

**PROTECTIVE COVENANTS**

**RESTRICTIONS FOR CHEROKEE HEIGHTS SUBDIVISION**

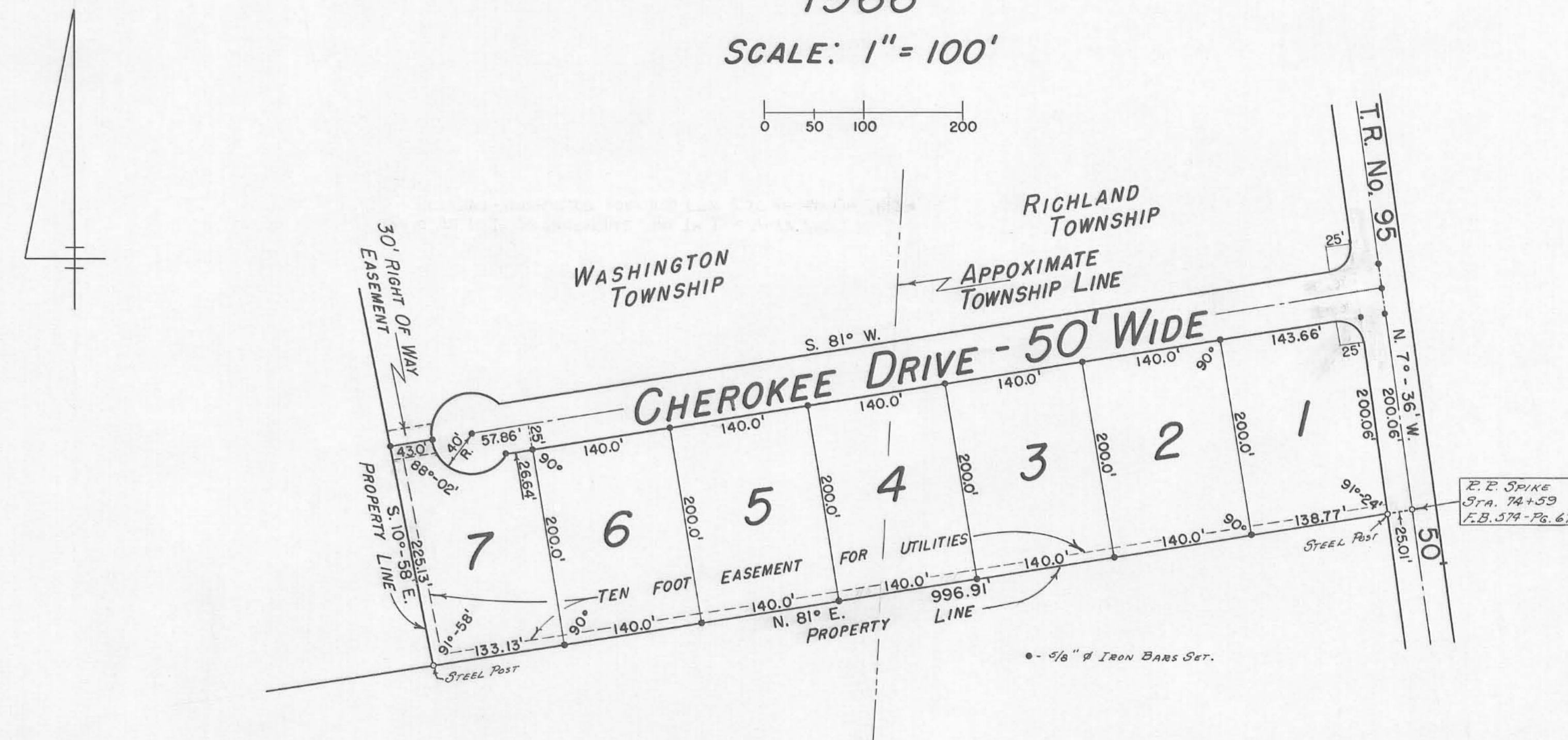
As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants, save as to the value of the residence to be erected on each sublot, in any and all conveyances of other sublots by said allotment, the grantee herein, for himself, his heirs, executors, administrators and assigns, hereby covenants and agrees to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under the said grantor, its successors and assigns, to any lot or parcel of land situated in said allotment, as follows:

