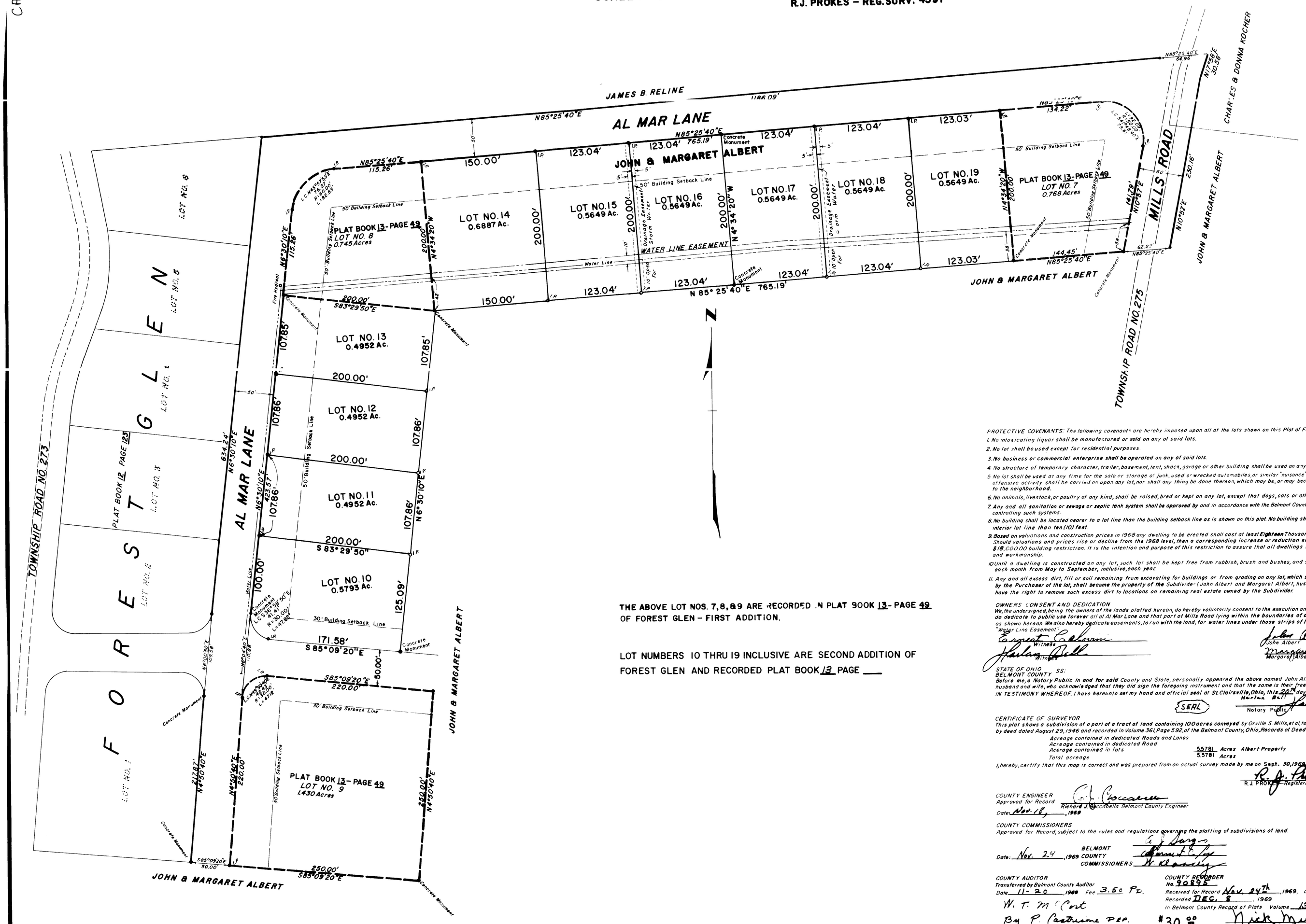
CAB. A - SLIDE 73

PLAT BOOK 13 PAGE 57

# PLAT OF
# SECOND ADDITION
# TO
# FOREST GLEN
## SECTION 21, TOWNSHIP 7, RANGE 4
## RICHLAND TOWNSHIP, BELMONT COUNTY, OHIO

SCALE 1" = 50' NOVEMBER-1969

R.J. PROKES – REG. SURV. 4597




THE ABOVE LOT NOS. 7, 8, & 9 ARE RECORDED IN PLAT BOOK 13 - PAGE 49 OF FOREST GLEN – FIRST ADDITION.

