Sec 16
Athens City

K20E21

Sunset Hill 2nd Add.
Subdn

SUNSET HILL 2ND ADDITION

LOCATED IN O.L. 156, 157 & 192, T. 9, R. 14, SECTION 16

ATHENS TOWNSHIP, ATHENS COUNTY, OHIO.

& in the CITY of ATHENS

KNOW ALL MEN BY THESE PRESENTS:—

That We, the Undersigned, Owners of the Land delineated on this Plat, do hereby acknowledge the making of the Same to be our voluntary Act & deed, & do hereby dedicate the Street, for public use forever.

Witness —

_____ _____

_____ _____

Acknowledged before me, a Notary Public, this ____ day of _____ 196

_____ N.P.

My Commission Expires _____

I, hereby certify this plat & notes to be Correct, as surveyed by me 7-24-63.

Jos. L. Galvin
Reg. Sur. 1684.

Acknowledged before me, a Notary Public this ____ day of _____ 196__

_____ N.P.

My Commission Expires _____

Accepted by the Council, of the City of Athens Ohio by Ordinance No _____

Passed by Council _____

_____
Clerk of Council

APPROVED _____ 196

_____
Director of public service for the City of Athens.

Transferred _____ 196

_____
J.W. Whaley. Auditor

Received _____ Recorded _____

Vol. ____ Pg. ____

_____
Claudis C. Chappel, Recorder.

Acreage

Lots —	2.33
Street —	0.52
Total —	2.85

RESTRICTIONS

As part consideration for this Conveyance and in consideration of the incorporation of like Covenants, in any and all conveyances of other Lots in said addition, the Grantees, for themselves, their Heirs, Executors, Administrators, and Assigns, Hereby Covenant and Agree to and with said Grantors, their Heirs, Executors, Administrators and Assigns, for the use and benefit of said 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, as follows—

1. That the premises hereby conveyed shall be used by said Grantees, their Heirs and Assigns, for private residence Purposes only; it being understood by this provision to permit the erection of either a single residence, or a duplex residence, or a double residence, but to Prohibit the erection of an appartment house on said premises.

2. That no single residence shall be erected, re-erected or maintained upon the premises herein conveyed, or any Part thereof, which shall be of less value than ten thousand dollars ($10,000.00); that no duplex or double residence shall be erected, re-erected or maintained upon the Premises herein conveyed, or any part there of, which shall be of less value than twenty thousand dollars ($20,000.00) said values shall be exclusive of land and shall exclude garages except when the garage is built as an integral part of the residence.

3. That no single residence, duplex or double residence or any other structure, shall be located or placed or maintained upon the premises herein conveyed within forty-five (45) feet of the centerline of street; exclusive of open porches.

4. That only one single residence, duplex or double residence shall be erected or re-erected or maintained upon each Lot in said addition.

5. That no garage, trailer or other temporary building shall be erected, maintained or re-erected and used for residence purposes, either temporarily or permanently, directly or indirectly, on said premises.

6. That the Grantees for themselves, their Heirs and Assigns, Waive their respective right to protest any and all street improvements.