

PLAT OF
THIRD ADDITION
TO
FOREST GLEN
SECTION 21, TOWNSHIP 7, RANGE 4
RICHLAND TOWNSHIP, BELMONT COUNTY, OHIO
JULY - 1970
SCALE: 1" = 50'

R.J. PROKES - REG. SURV. 4597
DRWN. BY C. WM. MCHUGH

OWNERS DEDICATION
We, the undersigned, do hereby dedicate to public use forever all of that part of Mills Road lying within the boundaries of our property, as shown hereon.

Witness
John Albert
John Albert
Margaret Albert
Margaret Albert

PROTECTIVE COVENANTS: The following covenants are hereby imposed upon all of the lots shown on this Plat of Third 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 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 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 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 1970 any dwelling to be erected shall cost at least Twenty Thousand dollars (\$20,000). Should valuations and prices rise or decline from the 1970 level, then a corresponding increase or reduction shall be made in the said \$20,000. 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 and Margaret Albert, husband and wife) 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 East Al Mar Lane and Al Mar Circle and that part of Mills Road lying within the boundaries of our property, all of which as shown hereon. We do also hereby dedicate easements, to run with the land, for water, gas and drainage lines under those strips of land designated hereon as "Water or Gas line or Drainage Easement".

Witness
John Albert
John Albert
Margaret Albert
Margaret Albert

Notary Public
Edwin R. Shuman
Edwin R. Shuman
My Commission Expires July 1971

STATE OF OHIO
COUNTY OF BELMONT SS:
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 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 15th day of July, 1970.

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 LANE AND CIRCLE 2.241 AC.
ACREAGE CONTAINED IN DEDICATED ROAD 0.072 AC.
TOTAL ACREAGE 12.167 AC.
12.167 AC.

I, hereby certify that this map is correct and was prepared from an actual survey made by me on May 16, 1970 and that all monuments are set as shown.

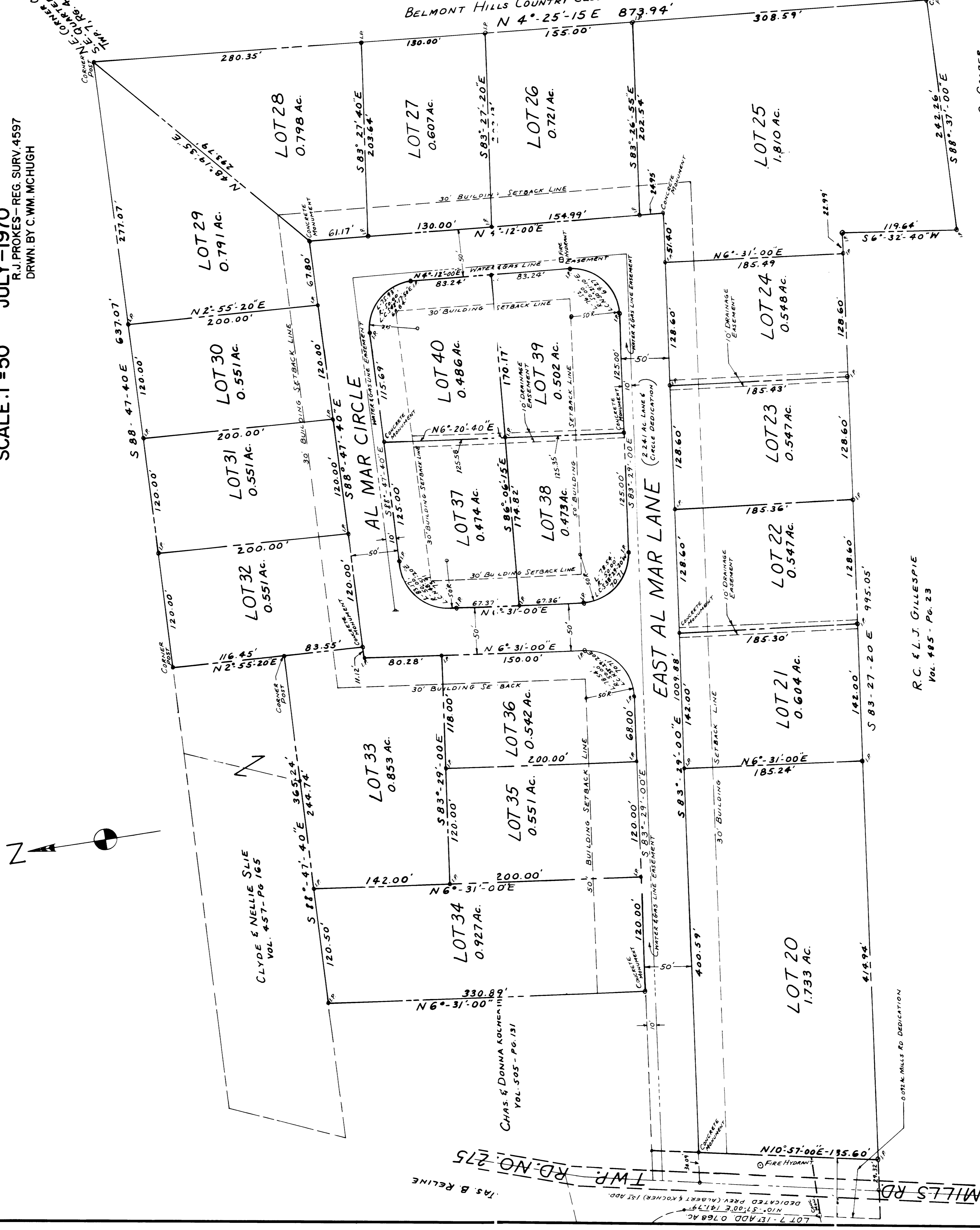
Notary Public
Richard J. Boddabell
Richard J. Boddabell - Belmont County Engineer

DATE: July 22, 1970

COUNTY ENGINEER Approved for Record
COUNTY COMMISSIONERS Belmont County
Date: July 22, 1970

COUNTY AUDITOR
Transferred by Belmont County Auditor
Date: July 22, 1970 Fee \$2.50
W. T. M. C. Cate

RECORDED JULY 30, 1970
In Belmont County Record of Plats Volume 13 Page 59
RECORDED by *Richard J. Boddabell* Page 5



MARYNE C. COOPER
VOL. 475 - PG. 299

R.C. & L.J. GILLESPIE
VOL. 485 - PG. 23