LOT NUMBERS 10 THRU 19 INCLUSIVE ARE SECOND ADDITION OF FOREST GLEN AND RECORDED PLAT BOOK 13 PAGE ___

PROTECTIVE COVENANTS: The following covenants are hereby imposed upon all of the lots shown on this Plat of First Addition To Forest Glen.

1. No intoxicating liquor shall be manufactured or sold on any of said lots.
2. No lot shall be used except for residential purposes.
3. No business or commercial enterprise shall be operated on any of said lots.
4. No structure of temporary character, trailer, basement, tent, shack, garage or other building shall be used on any lot at any time as a residence.
5. 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 or nuisance to the neighborhood.
6. No animals, livestock, or poultry of any kind, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept.
7. 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.
8. 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 an interior lot line than ten (10) feet.
9. Based on valuations and construction prices in 1968 any dwelling to be erected shall cost at least Eighteen Thousand dollars ($18,000.00) Should valuations and prices rise or decline from the 1968 level, then a corresponding increase or reduction shall be made in the said $18,000.00 building restriction. It is the intention and purpose of this restriction to assure that all dwellings shall be of equal quality and workmanship.
10. Until a dwelling is constructed on any lot, such lot shall be kept free from rubbish, brush and bushes, and shall be mowed at least once each month from May to September, inclusive, each year.
11. Any and all excess dirt, fill or soil remaining from excavating for buildings or from grading on any lot, which shall not be needed or desired by the Purchaser of the lot, shall become the property of the Subdivider (John Albert and Margaret Albert, husband and wife) and who shall have the right to remove such excess dirt to locations on remaining real estate owned by the Subdivider.

OWNERS CONSENT AND DEDICATION

We, the undersigned, being the owners of the lands platted hereon, do hereby voluntarily consent to the execution and recording of this plat and do dedicate to public use forever all of Al Mar Lane and that part of Mills Road lying within the boundaries of our property, both of which as shown hereon. We also hereby dedicate easements, to run with the land, for water lines under those strips of land designated hereon as "Water Line Easement."

Witness: Ernest L. Coleman
Witness: Harlan Bell

John Albert
Margaret Albert

STATE OF OHIO SS:
BELMONT COUNTY

Before me, a Notary Public in and for said County and State, personally appeared the above named John Albert and Margaret Albert husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Clairsville, Ohio, this 20th day of Nov. 1969

SEAL

Notary Public Harlan Bell
12/23/73

CERTIFICATE OF SURVEYOR

This plat shows a subdivision of a part of a tract of land containing 100 acres conveyed by Orville S. Mills, et al to John Albert and Margaret Albert by deed dated August 29, 1946 and recorded in Volume 361, Page 592, of the Belmont County, Ohio, Records of Deeds.

| | | |
|---|---|---|
| Acreage contained in dedicated Roads and Lanes | | |
| Acreage contained in dedicated Road | | |
| Acreage contained in lots | 5.5781 Acres | Albert Property |
| Total acreage | 5.5781 Acres | |

I, hereby, certify that this map is correct and was prepared from an actual survey made by me on Sept. 30, 1969 and that all monuments are set as shown.

R. J. Prokes
R.J. PROKES – Registered Surveyor No. 4597

COUNTY ENGINEER
Approved for Record
Date: Nov. 17, 1969
Richard J. Baccabella Belmont County Engineer

COUNTY COMMISSIONERS
Approved for Record, subject to the rules and regulations governing the platting of subdivisions of land.
Date: Nov. 24, 1969
BELMONT COUNTY COMMISSIONERS

COUNTY AUDITOR
Transferred by Belmont County Auditor
Date 11-26, 1969 Fee 3.50 Pd.
W. T. McCort
By P. Castrucine Dep.

COUNTY RECORDER
No. 90895
Received for Record Nov. 24th, 1969, at 11:05 o'clock A. M.
Recorded DEC. 8, 1969
In Belmont County Record of Plats Volume 13, Page 57
#30.00 FEE PAID
Nick Munas RECORDER