

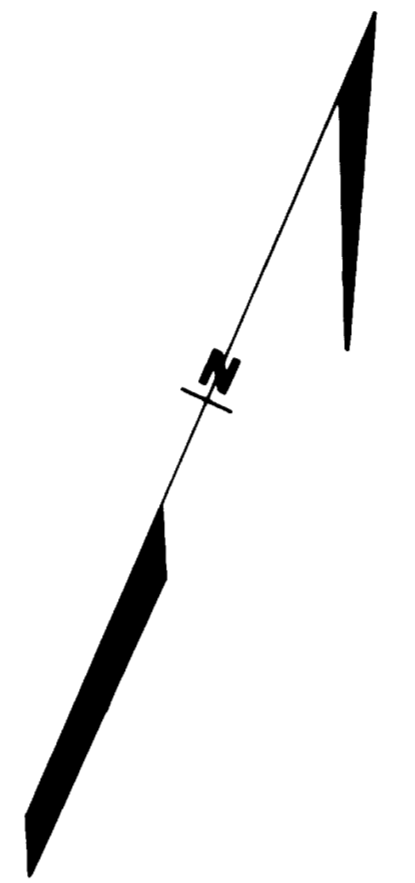
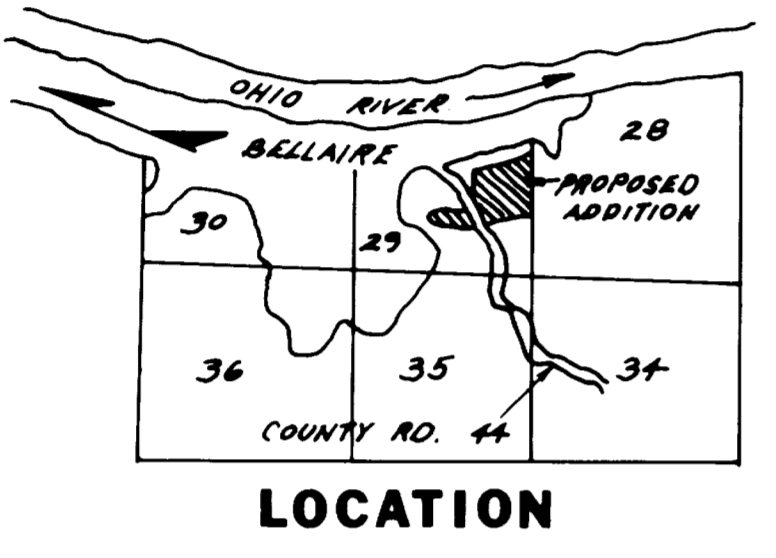
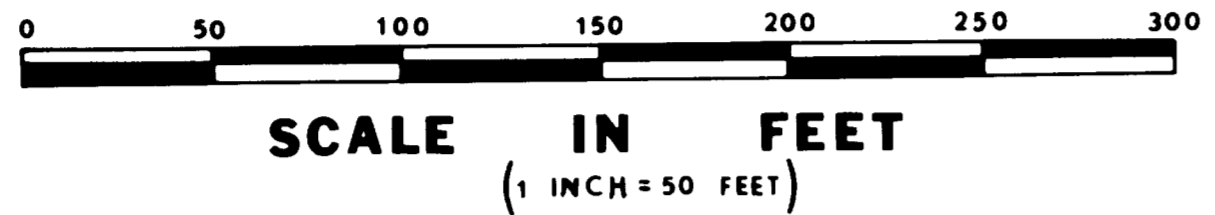
PLAT OF SUNRISE HILL

SECTION 29, TWP 2, R 2,
PULTNEY TOWNSHIP, BELMONT COUNTY, OHIO

PLAT OF SUNRISE HILL 1ST ADDITION

BEING A SUBDIVISION OF PART OF THE 100.25 ACRE TRACT OF LAND WHICH WAS CONVEYED BY ROSSER TO SPRADLING, BY DEED DATED 1/13/67 AND RECORDED IN THE RECORDERS OFFICE OF BELMONT COUNTY, OHIO, DEED BOOK VOL. 495, PP. 495.

