

CHORDS

1	S 46° 36' 39" E	54.50'
2	S 32° 41' 58" E	54.50'
3	S 18° 47' 17" E	54.50'
4	S 7° 33' 41" E	33.51'
5	S 0° 37' 11" W	30.69'
6	S 11° 29' 09" W	54.50'
7	S 25° 23' 50" W	54.50'
8	S 39° 18' 31" W	54.50'
9	S 53° 13' 12" W	54.50'
10	S 67° 07' 53" W	54.50'
11	N 55° 55' 03" E	88.67'
12	N 26° 45' 54" E	87.50'
13	N 4° 29' 55" E	47.43'
14	N 11° 31' 04" W	50.09'
15	N 34° 28' 21" W	88.98'
16	N 51° 23' 00" W	13.34'

- NOTES:**
- Denotes set 1/2" x 36" iron pin with plastic cap stamped "CLINCO".
 - Denotes found nail.
 - Denotes found 1/2" x 30" iron pin.
 - Curved distances are measured on the arc.
 - Lot lines along Woodside Drive are marked by notches in curb.
 - All lots are a minimum of 60 feet in width along building setback lines.
 - Bearings were derived from the final plat of Woodside - Section Three.
 - Denotes no evidence of occupation exists.
 - The City of Wilmington assumes no legal obligation to maintain or repair any open "drainage easements" on this plat. The easement area of each lot and all improvements within it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard or divert the flow through the watercourse.

- PROTECTIVE COVENANTS AND RESTRICTIONS**
- These covenants and restrictions are for the benefit of all the lot owners and are to run with the land and shall be binding upon all parties and all persons claiming under them until January, 2016, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a majority vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
 - Each lot shall be used only for residential purposes. No building shall be erected, altered, placed or be permitted to remain on any lot other than one detached single-family dwelling with a private garage for no less than two cars but not more than three cars, which is to be attached to the principal dwelling. No mobile homes or double-wide sectional homes will be permitted. No structures of a temporary nature shall be used as a residence.
 - No lot shall hereafter be subdivided into parcels for additional building sites.
 - The finished floor area of the main dwelling structure, exclusive of open porches, garages, or steps shall be not less than Twelve Hundred Fifty (1250) square feet for a one story structure, Fourteen Hundred (1400) square feet for a one and one-half story, a two story or a bi-level structure and Fifteen Hundred (1500) square feet for a split level structure. Contemporary designs having a lesser floor area than the above stated, however, may be approved if said design shall have a volume comparable to the above stated.
 - No building shall be located nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat. All buildings shall provide space as required by the applicable zoning restrictions.
 - Underground and log structures are prohibited.
 - No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the minimum building setback. No chain link fence shall be permitted.
 - No sign or billboard shall be erected on any lot in this subdivision, except a professional sign of not more than Two (2) square feet, "For Sale" or "For Rent" signs and advertising signs during the construction or sales period.
 - No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats and other household pets, provided they are not kept, bred or maintained for commercial purposes.
 - No noxious or offensive trade or activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the occupants of any lot.
 - Above ground swimming pools are not permitted. Inground pools must be placed within the setback lines of the lot. All pools must have adequate safety fencing.
 - No junk or debris, such as discarded automobiles, machinery or vehicles, or parts thereof including any waste materials shall be stored on any lot. Currently licensed boats, trailers, recreational vehicles, and other such items must be kept free from public view. No unlicensed vehicles may be stored on lots.

