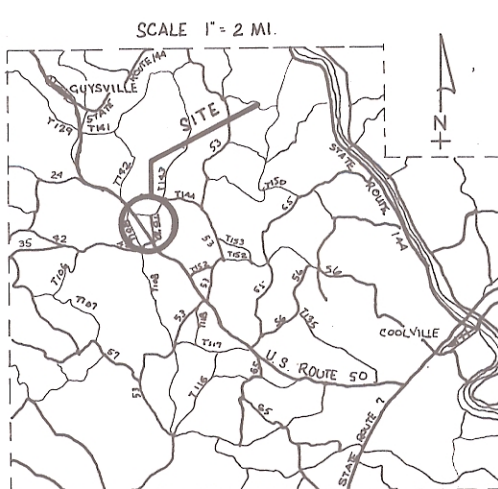


ENVELOPE: 420A

CARTHAGE HILLS INC.
SECTION 23
CARTHAGE TWP

For Variation of Lots 3-
8 thru 16 See Deed Book 383 Pg 113
and 18 thru 48

LOCATION MAP



ATHENS COUNTY, OHIO
CARTHAGE TWP.
SECTION 23

RESTRICTIONS, RIGHTS AND RESERVATIONS

- As a further consideration for this conveyance and in consideration of the incorporation of the covenants in any and all conveyances of other lots in Carthage Hills, Inc. Subdivision, the grantee herein, for the benefit of themselves, their heirs, executors, administrators and assigns, hereby covenant and agree to and with the grantors, their heirs, executors, administrators and assigns, for the use and benefit of said grantors, their heirs, executors, administrators and assigns and of every other person who shall become the owner of, or have any title derived immediately or remotely from, through or under the said grantors, their heirs, executors, administrators or assigns that this conveyance is subject to the following restrictions, rights and reservations hereinafter set forth, and shall be made a part of all deeds and other conveyances of said premises.
- All of the land included in said tract, except as hereinafter expressly provided, shall be used exclusively and solely for private residence purposes only.
 - No building or buildings of any kind whatsoever shall be erected or maintained thereon, except dwelling houses and only one such house shall be erected on any premises and private garages for the sole use of the owners or occupants of the dwelling houses to which they are each necessary.
 - No single lot shall be subdivided; however, this restriction shall not be construed to prevent any owner of two or more adjacent lots from building in such a manner to utilize one or more lots as grounds for his single dwelling.
 - No building or residence or other improvement shall be moved from other locations on to any part of these premises without the consent of grantors herein.
 - Said premises shall not be used for storing wrecked, junked or permanently disabled automobiles, or any other wrecked or junked articles or for storing anything that would tend to make the property unsightly.
 - This property is conveyed with the express condition that it shall not be used for mercantile business or manufacturing purposes; that no nuisance, advertising sign, billboard or other advertising device shall be erected, placed or suffered to remain on said premises, nor shall the premises be used in any way or purpose which may endanger the health or unreasonably disturb the quiet of any holder of adjoining land.
 - No spirituous, vinous or fermented liquors shall be manufactured or sold either at wholesale or retail upon said premises. No privy shall be maintained, placed or suffered to remain upon said premises.
 - These premises shall not be used for housing, feeding, corralling or harboring goats, swine, chickens or other fowl or livestock of any kind.
 - Easements and rights-of-way are hereby expressly reserved by the grantors herein, in, upon and over each lot for the following purposes: For the construction and maintenance of poles, wires, conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity or other power and for telephone and other purposes; for the construction and maintenance of storm water drains, land drains, public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method approved by Carthage Hills, Inc. Drives and lanes are to be used for public utilities and drainage. Natural ravines are not to be obstructed and are to be used as common drainage for lots abutting and adjacent to them.
 - The restrictions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the grantors or the present or future owner of any land included in said tract, their respective legal representative, heirs, successors and assigns, and failure by the grantors or any land restriction or restrictions herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior to or subsequent thereto.
 - Whenever the context requires it, the provisions hereof shall apply to either corporations, partnerships or individuals, to men or women, to the singular or plural and these changes shall, in all cases be assumed as though in each case fully expressed.

SITUATED IN THE TOWNSHIP OF CARTHAGE, COUNTY OF ATHENS, STATE OF OHIO AND BEING PART OF SECTION 23, CONTAINING 29.24 ± ACRES AND BEING PART OF A TRACT CONVEYED TO CARTHAGE HILLS INC. AND DESCRIBED IN DEED BOOK 209, PAGE 119 RECORDER'S OFFICE ATHENS COUNTY, OHIO. (See 421 A.C.C. Records - 22034-00 lots)

THE UNDERSIGNED CARTHAGE HILLS INC. OWNER OF THE LAND PLATTED HEREIN DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR CARTHAGE HILLS, INC. SUBDIVISION OF LOTS TO INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE STREETS OR ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED

IN WITNESS THEREOF, Marl Cooley AS PRESIDENT OF CARTHAGE HILLS, INC. SUBDIVISION, HAS HEREONTO SET HIS HAND THIS 24th DAY OF Sept. 1970.

