

# WEST-WOOD ESTATES

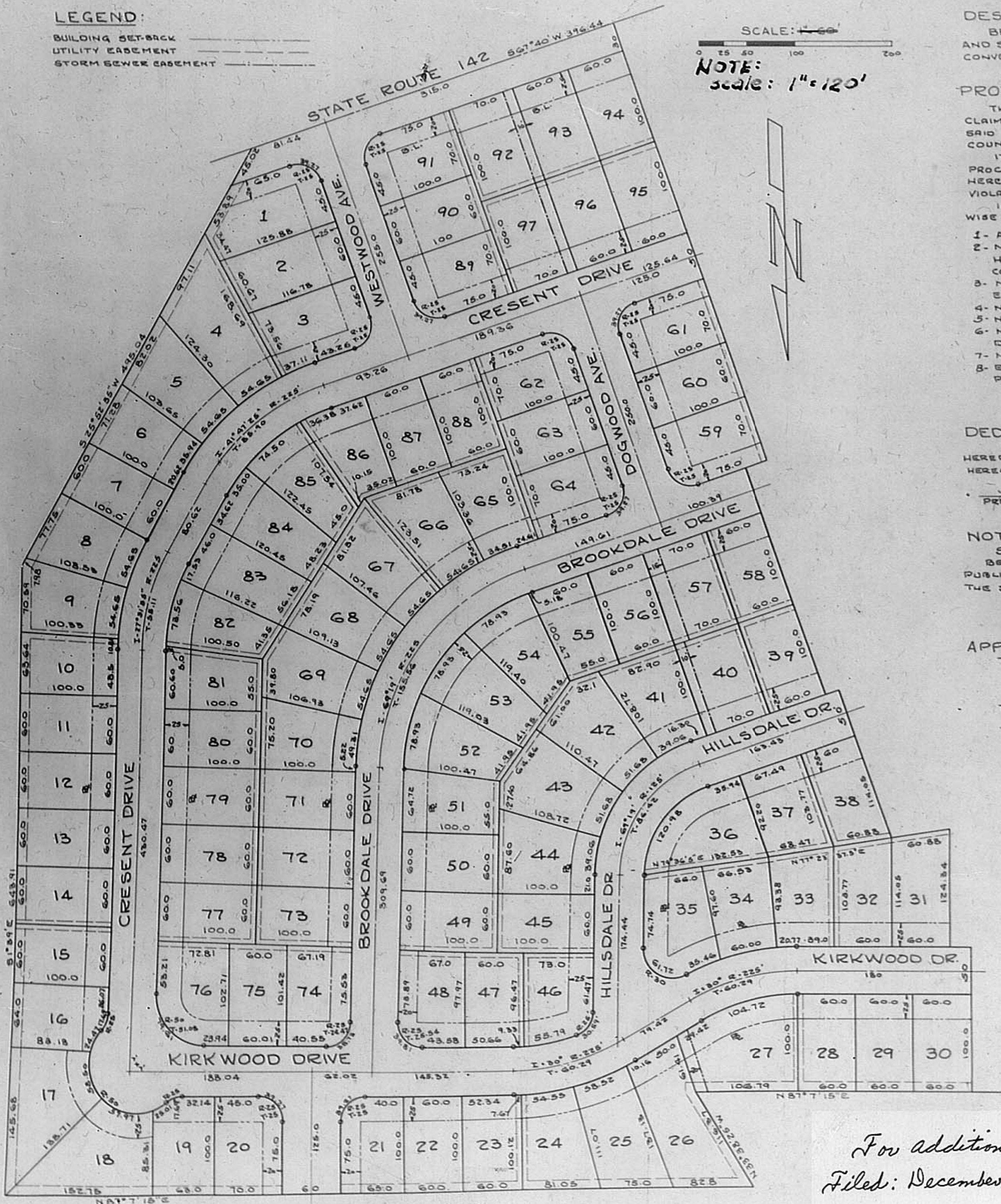
## SECTION NO. 1

### LEGEND:

BUILDING SET-BACK \_\_\_\_\_  
 UTILITY EASEMENT \_\_\_\_\_  
 STORM SEWER EASEMENT \_\_\_\_\_

SCALE:  $\frac{1}{2}$ " = 60'

NOTE:  
 scale: 1" = 120'



### DESCRIPTION:

BEING A SUBDIVISION OF 20.0 ACRES, SITUATE IN THE TOWN OF WEST JEFFERSON, COUNTY OF MADISON AND STATE OF OHIO; BEING A PART OF MILITARY SURVEYS 12148 AND 6202 AND BEING THE SAME LANDS AS CONVEYED TO WEST JEFFERSON RANCH HOMES BY DEED DATED 1955 AND RECORDED IN VOLUME PAGE OF MADISON COUNTY DEED RECORDS.

