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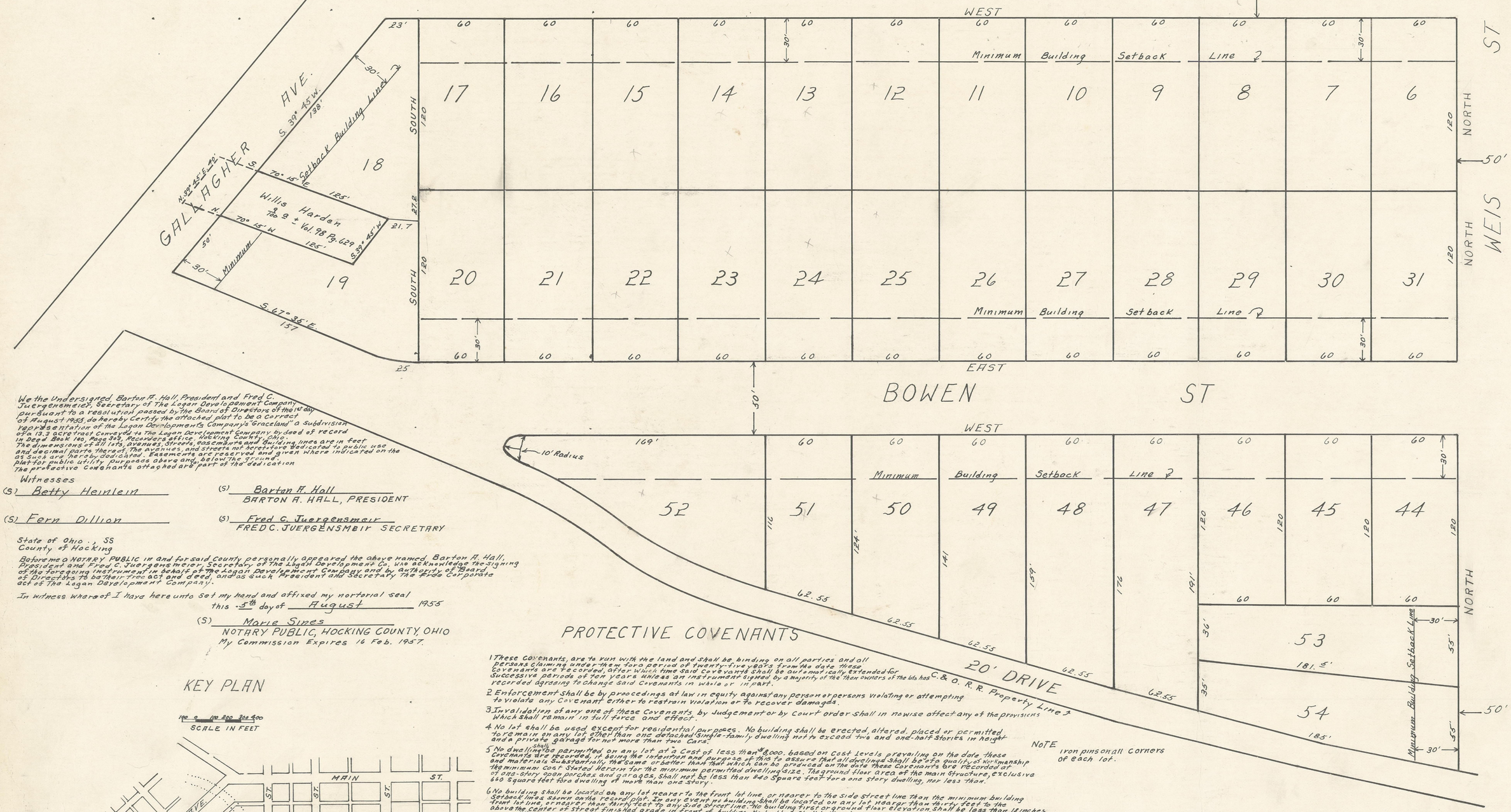
FREISNER & GALLAGHER ADDITION
Recorded April 15 1898 Plat Book 1 Page 110

GALLAGHER & FRIESNER'S ADDITION
Recorded Dec. 19, 1874
Plat Book No 1 Page 79



We the Undersigned, Barton A. Hall, President and Fred C. Juergensmeier, Secretary of The Logan Development Company, pursuant to a resolution passed by the Board of Directors of the 1st day of August 1955, do hereby Certify the attached plat to be a Correct representation of the Logan Development Company's "Graceland" a subdivision of a 13.3 acre tract conveyed to The Logan Development Company by deed of record in Deed Book 180, Page 329, Recorders office, Hocking County, Ohio. The dimensions of all lots, avenues, streets, easements and building lines are in feet and decimal parts thereof. The avenues, and streets not heretofore dedicated to public use as such are hereby dedicated. Easements are reserved and given where indicated on the plat for public utility purposes above and below the ground. The protective Covenants attached are part of the dedication

