

No. 47849
Received for Record January 10, 1962
AT 10:27 O'CLOCK A.M.
RECORDED January 10, 1962
In Belmont County Record of Plats
VOLUME 12 PAGE 14
Nick Thomas RECORDER
fee \$13.50 paid

PLAT OF BEL - HAVEN (2ND ADDITION)

SECTION 5, TWP. 5, R. 3 & SECTION 35, TWP. 2, R. 2 PULTNEY TOWNSHIP, BELMONT COUNTY, OHIO

DEDICATION
We, the undersigned, owners of Lot # 31, do hereby voluntarily consent to the execution of the said plat and to the dedication of the streets and lanes as shown thereon, and submit this lot for recording, subject to the covenants, restrictions, and conditions therein contained.
Signed and acknowledged in presence of:
Robert L. Crozier
Colleen E. Crozier
Be it remembered that on this 27th day of December, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally came Robert L. Crozier and Colleen Crozier, who acknowledge that they did sign the foregoing plat and the same is their free act and deed.
In testimony whereof, I have set my hand and Notary Seal on the day and year above written.
John J. Malick Jr.
Notary Public
My Commission Expires: 9/16/63

PLAT BOOK 12 PAGE 14

FLAT OF BEL-HAVEN
(2nd Addition)

Being a subdivision of part of the 121.229 acre tract of land which was conveyed by The Ful-Brook Land and Development Co., a partnership, to The Ful-Brook Land and Development Co., a corporation, by deed dated June 27, 1961, and recorded in the Recorder's office of Belmont County, Ohio in Deed Book Volume 455 at Page 442.

KNOW ALL MEN BY THESE PRESENTS:

That The Ful-Brook Land and Development Co., a corporation, organized and existing under the Laws of the State of Ohio has caused the above Plat of Bel-Haven to be made and does hereby dedicate to public use Sumac Drive, Poplar Drive, Elm Drive, Lanes 1, 2, 3 & 4 as shown on said Plat.

SUBDIVISION RESTRICTIONS

- The lots in this subdivision shall not be subdivided by the owners thereof. Conveyance shall be of whole lots as shown on the plat of lots except conveyance of a part of a lot resulting in enlargement of both adjoining lots is permitted.
- There shall be no more than one family residence constructed on any one lot or enlargement thereof in this subdivision.
- No residence or building shall be constructed closer to the street line than twenty (20) feet. No residence or building shall be constructed closer than ten (10) feet to a side property line or to a rear lot line.
- The lots and residences in this subdivision shall not be used for or in connection with any business except the office or studios of a physician, dentist, musician or other like professional person may be located in the dwelling used by the professional person as his residence, provided there is no display visible from the street nor sign board used to advertise such use larger than one (1) square foot in size. Except for the foregoing, all lots shall be limited specifically to residential use.
- There shall be no structure of a temporary character, such as a trailer, basement, roofed over basement, tent, shack, barn or other building constructed on any lot.
- No signs shall be erected on the premises other than a sign advertising said premises for sale or rent, or an identification of the residence or those permitted under Section 4. Signs pertaining to the lease, sale or use of the lot or building shall not exceed four (4) square feet in size; signs used to identify the residence or those permitted under Section 4 shall not exceed one (1) square foot in size.
- No residence shall be erected on said premises with less than one thousand (1000) square feet of floor area, exclusive of porches and built-in garages and basements. Also not less than a cost of Fourteen thousand (\$14,000.00) dollars based on 1961 construction costs.
- No foul waste water, sewage refuse, or garbage from, in, or about any building which may hereafter be erected on said premises shall be permitted to be deposited on or in the soil, all sewage and waste water from said premises to be discharged through a septic tank on the lot of such construction and type as to satisfy all statutes, rules, and regulations of the State of Ohio, or agency thereof in respect to the construction, operation and maintenance of a septic tank.
- No swine, poultry, goats, horses, sheep, mules or cattle shall be kept upon the property hereby conveyed.
- These restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them.
- 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 the Ful-Brook Land and Development Company has caused these presents to be signed and its Corporate Seal to be affixed hereto this 27 day of December, 1961, by Robert L. Crozier, its President, by authority of its Board of Directors duly given.

By *Robert L. Crozier*
President

This Plat fully represents a subdivision of lands located as hereon described, as shown hereon and as laid out by the Ful-Brook Land and Development Company, the owner.

By *Robert L. Crozier*
President

STATE OF OHIO, COUNTY OF BELMONT, To Wit:
I, *John J. Malick Jr.* a Notary Public of said County of Belmont, do certify that Robert L. Crozier personally appeared before me in my said County and being by me duly sworn, did depose and say that he is President of the Ful-Brook Land and Development Co., a corporation described in the writing above, authorized by said Corporation, to execute and acknowledge deeds and other writings of said Corporation and that the Seal affixed to said writing is the Corporate Seal of said Corporation and that said writing was signed and sealed by him, in behalf of said Corporation, by its authority duly given.

And the said Robert L. Crozier acknowledges the said writing to be the act and deed of the said Ful-Brook Land and Development Co.
Given under my hand this 27 day of December, 1961

By *John J. Malick Jr.*
Notary Public of, in, and for, Belmont County, Ohio

My Commission Expires: 9-16-63
It is hereby certified that this Plat 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 Revised Code of Ohio, on this 27 day of December, 1961.

By *Robert L. Crozier* President

In accordance with Section 711.04 and related Sections of the Revised Code of the State of Ohio, the undersigned Board of Commissioners of the County of Belmont, State of Ohio, do hereby approve this Plat on this 27 day of December, 1961.

William H. Shively
Chairman

I hereby certify that this Plat correctly represents a subdivision of the lands owned by the Ful-Brook Land and Development Co. located as shown hereon, as surveyed and platted by me.

By *William H. Shively*
Ohio Engineer No. 18013

Approved by the Planning Commission of the City of Bellaire, Ohio, this 27 day of December, 1961.
By *William H. Shively*
Chairman

Approved for transfer to Belmont County Engineer this 27 day of Dec., 1961.
By *William H. Shively*
County Engineer

