

# OXFORD PLACE SECOND ADDITION RICHLAND TWP. Sec. 35, T. 6, R. 3

○ Circles denote Iron Pins (1" x 3")  
 ⊙ Double Circles denote Concrete Monuments (6" x 30" with 1" I.P.)

Acres in Lots 6.964  
 Acres in Street 0.622  
 Total acres 7.586

NO. 46650  
 Received for Record Oct. 10, 1961  
 At 8:36 O'CLOCK A. M.  
 RECORDED Oct. 10, 1961  
 In Belmont County Record of PLATS  
 VOLUME 12 PAGE 7  
 R. L. Thomas RECORDER  
 \$10.00 PAID

### RESTRICTIONS

The lots which are shown hereon shall be known as residential lots and no business activity or activities shall be carried on on said premises, except that James T. Newlin may engage in the planting, growing, and sale of crops, plants, or shrubs, if he so desires as long as he owns the ground so engaged. No structure shall be considered as permanent structure or permitted to remain on said lots, other than one single family dwelling and a private garage. No trailer, basement, tent, shack or garage shall be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No signs shall be erected on the premises other than a sign advertising said premises for sale or rent. No residence shall be erected on said premises with less than nine hundred sixty (960) square feet of floor area, exclusive of open porches and built-in garages, and basements. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. No building shall be erected closer to the front of the lot than the building line shown hereon. No building shall be erected closer than 15 feet to a side property line. The disposal of sewage shall be in accordance with and approved by the County or State Department of Health. These restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until August 1, 1988. 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. Invalidation of any one of these covenants by Judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

### SURVEYOR'S CERTIFICATE

I the undersigned, hereby certify that the subdivision known as Oxford Place Second Addition was platted by me as represented by this plat and that the monuments shown hereon are in place.

Russell J. Henderson  
 No. 2511

County Engineer  
 Approved for transfer this 4th day of October 1961

*R. J. Iaccabella*  
 R. J. Iaccabella, County Engineer

County Auditor  
 Transferred this 7 day of October 1961. Fee \$3.50 R.M.

*R. Mass*

### DEDICATION

We, James T. Newlin and Claire W. Newlin - husband and wife, hereby certify that we are the owners of the real estate represented by this plat and that we have caused the same to be subdivided into lots as shown hereon and we do hereby dedicate to public use the Cul-de-sac street shown hereon named Oxford Drive.

