the lot upon which the house is located, based on building costs as of September, 1966.

2. All lots shall be used for residential purposes only. No tract or lot shall be subdivided by any purchaser. No structures shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two (2) cars, which garage shall be installed in the basement of, or directly attached to said dwelling or shall be connected to said dwelling by a breezeway.

3. No structure, except sidewalks and steps shall be located on any lot nearer to the front line than the building setback line as shown on this plat.

4. No trailer, basement, tent, shack, or garage shall at any time be temporarily or permanently used as a residence, nor shall any structure of any temporary character be used as a residence.

5. No intoxicating liquor shall be manufactured or sold on any of said lots.

6. No business or commercial enterprise shall be operated on any of said lots.

7. No lot shall be used at any time for the sale or storage of junk, used or wrecked automobiles, or similar "nuisance" enterprises, and no noxious or offensive activity shall be carried on upon any lot, nor shall any thing be done thereon, which may be, or may become, an annoyance to the neighborhood.

8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that two dogs or two cats or other household pets may be kept, provided that they are not bred, kept or maintained for any purpose other than as pets in the lot-owner's own household.

9. No sign boards or advertising posters shall be permitted, except signs or notices which may offer the property for rent or for sale.

10. Any and all sanitation or sewage or septic tank system shall be approved by and in accordance with the Belmont County, Ohio, Laws and regulations controlling such systems. No building or driveway shall be constructed without approval as to location, by the Belmont County Health Department.

11. No building shall be located nearer to a lot line than the building setback line, as is shown on this plat. No building shall be located nearer to a side property line than ten (10) feet.

12. A temporary construction easement (of an even width of ten feet) is reserved through Lot No. 10 for the construction of a sanitary sewer to service Lot No. 1. A permanent sewer easement (of an even width of two feet) is reserved through Lot No. 10 for the operation and maintenance of the sewer servicing Lot No. 1. Upon completion of the construction of the sewer, servicing Lot No. 1, the temporary construction easement is released from Lot No. 10. The locations of these easements are to be as shown on this plat.

13. Lots No. 1, No. 2, and No. 4 are subject to the right of way for a water line previously conveyed.

14. These restrictions shall run with the land until January 2, 1997. After said date, they may be automatically renewed or changed by a majority vote of the lot owners.

15. By acceptance of a deed in "Space View Ridge" Allotment, the Grantee, his heirs and assigns, consent to the above provisions and promises Grantors and the allotment planners, their heirs and assigns, and other lot owners, their heirs and assigns, to cooperate in carrying the same into effect.

16. It is the intention of the Grantors and Grantees and their respective heirs and assigns, that any violation of any covenant shall not be construed as giving lot owners merely a right of action for damages, but shall be construed as requiring specific performance at the suit of any lot owner, his heirs or assigns, regardless of when the violation occurred or how long it has endured, or whether the same or similar violations have been indulged by other lot owners.

OWNERS' CONSENT AND DEDICATION. We, the undersigned, being all of the owners of the lands herein platted, do hereby voluntarily consent to the execution and recording of this plat and do dedicate the Drives, Street and Lane, as shown hereon, to the public use forever.

Harlan Bell
Witness

James T. Newlin
Witness

Calvin M. Pollock
Calvin M. Pollock

Jessie Mae Pollock
Jessie Mae Pollock

STATE OF OHIO
BELMONT COUNTY ss:

Be it remembered that on this 3rd day of October, 1966, before me the undersigned, a notary public in and for said county and state, personally came Calvin M. Pollock and Jessie Mae Pollock husband and wife who acknowledged that they did sign the foregoing plat and that 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.

My comm. Exp. 12-23-68
Harlan Bell
Notary Public in and for Belmont County, Ohio
(Seal)

CERTIFICATE OF SURVEYOR
The within plat is a subdivision of a part of the following three tracts of land conveyed to Calvin M. Pollock and Jessie Mae Pollock, his wife

Tract	Area	Area in Allotment	Conveyed By	Recorded
1	96.495 Acres	7.783 Acres	John T. Walker and Wife	Volume 409 Page 533
2	4.87 Acres	0.419 Acres	John T. Walker and Wife	Volume 420 Page 639

Area in dedicated Drives, Street and Lane 3.017 Acres
Area in Lots 5.185 Acres
Total area 8.202 Acres

I, hereby, certify that this map is correct and was prepared from an accurate survey made by me on September 2, 1966; that all monuments are set as shown.

Louis T. Miller
Louis T. Miller Registered Surveyor No. 4898

STATE OF OHIO — LOUIS T. MILLER — 4898 — REGISTERED SURVEYOR

Approved by the Village of St. Clairsville Planning Commission
Date Oct. 3, 1966
W. K. [illegible]
Secretary