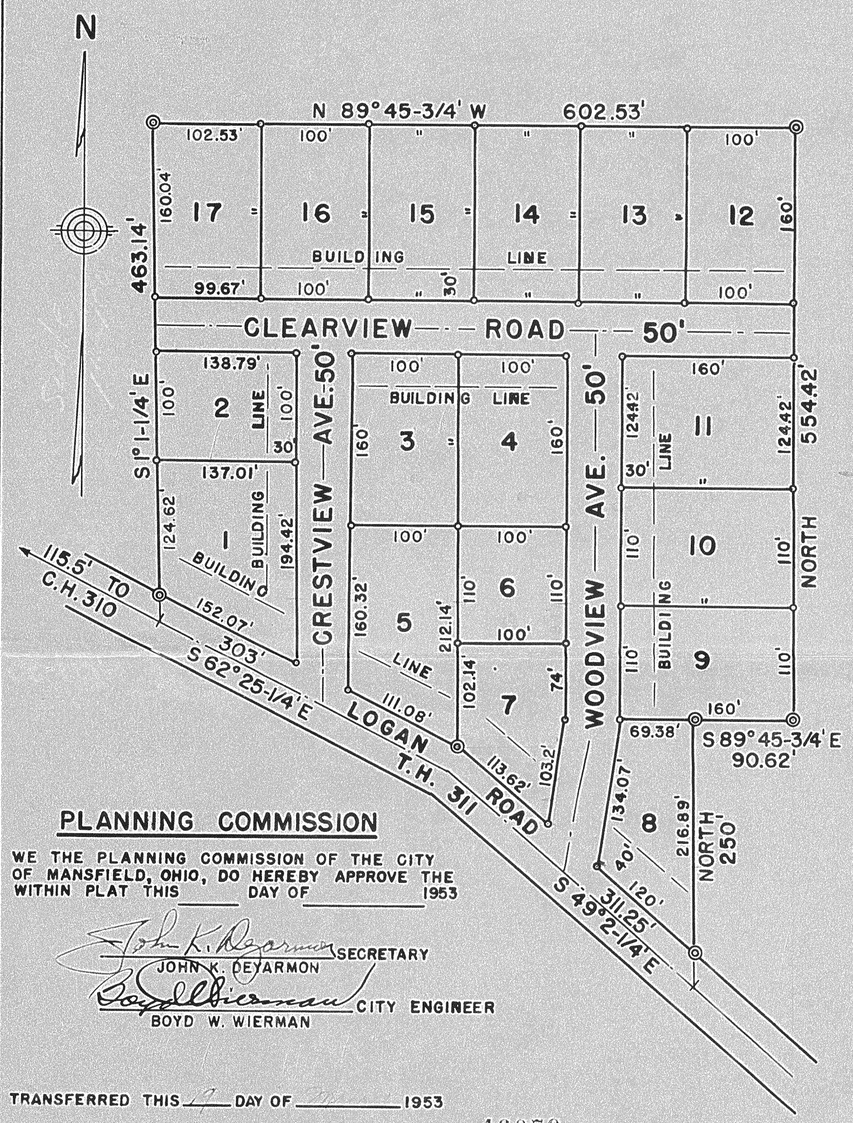
SOUTHVIEW

PT. N.E. 1/4, SEC-5

WASHINGTON TWP.

RICHLAND CO.

OHIO



LAND USE AND BUILDING RESTRICTIONS

THE FOLLOWING RESTRICTIONS, LIMITATIONS AND RESERVATIONS ON THE USE OF LOTS HEREIN PLATTED SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL REMAIN IN FORCE UNTIL JANUARY 1, 2001