- No satellite dish antennas are permitted without the written consent of the developer, as to the specific location and size.
- Air conditioning and heat pump equipment shall be located only in the side or rear yards and shall be screened from view. No window air conditioning units shall be permitted.
- Storage sheds of any type are prohibited.
- Each and every lot and house thereon shall be maintained by the owner thereof in a reasonable manner in accordance with the general standards of maintenance prevailing throughout the property. All lots, including easement areas, shall be kept free of debris and clutter and shall be kept mowed. This paragraph shall not apply to any lots owned by the declarant or a builder and held for sale.
- Drainage channels, swales and slopes in this subdivision have been established for the conveyance of surface drainage to the public streets or storm sewers and shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards, or changes the direction of flow of water through these drainage channels or swales.
- No trucks over Three-Quarter (3/4) ton capacity shall at any time be parked in this subdivision, except in an enclosed garage. Trucks making service or delivery calls are hereby excluded from this restriction.
- No structures may be constructed on any lot until the builder, the plans and specifications for said structure have been approved in writing by the developers, or a committee named by them, their heirs, successors or assigns. In the event that the declarant or designated committee, fails to approve or disapprove said plans and specifications within Ten (10) days after submission, approval will not be required and this article shall be deemed fully complied with. Two (2) sets of plans must be submitted to the developer, with one set returned with initialed approval.
- Concurrent with construction of a house, each lot owner must install a sidewalk along that portion of said lot having curb and gutter. Said sidewalks are to be built in accordance with the location, elevations and specifications supplied by the City of Wilmington. Each lot owner shall construct said sidewalk by April, 2001, even though there is no house on said lot.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

WOODSIDE SECTION FOUR
SITUATED IN
MILITARY SURVEY NO. 1556
CITY OF WILMINGTON
CLINTON COUNTY, OHIO

DEDICATION CERTIFICATION

We, the undersigned, James Morris, James E. Morris, Robert Raizk, Alexander Raizk, Douglas Devilbiss and Edwin N. Loving, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with this plat, and do hereby agree that we will abide by all requirements of the City Standard Plans and Specifications of the City of Wilmington, Ohio.

This subdivision, to be known as **WOODSIDE, SECTION FOUR**, shall be an addition to the City of Wilmington, Ohio, and all streets, alleys, and public areas shown and not heretofore dedicated, are hereby dedicated to public use.

All easements shown as a part of this plat are dedicated to the use of private utilities (i.e. cable, telephone and gas) or public utilities for the installation, maintenance and replacement of utility lines and appurtenances. Any and all water and sewer lines and their appurtenances and any lift stations which may be located within said easements are also dedicated and conveyed to the City of Wilmington, Ohio. No structures shall be placed within an easement and any trees, flowers or other objects upon the easement are placed there at the property owner's risk.

After construction and grading is completed, monuments shall be placed on all lot corners where they do not exist at that time.

BIG SIX PARTNERSHIP

Witness	James Morris	Partner
Witness	James E. Morris	Partner
Witness	Robert Raizk	Partner
Witness	Alexander Raizk	Partner
Witness	Douglas Devilbiss	Partner
Witness	Edwin N. Loving	Partner

State of Ohio, County of Clinton SS,

Before me, the undersigned Notary Public, in and for the County and State, personally appeared James Morris, James E. Morris, Robert Raizk, Alexander Raizk, Douglas Devilbiss and Edwin N. Loving and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed, witness my hand and notarial seal this 20th day of April, 1996.

Halet T. Woods
Notary Public

RECEIVED FOR RECORD
Recorded: October 21, 1996
Plat Book No. 7 Page 67 B
96 OCT 21 PM 1:41
47221
Fee: \$ 40.00
SANDRA K. WILT
Recorder
Clinton County, Ohio

DEED REFERENCE

The within plat is a part of the 24.426 Acre Tract as acquired by BIG SIX, an Ohio Partnership, by deed recorded in Volume 152, Page 52, of the Official Records of Clinton County, Ohio.

DEVELOPERS:
BIG SIX PARTNERSHIP
P.O. BOX 28
WILMINGTON, OHIO 45177

CITY ENGINEER

I have checked this plat, find the bearings and distances plat satisfactorily, and find no conflict with City Subdivision Regulations.

