

ENVELOPE: 396B

WONDER HILLS 1st ADDITION &
RESTRICTIONS
SECTION 13
ATHENS TWP

RESTRICTIONS TO WONDER HILLS SUBDIVISION - FIRST ADDITION

As further consideration for themselves, their heirs, executors, administrators and assigns, agree that this conveyance is subject to the following restrictions and reservations as set forth:

Said premises shall be used exclusively for residential purposes and any structure erected or maintained thereon shall consist only of the residential building and attached or detached garage. A residential structure of three or more family dwelling is not permitted.

The building or structure erected for residential purposes on said premises exclusive of basement, garage, breeze-way or the like shall have a minimum area of 1400 square feet and a minimum value of twenty thousand dollars (\$20,000.00), based on values of cost of construction as of January 1, 1968, for a one family dwelling. A two family dwelling exclusive of basement, garage, breeze-way on the like shall have a minimum area of 2,000 square feet and a minimum value of twenty eight thousand dollars (\$28,000.00) based on values of cost of construction as of January 1, 1968.

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 as to utilize one or more lots as grounds for his single dwelling.

No structure of a temporary character, trailer, basement, tent shack, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanently.

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.

There is hereby reserved to the Grantors and to the Grantees of each and every other lot in Wonder Hills Subdivision the right to erect, construct, maintain and replace Electric Utility Lines over and across the premises herein conveyed for the purpose of servicing with electric energy any and all other lots or premises in the Wonder Hills Subdivision, with the additional right to construct, maintain and replace where necessary other utility service lines provided that such lines are located on or near lot lines and are located so as not to cause substantial damage to any lot owner or owners.

All grass and or weeds on said premises shall be mowed at least each six weeks during the summer months.

All septic systems constructed on said premises shall comply with all Health Regulations of Athens County, and the State of Ohio and shall be a aerobic type sewage system. A permit for installation of sewage disposal system will be required from the City Health Department.

All lots are greater than 20,000 square feet with 100 feet or more frontage. The area is clay, shale, etc and the water supply is Athens Municipal.

If and when this area is annexed to the City of Athens, the property Owner shall pay for any street pavement or street improvements, which will be of a permanent type construction.

Property owners shall pay for resurveying if survey pins are moved or damaged.

All houses and garages are to be set back 25 feet or more from the Street Lot Line.

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corner of said subdivision; thence south $0^{\circ} 05' 24''$ east a distance of 1978.53 feet to an iron pin, the place of beginning of this tract;

thence north $79^{\circ} 50'$ east a distance of 112.19 feet to an iron pin;

thence north $56^{\circ} 56'$ east a distance of 260.91 feet to a point in the

right of way line of Ball Drive;

thence north $68^{\circ} 42' 38''$ east a distance of 52.58 feet to an iron pin in the southwest corner of lot number 51 of said subdivision;

thence north $39^{\circ} 18' 30''$ west a distance of 125.02 feet to an iron pin;

thence north $50^{\circ} 51' 20''$ east a distance of 244.93 feet to an iron pin;

thence south $35^{\circ} 16' 10''$ east a distance of 103.29 feet to an iron pin;

thence south $59^{\circ} 07' 58''$ west a distance of 40.01 feet to an iron pin;

thence south $35^{\circ} 33' 39''$ east a distance of 126.67 feet to an iron pin;

thence north $56^{\circ} 54' 10''$ east a distance of 39.94 feet to an iron pin;

thence south $35^{\circ} 36' 17''$ east a distance of 384.04 feet to a point in the

northerly line of Lot No. 46 of said subdivision;

thence north $37^{\circ} 09' 46''$ east a distance of 203.35 feet to an iron pin;

thence south $52^{\circ} 47' 53''$ east a distance of 84.53 feet to an iron pin;

thence south $76^{\circ} 17' 57''$ east a distance of 59.24 feet along the cord

distance of a curve having an arc length of 63.43 feet;

thence north $50^{\circ} 02'$ east a distance of 168.06 feet to an iron pin;

thence north $21^{\circ} 11'$ west a distance of 35.88 feet to an iron pin;

thence north $66^{\circ} 11'$ east a distance of 142.35 feet to an iron pin;

thence south $8^{\circ} 08' 37''$ east a distance of 302.09 feet to an iron pin;

thence south $43^{\circ} 39' 48''$ west a distance of 458.04 feet to an iron pin;

thence south $89^{\circ} 39' 57''$ west a distance of 1053.09 feet to a stone at

the southwest corner of said subdivision;

thence north $1^{\circ} 47' 17''$ west a distance of 752.45 feet to the place of beginning.

DESCRIPTION

FIRST ADDITION TO THE WONDER HILLS SUBDIVISION

Situated in the State of Ohio, County of Athens, Athens Township, being parts of Lease Lots No's. 54, 73 and 83, Section 13, Town 9, Range 14 and more particularly described as follows:

TRACT NO. 1

Starting at a stone at the northeast corner of Lease Lot 83; thence north $89^{\circ} 55' 51''$ west a distance of 270.90 feet to an iron pin, the place of beginning of this tract.

thence south $0^{\circ} 17' 57''$ east a distance of 135.69 feet to an iron pin;

thence south $66^{\circ} 56' 19''$ east a distance of 187.25 feet to an iron pin;

thence north $87^{\circ} 11'$ west a distance of 124.69 feet to an iron pin;

thence south $5^{\circ} 59' 16''$ west a distance of 185.78 feet to an iron pin;

thence south $69^{\circ} 30' 28''$ east a distance of 55.50 feet to an iron pin;

thence south $75^{\circ} 01' 08''$ west a distance of 38.68 feet to an iron pin;

thence north $84^{\circ} 03' 28''$ west a distance of 75.05 feet to an iron pin;

said distance being the cord length of a curve having an arc-length of 76.45 feet;

thence south $65^{\circ} 32' 36''$ west a distance of 135.60 feet to an iron pin;

thence crossing the right of way of Ball Drive south $24^{\circ} 27' 24''$ west a

distance of 50.00 feet to an iron pin;

thence south $64^{\circ} 19' 30''$ west a distance of 166.71 feet to an iron pin

in the westerly line of said subdivision;

thence north $0^{\circ} 05' 24''$ west a distance of 428.00 feet to an iron pin in

the northwest corner of said subdivision;

thence south $89^{\circ} 55' 51''$ east a distance of 753.86 feet to the place of

beginning.

TRACT NO. 2

Starting at a stone at the northeast corner of Lease Lot 83; thence north $89^{\circ} 55' 51''$ west a distance of 1024.76 feet to an iron pin at the northwest

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Containing 21.166 acres in both tracts with 17.588 acres in lots and 3.578 acres in roadway.