EXCEPT ROADS WILL BE ACCEPTED INTO ATHENS COUNTY SYSTEM ONLY AFTER CONSTRUCTION MEETS ATHENS COUNTY COMMISSIONERS' AND ATHENS COUNTY ENGINEER'S APPROVAL.

Joan S. Blumson
NOTARY PUBLIC

My Commission Expires May 2, 1972
MY COMMISSION

APPROVED THIS 24th DAY OF Sept 1970

Russ E. Hahn
COUNTY ENGINEER

APPROVED THIS 1st DAY OF Oct 1970

Jack E. White
W. Edwards
W. C. Stone
COUNTY COMMISSIONERS

TRANSFERRED THIS 5th DAY OF Oct 1970

J. W. Whaley
AUDITOR ATHENS COUNTY, OHIO

FILED FOR RECORD THIS 7 DAY OF Oct, 1970 AT 9:00 P.M.

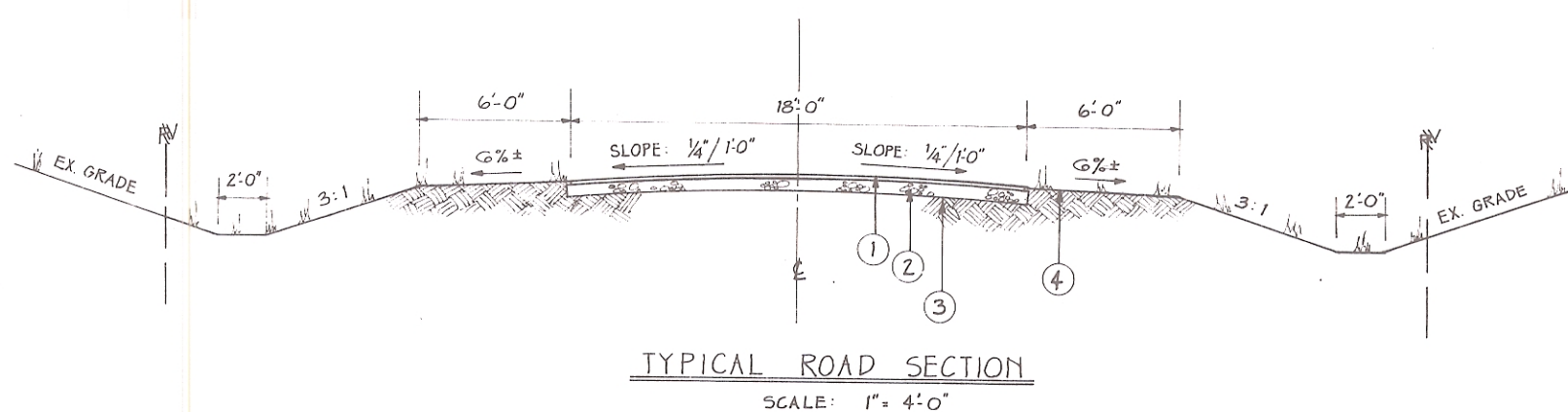
RECORDED THIS 7 DAY OF Oct, 1970 IN PLAT BOOK 9, PAGE 57

#93399
Steve W. Bissett
RECORDER, ATHENS COUNTY, OHIO
#3220

NOTE: DEED RESTRICTIONS FOR CARTHAGE HILLS, INC. SUBDIVISION SHALL BE AS SHOWN IN PLAT BOOK 9 PAGE 50 ATHENS COUNTY RECORDERS OFFICE.

DATE Oct 7 1970

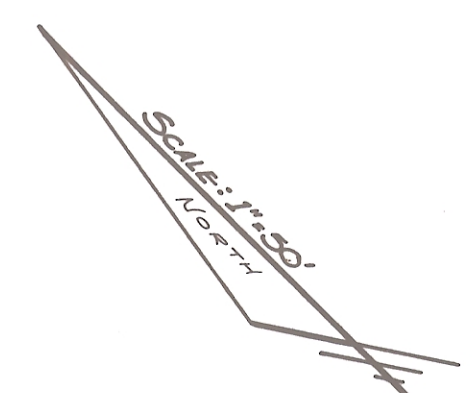
AUBLE MITCHELL BURGESS & ASSOCIATES
engineers - architects - surveyors - landscape architect
7188 PIPPIN ROAD CINCINNATI, OHIO 45241 412 W. STATE STREET ATHENS, OHIO



- ① CRUSHED AGGREGATE WITH FINES (2")
- ② ITEM 304 AGGREGATE BASE (4")
- ③ COMPACTED SUBGRADE
- ④ SEEDED DERMS

LEGEND:
IRON PIN SET

NOTE:
ALL PROPOSED CULVERTS TO BE 16 GA. - GALV. CORR. PIPE ASTM STD'S
QUANTITIES:
270 LBS OF 18" CORR. PIPE
340 LBS OF 24" CORR. PIPE



Richard C. Glasgow
REGISTERED SURVEYOR NO. 3161