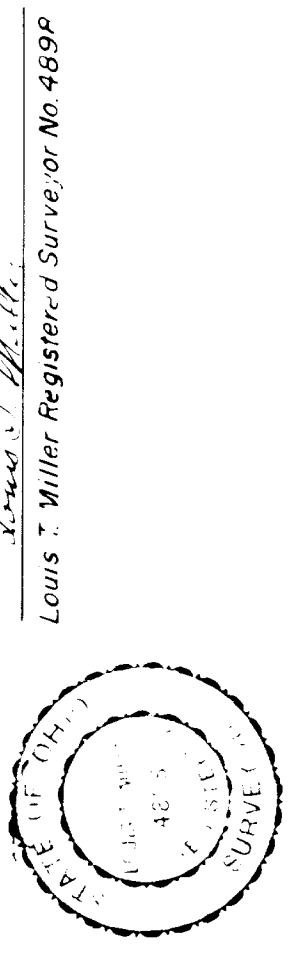
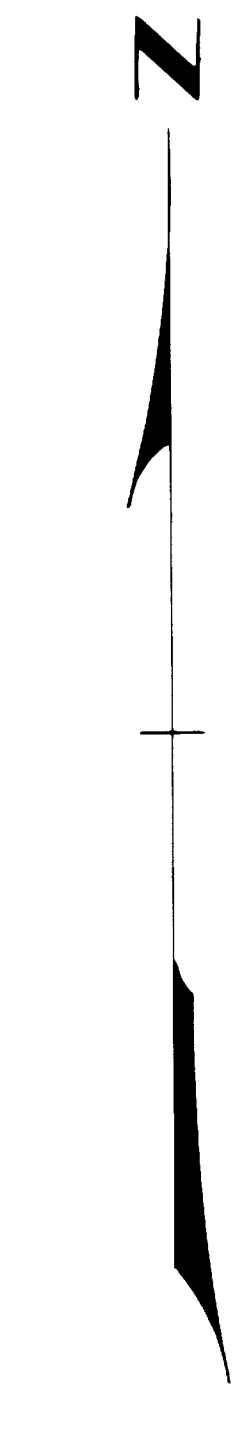


PLAT OF SPACE VIEW RIDGE SECOND ALLOTMENT SECTION 10, T-7, R-4 RICHLAND TWP, BELMONT CO, OHIO JANUARY, 1967 SCALE 1"=50'

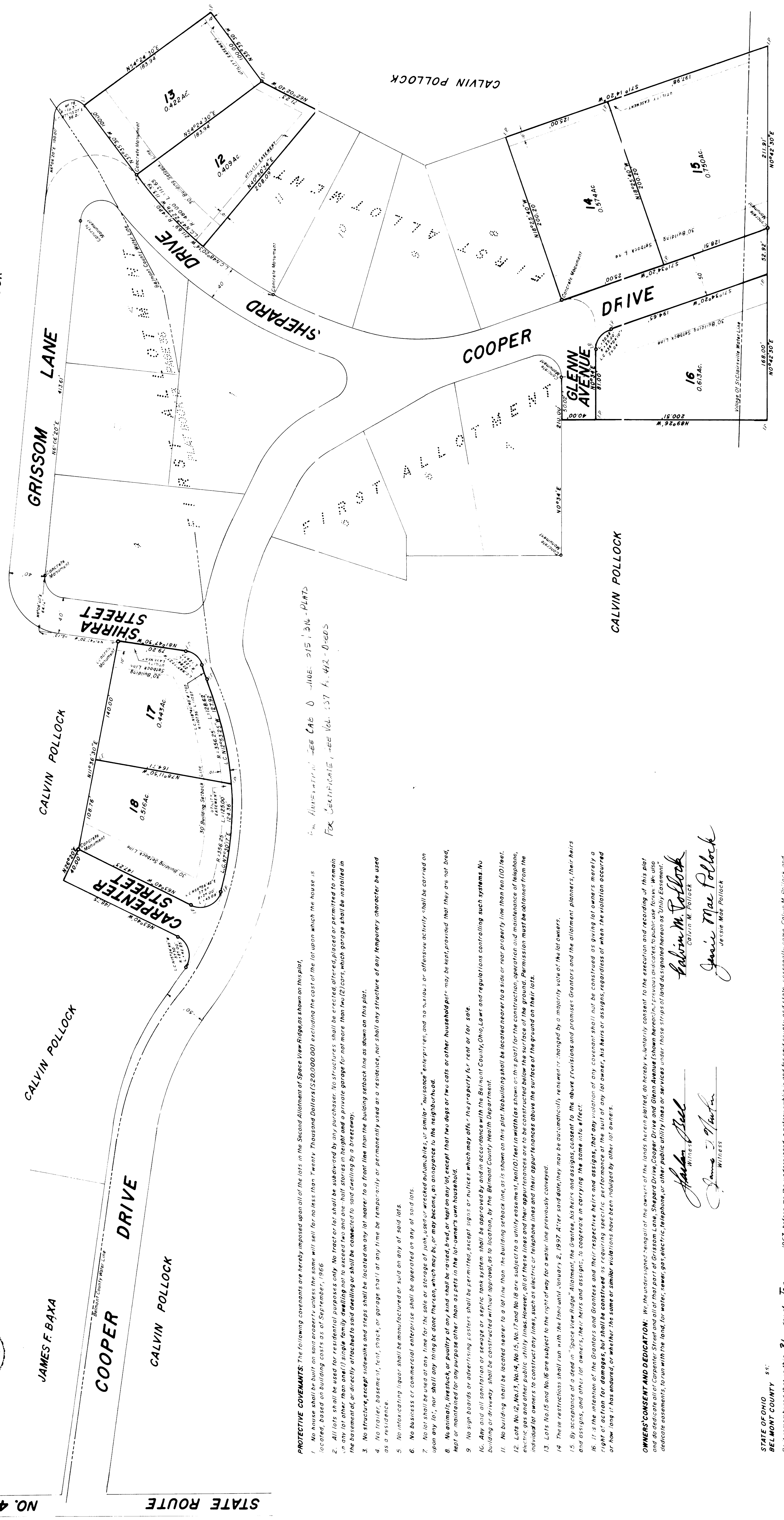
COUNTY ENGINEER Approved for Record Feb 1, 1967 BELMONT COUNTY COMMISSIONERS Date 2-3-67

