

# Know All Men By These Presents,

**That,** Erle Bridgewater and Virginia Bridgewater,  
husband and wife  
of Athens

(Marital Status)

County, Ohio for valuable consideration paid, grant(s), (WITH GENERAL  
WARRANTY COVENANTS)

to Jack A. Bortle  
Sandra Bortle, husband and wife, for the  
joint lives, remainder to the survivor of them, whose tax mailing address is  
22 Roxbury Dr., Athens, Ohio 45701

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situate in the Township of Athens, City of Athens, County of Athens and State of Ohio.

Situated in Lease Lot No. 11, Sections 2 and 8, Town 9, Range 14, Athens Township, City of Athens, Ohio, more particularly described as follows:

Commencing at the southwest corner of Lease Lot No. 12; thence north 5° 00' east 5.60 chains to a point; thence north 81° 36' west 12.88 chains to a point in the centerline of Longview Heights Road; thence with said centerline the following courses: south 20° 36' east 102.30 feet to a point; south 38° 36' east 216.48 feet to a point; south 45° 26' 50" east 67.80 feet to a point, said point being the place of beginning for the tract of land herein described; thence continuing with said centerline south 45° 26' 50" east 37.35 feet to a point at the intersection of Longview Heights Road and Old Coach Road; thence south 23° 44' 20" west 213.12 feet to a point; thence leaving said centerline north 82° 05' 30" west 341.82 feet to an iron pin, passing an iron pin at 20.00 feet; thence north 36° 34' west 42.03 feet to an iron pin; thence north 71° 37' east 445.52 feet to the place of beginning, passing an iron pin at 419.55 feet and containing 1.182 acres, more or less, subject to the right of way of Longview Heights Road.

Description prepared by William M. Watkins, Registered Surveyor #5216 of Evans, Mechwart, Hambleton & Tilton, Inc.

## RESTRICTIVE AGREEMENT

As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances of other tracts by grantors from lands they presently own fronting on Longview Heights Road, Athens, Ohio, the grantees herein, for themselves, their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantors, their heirs and assigns, for the use and benefit of said grantors, their heirs and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under the said grantors, their heirs and assigns, to any lot or parcel of land situated in lands of grantors fronting on Longview Heights Road, Athens, Ohio, as follows:

1. Said premises shall be exclusively for residence purposes.
2. There shall not be erected, placed or suffered to remain on said premises any building or structure whatever other than one private dwelling house, designed and intended for the occupancy of one family only, with garage and/or other outbuildings appurtenant thereto, and such dwelling house, garage and/or other outbuildings shall be constructed, erected, placed, located and/or maintained only pursuant to, and in accordance with, all and singular the covenants and agreements of the grantees herein contained and not otherwise.
3. Such dwelling house shall be not less than one story in height above ground and shall contain not less than 2,100 square feet of living space, exclusive of garage, breezeway, basement and the like.

Other

4. No part of such dwelling house, exclusive of open porches, shall be erected, placed or suffered to remain on said premises within 25 feet of the street or highway on which said premises front, nor within 10 feet of either side line of said premises.

5. No barn or stable and/or no billboard, sign or advertising device of any kind other than a "for sale" or "for rent" sign, shall be erected, placed or suffered to remain on said premises.

6. No garage or other outbuilding shall be erected, placed or suffered to remain on said premises within 25 feet of the street or highway on which said premises front, nor, without the written consent of the owner thereof, within 10 feet of the side line of any contiguous premises.

7. Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.

(See continuation attached hereto and incorporated by reference herein)

Subject to all easements of record or in place, restrictions and conditions of record and the zoning ordinances of the City of Athens, Athens County, Ohio.

Prior Instrument Reference: Volume 311 Page 85  
~~Wife (Husband) of the grantor, releases all rights of dower therein.~~

WITNESS hand this 30th day  
of March 19 84.

In Presence of:  
Clair B. Telford  
Jeff B. Plunk

Erle Bridgewater  
Erle Bridgewater  
Virginia Bridgewater  
Virginia Bridgewater

State of Florida } ss. Before me, a Notary Public  
OSCEOLA County, } in and for said County and State, personally appeared the above  
named Erle Bridgewater and Virginia Bridgewater

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

In Testimony Whereof, I have hereunto set my hand  
and official seal, at Athens, Ohio  
this 30th day of March  
A. D. 19 84.

BY: Charles M. [Signature]  
DATE: 4-12-84

Calvin Adams  
Notary Public  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 28 1987  
BONDED THRU GENERAL INSURANCE CO. INC.

