

NEW TOWNE - PHASE TWO

CITY OF MARTINS FERRY, BELMONT COUNTY, OHIO

STATEMENT

THE WITHIN PLAT IS A SUBDIVISION OF 7.851 ACRES, 7.360 ACRES BEING A PORTION OF MARTINS FERRY REVOLVING LOAN CORPORATION'S 25.698 ACRE TRACT ANNEXED AND PLAT RECORDED IN CABINET D SLIDE 61 8 62 AND 0.491 ACRE BEING OUTLOTS A, B, C OF NEW TOWNE - PHASE I AND PLAT RECORDED IN PLATBOOK 13 PAGE 94.

ACREAGE CONTAINED IN DEDICATED STREETS IS 1.219 ACRES
ACREAGE CONTAINED IN LOTS IS 6.632 ACRES
TOTAL ACREAGE IS 7.851 ACRES

CERTIFICATE OF SURVEYOR

I, PATRICK J. LOPER, HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE BY ME IN NOVEMBER 1978; THAT ALL MONUMENTS ARE SET AS SHOWN.

Patrick J. Loper
REGISTERED SURVEYOR # 5701

OWNERS' CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING THE PRESIDENT AND SECRETARY-TREASURER OF THE MARTINS FERRY REVOLVING LOAN CORPORATION, THE CORPORATE OWNERS OF THE PROPERTY REPRESENTED BY THIS PLAT, DO FOR THE SAID CORP. CONSENT TO THE EXECUTION AND RECORDING OF SAID PLAT, AND DO FOR SAID CORP. DEDICATE FOR PUBLIC USE THE STREETS SHOWN HEREON AND STATE THAT WE ARE DULY AUTHORIZED TO DO SO.

WITNESSES
Joseph Stojanovic
Carmella A. Jwardoski
PRESIDENT
SECRETARY-TREASURER

BELMONT COUNTY ENGINEER

APPROVED FOR RECORD *Paul F. Bennett*
BELMONT COUNTY ENGINEER
DATE Feb. 27th, 1979

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 15th DAY OF January, 1979, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME C. J. Stojanovic, PRESIDENT AND Carmella A. Jwardoski, SECRETARY-TREASURER OF THE MARTINS FERRY REVOLVING LOAN CORP. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THE SAME IS THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARY SEAL ON THE ABOVE DAY AND DATE.



Carmella A. Jwardoski
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF MARTINS FERRY, OHIO THIS 15th DAY OF Jan., 1979.

John J. Weirmon
PLANNING COMMISSIONER

BELMONT COUNTY AUDITOR

TRANSFERRED BY BELMONT COUNTY AUDITOR [Signature]
DATE Feb. 27th, 1979. FEE \$ 3.00
PAID
Ernest Brang DEF.

BELMONT COUNTY RECORDER

NO. 146310
RECEIVED FEB. 28, 1979
AT 9:00 O'CLOCK A.M.
RECORDED MARCH 16, 1979, IN THE BELMONT COUNTY PLAT RECORDS.
CABINET D SLIDE 255 & 256
\$ 50.00 FEE PAID
Shanty Simonsie
RECORDER

RESTRICTIONS

- Any lot held longer than one year, whereupon construction of one single-family dwelling unit has not commenced, said lot will revert to the Martins Ferry Revolving Loan Corporation at the original purchase price.
- No dwelling shall be permitted on any lot costing or fairly worth less than the sum of Fifty-Five Thousand Dollars (\$55,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size.
- No lot shall be subdivided and no portion of same other than the entire lot sold or conveyed.
- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage. No building shall have an exterior structure constructed of concrete or cinder block material. No portion of the foundation of any residence situated on any lot shall be exposed to view above the ground more than two rows of cement block, or a comparable distance in the event any other material is used for the foundation.
- No building shall be located on any lot nearer than ten feet from the front or rear property line or nearer than five feet to side lot lines.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- No structure of a temporary character, trailer, double-wide trailer, basement, tent, shack, garage, or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.
- No weeds, underbrush or unsightly objects of any kind shall be grown or suffered to remain upon any part of said premises and that the grantees shall keep their lot or lots maintained.
- The use or erection of overhead wires, poles and other facilities of any kind, including, but not limited to, those associated with electrical, television cable or telephone service shall be prohibited, and erection thereof shall not be allowed (except such poles and overhead facilities as may be required at those places where distribution enter and leave the restricted area).
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets. Provided, however, that no dogs, cats or other household pets may be kept, bred or maintained on any lot for any commercial purposes.
- Grantees of any lots shall install an electric light no higher than six feet (6') and no shorter than five feet (5') at a point approximately two feet (2') back from the property line on the front side of the lot when a residence is constructed on any lot.