

PLAT OF STOBBS ESTATES PEASE TOWNSHIP, SECTION 15, TOWNSHIP 6, RANGE 3 BELMONT COUNTY, OHIO SCALE IN FEET

PLAT OF STOBBS ESTATES

Being a subdivision of Part of the 35 and 193/100 acre tract of land which was conveyed by Hugh N. and Adelaide B. Stobbs, husband and wife, to the Stobbs Realty Company, a Corporation, by deed dated August 28, 1973, and recorded in the Recorder's Office of Belmont County, Ohio in Deed Book Volume 542 at Page 298.

KNOW ALL MEN BY THESE PRESENTS:

That the Stobbs Realty Company, a corporation, organized and existing under the Laws of the State of Ohio has caused the above Plat of Stobbs Estates to be made and does hereby dedicate to public use Maple Drive, Poplar Drive, and Locust Drive as shown on said Plat.

PROTECTIVE COVENANTS:

- (1) Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. (2) Invalidity of any one 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. (3) Easements for installation and maintenance of all utilities, Sanitary Sewers, and drainage facilities are reserved with right of ingress and egress. (4) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood. (5) No structure of temporary character, trailer, basement, tent, shack, garage, or other outbuildings, shall be used on any lot at any time as a residence, either temporarily or permanently. (6) No sign of any kind shall be displayed to the public view on any lot except one professional sign or signs used by the property owner or builder to advertise the property for sale or rent. (7) 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 provided that they are not kept, bred, or maintained for any commercial purpose. (8) No house shall be built on said property unless the same will sell for no less than \$60,000.00, excluding the cost of the lot upon which the house is located based on building costs as of November, 1979. (9) No business or commercial enterprise shall be operated on any of said lots. (10) No building shall be located nearer to a lot line than the building setback line, as is shown on this plat. No building shall be located nearer to a side property line than fifteen (15) feet. (11) All fences, walls and similar structures placed on any lot shall be square, plumb, level, and kept in a proper state of repair. (12) No fence shall be erected on the front one-half of any lot. (13) No lot shall be used except for residential purposes, and only one residence may be constructed per lot. (14) In addition to the easements set forth on the plat, there is reserved easements for installation and maintenance of all utilities, drainage facilities, and Sanitary Sewers, together with rights of ingress and egress. (15) Grantees agree to use and participate in the use of all county water lines and sewer plant when the same is constructed and operational; upon the terms and conditions of the person or agency governing and controlling same. (16) There is further reserved an easement for use and maintenance of the pillars indicating the entrance to this Subdivision with the right of ingress and egress to keep the same in a proper state of repair.

In Witness Whereof the Stobbs Realty Company has caused these presents to be signed and its Corporate Seal to be affixed hereto this 19 day of Feb 1979 by Hugh N. Stobbs, its President.

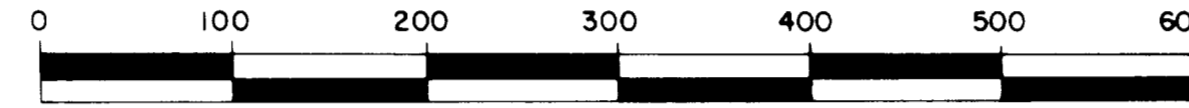
Signature of Hugh N. Stobbs, President and witnesses.

We the undersigned, do hereby voluntarily consent to the execution and recording of the said plat and to the dedication of the streets and lanes as shown thereon, to the public use forever. The area encompassed in the segments of the turnaround circle laying outside the forty (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.

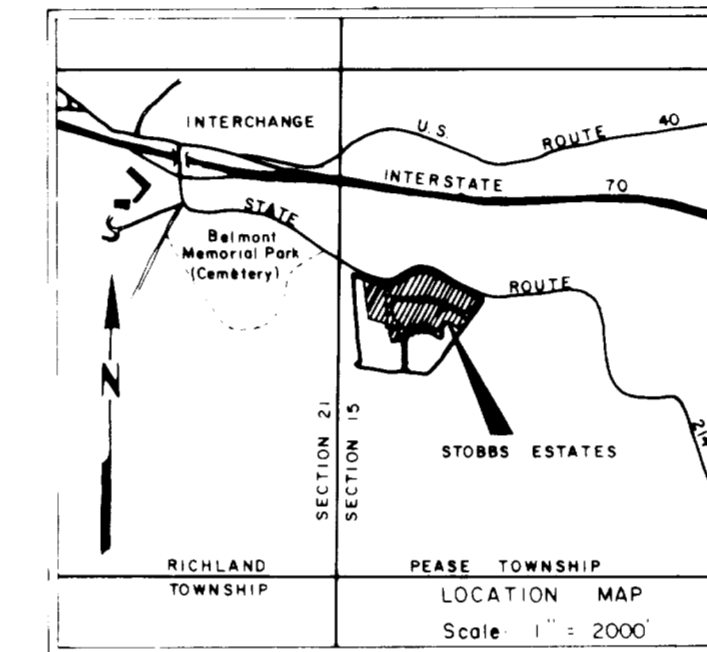
Signature of Adelaide B. Stobbs, President and witnesses.

Approved for Record, subject to the rules and regulations governing the platting of subdivisions of land. BELMONT COUNTY COMMISSIONERS Feb 7, 1979 R. E. Olefs

I, hereby certify that I am a Civil Engineer registered professionally to practice in the state of Ohio and that this Plat is in all respects, correct and was prepared from an actual survey completed by me. John R. Bennett Ohio Reg. Engr. No. 33045



STEGMAN & SCHELLHASE, INC. CIVIL ENGINEERS AND SURVEYORS WHEELING, WEST VIRGINIA OCTOBER 26, 1978



NOTE: 10.081 Acreage contained in outlots A, B, C & D. 2.336 Acreage contained in roads and lanes. 10.953 Acreage contained in lots 1 thru 39. 23.370 Total Acreage ±

STATE OF OHIO, BELMONT COUNTY. Before me, a Notary Public in and for said County and State, personally appeared Hugh N. Stobbs, President of Stobbs Realty Company, the Corporation which owns herein platted land, who acknowledge that the seal affixed to said Plat is the Corporate Seal of said Corporation; and that said Plat is his free act and deed individually and as such President and the free Corporation act and deed of said Stobbs Realty Company, in testimony whereof I have hereunto set my hand and official Seal this 19 day of Feb, 1979.

Notary Public signature and My Commission Expires Lifetime Belmont County, Ohio

County Engineer Approved for Record Feb 22, 1979. Belmont County Engineer

County Auditor Transferred by Belmont County Auditor H. O. Hall, 1979. By: P. Castiglione Fee \$3.50 PAID

Received for Record FEBRUARY 7, 1979 at 11:00 o'clock A.M. Recorded FEBRUARY 15, 1979 # 145843 In Belmont County Record of Plats. Cabinet D, Slide 251

Recorder signature and \$25.00 FEE PAID

- LEGEND: DENOTES MONUMENT, DENOTES MANHOLE, DENOTES LAMPPOLE, DENOTES SANITARY SEWER LINE, DENOTES UTILITY EASEMENT, DENOTES WATER LINE, DENOTES WATER VALVE, DENOTES FIRE HYDRANT, DENOTES CURB INLET OR DROP INLET, DENOTES STORM SEWER

NOTE: ALL LOT CORNERS IRON PINS EXCEPT WHERE MONUMENTS ARE SHOWN ON PLAT.

