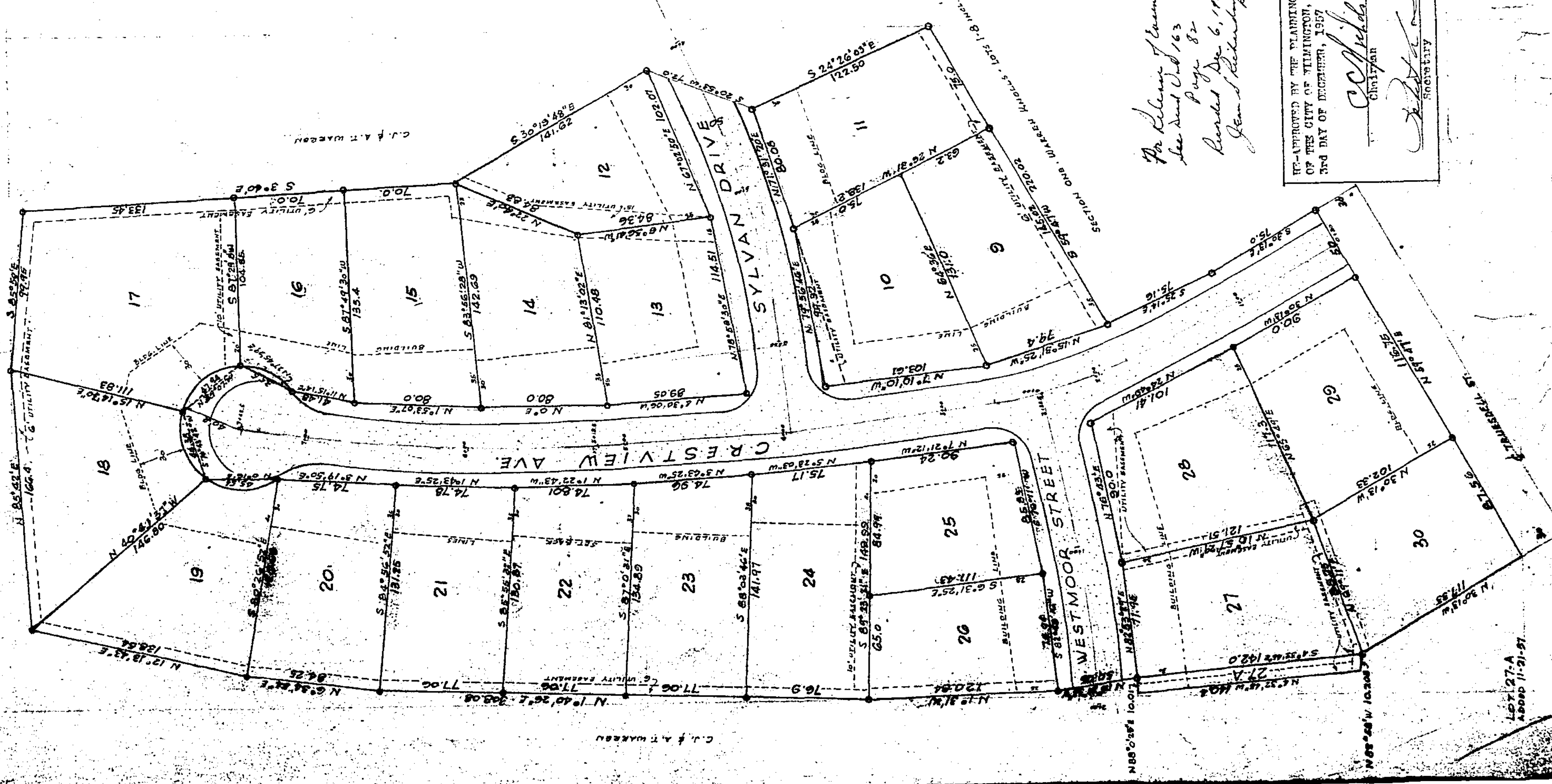


WARREN KNOLLS SUBDIVISION

CITY OF WILMINGTON - SECTION TWO - UNION TOWNSHIP - CLINTON COUNTY, OHIO

A Subdivision of 6.666 acres in the City of Wilmington, Ohio, being 6.495 acres of land belonging to Clifton J. Warren and Alma T. Warren and .188 acres of land belonging to Charbon and Esther Jordan.

C. J. & A. T. WARREN



*The Release of Lien
See deed Vol 163
Recorded Dec 6, 1957
General Release*

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, OHIO THIS 3RD DAY OF DECEMBER, 1957

C. C. Smith
Chairman

Robert T. Tucker
Secretary

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO THIS 5TH DAY OF JULY 1958

C. C. Smith
Chairman

Robert T. Tucker
Secretary

I hereby certify that this map is a true and complete survey made by me on June 21, 1956; that all measurements shown are correct and monuments set as shown; chord distances are shown for curves.

Robert T. Tucker
Registered Civil Engineer and Surveyor
12 N. South St. Wilmington, Ohio

2494

RECEIVED FOR RECORD
RECORD 12-5-57
BOOK NO. 5 PAGE 170
1957 DEC -5 PM 3:22

THE S. S. HATHANDSON
JEAN HATHANDSON
CLINTON COUNTY, OHIO

DEDICATION

"We, the Undersigned, being all the Owners and Lienholders of lands herein plattd, do voluntarily consent to the execution of the 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, 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 access and egress to the property for said purposes and are to be maintained as such forever.

Witness
Clifton J. Warren
Alma T. Warren
Esther Jordan
Charbon Jordan

STATE OF OHIO, COUNTY OF CLINTON: SS

So it remembered that on this 5th day of July, 1958, before me, a Notary Public in and for said county and State, personally came Clifton J. Warren, husband and Alma T. Warren, his wife, and Charbon Jordan, husband, and Esther Jordan, 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 Notary Seal on the day and date above written.

Robert T. Tucker
Notary Public, in and for the County of Clinton, Ohio
My Commission Expires 12/31/58

COVENANTS & RESTRICTIONS

- All lots in this tract shall be used for single family, private residential purposes, or such other use as may be permitted under present or future zoning ordinance of the City of Wilmington, Ohio in Class A residential district or equivalent thereof. Not more than one dwelling shall be erected upon any lot, as originally platted.
- The ground floor area of any main structure, exclusive of porches or carports shall be not less than 1000 sq. ft. for one story residences or 680 sq. ft. for 1 1/2 or 2 story residences.
- No building shall be located within any road right-of-way line than the designated set-back line indicated on the subdivision plat. A minimum total of 15 feet of side yard space shall be provided, with no portion of any building being closer than 5 feet to any lot line.
- No structure of a temporary nature shall be used as a residence.
- Only signs advertising the sale or rental of the premises permitted.
- No noise or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
- Easements shown on the recorded plat are reserved for the installation and maintenance of public utilities.
- No animals or livestock shall be kept or maintained for commercial purposes on any lot.
- No fence, wall, hedge, or mass planting shall be permitted to extend nearer to any street than the minimum building set-back line.
- No structure may be constructed on any lot until the plans and specifications for said structure have been approved in writing by the developer, or a committee named by him, his heirs, successors, or assigns.
- These covenants and restrictions are to run with the land and shall be binding on all parties and on all persons claiming under them until July 1, 1981 at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by a vote of the then owners of the lots, each lot being entitled to only one vote, it is agreed to change such covenants and restrictions other in whole or in part.