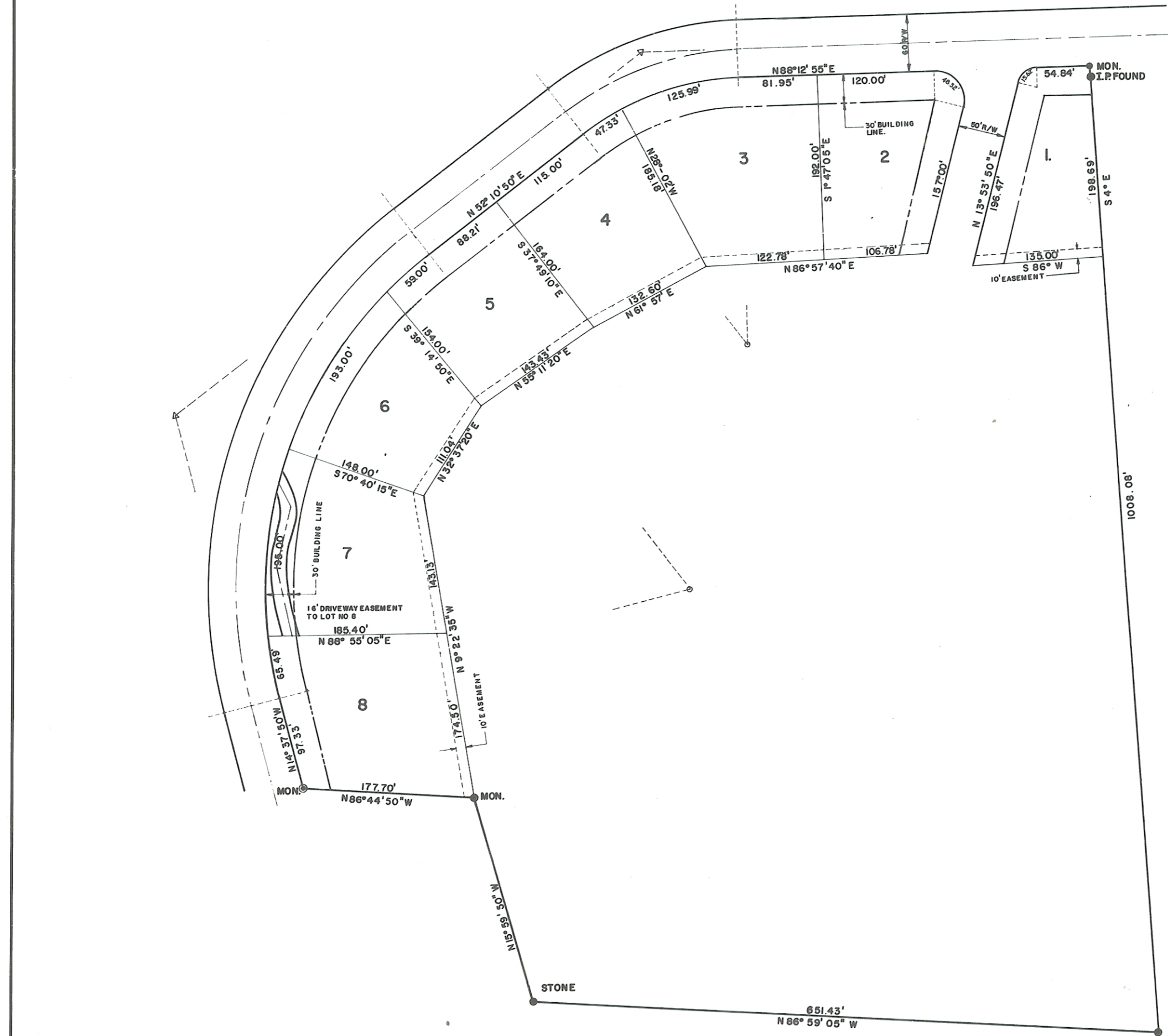


ENVELOPE: 392A
UNIVERSITY HEIGHTS SUBDIVISION
SECTION 24
ALEXANDER TWP

UNIVERSITY HEIGHTS



Situated in the State of Ohio, County of Athens, Alexander Township, being part of Lease Lot No. 1, Section 24, Town 8, Range 14, and being 5.63 acres of the tract conveyed to Paul F. & Geri J. Ploutz by deed of record in Deed Book 274, Page 346, Records Office, Athens County, Ohio.

