

# Know all Men by these Presents

That **JAMES E. SPRINGER AND MARIAN A. SPRINGER** (husband and wife)  
8043 Goldsmith Drive, Reynoldsburg, Ohio

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY,  
ENGINEER'S OFFICE

BY: W.M. Watkins

DATE: 9/5/78

of the City of Columbus  
and State of Ohio

County of Franklin  
Grantors, in consideration of the sum of

to them paid by **VIRGIL GUFFEY AND KAREN GUFFEY**

of the Village of Glouster  
and State of Ohio

County of Athens  
Grantee's, the receipt whereof is hereby

acknowledged, do es hereby **grant, bargain, sell and convey** to the said  
Grantee **VIRGIL GUFFEY AND KAREN GUFFEY**

their heirs and assigns forever, the

following **Real Estate** situated in the County of Athens  
in the State of Ohio  
Trimble  
and in the Township of  
and bounded and described as follows:

Being a part of Fraction No. 3, Section No. 9, Township 11, Range 14 and described as follows: Beginning at a post on the East line of Fraction No. 3, which post is North 5 degrees, 52 minutes East, 1963.50 feet from the Southeast corner of said Fraction No. 3, and is the Northeast corner of a 4.00 acre tract now or formerly owned by William and Audrey Frazier. Thence along the North line of said 4.00 acre tract South 78 degrees, 56 minutes West 605.98 feet to an iron pin. Thence North 8 degrees, 56 minutes East 186.74 feet to an iron pin at the South end of a proposed 50 feet street. Thence South 81 degrees, 04 minutes East along South end of said 50 feet street 50.00 feet to an iron pin on the East line of said 50 feet street. Thence along said East line North 8 degrees, 56 minutes East 144.45 feet to an iron pin at the true place of beginning, said point being the Northwest corner of Lot No. 13. Thence along the East line of said street North 8 degrees, 56 minutes East 100.00 feet to an iron pin at the Southwest corner of Lot No. 15. Thence along the South line of Lot No. 15, North 87 degrees, 01 minutes East 125.00 feet to an iron pin on the West line of a proposed 50 feet street. Thence along said West line, South 8 degrees, 56 minutes West 100.00 feet to an iron pin. Thence South 87 degrees, 01 minutes West 125.00 feet to the place of beginning, containing 0.2344 acres of land, more or less, and being Lot No. 14 of an unrecorded plat.

SUBJECT TO THE FOLLOWING LIMITATIONS AND CONDITIONS:

Said premises are sold and purchased and will be conveyed, subject to the following restrictions.

- A. On any and all lots described above no building shall be erected nearer than 25 feet to the front lot line nor nearer than 8 feet to any side lot line nor nearer than 25 feet to the rear lot line. On corner lots, the building set back must be a minimum of 15 feet from the side street lot line.
- B. No more than one dwelling shall be constructed on each lot and no single lot shall be subdivided.

Trimble Twp. Sec. 9 (Glouster land)

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