BASIS OF BEARINGS

BEARINGS ON THIS MAP REFER TO THE GRID MERIDIAN OF THE OHIO COORDINATE SYSTEM (SOUTH ZONE) AS DETERMINED BY SOLAR OBSERVATION.

# DUTTON'S FIRST ADDITION

## SECTION 8, T-9 R-5, WHEELING TOWNSHIP

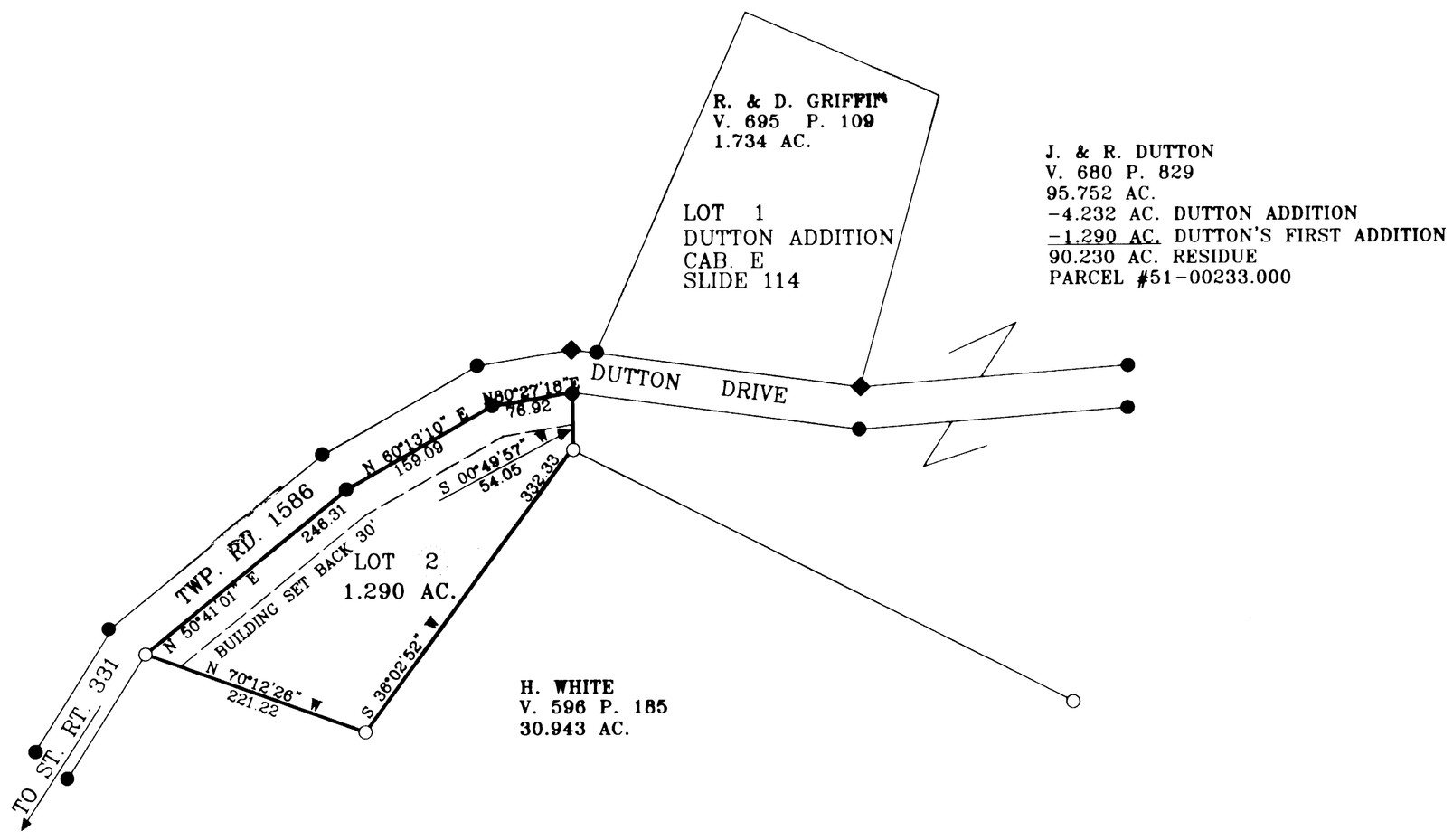
## BELMONT COUNTY, OHIO

## SCALE: 1" = 100'

0 100 150 200 300

LEGEND

- ● IRON PIN (SET)(1/2" DIA.)
- ○ IRON PIN (FOUND)
- ◆ MONUMENT (SET)(1" DIA. IRON PIN)




