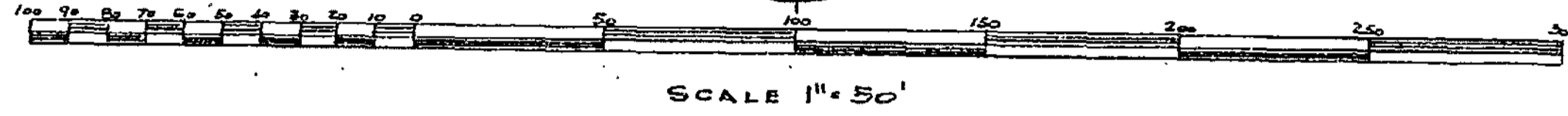
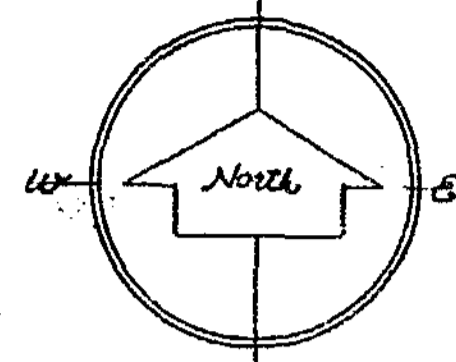
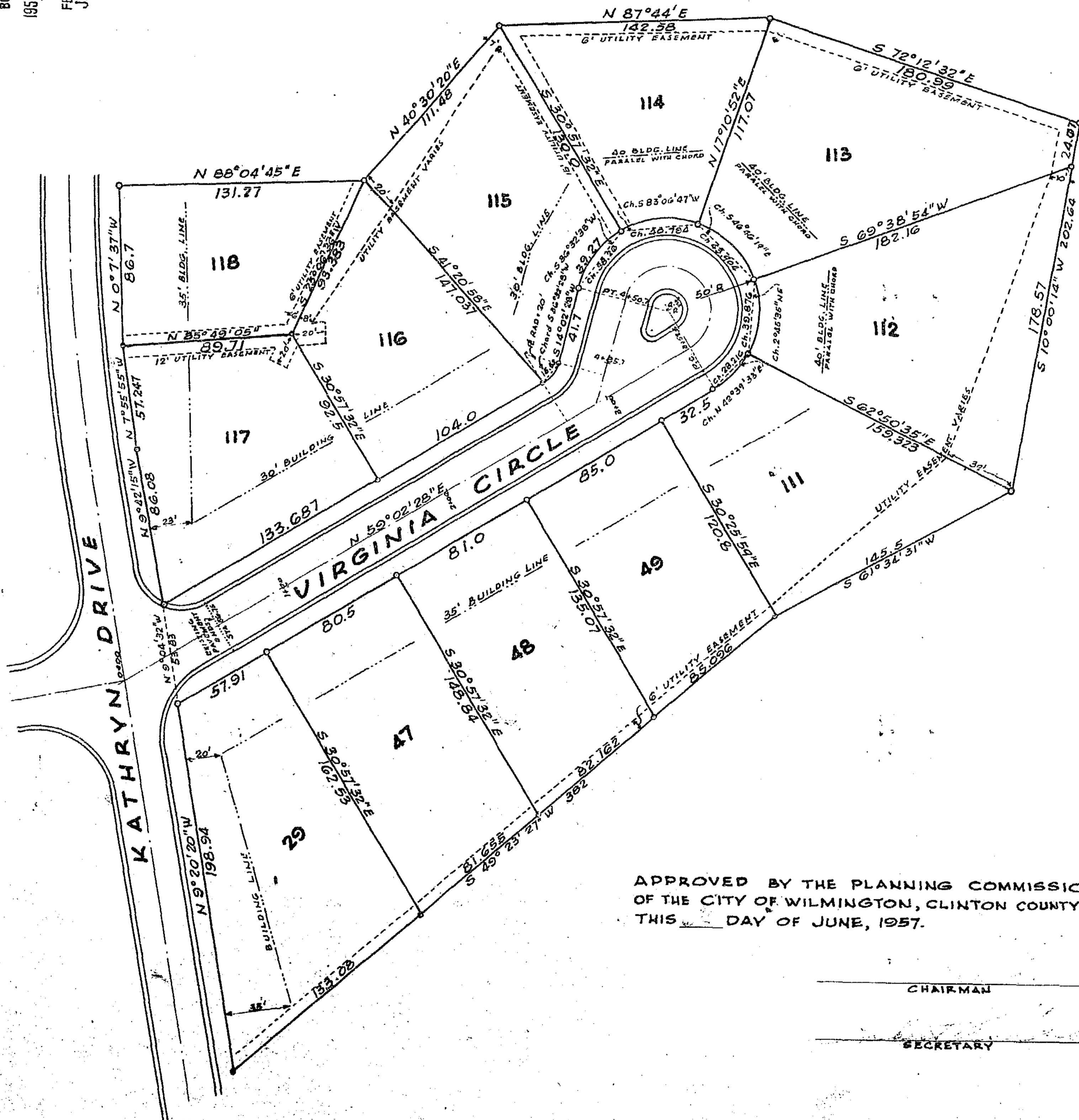