WITNESS  
*James T. Newlin*  
*Claire W. Newlin*  
*Virginia R. ...*

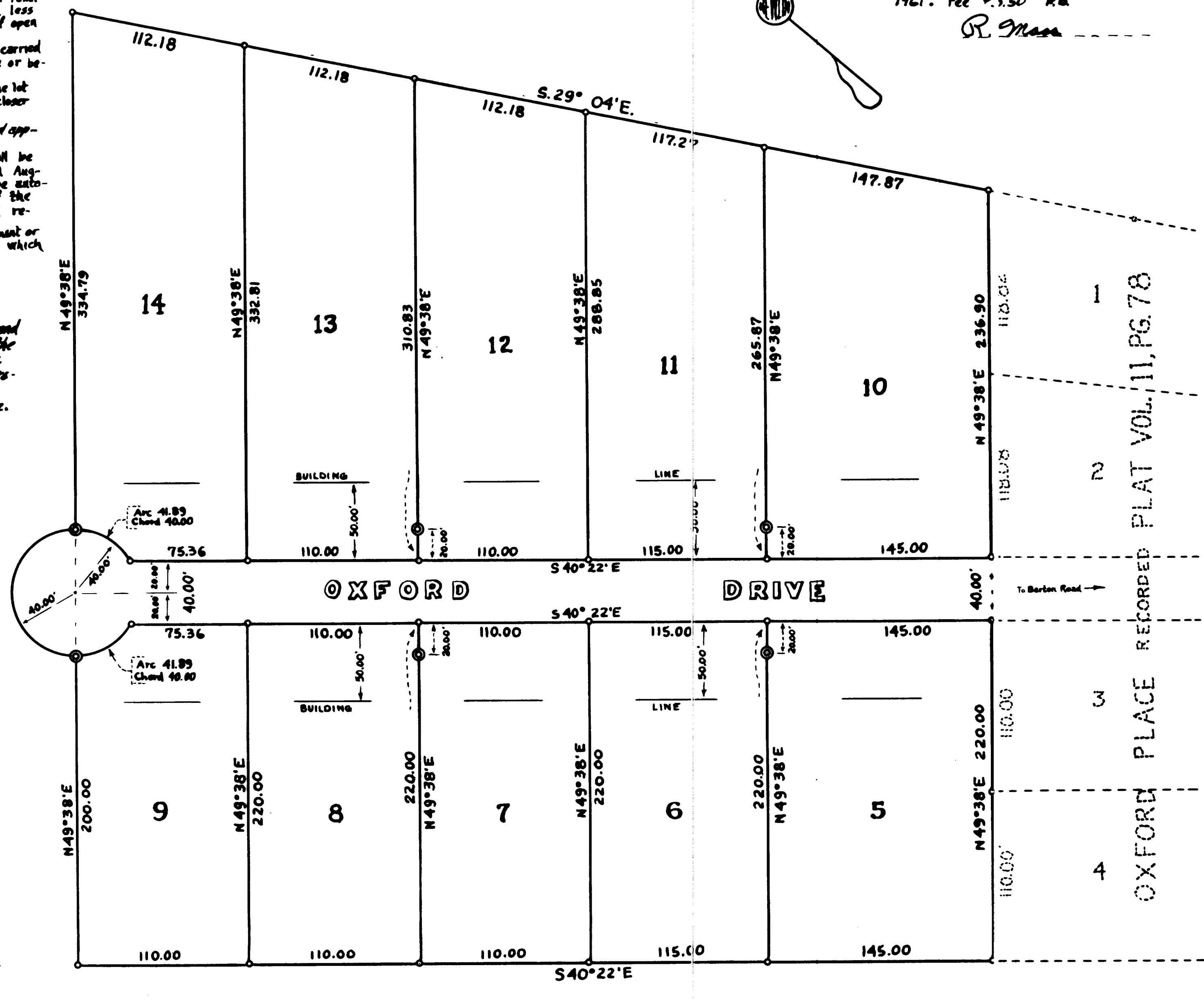
State of Ohio  
 County of Belmont, ss  
 Before me a Notary Public personally appeared James T. Newlin and Claire W. Newlin who acknowledged that they did sign the foregoing and that the same is their free act and deed.  
 In testimony whereof I have hereunto set my hand and seal at St. Clairsville, Ohio this 4th day of October, 1961.

*C. Kenneth Henry*  
 NOTARY PUBLIC my com. exp. 7/1/64



### COUNTY COMMISSIONERS

Accepted by the Commissioners of Belmont County, Ohio this 4th day of October, 1961  
*Lucius Salinger*  
*Justin C. ...*  
*William H. Sherry*



OXFORD PLACE RECORDED PLAT VOL. 11, PG. 78

NOTE OF CAUTION DATE: JUNE 30, 1997

ATTACH TO: OXFORD PLACE SECOND ADDITION CABINET "C", SLIDE 260  
 Found 6" inch concrete monument with 1" inch iron pipe located 20 feet from southeast corner of LOT No. 8, not to be in position. Had been torn out and was replaced by owner.  
 DO NOT USE FOR FUTURE SURVEYS.

SIGNED: *Walter A. Stewart*  
 WALTER A. STEWART OHIO R.S. No. 4693  
 136 S. MARIETTA STREET, ST. CLAIRSVILLE, OH 43950  
 DATE: JUNE 30, 1997