KNOWN ALL MEN BY THESE PRESENTS: THAT DONALD SPRADLING HAS CAUSED THE PLAT OF SUNRISE HILL TO BE MADE AND DOES HEREBY DEDICATE IT TO PUBLIC USE.



- SUBDIVISION RESTRICTIONS**
1. THE LOTS IN THIS SUBDIVISION SHALL NOT BE SUBDIVIDED BY THE OWNERS THEREOF.
 2. NO HOUSE SHALL BE CONSTRUCTED COSTING LESS THAN \$12,000 BASED ON 1968 COSTS.
 3. NO TRAILORS OR MOBIL OR TEMPORARY HOUSING TO BE PERMITTED.
 4. ALL HOUSING TO BE COMPLETED WITHIN 18 MONTHS FROM THE TIME CONSTRUCTION IS STARTED.
 5. ALL LOTS TO BE USED STRICTLY FOR RESIDENTIAL BUILDING.
 6. ALL LOTS TO BE KEPT IN PRESENTABLE CONDITION, WITH GRASS CUT AND WEEDS KEPT AT A MINIMUM.
 7. ALL WASTE AND SEWAGE TO BE DISCHARGED INTO AN ACCEPTABLE SYSTEM THAT SATISFIES ALL RULES AND STATUTES OF ANY INVOLVED AUTHORITY.
 8. THE RIGHT IS RESERVED ALONG LOT LINES NOT TO EXCEED 3 FEET INTO LOT FOR NECESSARY RIGHT OF WAY FOR STORM DRAINS, ELECTRIC, GAS, SEWAGE LINE, AND NECESSARY CUTS AND FILLS FOR ROADS.
 9. INVALIDATION OF ANY OF THESE COVENANTS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- IN WITNESS WHEREOF, DONALD SPRADLING, HAS CAUSED THESE PRESENTS TO BE SIGNED, AND HIS SEAL TO BE AFFIXED HERE, TO THIS 15th DAY OF JUNE 1970.

Alan Banker (Witness)
Charles Finch (Witness)

THE ABOVE MENTIONED TRACT OF LAND WAS CONVEYED BY _____ ACREAGE CONTAINED IN DEDICATED ROADS IS 10.0 ACRES. ACREAGE CONTAINED IN LOTS IS 33.3 ACRES. TOTAL ACREAGE IS 43.3 ACRES. I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY BY ME ON 8/5/68, THAT ALL MONUMENTS ARE SET AS SHOWN.

John E. Brown
Ohio Surveyor No. 4169

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION AND RECORDING OF THE SAID PLAT AND DO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. WE ALSO HEREBY DEDICATE EASEMENTS, TO RUN WITH LAND, FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