Wayne Rubin 10/4/96
City Engineer Date

CITY PLANNING COMMISSION

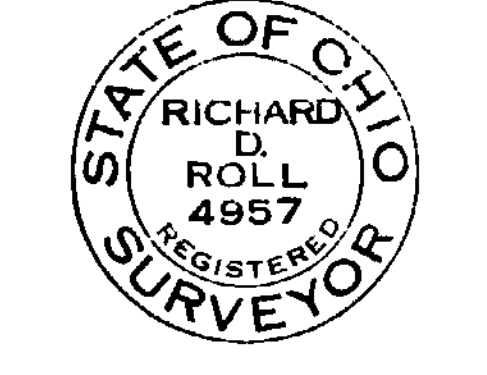
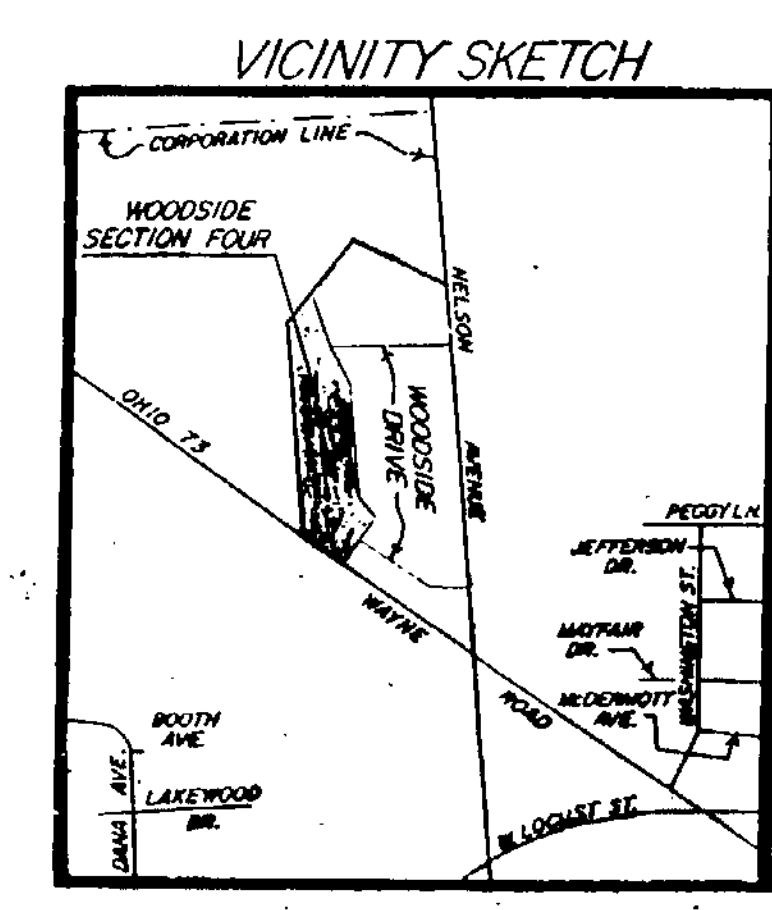
Under authority provided by acts of the General Assembly of the State of Ohio and ordinances adopted by council of the City of Wilmington, Ohio, this plat was given approval by the City of Wilmington as follows:
Approved by City Planning Commission at a meeting held 10/4/96.

Chris Chairman
Ann Secretary

SURVEYOR CERTIFICATION

I, Richard D. Roll, hereby certify that I am a professional surveyor, licensed in compliance with the laws of the State of Ohio, that this plat correctly represents a survey made or supervised by me, and that all monuments shown thereon actually exist at their location.

Richard D. Roll 4957 4-25-96
Surveyor Registration No. Date



APPROVED FOR
MATHEMATICAL RECORD
Clinton County Engineer
For *Wayne Rubin*
OCT 21 1996

ACREAGE

25 Lots = 6.122 Acres
Streets = 1.071 Acres
TOTAL = 7.193 Acres

PREPARED BY
CLINCO SURVEYORS
59 S. WALNUT STREET
P.O. BOX 241
WILMINGTON, OHIO 45177
APRIL, 1996