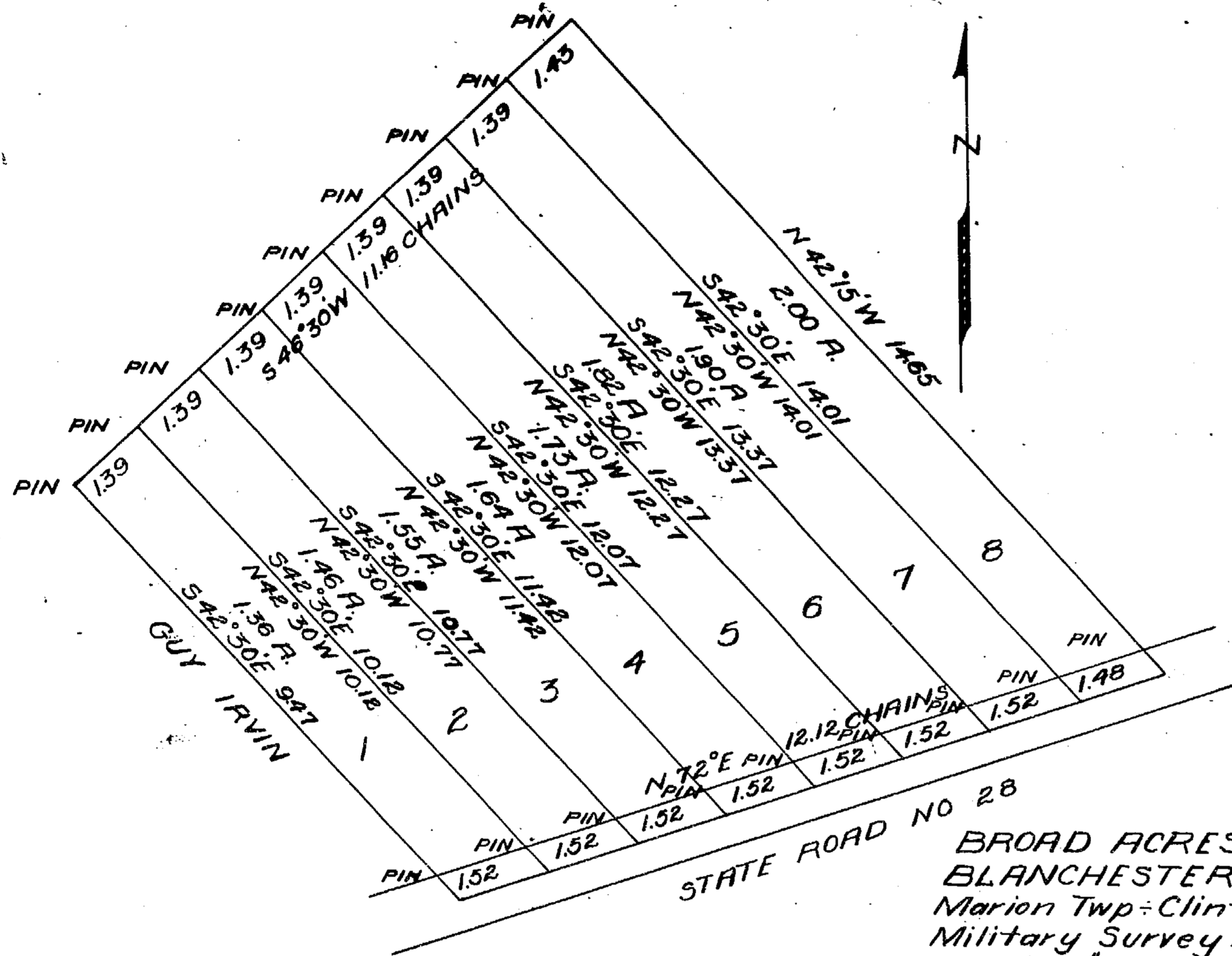


27A

OCTOBER-24-1938



BROAD ACRES ADD.
 BLANCHESTER OHIO
 Marion Twp - Clinton Co.
 Military Survey No. 1121
 Scale - 1" = 3 Chains

I hereby certify this to be a correct plat of a survey made by me on Aug-25-1938

H.G.HAYNES
 Pro. Engr & Sur.

Approved and accepted by the board of County Commissioners of Clinton Co.

FRANK L. CONKLIN
 A.C.FISHER
 HOWARD H. MAGEE

IN THE MATTER
 ACCEPTING & APPROVING BROAD ACRES ADDITION
 ADJACENT TO VILLAGE OF BLANCHESTER, OHIO

RESOLUTION BY
 CONKLIN #186

THE COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO THIS DAY BEING IN SESSION, PRESENT F.L. CONKLIN, H.H. MAGEE AND A.C. FISHER MR. CONKLIN MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION;

RESOLVED THAT A CERTAIN PLAT DESIGNATED AS THE BROAD ACRES ADDITION ADJACENT TO THE VILLAGE OF BLANCHESTER CLINTON COUNTY OHIO, TOGETHER WITH THE FOLLOWING RESTRICTIONS BE HEREWITH ACCEPTED AND APPROVED BY THIS BOARD OF COUNTY COMMISSIONERS:

RESTRICTIONS

- (A) ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, AND NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND ONE OR TWO CAR GARAGE.
- (B) NO BUILDING SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 50 FEET TO NOR FARTHER THAN 60 FEET FROM THE FRONT LOT LINE, NOR NEARER THAN 10 FEET TO ANY SIDE LOT LINE.
- (C) NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO SMALLER BUILDING PLOT THAN 100 FEET BY 200 FEET.
- (D) 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.
- (E) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUT BUILDING 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.
- (F) NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY THE SUBDIVIDER OR HIS DULY AUTHORIZED AGENT.
- (G) 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-1-1965 AT WHICH TIME SAID COVENANT AND RESTRICTIONS SHALL TERMINATE.
- (H) 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-1-1965, 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 PERSON OR 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 VIOLATIONS.
- (I) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

MR. MAGEE SECONDED THE RESOLUTION AND ROLL CALL RESULTED AS FOLLOWS
 MR. CONKLIN - YEA MR. MAGEE YEA MR. FISHER YEA.