1. There shall not be erected, placed or suffered to remain on said premises any building or structure whatever other than a one family private dwelling house, designed and intended for the occupancy of one family only, not exceeding two stories in height. If a garage is to be erected, said garage must be attached to the residence.
2. Said premises shall be used for residential purposes only and shall not be used for any business, trade or industrial purposes, and nothing shall be sold therefrom.
3. No building or temporary housing of any kind shall be moved upon said premises and no residence shall be constructed upon said premises that shall contain second hand material.
4. No part of such dwelling house, exclusive of fences shall be erected, placed or suffered to remain on said premises within 100 feet of the street or highway on which premises front, nor within 25 feet of either side line of said premises.
5. No residence shall be erected on said premises having less than 1200 square feet of floor space, not to include breezeways, garages, open or closed porches, or basements.
6. No residence shall be erected on said premises without inside plumbing connected either to a sanitary sewer or septic tank and leaching bed, such plumbing and sanitary facilities to conform to all applicable government regulations.
7. No fences exceeding four feet in height shall be erected on said premises and must be of open construction.
8. Said premises shall not be used for commercial gambling or any illegal or immoral purpose, or for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of the adjacent or neighboring premises.
9. No advertising signs, billboard or other advertising device, except such as pertaining to the sale or rental of the land, shall be erected, placed or suffered to remain upon said premises.
10. The premises herein conveyed must be maintained at all times in good condition and repair. Lawns must be well mowed and all trees, shrubs and other plantings properly trimmed. Grantor reserves the right to do such mowing and trimming at grantee's expense, should grantee fail to do so.
11. All fuel tanks shall be sunk below the ground and not exposed. All trash and garbage containers shall be sunk below the ground or kept within the interior of the building on said premises, said trash and garbage to be removed weekly but in no event to be buried on said premises. No open trash fires shall be permitted except leaf fires after 2:00 P.M.
12. No chickens or other fowl or livestock of any kind, with the exception of household pets, shall be kept or harbored on the land hereby conveyed. Household pets must be confined to the grantees premises and not permitted to run at large. Such household pets shall be removed from said premises if they become annoyances to the neighbors.
13. No building material dumps shall be allowed to remain on the premises for more than 30 days. No unsuitable watercraft or vehicles may remain on the premises for more than two weeks. Fire and wind damage on said premises must be repaired in 30 days and said damaged property removed from premises.
14. Clothes lines erected outside must be at rear of premises and be of two inch pipe construction, neat in appearance.
15. No gas or oil well shall ever be constructed or maintained in or on said premises.
16. No concrete block building shall be constructed on said premises. Any building erected shall be faced with either brick, wood or stone.

Note: All covenants herein contained shall run with the land and shall inure to the benefit of, and be binding upon the parties hereto, their assigns or successors in interest, their heirs, executors and administrators.

**CHEROKEE HEIGHTS SUBDIVISION No. 1**  
**V.M.S. 9925 - 9946 - 10121**  
**RICHLAND - WASHINGTON TOWNSHIPS**  
**LOGAN COUNTY, OHIO**  
**1966**

SCALE: 1" = 100'



New road to be a private road, to be maintained by the Grantors herein, until construction of said road complies with the minimum requirements for County and Township Roads as established and determined by the Logan County Engineer.

Garth Tallman Ruth Ann Tallman 3-11-66  
 Grantors: Date:

The road indicated on the above plat has been constructed in compliance with the minimum requirements for County and Township Roads and are hereby approved.

Chester R. Kustz 6/29/66  
 Logan County Engineer: Date:

Know All Men By These Presents:  
 That Garth Tallman and Ruth Ann Tallman, his wife, proprietors of the land indicated on the accompanying plat, have authorized the plotting thereof, and do hereby dedicate the roads to the public use forever.

John D. Lotte Ruth Ann Tallman  
 Witnesses: Proprietors:

State Of Ohio SS:  
 County Of Logan

Be it remembered that on this the 11<sup>th</sup> day of March in the year of our Lord, One Thousand Nine Hundred and Sixty-six, before me a Notary Public in and for said County, personally came Garth Tallman and Ruth Ann Tallman, his wife, grantors in the foregoing dedication, who acknowledged the signing thereof to be their free and voluntary act and deed.

W. R. Thomas  
 Notary Public

Feb. 21, 1968  
 My Commission Expires

Approved this 14<sup>th</sup> day of March 1966.

Chester R. Kustz  
 Logan County Engineer

The accompanying plat is hereby approved and accepted by the Board of County Commissioners at a regular meeting this 14<sup>th</sup> day of March 1966.

Wm. C. Tenies  
William A. Felt  
Don Downing  
 Logan County Commissioners

The within lots transferred this 17 day of MARCH 1966.

Chas H. Chamberlain  
 Logan County Auditor

181584  
 Received for record at 10:04 o'clock A.M. on this 17<sup>th</sup> day of March 1966.  
 Recorded in Plat Book F, Volume 6, Page 4.

Ruth Royer  
 Logan County Recorder

Approved this 12<sup>th</sup> day of MARCH 1966.