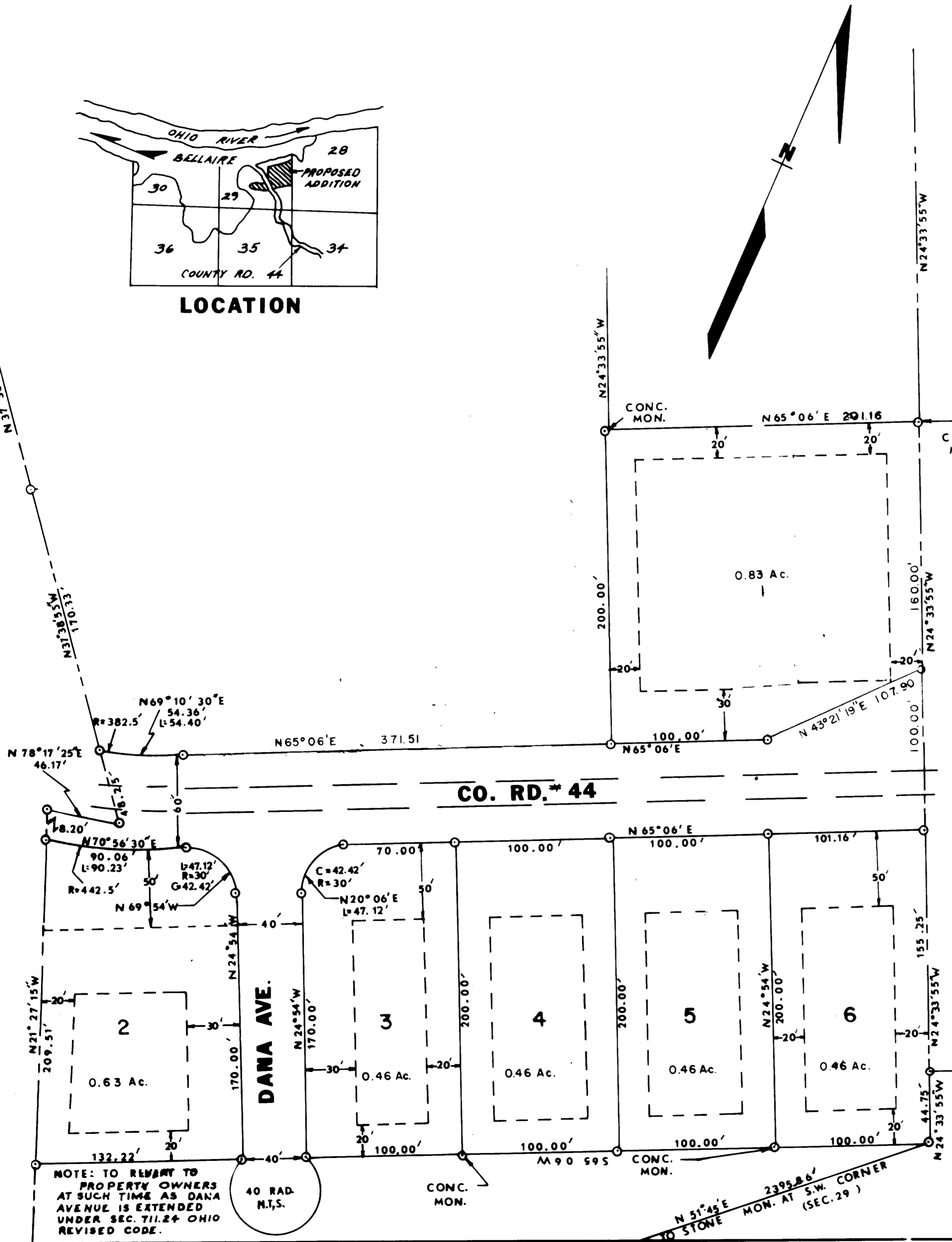
Alan Banker (Witness)
Charles Finch (Witness)
Richard Pollock (Witness)
Donald & Margaret Spradling (Witness)

STATE OF OHIO COUNTY OF BELMONT TO WIT: BE IT REMEMBERED THAT ON THIS 15th DAY OF JUNE 1970 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING 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.

Alan Banker
ALAN BANKER, ATTORNEY AT LAW
Notary Public - State of Ohio
Commission Exp. 12/31/72

ALAN BANKER, WITNESS TO: RICHARD POLLOCK, MILDRED POLLOCK, DONALD & MARGARET SPRADLING
CHARLES FINCH, WITNESS TO: RICHARD POLLOCK, DONALD & MARGARET SPRADLING
ALAN BANKER, WITNESS TO: MILDRED POLLOCK

APPROVED BY THE BELLAIRE CITY PLANNING COMMISSION
DATE February 9, 1972 SECRETARY Frank Smith
APPROVED FOR RECORD March 7, 1972 BELMONT COUNTY ENGINEER
DATE March 14, 1972
APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.
BELMONT COUNTY COMMISSIONERS [Signature]
DATE March 14, 1972
TRANSFERRED BY BELMONT COUNTY AUDITOR H.O. HALL
DATE March 14, 1972 FEE \$2.10 PAID
COUNTY RECORDER NO. 132189
RECEIVED FOR RECORD March 11, 1972 AT 11:00 O'CLOCK A.M.
RECORDED MARCH 22, 1972
IN BELMONT COUNTY RECORD OF PLATS. FEE \$17.00 PAID
VOLUME 16, PAGE 12 Stanley Simonian RECORDER.



NOTE: TO RETURN TO PROPERTY OWNERS AT SUCH TIME AS DANA AVENUE IS EXTENDED UNDER SEC. 711.24 OHIO REVISED CODE.

CONC. MON. AT S.W. CORNER TO STONE (SEC. 29)
N 51° 45' E 239.86'