The undersigned Paul F. Ploutz and Geri J. Ploutz, Owners of the land platted herein, do hereby certify that this plat correctly represents their 'UNIVERSITY HEIGHTS' Subdivision of Lots 1 to 8, and do hereby accept this plat of same and dedicate to public use as such all or parts of the streets shown herein and not heretofore dedicated.

IN WITNESS WHEREOF, PAUL F. PLOUTZ and GERI J. PLOUTZ, OWNERS, have hereunto set their hand on this 11th day of May, 1967

WITNESS
George A. Mason BY *Paul F. Ploutz*
 PAUL F. PLOUTZ
Geri J. Ploutz
 GERI J. PLOUTZ

STATE OF OHIO ss
 COUNTY OF ATHENS ss

Before me, a Notary Public in and for said County personally came PAUL F. PLOUTZ and GERI J. PLOUTZ as Owners, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal this 11th day of May, 1967

Notary Public, Athens County, Ohio

My Commission Expires 1/1/68

Approved and accepted this 9th day of JUNE, 1967 BY *Daugherty B. Robinson*
 City Finance Director

Approved and accepted this 9th day of June, 1967 BY *John W. Johnston*
 City Planning Commission

Approved this 20th day of June, 1967 BY *Harvey B. Bantz*
 County Engineer

Approved this 26 day of June, 1967 BY *John S. Bantz*
John D. Lane
 County Commissioners

Transferred this 27th day of June, 1967 BY *John W. Johnston*
 Auditor, Athens County, Ohio

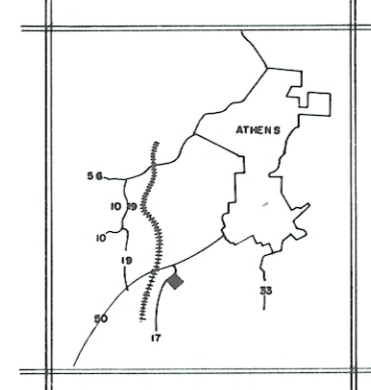
Filed for record this 27th day of June, 1967, at 1:00 P.M.

Recorded this 27th day of June, 1967, in Plat Book 2, Page 132-133 of 1967

File No. 132-133
John W. Johnston
 Recorder, Athens County, Ohio

Note: Deed restrictions for 'UNIVERSITY HEIGHTS' shall be as shown in plat book _____, page _____ Athens County Recorder's office.

GRAPHIC SCALE 1"=40'



SURVEYED & PLATTED
 BY
EVANS MECHWART HABLETON & TILTON, INC.
 CONSULTING ENGINEERS &
 SURVEYORS
 ATHENS, OHIO - GAHANNA, OHIO MAY, 1967

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions on curves are chord measurements.

