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RECEIVED FOR RECORD  
RECORDED July 22 1957  
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992 1957 MAY 16 PM 3:41

Scale:  
1 in = 100 ft.

NEAN & FRANKSON  
SURVEYORS

DEDICATION  
Blanchester, Ohio, October 3, 1956

We, the undersigned, being all the owners of the within tract of 20.60 Acres in the Village of Blanchester, Clinton County, Ohio, do voluntarily consent to the execution of said plat and to dedicate the streets as shown hereon to the public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, electric, telephone or other utilities lines or services and for the express privilege of removing any or all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

*Richard L. Kruckemeyer*  
*Alva Kruckemeyer*  
*M. R. Snider*  
*Sharma R. Snider*  
*Marlyn Volmaring*

ACKNOWLEDGEMENT

State of Ohio, Clinton County, SS:  
Be it Remembered that on this 3rd day of October, 1956, before me the subscriber, a Notary Public in and for said County and State appeared M. R. Snider, Sharma R. Snider, Richard L. Kruckemeyer and Alva Kruckemeyer, and acknowledged the signing hereof as their free act and deed for the uses and purposes therein mentioned. Sworn to before me this 3 day of October, 1956.

*Richard L. Kruckemeyer*  
Notary Public

I hereby certify that on the 3rd day of October, 1956, the Council of the Village of Blanchester duly passed a resolution No. 292, accepting and approving this plat. Acceptance of streets in this subdivision are to be made by separate resolutions.

*Harry Patterson*  
Harry Patterson, Mayor

Attest: *W. W. Wickersham*  
W. W. Wickersham, Clerk

I hereby certify that on the 3 day of October, 1956, the Board of Public Affairs of the Village of Blanchester has accepted this plat for the extension of sewer and water within the boundaries of this approved plat.

*H. L. Nykawander*  
H. L. Nykawander, Chairman of the Board of Public Affairs.

RESTRICTIONS

- All lots in this tract shall be known and designated as residential lots and no dwelling shall be permitted to be erected on any lot having a ground floor area of the main structure exclusive of one story open porches, garage and breezeway, of less than 900 square feet for outside measurements.
- No main structure of any building shall be located on any lot nearer than 30 feet to the front lot line nor nearer than five (5) feet to any interior lot line. Detached garages may be erected within three (3) feet of the side and rear lot lines.
- No residential lot shall be re-subdivided into smaller building plots for additional residential purposes.
- Easements for installation and maintenance of utilities and drainage facilities appearing on this plat are reserved for such purposes to the Village of Blanchester, its successors or assigns.
- No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than two (2) square feet and one (1) sign of not more than five (5) square feet advertising the property for rent or sale.
- No animals, livestock, or poultry shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- No fence, wall, hedge or mass planting shall be permitted to extend nearer to the street than the minimum set back line.
- No residence or other building shall be constructed on any lot in this subdivision until the plans and specifications therefor have been approved in writing by the developer or a committee named by him, his heirs, successors, or assigns. For this purpose the developer shall mean Richard L. Kruckemeyer or M. R. Snider.

The restrictions herein provided for shall continue in force and effect until January 1, 1981, during which time it shall be lawful for any person or persons owning any lots in this subdivision to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any of the covenants or restrictions herein and to recover damages or other dues for such violation.

20.60 ALSHAR ACRES

SUBDIVISION No. 2

BLANCHESTER CLINTON COUNTY OHIO

I hereby certify the above to be a correct plat of a survey made by me on

*Philip H. Partridge*  
Registered Surveyor No 3939 Registered Engineer 15656