80A

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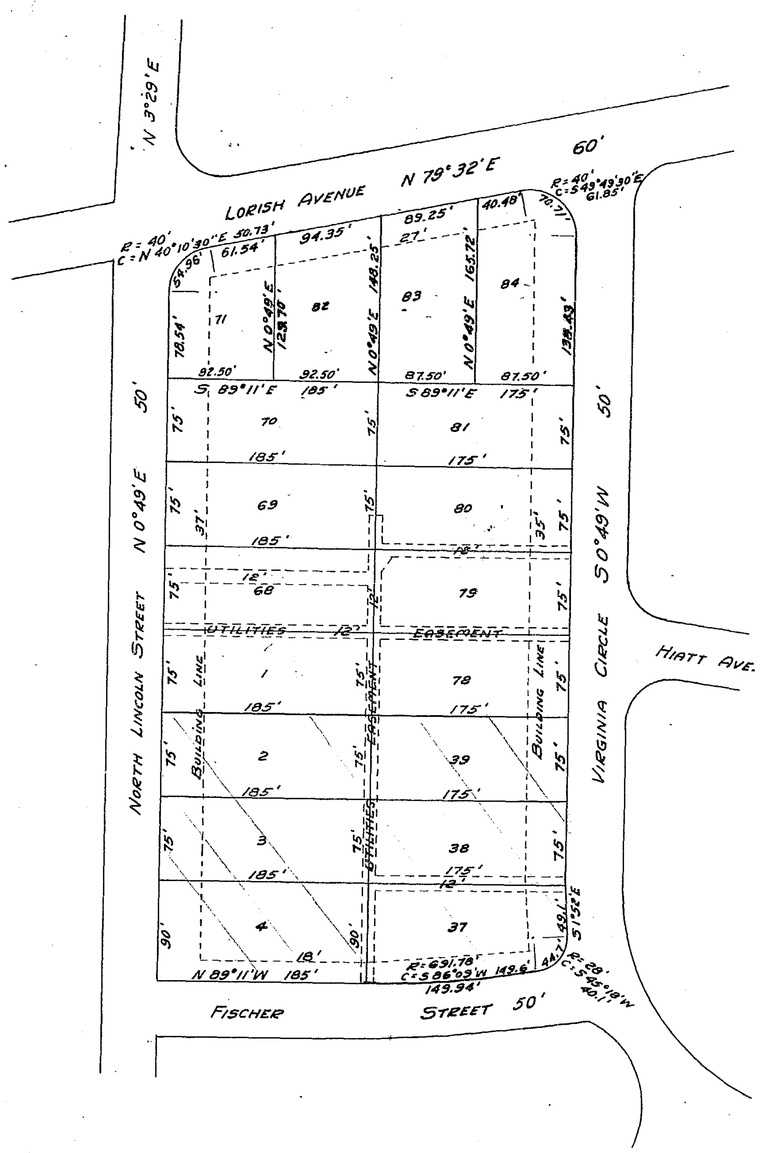

I hereby certify the above to be a correct plat of a survey made by me completed on September 22, 1955.

Maynard Borton
Registered Surveyor No. 3966

Received for record this 25th day of October 1955, and recorded in Plat Record No. 4 at Page No. 99.

Jean S Richardson
Recorder, Clinton County, Ohio.

FILED
AT 11:30 O'CLOCK A M
OCT 25 1955
Jean S. Richardson
Recorder, Clinton County, Ohio
Plat Book No. 4
Page 99

BLOCK "E"
DENVER PLACE SUBDIVISION
MILITARY SURVEY No. 1057
CITY OF WILMINGTON
CLINTON COUNTY, OHIO

40 0 80
1 INCH = 80 FEET

We the undersigned, Ralph G. Stopp and Kathryn W. Stopp, 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 the within plat.

This subdivision shall be known and designated as Denver Place Subdivision, an addition to the City of Wilmington, Ohio, all streets shown and not heretofore dedicated, are hereby dedicated to the public for use as such forever.

Front building set back lines are hereby established as shown on this plat, between which lines and the property lines of the of the street, there shall be erected or maintained no building or structure.

There are strips of ground 12 feet in width as shown on this plat and marked "Utilities Easement" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of ground, there shall be planted no trees, no fences erected or any obstruction placed thereon, which would in any way impair free ingress or egress for the servicing and maintaining of said utilities.

All lots are subject to the following restrictions.

A one floor plan residence shall contain not less than 1000 square feet by outside measurement, exclusive of garage and breeze-way.

Should a story and one half or two story residence be erected, the combined floor space of first and second floors shall not be less than 1400 square feet exclusive of garage and breeze-way.

No garage constructed on any lot shall be used for dwelling purposes.

No trailer is to be placed on any lot to be used as living quarters under any conditions.

The foregoing restrictions are to run with the land and shall be binding on all parties and all persons claiming under them. Invalidation of any of the foregoing covenants or restrictions, by court order or judgement shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

* With the exception of Lots No. 2-3-4-37-38 & 39.

Kathryn W. Stopp
Ralph G. Stopp

State of Ohio
County of Clinton ss:

On this 6th day of October, 1955, before me a Notary Public, in and for the State of Ohio, County of Clinton, personally appeared Ralph G. Stopp and Kathryn W. Stopp, and each separately and severally acknowledged the signing of the foregoing instrument as his or her voluntary act and deed, for the uses and purposes therein expressed.

In Witness whereof I have hereunto set my hand and affixed my official seal on the day and date above written.

Emmett H. Bailey
Notary Public, Clinton County, Ohio
My commission expires March 6, 1958

Under authority provided by Acts of the General Assembly of the State of Ohio, and Ordinance adopted by the Council of the City of Wilmington, Ohio, this plat was given approval as follows:

Approved by the City Planning Commission at a meeting held 20 [illegible] 19[illegible]

[illegible]
Chairman

[illegible]
Secretary