

ENVELOPE: 327A

LAMAR HEIGHTS SUBDIVISION -
RESTRICTIONS
SECTION 8
ATHENS TWP

LA-MAR HEIGHTS

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 and bound by the following restrictions and agreements in so far as the same relate to the lot or lots of such owner or owners, as follows:

First: 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 residence shall be erected, re-erected, or maintained upon each lot in said addition. No dwelling house is to be erected on any of the said lots the cost of which at current prices during the first half of the year 1954 would, exclusive of land, be less than \$9,000.00 including cost of garage if the garage is attached to and made an integral part of the dwelling house. Otherwise the minimum cost of such dwelling house at current prices during said time to be not less than \$8,000.00 exclusive of any garage or other out-buildings unattached to said dwelling.

Second: No trailer, basement, tent, shack, garage, or other out-building shall be used at any time as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

Third: Invalidation of any one of these covenants of restrictions by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Fourth: No part of any dwelling house, garage or out-building shall be erected, placed or suffered to remain on said premises within fifteen (15) feet of La-Mar Drive.

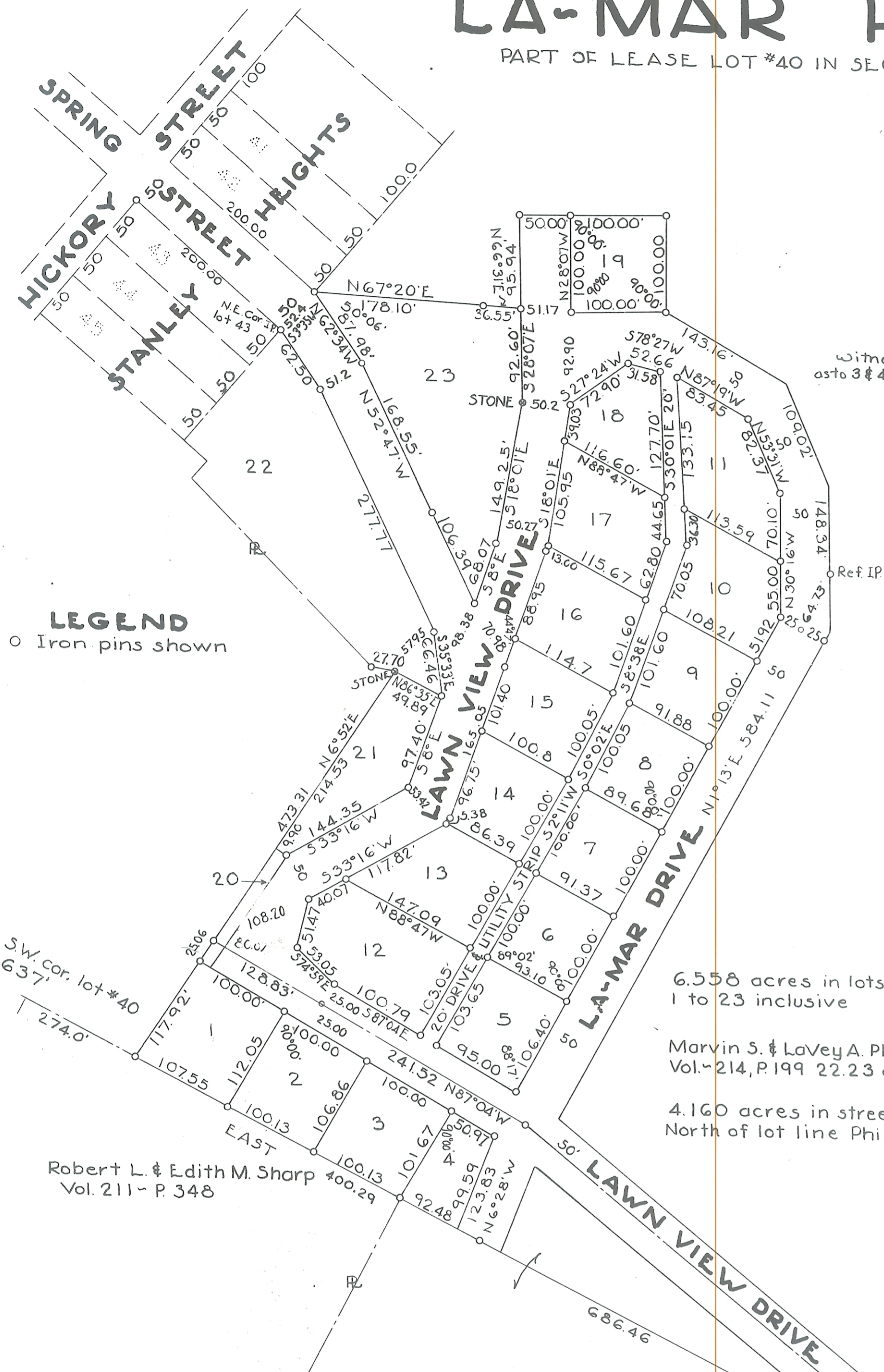
Fifth: No dwelling house shall be permitted to be constructed or maintained on any of said lots containing less than 1250 square feet on the first floor within the foundation walls including the foundation walls of the garage only if the garage is erected, connected and made an integral part of the dwelling house, or if the garage is not connected and made an integral part of the dwelling house, the dwelling house shall then contain no less than 1050 square feet on the first floor within the foundation walls. No building shall be erected on said lots of less than one story or more than one and a half stories in height, tri-level accepted; two story houses are hereby exclusively excepted.