### PROTECTIVE COVENANTS:

THESE COVENANTS SHALL RUN WITH THE LOTS HEREIN, AND SHALL BE BINDING ON ALL PARTIES OR PERSONS CLAIMING UNDER THEM, UNTIL SUCH TIME THAT BY A MAJORITY OF THE LOT OWNERS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. A REVISED COPY OF COVENANTS SHALL BE FILED IN THE MADISON COUNTY RECORDER'S OFFICE.

IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS, OWNING PROPERTY IN THIS ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS, VIOLATING ANY OF THE COVENANTS HEREIN CONTAINED, AND EITHER PREVENT HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OTHER PROVISION HEREIN.

- 1- ALL LOTS IN THIS ADDITION SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 2- NO ONE STORY DWELLING WITH A FLOOR AREA OF LESS THAN 720 SQUARE FEET, AND NO STORY AND ONE HALF OR TWO STORY DWELLING WITH A FIRST FLOOR AREA OF LESS THAN 440 SQUARE FEET SHALL BE CONSTRUCTED OR ALLOWED TO REMAIN ON ANY LOT IN THIS ADDITION.
- 3- NO BUILDING SHALL BE LOCATED NEARER THE STREET LINE THAN THE SETBACK LINES SHOWN, OPEN PORCHES EXCLUDED.
- 4- NO DWELLING SHALL BE LOCATED NEARER TO THE SIDE LOT LINES THAN 5 FEET.
- 5- NO TRAILER, BASEMENT, TENT, SHACK OR BUILDING SHALL BE USED AS A RESIDENCE AT ANY TIME.
- 6- NO TRADE OR BUSINESS SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN INCONVENIENCE OR ANNOYANCE TO THE NEIGHBORHOOD.
- 7- NO FENCE OR HEDGE SHALL BE ERRECTED OR ALLOWED TO GROW TO A HEIGHT OF MORE THAN 4 FEET.
- 8- EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ARE RESERVED AS SHOWN ON THIS PLAT.

### DEDICATION:

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS AS SHOWN HEREON, WHICH COMPRISE A TOTAL OF 4.7 ACRES, TO THE PUBLIC USE FOREVER.

Raymond V. Kline      Raymond V. Kline      D. J. Peary      Clara G. Kline  
 PRES. WEST JEFF. RANCH HOMES      WITNESS      SECY. WEST JEFF. RANCH HOMES      WITNESS

### NOTARY:

STATE OF OHIO, MADISON COUNTY, S.S.  
 BE IT REMEMBERED THAT ON THIS 17<sup>th</sup> DAY OF August, 1955, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE OWNERS AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

William J. Cule  
 NOTARY PUBLIC IN AND FOR MADISON COUNTY

### APPROVAL:

THIS PLAT APPROVED BY THE WEST JEFFERSON PLANNING BOARD August 12<sup>th</sup>, 1955

R. J. Meriman      Larry J. Kaho  
 CHAIRMAN      SECY.

THIS PLAT APPROVED BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON THIS 17<sup>th</sup> DAY OF August, 1955.

Robert D. Reest      Henry Brantner  
 CHAIRMAN      CLERK      MAYOR

TRANSFERRED ON THIS 3<sup>rd</sup> DAY OF August, 1955

Ferris B. Farnham  
 MADISON COUNTY AUDITOR, E.T.

RECEIVED FOR RECORD Aug 3, 1955 at 4:00 P.M.  
 RECORDED Aug 3, 1955. VOLUME 1 PAGE 278

Dorcas K. Jones  
 MADISON COUNTY RECORDER

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY.  
 ALL CORNERS OF LOTS WILL BE MONUMENTED WITH IRON PINS

KLINE ENGINEERING  
 by Raymond V. Kline 7-7-55  
 REG. ENGR. & SURVEYOR

For additional Easement Dedication of this Plat see slide no. 385  
 Filed: December 15, 1960 - Margaret S. Kife Recorder