Witnesses

(S) Betty Heimlein

(S) Fern Dillon

(S) Barton A. Hall
BARTON A. HALL, PRESIDENT

(S) Fred C. Juergensmeir
FRED C. JUERGENSMEIR SECRETARY

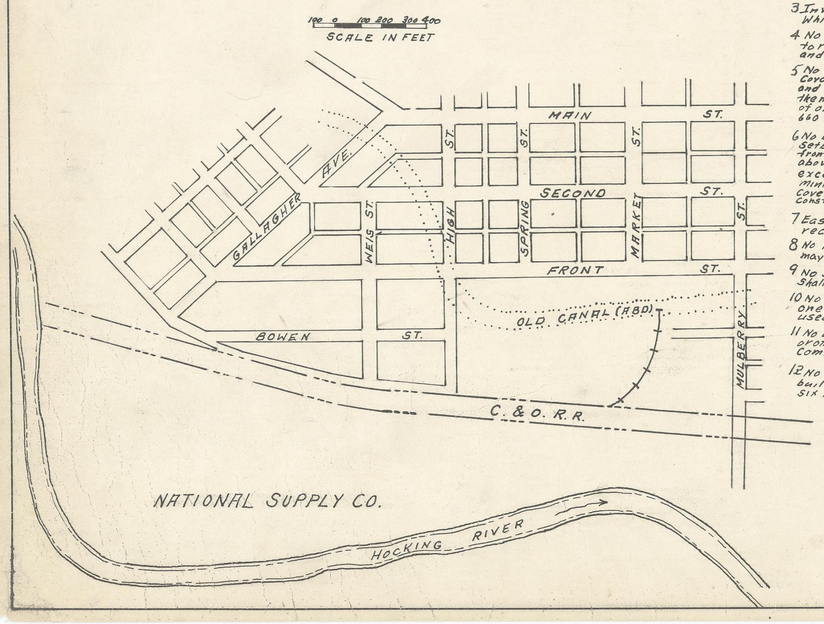
State of Ohio, SS
County of Hocking

Before me a NOTARY PUBLIC in and for said County personally appeared the above named, Barton A. Hall, President and Fred C. Juergensmeier, Secretary of the Logan Development Co. who acknowledge the signing of the foregoing instrument in behalf of the Logan Development Company and by authority of Board of Directors to be their free act and deed, and as such President and Secretary the free Corporate act of The Logan Development Company.

In witness whereof I have hereunto set my hand and affixed my notarial seal this 5th day of August 1955

(S) Marie Sines
NOTARY PUBLIC, HOCKING COUNTY, OHIO
My Commission Expires 16 Feb. 1957.

KEY PLAN



PROTECTIVE COVENANTS

1 These covenants, are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has recorded agreeing to change said covenants in whole or in part.

2 Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

3 Invalidation of any one of these covenants by judgement or by court order shall in nowise affect any of the provisions which shall remain in full force and effect.

4 No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

5 No dwelling shall be permitted on any lot at a cost of less than $8,000. based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 840 square feet for a one story dwelling, nor less than 640 square feet for a dwelling of more than one story.

6 No building shall be located on any lot nearer to the front lot line, or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than thirty feet to the front lot line, or nearer than thirty feet to any side street line. No building first or ground floor elevation shall be less than 18 inches above the center of street finished grade in front of building. No building shall be located nearer than five feet to an interior lot line, except that a side yard shall be required for a garage or other permitted accessory building located forty-five feet or more from the minimum building setback line. No building shall be located on any lot nearer than five feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

7 Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

8 No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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

10 No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11 No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

12 No dwelling shall be erected or placed on any lot having a width of less than fifty feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than six thousand square feet.

NOTE
Iron pins on all corners of each lot.

EASEMENTS

5' Wide easements for utilitys and drainage are to be reserved as shown on this plan and over the rear 5' of each lot

Approved This 9th day of August 1955

(S) Sam H. Bright

(S) Ray Poling

(Signed) Frank E. Eberst
COUNCILMEN, CITY OF LOGAN, OHIO

Approved by Resolution of Council of City of Logan, Ohio