Sixth: The foregoing building restrictions to be in full force and effect until the 1st day of September, 1963, at which time the covenants of restriction shall be automatically extended for successive periods of ten (10) years unless by vote of two thirds of the then owners of the lots in this addition it is agreed to change said covenants in whole or part.

LA-MAR HEIGHTS SUBDIVISION

PART OF LEASE LOT #40 IN SECTION # 8, TOWN # 9, RANGE # 14, O.C.P., ATHENS TOWNSHIP, ATHENS COUNTY, OHIO

SCALE 1 IN. = 100 FT.



Know all men by these presents, that Marvin S. Phillips and LaVey A. Phillips, his wife, Eber Lane and Pearl M. Linscott his wife as to street as shown, owners of the land delineated hereon do hereby acknowledge the making of the same to be their voluntary act and deed and they do hereby dedicate the streets and other public works shown thereon to and for public use forever. Witness, their hands this 18th day of November A.D. 1955 signed and acknowledged in the presence of signed.

{ Dale A. McGill } 1. Marvin S. Phillips
 { James Bratton } 2. LaVey A. Phillips
 { C. E. Berry } 3. Eber Lane Linscott
 4. Pearl M. Linscott

ENVELOPE: 326B
 LAMAR HEIGHTS SUBDIVISION
 SECTION 8
 ATHENS TWP

I hereby certify that the above plat is correct as surveyed and platted by me Oct. 22, 1955

Frederick A. Dixon Reg. Engr. #9786 & Surv. #3060

Approved John W. Duder County Engr. Nov. 21, 1955

Approved and accepted
 Wayne Ward
 Charles Bolin
 Athens County Commissioners

State of Ohio, County of Athens
 Before the undersigned, a notary public in and for said state and county of, personally appeared the within named Marvin S. Phillips and LaVey A. Phillips, Eber Lane and Pearl M. Linscott his wife as to street as shown, each of whom acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed. Intestimony where of I have hereunto subscribed my name and affixed my Notarial seal this Nov. 18th. A.D. 1955.

My commission expires 4-16-58 C. E. Berry Notary Public

LEGEND
 o Iron pins shown

6.558 acres in lots 1 to 23 inclusive
 Marvin S. & LaVey A. Phillips Vol. 214, P. 199 22.23 acres
 4.160 acres in street North of lot line Phillips tract.

Robert L. & Edith M. Sharp Vol. 211 - P. 348

Eber Lane & Pearl M. Linscott Vol. 175 - P. 574 & Vol. 195 P. 440

Marvin S. & LaVey A. Phillips Vol. 202 - P. 178 56.06 acres

1.092 acres in street on Linscott

Transferred Nov. 21, 1955
 County Auditor, Athens Co., OHIO
 J. W. Whaley Nov. 23, 1955
 Received for Record 11-23, 1955
 Recorded in Vol. 7 Page 271

C. Landis E. Chapel
 County Recorder, Athens Co., Ohio

35486

\$ 15.00