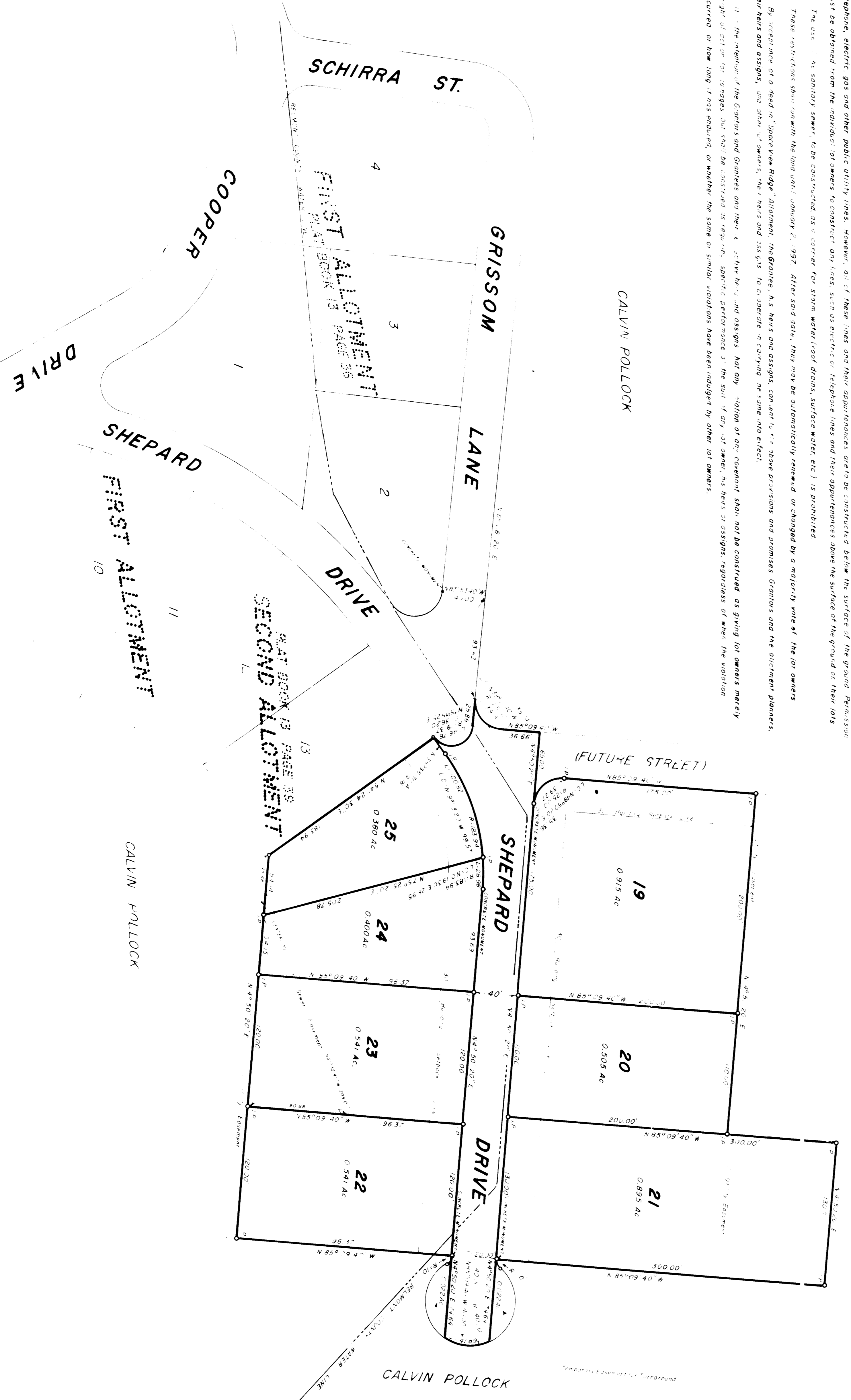


PLAT OF SPACE VIEW RIDGE THIRD ALLOTMENT SECTION 10, T-7, R-4 RICHLAND TWP, BELMONT CO., OHIO JANUARY, 1968 C.C. SMITH'S SONS WHEELING, W. VA. SCALE 1"=50'

