

APPROVED  
DATE June 30, 1951

E. K. Lore  
COUNTY ENGINEER

APPROVED  
DATE June 30, 1951

F. M. Hostetter  
H. V. Lane  
Paul R. Ruck  
COUNTY COMMISSIONERS

Francis J. Shields  
COUNTY AUDITOR

RECEIVED FOR RECORD July 11<sup>th</sup> 1951 @ 12:40 P.M.  
RECORDED IN PLAT BOOK 3 PAGE 75  
Nancy W. Betch  
COUNTY RECORDER  
R. S. Deputy

STATE OF OHIO  
COUNTY OF LOGAN S S:

Be it remembered on this 30 day of June in the year of our Lord One Thousand Nine Hundred and Fifty One before me a Notary Public in and for said County came Roy E. Morris and Vergel Morris grantor in for going dedication and acknowledged the signing thereof to be his voluntary act.

Dew L. Dodson  
Notary Public  
Logan County, Ohio  
My Commission expires June 1, 1954

DEDICATION

Know all men by these presents that Roy E. Morris and Vergel Morris proprietors of the land indicated on the accompanying plat has authorized the laying out of LAKE HEIGHTS ALLOTMENT No. 1. The streets are dedicated to the public.

J. W. Wilson  
Witness

Roy E. Morris  
Vergel Morris

SURVEYORS CERTIFICATE

The accompanying Plat represents a subdivision of land in Sections 27 & 33, Town 4, Range 17, Lake Township, Logan County, Ohio. The tract has an area of 3.11 acres in drives and 10.70 acres in lots making a total of 13.81 acres.  $\frac{3}{4}$  inch iron pipes have been placed at each lot corner, and at each P.C. + P.T. I here by certify that the accompanying Plat is a correct representation of Lake Heights Allotment No. 1.

Oliver K. Shirk  
Surveyor in Training  
E. K. Lore  
Civil Engineer  
Registered Surveyor No. 821

NOTE:  
This allotment has 3.33 acres in Section 33 and 10.48 acres in Section 27.

RESTRICTIONS

Protective Covenants; These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these Covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement shall be by proceedings at law in county against any person or persons violating or attempting to violate any Covenant either to restrain violation or to recover damages.

3. Invalidity of any one of these covenants by judgement or Court order shall in no wise affect any of the other provisions which shall remain full force and effect.

4. No lot shall be used except for Residential purposes. No building shall be erected, or alterer, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two of one-half stories in height, and a private garage for not more than two cars.

5. No dwelling shall be permitted on any lot at a cost of less than \$7,500<sup>00</sup> based upon cost levels prevailing on the date these covenants are recorded, it being the intention & purpose of the covenant to assure that all dwellings shall be of a quality of workmanship & 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 permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches & garages, shall be not less than 720 square feet for a one story dwelling; not less than 540 square feet for a dwelling of more than one story.

6. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory buildings located 50 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

7. No dwelling shall be erected or placed on any lot having a width of less than 45 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 sq. ft. except that a dwelling may be erected or placed on lots numbered 3649, 3650, 3657, 3658, 3659, 3666, 3667, 3669, 3681, 3682, 3687, 3695, 3696, 3697 as shown on the recorded plat.

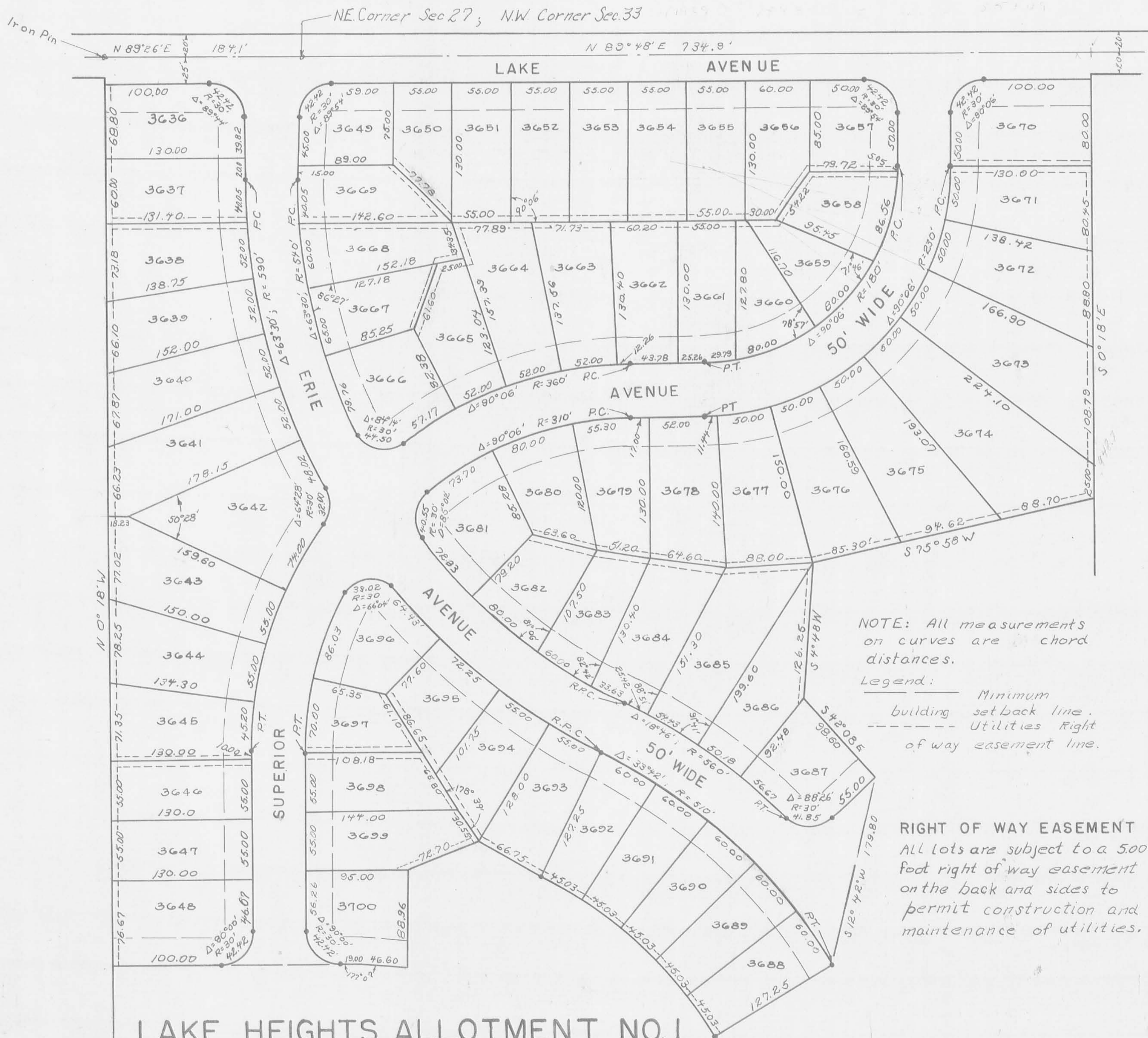
8. Easements for installation & maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5-ft. of each lot.

9. 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.

10. No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 feet sq. advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction & sales period.

12. 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.



LAKE HEIGHTS ALLOTMENT NO. 1

SECTIONS 27 & 33 T4 R14

LAKE TOWNSHIP

LOGAN COUNTY OHIO