COUNTY  
 4031  
 INDEX NO.  
 INDEXED ON MAP

Douglas Wetland, MD. Health Commissioner  
 Logan County Board of Health

The accompanying plat represents a Subdivision of land in V.M.S. 9925-9946-10121, Richland and Washington Townships, Logan County, Ohio.

All dimensions are in feet and decimals of a foot. The lots contain an area of 4.50 acres, 2.40 acres in Richland Township and 2.10 acres in Washington Township, the street contains an area of 1.25 acres, 0.69 acres in Richland Township and 0.56 acres in Washington Township, making a total of 5.75 acres.

I hereby certify that the accompanying plat is a correct representation of Cherokee Heights Subdivision No. 1, as surveyed February 1966.

Dan L. Dodson  
 Dan L. Dodson  
 Registered Surveyor No. 4270

Drawn: March 3, 1966.  
 DANIEL E. GILBERT

TALLMAN DESCRIPTION  
V.M.S. 9946-9925-10121  
WASHINGTON TOWNSHIP  
May 3, 1972

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Virginia Military Survey 9946-9925-10121 and more particularly described as follows:

Beginning at an iron bar in the north line of Cherokee Drive as shown in Logan County Recorders Plat Book 5, Volume E, Page 4, said iron bar being S.81° 00'W. 729.9 feet from an iron bar in the center of Township Road No.95; thence with the north line of said Cherokee Drive S.81° 00'W. 166.6 feet to an iron bar; thence continuing with said north line, being a 40 foot radius cul de sac, an arc distance of 98.7 feet to an iron bar in the north line of lot No.7 of Cherokee Heights Subdivision; thence with the north line of said lot S.81° 00'W. 43.00 feet to an iron bar at the northwest corner of said lot; thence N.10° 58'W. 615.0 feet to a concrete corner post; thence N.84° 25'E. 179.5 feet to an iron bar, crossing the center of Cherokee Mans Run at 50 feet; thence S.28° 04'E. 263.1 feet to a steel post in the center of said Cherokee Mans Run; thence N.82° 34'E. 36.9 feet to a point; thence S.9° 00'E. 329.9 feet to the place of beginning, passing an iron bar at 55.4 feet.

Containing 3.45 acres more or less. Subject to a 15 foot right of way along the north line of lot No.7 of Cherokee Heights Subdivision.

INDEXED ON MAP  
4031

10-1

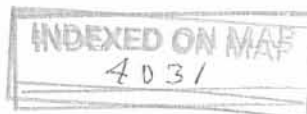
TALLMAN SURVEY  
V.M.S. 9946-9925-10121  
RICHLAND TWP. - WASHINGTON TWP.  
April 6, 1972

The following described real estate situated in Richland and Washington Townships, Logan County, Ohio and being part of Virginia Military Survey 9946-9925-10121 and more particularly described as follows:

Beginning at an iron bar in the center of Township Road No.95 and in the north line of Cherokee Drive extended as shown in Logan County Recorders Plat Book 5, Volume E, Page 4, thence with the north line of Cherokee Drive S.81° 00'W. 729.9 feet to an iron bar; thence N.9° 00'W. 329.9 feet to the south line of Richard M. Beard's 58.95 acre tract, passing an iron bar at 274.5 feet; thence with said Beard's south line N.82° 34'E. 737.7 feet to an iron pin in the center of said T. R. No.95; thence with the centerline of said road S.7° 36'E. 309.7 feet to the place of beginning.

Containing 5.39 acres more or less of which 3.08 acres are in Richland Township and 2.31 acres are in Washington Township.

The above described tract being part of Garth Tallman's 8.84 acre tract.



1D-2

RICHARD M. BEARD  
58.95 AC.

W.P.  
Twp

N. 82° 34' E. 737.7

R.P. spike  
FOUND

5/8" φ BAR  
SET

274.5  
N. 9° 00' W. 329.9

2.31 AC.

3.08 AC.

WASHINGTON TWP,  
RICHLAND

309.7  
S. 7° 36' E.

5/8" φ BAR  
SET

S. 81° 00' W. 729.9'

1" φ BAR  
FOUND

HEROKEE DRING 50'

5/8" φ BAR  
FOUND

5/8" φ BAR  
FOUND

LOT 6  
LOT 5

TALLMAN SURVEY  
X.M.S. 9946 - 9925 - 10121  
RICHLAND & WASHINGTON TWP'S,  
LOGAN COUNTY, OHIO  
APRIL 6, 1972  
SCALE 1" = 100'

T.P. No. 95

INDEXED ON MAP  
4031  
1P

DAN L. DOOSON  
REG. SURVEYOR 4270



