

PLAT OF BEL-HAVEN (1ST ADDITION)

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

PLAT BOOK 12 PAGE 4

INDICATION
We, the undersigned, owners of Lots Number 23, 25, and 30, do hereby voluntarily consent to the dedication of the said plat and to the dedication of the streets as shown thereon, and submit these lots for recording, subject to the covenants, restrictions, and conditions therein contained.

Signed and acknowledged in presence of
Robert L. Crozier
John Malick Sr.

STATE OF OHIO
COUNTY OF BELMONT

Be it remembered that on this 17th day of July, 1961, before me, the undersigned, a notary public in and for said county and state, personally came Robert L. Crozier and Colleen Crozier, who acknowledged that they did sign the foregoing plat and the same is their free act and deed.

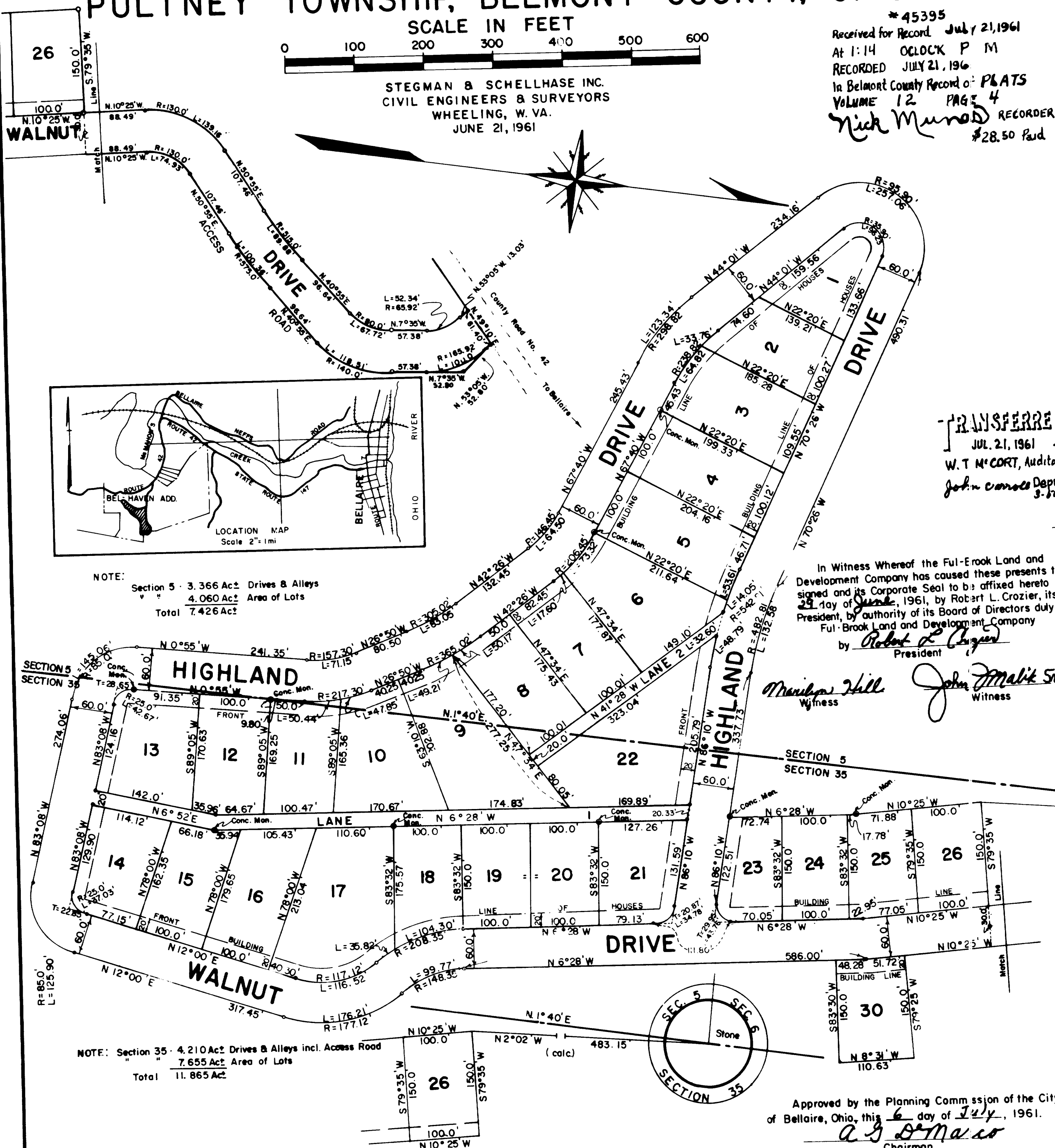
In testimony whereof, I have set my hand and notary seal on the day and date above written.

John Malick Sr.
Notary Public in and for Belmont County, Ohio.

PLAT OF BEL-HAVEN
(1st 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 _____ and recorded in the Recorder's office of Belmont County, Ohio in Deed Book Volume _____ at Page _____

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 Highland Drive and Walnut Drive, Lane 1 and Lane 2.

- 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 enlargements 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 lot side-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, ten, 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 as 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 open 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 premises of such construction and type as to satisfy all statutes, rules, and regulations of the State of Ohio, or any 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 17th day of July, 1961, by Robert L. Crozier, its President, by authority of its Board of Directors duly given.

by *Robert L. Crozier*
President

Marjorie Hill Witness
John Malick Sr. Witness

Notary Public of, in, and for, Belmont County, Ohio
John Malick Sr.
My Commission expires: 4-13-64

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 17th day of July 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 County Commissioners of the County of Belmont, State of Ohio, do hereby approve this Plat on the 17th day of July 1961.

Robert L. Crozier
President

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.

J. James Schellhase
Ohio Engineer No. 18013

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 Co the owner.

By *Robert L. Crozier* President

Approved for transfer by the Belmont County Engineer this 17th day of July 1961
E. J. Boccardo Co Eng