## CERTIFICATE OF SURVEYOR

THE WITHIN PLAT IS A SUBDIVISION OF A 95.752 ACRE TRACT THE SAME BEING CONVEYED TO JOHN P. DUTTON AND RITA G. DUTTON BY BEDWAY LAND AND MINERALS COMPANY BY DEED RECORDED IN DEED BOOK 680 PAGE 829 IN THE DEED RECORDS OF BELMONT COUNTY, OHIO.

ACREAGE CONTAINED IN LOTS IS . . . . . 1.290 ACRES
TOTAL ACREAGE . . . . . 1.290 ACRES

I, HEREBY, CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY 1999, THAT ALL MONUMENTS ARE SET AS SHOWN.

Robert L. Griffin
ROBERT L. GRIFFIN
REGISTERED SURVEYOR #7204

### COVENANTS AND RESTRICTIONS

1. THESE COVENANTS ARE TO RUN WITH ALL LOTS IN DUTTON ADDITION, INCLUDING ANY FUTURE REPLATS THEROF,AND SHALL BE BINDING ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM SEPTEMBER 1, 1993, AFTER WHICH TIME SAID CAVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS.
2. ENFORCEMENT SHALL BE BY PROCEEDINGS OF LAW OR EQUITY AGAINST ANY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
3. INVALIDATION 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.
4. EACH LOT SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PUROSES ONLY. NO BUSINESS OR COMMERCIAL ENTERPRISE OF ANY KIND SHALLBE OPERATED ON ANY LOT.
5. EACH SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMANENT AND NON-MOBILE AND SHALL CONTAIN A MINIMUM OF 1600 SQUARE FEET OF LIVING SPACE FOR A ONE STORY DWELLING AND A MINIMUM OF 2000 SQUARE FEET OF LIVING SPACE FOR A TWO STORY DWELLING, EACH EXCLUSIVE OF OPEN PORCHES, GARAGE, ATTIC AND BASEMENT, WETHER FINISHED OR UNFINISHED.
6. NO PART OF ANY BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINE AS SHOWN ON THE RECORDED PLAT, NOR NEARER THAN TWENTY (20) FEET TO A SIDE LOT LINE OR REAR LOT LINE.
7. NO TRSCT OR LOT SHALL BE SUBDIVIDED BY ANY OWNER.
8. NO STRUCTURE SHALL BE ERECTED, ALTERED, LACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING, AND A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS, WHICH GARAGE SHALL BE INSTALLED IN THE BASEMENT OR DIRECTLY ATTACHED TO SAID DWELLING. AN AUXILIARY BUILDING OF NOT MORE THAN 16 FEET BY 20 FEET IS PERMITTED IF CONSTRUCTED MORE THAN TWENTY (20) FEET FROM THE SIDE AND REAR LOT LINES, AND THE AUXILIARY BUILDING MUST CONFORM TO THE COLOR OF THE RESIDENTIAL DWELLING.
9. NO STRUCTURE SHALL HAVE AN EXTERIOR COVERING CONSISTING OF ROLLED BRICK SIDING, TAR PAPER, PRESSWOOD OR OTHER SIMILAR FACING MATERIAL. THE EXTERIOR COVERING MUST ENHANCE THE PROPERTY
10. EXTERIOR CONSTRUCTION MATERIAL FOR ALL BUILDINGS, WETHER RESIDENTIAL OR AUXILIARY, SHALL BE PROPERLY PAINTED, STAINED OR VENEERED WITH BRICK, STONE, OR OTHER SIMILAR FACING PRODUCT. NO FOUNDATION BLOCK TO BE VISIBLE FROM FRONT OR SIDES.
11. NO MOBLE HOME, HOUSE TRAILER, CAMPING UNIT FO ANY KIND, INGROUND HOME, OR THE BASEMENT OF A CONTEMPLATED PERMANENT BUILDING SHALL BE OCCUPIED AS A RESIDENCE.
12. NO CHICKENS OR OTHER FOWL, LIVESTOCK, OR OTHER ANIMALS SHALL BE KEPT OR HABORED ON THESE PREMISES EXCEPT THOSE WHICH ARE DOMESTICATED AND COMMONLY KEPT AS HOUSEHOLD PETS, SUCH HOUSEHOLD PETS TO BE PROPERLY CONTROLLED BY THE OWNERS THEREOF.
13. NO INTOXICATING LIQUOR SHALL BE MANUFACTURED OR SOLD ON ANY OF SAID LOTS.
14. NO LOT SHALL BE USED AT ANY TIME FOR THE SALE OR STORAGE OF JUNK, USED OR WRECKED AUTOMOBILES, OR SIMILAR "NISANCE" ENTERPRISES, AND NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT WHICH MAY BECOME ANNOYANCE TO TNE NEIGHBORHOOD.
15. NO SIGNS OR ADVERTISING POSTERS SHALL BE PERMITTED, EXCEPT SIGNS OR NOTICES WHICH MAY OFFER THE PROPERTY FOR RENT OR SALE.
16. ANY OR ALL SEPTIC TANK SYSTEMS SHALL BE APPROVED BY AND IN STALLED IN ACCORDANCE WITH THE BELMONT COUNTY, OHIO LAWS AND REGULATIONS CONTROLLING SUCH SYSTEMS.
17. NO ABOVE GROUND SWIMMING POOL SHALL BE CONSTRUCTED OR PERMITTED TO REMAIN ON ANY LOT.
18. ALL LOTS ARE TO BE KEPT NEAT AND CLEAN BY THE OWNER AT ALL TIMES.
19. THE SUBDIVIDER RESERVES THE RIGHT TO REVIEW AND APPROVE ALL BUILDING PLANS.
20. ONCE CONSTRUCTION BEGINS ON A DWELLING, CONSTRUCTION MUST BE COMPLETED WITHIN NINE (9) MONTHS.

