CABC-SLIDE 259

PLAT BOOK 12 PAGE 6

MAP OF SCENIC ADDITION

BLOCK 2

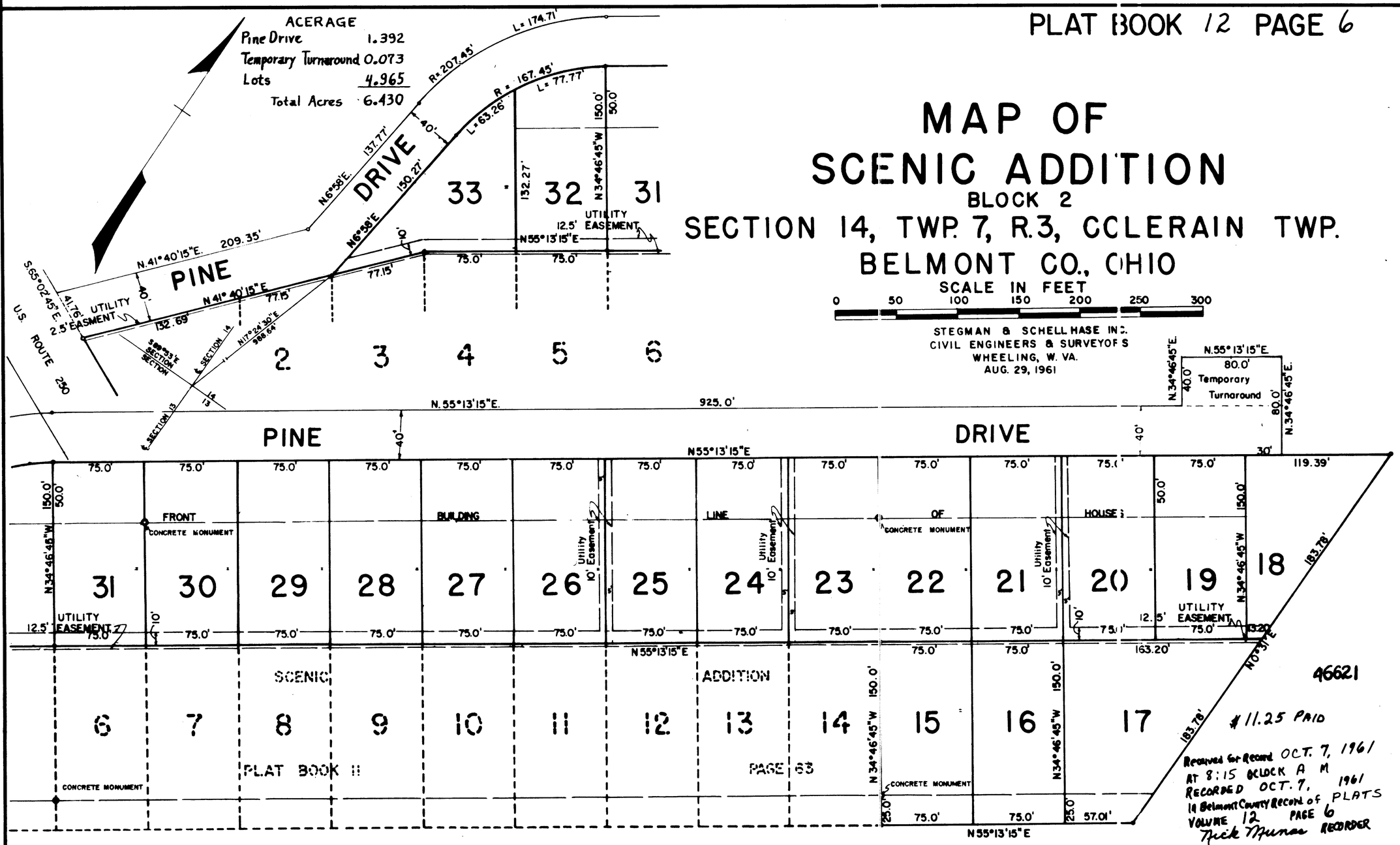
SECTION 14, TWP. 7, R.3, COLERAIN TWP.

BELMONT CO., OHIO

SCALE IN FEET

0 50 100 150 200 250 300

STEGMAN & SCHELLHASE INC.
CIVIL ENGINEERS & SURVEYORS
WHEELING, W. VA.
AUG. 29, 1961



KNOW ALL MEN BY THESE PRESENTS:

That Paul Guzik has caused this Map of Scenic Addition, Block 2, to be made, and does hereby dedicate to public use, Pine Drive.

SUBDIVISION RESTRICTIONS

(1.) The lots in this subdivision shall not be subdivided by the owners thereof. Conveyances shall be of whole lots as shown on the plan of lots, except conveyances of a part of a lot resulting in enlargement of both adjoining lots is permitted.

(2.) There shall be no more than one single family residence constructed on any one lot or enlargement thereof in this subdivision.

(3.) There shall be a building line setback from all streets, as shown on the above map. No residence or building shall be constructed closer than five (5) feet to a lot sideline nor ten (10) feet to a rear lot line.

(4.) The lots and residences in this subdivision shall not be used for or in connection with any business but such lot or residence shall be limited specifically to residential use.

(5.) There shall be no structures of a temporary character, such as a trailer, basement, roof over basement, tent, shack, barn or any other outbuilding constructed on any lot.

(6.) The owner of any lot or parcel shown on this map must install an approved septic tank for sewage disposal and there shall be no outside privvies or open cesspools.

(7.) Any dwelling house built or erected shall consist of not less than 750 square feet of living area, and same shall be constructed of at least 33 1/3% brick or stone masonry above grade; All visible foundation walls to be brick or stone masonry, or faced with same.

These restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until September 5, 2001. On and after said date, said restrictions shall be automatically renewed for periods of 10 years, unless a majority of the then owners of said lots shall agree to a change of any of said restrictions in whole or in part.

The area encompassed in the segments of the turnaround lying outside the 40 foot right of way shall be in the nature of an easement for road purposes and shall revert to the abutting property owners when the road is legally extended beyond the limits of this plat.

Approved for transfer by the Belmont County Engineer this 22nd day of September 1961.

R. J. Boccabella County Engineer

It is hereby certified that this Map was submitted to the Board of County Commissioners of Belmont County, Ohio for approval in accordance with Sections 711.04 and 711.05 of the General Code of Ohio, on this 11th day of Sept., 1961:

Louis Schrader
Curtis C. Fuller
William H. Dooley

I in accordance with Section 711.00 and related Sections of the General Code of the State of Ohio the undersigned Board of County Commissioners of the County of Belmont, State of Ohio, do hereby approve this Plat on the 11th day of Sept., 1961.

Louis Schrader
Curtis C. Fuller
William H. Dooley

I hereby certify that this Map correctly represents a subdivision of lands owned by Paul Guzik located as shown hereon, as surveyed and platted by me.

N. James Schellhase
Ohio Engineer No. 18013

This Map fully represents a subdivision of lands located as hereon described, as shown hereon and as laid out by us, the undersigned owners.

Witness
C. Ned Stephens
James T. Newlin

Paul Guzik
Mildred June Guzik
Owners

County of Belmont } SS
State of Ohio

Personally appeared before me, a Notary Public in and for said County, the said Paul Guzik, owner, who signed this Plat as owner of said Subdivision and who acknowledged the signing thereof to be his voluntary act and deed.

Witness my hand and Notarial Seal this 11 day of September, 1961

James T. Newlin
Notary Public

SEAL

My Commission Expires: 3/1/64