



**LEGEND**  
 O = 1/8" x 30" IRON BAR

- PROTECTIVE COVENANTS AND RESTRICTIONS**
- ① THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL 2010 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS THEN AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.
  - ② INVALIDATION OF ANY OF THESE COVENANTS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
  - ③ ALL LOTS IN THIS PLAT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
  - ④ 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 SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TEN (10) FEET TO AN INTERIOR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES & STEPS SHALL NOT BE CONSIDERED A PART OF A BUILDING; PROVIDED, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCRUCH UPON ANOTHER LOT.
  - ⑤ NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
  - ⑥ NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
  - ⑦ THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGE, SHALL NOT BE LESS THAN 950 SQUARE FEET.
  - ⑧ EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THIS RECORDED PLAT. ANY IMPROVEMENTS MADE ON OR UNDER ANY EASEMENT BY THE PROPERTY OWNER ARE AT THE RISK OF SAID PROPERTY OWNER.
  - ⑨ NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 3 SQUARE FEET, ONE SIGN OF NOT MORE THAN 5 SQ. FT. ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
  - ⑩ NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT, EXCEPT THAT DOGS AND CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
  - ⑪ NO WEEDS, UNDERBRUSH OR ANY UNSIGHTLY GROWTH SHALL BE PERMITTED TO GROW OR REMAIN ON SAID PREMISES.
  - ⑫ ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR EQUITY AGAINST PERSONS OR PERSON VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN ANY VIOLATION OR RECOVER DAMAGES.

**ACCEPTANCE AND APPROVALS**  
 ACCEPTANCE AND APPROVAL IS MADE BY THE VILLAGE OF DEGRAFF, OHIO ON THIS 25<sup>th</sup> DAY OF MARCH 1980.

*Stanley J. Easton* Mayor  
*Lee Harboun* PRESIDENT OF COUNCIL  
*Judith J. Valuing* VILLAGE CLERK

TRANSFERRED THIS 16<sup>th</sup> DAY OF SEPTEMBER, 1986  
*Jean Jones* LOGAN COUNTY AUDITOR

FILED FOR RECORD THIS 18<sup>th</sup> DAY OF SEPT., 1986 AT 12:36 P.M.

RECORDED THIS 18<sup>th</sup> DAY OF SEPT., 1986 IN PLAT BOOK CABINET A SLIDE PAGE NO. 641.  
*Carolyn Collins* LOGAN COUNTY RECORDER

DESCRIPTION CHECKED  
 LOGAN CO. ENGINEER  
 BY *E. West* 9-16-86

**SURVEYOR'S CERTIFICATE**  
 THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VILLAGE OF DEGRAFF, OHIO. THE TRACT HAS AN AREA OF 0.276 ACRES IN COUNTY HWY. 65 AND 1.285 ACRES IN 4 LOTS, MAKING A TOTAL OF 1.561 ACRES IN THIS SUBDIVISION.  
 ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF GETTYSBURG ADDITION N<sup>o</sup> 1 AS SURVEYED BY ME.

*Leslie H. Goslin*  
 REGISTERED SURVEYOR 5248

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT PAUL E. CARR AND JUDITH E. CARR PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS AS SHOWN ON THIS PLAT OF GETTYSBURG ADDITION N<sup>o</sup> 1 TO THE PUBLIC USE FOREVER.

*Michael M. Power* *Paul E. Carr*  
*Charles R. Carr* *Judith E. Carr*  
 WITNESSES PROPRIETORS

STATE OF OHIO COUNTY OF LOGAN SS.  
 BE IT REMEMBERED THAT ON THIS 25<sup>th</sup> DAY OF MARCH 1980, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL E. CARR AND JUDITH E. CARR WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

*Charles R. Carr*  
 NOTARY PUBLIC  
 CHARLES CARR, NOTARY PUBLIC  
 Logan County, Ohio  
 My Commission Expires Sept. 18, 1983

**GETTYSBURG ADDITION  
 N<sup>o</sup> 1  
 DE GRAFF, OHIO**  
 SCALE: 1" = 50'

29106  
 4320