STATE OF OHIO SS
BELMONT COUNTY

BE IT REMEMBERED THAT ON THIS 14th DAY OF April, 1999, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME John P. Dutton, Rita G. Dutton, Robert L. Griffin AND Donna L. Griffin 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 DAY AND DATE ABOVE WRITTEN.

Robt Lee Griffin
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
My Commission Expires Oct. 10, 2000

COUNTY ENGINEER
APPROVED FOR RECORD

Paul P. Bennett, P.E. P.S.
BELMONT COUNTY ENGINEER

DATE 5-19, 1999

COUNTY AUDITOR
TRANSFERRED BY BELMONT COUNTY AUDITOR
DATE 5-24, 1999

Joseph A. Pappano By Deputy
COUNTY AUDITOR FEE 50¢ Pd.

COUNTY RECORDER
NO 5360
RECEIVED FOR RECORD MAY 24, 1999 AT 11 O'CLOCK A.M.
RECORDED June 2, 1999
IN BELMONT COUNTY RECORD OF PLATS.
CABINET E SLIDE 216
FEE $49.00 Pd.

Mary Catherine Kyle RECORDER

COUNTY COMMISSIONERS
APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.

BELMONT COUNTY COMMISSIONERS

DATE 5-19, 1999

### OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION AND RECORDING OF THE SAID PLAT AND DO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. WE ALSO HEREBY DEDICATE EASEMENTS, TO RUN WITH LAND, FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS."

Robert M. L. Griffin — WITNESS
Irene A. Griffin — WITNESS
Thomas L. Gentile — WITNESS
Thomas L. Gentile — WITNESS
WITNESS
WITNESS

John P. Dutton
Rita G. Dutton
Robt L. Griffin owners Lot 2
Donna L. Griffin