NO FURTHER SUB-DIVISION OR REPLAT THAT WOULD REDUCE LOT SIZES OR NULLIFY PROVISIONS OF THE ORIGINAL PLAT WILL BE PERMITTED. LOTS NO. 1 THRU 17 SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. LOT NUMBERED 1,2,3,4,5,9,10 & 11 SHALL BE FOR THE PURPOSE OF ONE OR TWO FAMILY DWELLINGS ONLY. LOTS NUMBERED 6,7,8,12,13,14, 15,16, & 17 SHALL BE FOR THE PURPOSE OF SINGLE FAMILY DWELLINGS ONLY. NO DWELLING SINGLE OR DOUBLE SHALL BE MORE THAN 1-1/2 STORY IN HEIGHT. ALL SINGLE DWELLINGS OF ONE FLOOR DESIGN SHALL HAVE A MINIMUM OF 800 SQ. FT. OF FLOOR SPACE OR 1-1/2 STORY SINGLE SHALL HAVE A MINIMUM OF 1250 SQ. FT. OF FLOOR SPACE. ALL DOUBLE DWELLINGS OF ONE FLOOR DESIGN SHALL HAVE NO LESS THAN 1600 SQ. FT. OF FLOOR SPACE IN BOTH DWELLING UNITS. MULTIPLE UNIT DWELLINGS OF MORE THAN 2 UNITS SHALL BE BUILT UPON MORE THAN 1 LOT. NO FENCES OF MORE THAN 4 FEET IN HEIGHT STREET OR PROPERTY DIVISION LINES. NO INCLOSED PORTION OF ANY DWELLING SHALL BE BUILT CLOSER THAN 8 FT. FROM SIDE LOT LINES. LOTS BORDERING LOGAN RD., ARE SUBJECT TO A 40 FT. BUILDING SETBACK LINE FROM FRONT LOT LINE, ALL OTHER BUILDING LINES TO BE 30 FT. (ALL BUILDING LINES TO BE EXACTLY OBSERVED.) GARAGES TO BE ATTACHED TO DWELLING OR CONNECTED BY BREEZEWAY, NO DISCONNECTED BUILDING WILL BE ALLOWED WITHIN THE SUB-DIVISION OF SOUTHVIEW.

PLANNING COMMISSION

WE THE PLANNING COMMISSION OF THE CITY OF MANSFIELD, OHIO, DO HEREBY APPROVE THE WITHIN PLAT THIS _____ DAY OF _____ 1953

John K. DeYarmon SECRETARY
JOHN K. DEYARMON

Boyd Wierman CITY ENGINEER
BOYD W. WIERMAN

TRANSFERRED THIS 17 DAY OF March 1953

46679

NORMAN L. WOLFE
RICHLAND COUNTY AUDITOR

ENTERED FOR RECORDING THIS 20 DAY OF March 1953

RECORDED _____ 1953 IN VOLUMN _____ PAGE _____
RICHLAND COUNTY PLAT RECORDS

D.D. Orewiler
D.D. OREWILER
RICHLAND COUNTY RECORDER

LEGEND

o - IRON PIPES

◎ - CONC. MONUMENTS

DESCRIPTION

BEGIN CENTER LOGAN ROAD (T.H. 311) 115.5' FROM INTERSECTION C.H. 310; THENCE S 62° 25-1/4' E 303', THENCE S 49° 2-1/4' E - 311.25'; THENCE NORTH - 250'; S 89° 45-3/4' E - 90.62'; THENCE NORTH - 554.42'; N 89° 45-3/4' W - 602.53'; THENCE S 1° 1-1/4' E - 463.14' TO PLACE OF BEGINNING, CONTAINING 8.29 ACRES.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL LANDS EMBRACED BY THE WITHIN PLAT DO HEREBY ACCEPT AND ADOPT THIS SUBDIVISION OF OUR LANDS INTO LOTS AS SET FORTH IN THIS PLAT AND DO DEDICATE FOREVER STREETS AS SHOWN IN THIS PLAT, ALSO SUBJECT TO THE RESTRICTIONS AS SHOWN IN THIS PLAT.

Charles E. Evans — CHARLES E. EVANS
Charles R. Blosser — CHARLES R. BLOSSER
Nettie M. Evans — NETTIE M. EVANS
OWNERS
Robert H. Benzin — ROBERT H. BENZIN
WITNESSES

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM SURVEY MADE BY ME, THAT THE PLAT AND NOTES ARE CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT MONUMENTS AND STAKES HAVE BEEN PLACED AS SHOWN.

Charles R. Blosser
REG. SURVEYOR 3485

March 10, 1953 DATE

ACKNOWLEDGEMENT

STATE OF OHIO
RICHLAND COUNTY

SUBSCRIBED AND SWORN

PERSONALLY APPEARED BEFORE ME EACH AND ALL OF THE ABOVE SIGNED OWNERS AND ACKNOWLEGE THEIR SIGNATURES TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES OF THE WITHIN PLAT ON THIS 17th DAY OF March, 1953

Robert H. Benzin NOTARY PUBLIC
ROBERT H. BENZIN
Commission Expires 10-9-55