- PROTECTIVE COVENANTS: 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... 2. All lots shall be used for residential purposes only... 3. No structures, except sidewalks and steps, shall be located on any lot rear to a front line from the building setback lines shown on this plat... 4. No trailer, basement, tent, shed, or garage, not of 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 exchange of junk, used or wrecked automobiles, or other "junk" enterprises, and no animals or fife live animals should be kept in or on any lot, and shall only thing to be kept on any lot, except two dogs or two cats or other household pets may be kept, provided that they are not bred, kept or maintained for any business other than a pet in the owner's own household... 8. No animals, livestock, or poultry of any kind shall be raised, kept or kept in any lot, except two dogs or two cats or other household pets may be kept, provided that they are not bred, kept or maintained for any business other than a pet in the owner's own household... 9. No sign boards or advertising posters shall be permitted erected signs or articles which may affect the property for rent or for sale... 10. Any and all operations of sewage disposal, tank systems, shall be approved in accordance with the Belmont County, Ohio Laws and regulations controlling such systems. No building or driveway shall be constructed without compliance to location, by the Belmont County Health Department... 11. No building shall be located rear to a lot rear to a front line from the building setback lines shown on this plat. No building shall be located rear to a side or rear property line than ten (10) feet... 12. Lot No. 22 is subject to the right of way for a water line previously conveyed... 13. Lots No. 23, No. 24 and No. 25 are subject to a sewer easement, as shown on this plat, for the construction and maintenance of a sanitary sewer to service lots No. 22, No. 23 and No. 24... 14. Lot No. 21 is subject to a water line easement, as shown on this plat, for the construction, operation and maintenance of a water line, and 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 owners to construct any lines, such as electric or telephone lines and their appurtenances above the surface of the ground on their lots... 15. The use of a sanitary sewer to be constructed as a center for storm water/roof drains, surface water, etc. is prohibited... 16. These restrictions shall run with the land until January 1, 1997. After said date, they may be automatically renewed or changed by a majority vote of the lot owners... 17. By acceptance of a deed in Space View Ridge, Alignment, the Grantor, his heirs and assigns, consent to the above provisions and promises Grantors and the alignment owners, their heirs and assigns, and their successors, their heirs and assigns, to cooperate in carrying out the same in every respect... 18. If at the time of the Grantors and Grantees and their successors, heirs and assigns, any portion of any covenant shall not be construed as giving lot owners merely a right of action for damages, but shall be construed as a restrictive covenant, specific performance of which shall be decreed by a court of law, in favor of the owner, his heirs, his 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.



STATE OF OHIO BELMONT COUNTY CALVIN POLLOCK

OWNERS' CONSENT AND DEDICATION: We, the undersigned, being all of the owners of the lots herein depicted, do hereby consent to the location and dedication of this plat and dedicate a 10' wide strip of Shepard Drive (shown here) not previously dedicated to public use forever. We do so deprecate easements, to wit: the land, for water, sewer, gas, electric, telephone or other public utility lines or services under these strips of land designated herein as "Utility Easement". The areas encompassed in the segments of the foregoing circle, and outside the strip, right of way shall be in the nature of an easement for road purposes and shall revert to the adjoining property owners when the road is legally extended beyond the limits of this plat.

STATE OF OHIO BELMONT COUNTY CALVIN POLLOCK

WITNESSES: Calvin M. Pollock, Jesse Mae Pollock

COUNTY ENGINEER: Approved for Record, 1968, Robert J. Beckwith, Belmont County Engineer

COUNTY COMMISSIONERS: Approved for Record, subject to the rules and regulations governing the platting of subdivisions of land, Belmont County, Ohio. Date: 1968

COUNTY AUDITOR: Registered by Belmont County Auditor, 1968, Fee: \$4.50

COUNTY RECORDER: Recorded for Record, 1968, JAN 12 11:00 A.M., Belmont County Recorder, Volume 13, Page 44, \$29.50 PD.

CERTIFICATE OF SURVEYOR: The within plat is a subdivision of a part of that tract of land, containing 96.493 acres, conveyed to Calvin M. Pollock and Jesse Mae Pollock, his wife, by deed which is recorded in Volume 409, page 533 of the Belmont County Records of Deeds.

Area in Lots: 4.177 Acres
Area in Shepard Drive: 0.574 Acres
Total area in Lots and Divided Streets: 4.751 Acres

Surveyed by: Louis T. Miller, Registered Surveyor No. 4898

CITY PLANNING COMMISSION: Approved by the Village of St. Clairsville Planning Commission, 1968

Signature: W. K. [unclear]