This instrument prepared by John L. Keifer, Attorney at Law,  
14 W. Washington St., Athens, OH 45701



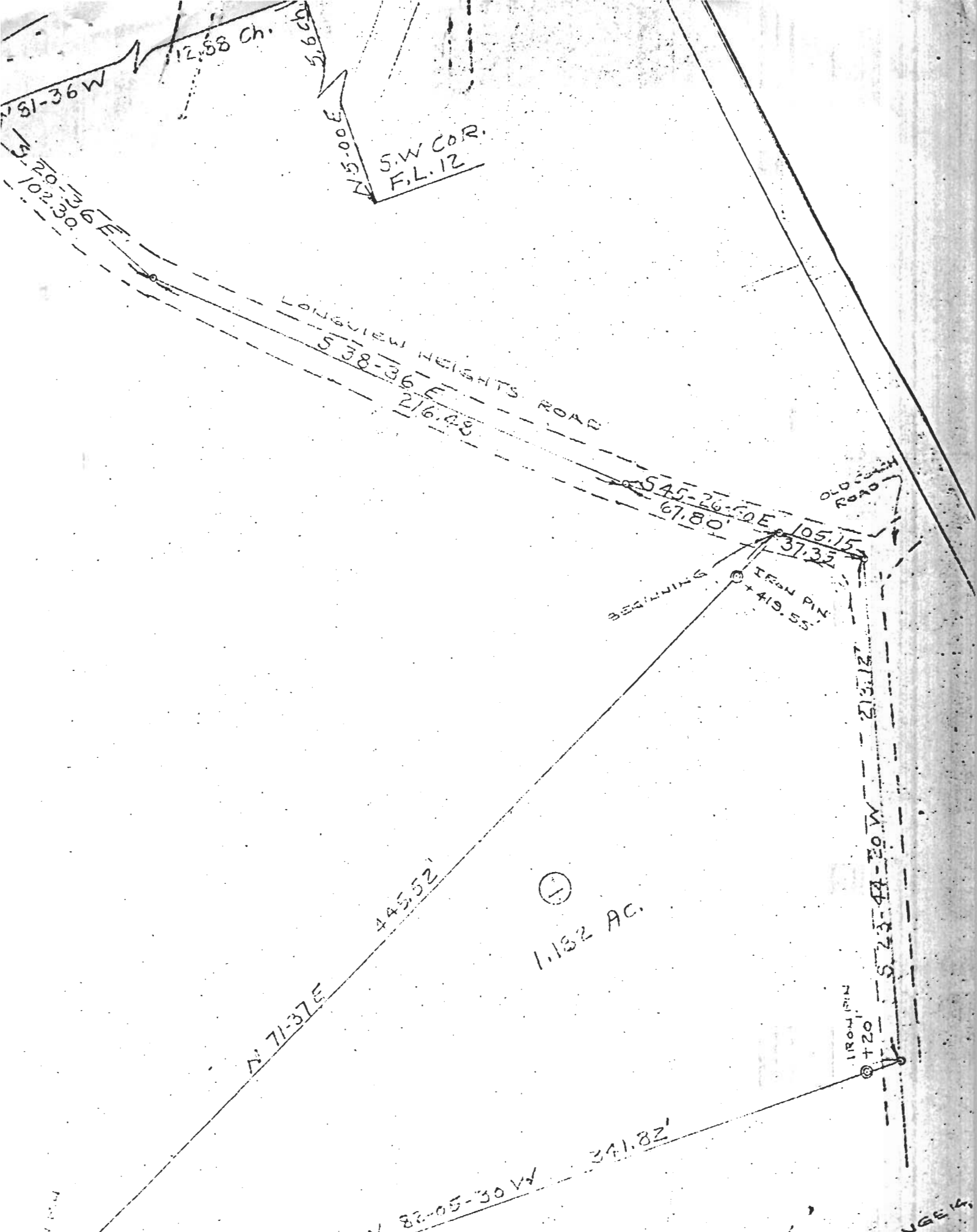
Survivorship

On

19

1984

27



28

PLAT OF SURVEY  
 1.132 ACRES  
 PART OF LEASE LOT NO. 11, SECTIONS 2 & 8, TOWN 9, RANGE 14,  
 CITY OF ATHENS, ATHENS CO., OHIO  
 PREPARED BY  
 EVANS, MECHWART, HAMBLETON & TILTON,  
 CONSULTING ENGINEERS & SURVEYORS,  
 ATHENS,  
 OHIO  
 AUGUST 1-52  
 William M. Watkins  
 REGISTERED SURVEYOR #521