BY *William H. Smith*
 Registered Surveyor # 5216

- RESTRICTIONS FOR UNIVERSITY HEIGHTS SUBDIVISION
- Type of Dwelling:** Use
 Said real estate shall be used exclusively for private dwelling house purposes of not more than 1 1/2 units and no such houses shall be erected, placed or suffered to remain upon said premises being more than two stories above ground level, in height, nor shall more than one dwelling house be erected, placed, or suffered to remain upon any building plot as shown on the recorded plat.
 - Set Back Requirements:**
 Except as hereinafter provided, no such house shall be erected, placed or suffered to remain upon said premises nearer than thirty feet to any street line, adjoining and adjacent property. Grantor hereby reserves easements and rights of way 10 feet, over, under and across a strip of land 10 feet wide parallel to and adjacent to the side line of each lot in the subdivision for the installation and maintenance of electric pole lines or conduits and wires for the purpose of providing street lighting on any and all streets adjacent to any of the premises herein conveyed, and for the installation and maintenance of sewer lines and conduits for storm water and sanitary purposes. Grantor hereby reserves the right to assign the use of any or all of said easements and rights of way to any person, firm or corporation furnishing any one or more of the aforesaid facilities or utilities. Nothing herein contained shall obligate Grantor to install or furnish any of the aforesaid facilities, utilities or services.
 - Minimum Size of Building:**
 Any residence building erected shall have a minimum of fourteen hundred (1,400) square feet, exclusive of garage, porch, basement and attic.
 - Use of Front Lawn Area:**
 No portion of the within described premises nearer to any highway than the building lines as hereinafter fixed, shall be used for any purpose other than that of a lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of said premises for walks and drives, the planting of trees or shrubbery, the growing of flowers or ornamental plants, or for parking, foundations and similar constructions for the purpose of beautifying the said premises but no vegetable, so called, nor grains of the ordinary garden of field variety shall be grown upon such portion of the premises and no weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon said premises, and no utility objects shall be allowed to be placed or suffered to remain anywhere thereon.
 - Accessory Buildings:**
 No barn, shed, mobile trailer, shop, or other outbuilding shall be erected, placed or suffered to remain upon said premises, nor shall any other building be erected, placed or suffered to remain upon said premises in connection with the operation of the premises or used in connection with the construction of residences by Grantor or Grantee, their successors or assigns, on any other premises in the vicinity.
 - Type of Business Restricted:**
 No place of public entertainment, and no hotel, tavern, dance hall or other resort shall be established, conducted, maintained or suffered to remain upon said premises.
 - Nuisance or Advertising Prohibited:**
 No nuisance, advertising sign, billboard, or other advertising device shall be permitted, erected, placed or suffered to remain upon said premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of adjoining land. This provision shall not be construed to prevent the Grantor or Grantee, their respective successors and assigns, from maintaining on the premises an advertising sign or device relating to the sale or rental of the above described premises.
 - Utility Restrictions:**
 Grantor expressly reserves to and for itself, and its designees, the sole right to grant easements for the construction and operation of street railways, electric light, telephone and telegraph pole lines and conduits and gas pipes in and upon any and all highways now existing or hereafter created, upon which any portion of said premises shall be built.
 - Easements reserved in Grantor:**
 Grantor expressly reserves easements and rights of way in, over, under and across the rear 10 feet of each lot in subdivision for the installation and maintenance of telephone and electric pole lines or conduits, and/or sewer, water and conduits for storm water and sanitary purposes, gas and/or water mains, or for any other similar facility or utility deemed convenient or necessary by Grantor, or its designees, for the service of the premises hereby conveyed and for adjoining and adjacent property. Grantor hereby reserves easements and rights of way 10 feet, over, under and across a strip of land 10 feet wide parallel to and adjacent to the side line of each lot in the subdivision for the installation and maintenance of electric pole lines or conduits and wires for the purpose of providing street lighting on any and all streets adjacent to any of the premises herein conveyed, and for the installation and maintenance of sewer lines and conduits for storm water and sanitary purposes. Grantor hereby reserves the right to assign the use of any or all of said easements and rights of way to any person, firm or corporation furnishing any one or more of the aforesaid facilities or utilities. Nothing herein contained shall obligate Grantor to install or furnish any of the aforesaid facilities, utilities or services.
 - Street Improvements:**
 If and when the City of Athens should annex this property, the Grantees agree to pay their share of the costs of all street and any other City improvements required for annexation.
 - Terms of Covenants:**
 The herein enumerated restrictions, rights, reservations, limitations, agreements, covenants and conditions other than easements and right of way, shall be deemed as covenants and not as conditions hereof and shall run with the land and shall bind the Grantee, its successors and assigns, until the first day of January 1977, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote by a majority of the then owners of the lots in said subdivision, each lot owner having one vote per lot, it is agreed to change said covenants in whole or in part.
 - Incorporation into Deed:**
 The above covenants, reservations and restrictions shall be incorporated verbatim or by reference in every deed hereafter issued conveying any part of the premises above described.
 - Designees Defined:**
 The word "designees" as used in the foregoing restrictions shall mean any person, firm or corporation expressly designated and authorized by Grantor to act for it, or any successor of Grantor who becomes such either by voluntary transfer and conveyance, or by operation of law. If Grantor shall be out of existence or cease to function, any designee may designate or nominate a substitute or successor designee.
 - The spirit and intent of these covenants is to establish, guarantee and perpetuate the aesthetic beauty and integrity of UNIVERSITY HEIGHTS.**
 - Violation of Covenant:**
 If the Grantee, or its successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be liable for any person or persons owning any real property situated in said subdivision to prosecute any proceedings in law or in equity against the person or persons violating or attempted to violate any such covenants and either to prevent it or them from so doing, or to recover damages or other dues for such violation.

FOR RESTRICTIONS FOR UNIVERSITY HEIGHTS SUBDIVISION SEE BACK OF PAGE