COUNTY AUDITOR Transmitted by Belmont County Auditor Date 2-1-1967 P. Costantini Auditor COUNTY RECORDER No. 75360 Received for Record Feb 14, 1967 Recorded FEB 14, 1967 In Belmont County Record of Plats Volume 409, Page 33 Nick Munn Recorder \$ 2850 PAID

C. C. SMITH'S SONS WHEELING, W. VA. 17 INCHES X 10 1/2 INCHES



JAMES F. BAXA



FOR INFORMATION - SEE CAB 0 - JUNE 215 1314 - PLATS FOR EXPLANATIONS - SEE VOL. 137 P. 442 - 0-2025

PROTECTIVE COVENANTS: The following covenants are hereby imposed upon all of the lots in the Second Allotment of Space View Ridge as shown on this plat. 1. No house shall be built on any acreage 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 tractor or car shall be parked on any lot. No structure 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 a 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 "business" enterprises, and no nuisance 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 or rear property line than ten (10) feet. 12. Lots No. 12, No. 13, No. 14, No. 15, No. 17 and No. 18 are subject to a utility easement, ten (10) feet in width (as shown on this plat) for the construction, operation and maintenance of telephone, electric gas and other public utility lines. However, all of these lines and their appurtenances are to be constructed below the surface of the ground. Permission must be obtained from the individual lot owners to construct any lines, such as electric or telephone lines and their appurtenances above the surface of the ground on their lots. 13. Lots No. 15 and No. 16 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 Grantor, 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 to sue for damages, but shall constitute a continuing violation of the covenants, and the right 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 platified, do hereby voluntarily consent to the execution and recording of this plat and do dedicate all of Carpenter Street and all of that part of Grissom Lane, Shepard Drive, Cooper Drive and Glenn Avenue (shown hereon), previous articles, public-use forks, We also dedicate assessments, for use with the land, for water, sewer, gas, electric, telephone or other public utility lines or services under those strips of land designated hereon as Utility Easement. Witness my hand and seal of Belmont County, Ohio this 1st day of January, 1967, 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. Calvin M. Pollock, Notary Public in and for Belmont County, Ohio My Comm. Exp. 12/31/68

STATE OF OHIO BELMONT COUNTY Be it remembered that on this 31st day of January, 1967, 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. Notary Public in and for Belmont County, Ohio My Comm. Exp. 12/31/68

CITY PLANNING COMMISSION Approved by the Village of Sycamoreville Planning Commission Date Feb. 1, 1967 W. K. Johnson