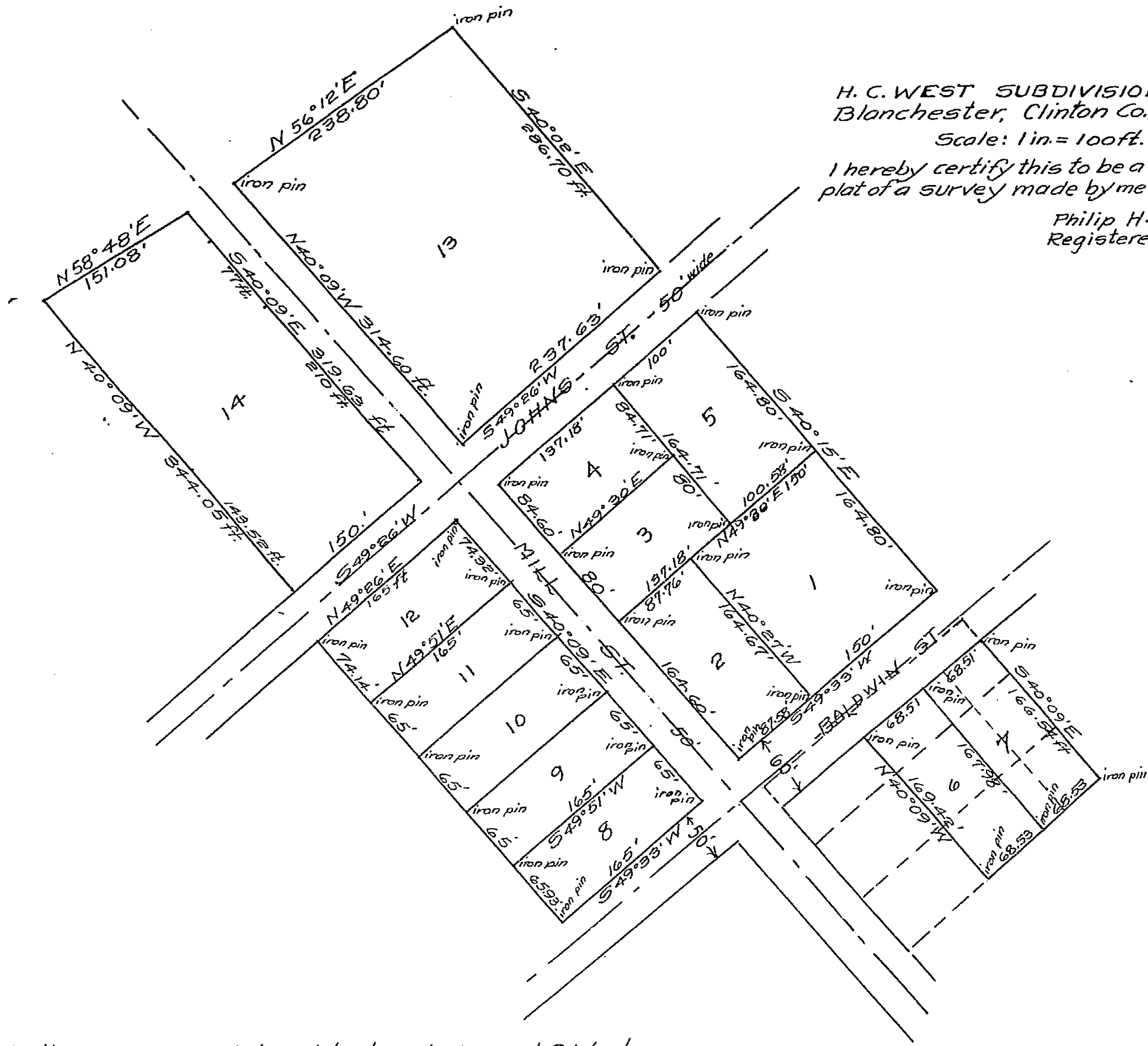


33A



H. C. WEST SUBDIVISION  
Blanchester, Clinton Co., Ohio  
Scale: 1 in. = 100 ft.

I hereby certify this to be a correct  
plat of a survey made by me on Oct. 1, 1949.

Philip H. Partridge  
Registered Surveyor #3939.

We, the undersigned, Iona West and Howard C. West,  
husband and wife, the owners of the lands platted in this  
subdivision do hereby dedicate all of the land within the  
boundaries of the streets to the Village of Blanchester.

Iona West  
Howard C. West

This plat is conditionally accepted and the Restrictions thereon  
approved in accordance with Resolution #225 dated Nov. 2, 1949.

O. S. Roy, Mayor  
W. W. Wickerham, Clerk.

RESTRICTIONS

1. All lots in the tract shall be known and described as residential lots, and no structure shall be erected on any residential building plot for any other purpose other than a one or two car garage.
2. Any one floor plan residence erected on any lot shall contain not less than 1000 sq. ft. for outside measurements, exclusive of garage and breeze way; any one and one-half or two story residence shall contain a combined floor space of not less than 1400 sq. ft. exclusive of garage and breeze way.
3. No building shall be erected on any residential building plot nearer than 30 feet from the front lot line nor nearer than 5 feet from any side lot line, without the written consent of adjacent lot owners.
4. No residential lot shall be resubdivided into smaller building plots for additional residential purposes.
5. 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.
6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
7. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants and restrictions shall terminate.
8. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1975, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.