

ENVELOPE: 316B

HAZEL P. ROACH'S 1st SUBDIVISION
ATHENS

All rights of an easement for ingress and egress over and through lots Nos. 3160 and 3161 in this addition as an appurtenant and benefit to lots Nos. 3163, 3164 and 3165 in this addition is abandoned and terminated forever, by deed dated February 22, 1957 as recorded in Volume 223, page 234, Deed Records of Athens County, Ohio.

ATHENS COUNTY, OHIO
Received for Record
MAR 4 - 1957
MAR 4 - 1957
Page 246
CLAUDIS E. CHAPPEL, Recorder

Hazel P. Roach
(Hazel P. Roach)

Fee 50¢

As restrictions and conditions of the dedication of the lands contained within this plat and as part of the consideration of the incorporation of like covenants in all conveyances of the lots in this addition, all grantees of any of said lots for themselves their heirs, executors, administrators and assigns for the use and benefit of all grantors, their heirs, executors, administrators and assigns and every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under said grantors, their heirs, executors, administrators or assigns to any lot or parcel of land situated in said addition are bound by the following restrictions and agreements in so far as the same relate to the lot or lots of such owner or owners.

- A. The owner or owners of lots Nos. 3157, 3158 and 3159 shall be mutually bound to maintain and keep in a state of repair, and enjoy equal rights of ingress and egress over the right-of-way easement as shown on the plat hereof.
- B. The owner or owners of lots Nos. 3160, 3161, 3163, 3164, 3165 shall be mutually bound to maintain and keep in a state of repair, and enjoy equal rights of ingress and egress over the right-of-way easement as shown on this plat.
- C. As to the cost of the construction and repair of said two easements each of said lots through which said easements pass is to be known as a separate segment thereof and such costs of such construction and repair as to each separate segment is to be borne equally by the owners of the lots enjoying the use and benefit thereof.

Provided that at any time any lot owner ceases to use and enjoy such easement appurtenant to such lot such owner is not to be further bound as to said provisions of maintenance and repair thereof subsequent to such cessation of use but such lot shall continue to be subject to said easement use hereinbefore set forth.

No building may be erected on any of the lots in said addition other than for residence purposes only or incident thereto, and only one single or double residence shall be erected, re-erected or maintained upon each lot in said addition, the erection of any apartment house is not permitted. No single house is to be erected on any of said lots the cost of which at current prices during the month of June, 1953, would, exclusive of land, be less than \$12,000.00 and no double house shall be erected on any of said lots the cost of which at current prices during the month of June, 1953, would, exclusive of land, be less than \$20,000.00.

No livestock other than personal household pets shall be kept by any one on any lot of this addition.

No garage, trailer or other temporary building shall be erected, placed upon, maintained or re-erected and used for residence purposes, either temporary or permanently on any of said lots.

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT PLAT OF THE HAZEL P. ROACH FIRST SUBDIVISION OF PART OF LEASE LOT N° 45 AS SURVEYED BY ME. JANUARY 1953 ON LAND OF HAZEL P. ROACH, DESCRIBED IN DEED BOOK 173, PAGE 80, DEED RECORDS OF ATHENS COUNTY, OHIO; CONTAINING 9.16 ACRES IN LOTS AND 0.20 ACRES IN STREETS.

George W. Clark REG. SURV. N° 2564

KNOW ALL MEN BY THESE PRESENTS THAT I, HAZEL P. ROACH, SOLE OWNER OF LANDS DELINEATED ON THIS PLAT, DO HEREBY ACKNOWLEDGE THE MAKING OF THIS PLAT TO BE MY VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

Hazel P. Roach

STATE OF OHIO }
ATHENS COUNTY }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED HAZEL P. ROACH WHO ACKNOWLEDGED THE SIGNING OF THE ABOVE INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF I HAVE SIGNED MY NAME AND AFFIXED MY NOTARIAL SEAL THIS 6th DAY OF February, THE YEAR OF OUR LORD, 1953.



Kenneth W. Reichert
NOTARY PUBLIC, ATHENS COUNTY, OHIO,
COMMISSION EXPIRES JULY 21, 1954

ACCEPTED AND APPROVED BY THE ATHENS CITY COUNCIL BY ORDINANCE N° 1137 DATED MARCH 2, 1953.

W. Roach
CLERK OF COUNCIL

**THE HAZEL P. ROACH
FIRST SUBDIVISION
OF PART OF
LEASE LOT 45
CITY OF ATHENS, OHIO**

Scale 1"=100' JAN. 17, 1953

GEORGE W. CLARK
REG. SURV. 2564

IN LOTS 3156 TO 3165 INCL.

TRANSFERRED MARCH 11, 1953

RECORDED MARCH 11, 1953

Ralph Elliott
ATHENS COUNTY AUDITOR

Claudis E. Chappel
ATHENS COUNTY RECORDER

26785
\$6.25