DENVER PLACE SUBDIVISION — BLOCK "G"

A SUBDIVISION OF 3.54 ACRES IN THE CITY OF WILMINGTON, CLINTON COUNTY, STATE OF OHIO.
BEING LAND BELONGING TO RALPH G. STOPP & KATHRYN N. STOPP



RECORDED FOR RECORD
RECORDED PAGE 22, 1957
BOOK NO. 5 PAGE 22-127
1957 JUN - 8 AM 11:27
FEE \$
JEAN S. RICHARDSON
RECORDER
CLINTON COUNTY, OHIO



APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO
THIS _____ DAY OF JUNE, 1957.

CHAIRMAN

SECRETARY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF LANDS HEREIN PLATTED, DO VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREET 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, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITY 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.

SIGNED:

WITNESS:

Ralph G. Stopp

Carol Anne McDermott

Nancy B. Yapple

Kathryn W. Stopp

Carol Anne McDermott

Nancy B. Yapple

STATE OF OHIO, COUNTY OF CLINTON: SS

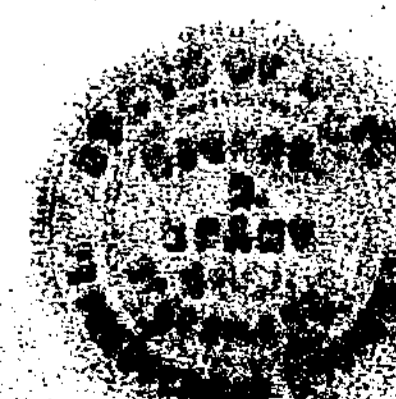
BE IT REMEMBERED THAT ON THIS 7 DAY OF June 1957, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RALPH G. STOPP, HUSBAND, AND KATHRYN W. STOPP, HIS WIFE, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Carol Anne McDermott
NOTARY PUBLIC, IN AND FOR CLINTON COUNTY, OHIO
MY COMMISSION EXPIRES May 25, 1958

COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THE WITHIN SUBDIVISION SHALL BE KNOWN AS RESIDENTIAL LOTS, AND NO STRUCTURE OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING SHALL BE PERMITTED TO BE ERECTED UPON ANY LOT.
2. SET-BACKS FROM ROADWAY RIGHT-OF-WAY LINES SHALL BE AS SHOWN ON THE SUBDIVISION PLAT.
3. THE GROUND FLOOR AREA OF ANY RESIDENCE, EXCLUSIVE OF PORCHES, GARAGES, BREEZEWAYS OR OTHER APPENDAGES, SHALL BE NOT LESS THAN 1250 SQ. FT. FOR ONE STORY RESIDENCES. SHOULD A ONE AND ONE-HALF OR TWO STORY RESIDENCE BE ERECTED, THE COMBINED FLOOR AREA OF THE FIRST AND SECOND FLOORS, EXCLUSIVE OF GARAGES, PORCHES, BREEZEWAYS ETC. SHALL BE NOT LESS THAN 1500 SQ. FT.
4. NO STRUCTURE MAY BE ERECTED UPON ANY LOT UNTIL THE PLANS AND SPECIFICATIONS FOR SAID STRUCTURE HAVE BEEN APPROVED BY THE DEVELOPER, OR A COMMITTEE APPOINTED BY HIM, HIS HEIRS OR ASSIGNS.
5. NO TEMPORARY STRUCTURES OR GARAGES SHALL BE USED AS A RESIDENCE.
6. NO TRAILER SHALL BE PLACED ON ANY LOT TO BE USED AS LIVING QUARTERS.
7. THE FOREGOING RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ON 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.
8. 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.



I HEREBY CERTIFY THAT, ON VARIOUS DATES DURING 1956 AND 1957, I MADE A SURVEY OF THE PLAT SHOWN HEREON AND THAT THIS DRAWING HAS BEEN MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

R. G. Stopp
REGISTERED CIVIL ENGINEER AND SURVEYOR
12 N. SOUTH ST. WILMINGTON, OHIO

