

WARREN WOODS SUBDIVISION - SECTION TWO -

CITY OF WILMINGTON - UNION TOWNSHIP - CLINTON COUNTY, OHIO

A SUBDIVISION OF 8.90 ACRES IN THE CITY OF WILMINGTON, OHIO, BEING PART OF THE LAND BELONGING TO CLIFTON J. WARREN AND ALMA T. WARREN (HUSBAND AND WIFE), AND BEING A PART OF ORIGINAL V.M.S. 2471. * NOTE: 1.35 ACRES OF THE ABOVE ACREAGE WAS PREVIOUSLY RECORDED WITH SECTION ONE, LOTS 13 & 14 ARE A REPLAY OF SAME, AMENDMENT AS NOTED HEREWITH.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEBHOLDERS OF LANDS HEREIN PLATTED, DO VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAN AND TO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAN 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: _____

STATE OF OHIO, COUNTY OF CLINTON: SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1957, 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 ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAN 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.

NOTARY PUBLIC, IN AND FOR CLINTON COUNTY, OHIO
MY COMMISSION EXPIRES _____

COVENANTS AND 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 ORDINANCES 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, EXCLUDING PORCHES OR GARAGES, SHALL BE NOT LESS THAN 1500 SQ. FT. FOR 1-STORY RESIDENCES OR 1200 SQ. FT. FOR 2-STORY RESIDENCES FOR LOTS 13, 14, 17, 18 AND 19. ALL OTHER LOTS SHALL BE NOT LESS THAN 1200 SQ. FT. FOR 1-STORY RESIDENCES OR 1000 SQ. FT. FOR 2-STORY RESIDENCES.
- NO BUILDING SHALL BE LOCATED Nearer ANY ROAD RIGHT-OF-WAY THAN THE DESIGNATED SET-BACK LINE INDICATED ON THIS SUBDIVISION PLAN. SIDE YARDS SHALL BE NOT LESS THAN 15' ON LOTS 13, 16, 17, 18 & 19. SIDE YARDS ON ALL OTHER LOTS SHALL BE NOT LESS THAN 10'.
- NO TEMPORARY STRUCTURES SHALL BE USED AS A RESIDENCE.
- ONLY "FOR SALE" OR "FOR RENT" SIGNS WILL BE PERMITTED.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN OBSTRUCTION TO THE NEIGHBORHOOD.
- EASEMENTS SHOWN ON THE RECORDED PLAN 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 BUILDING SET-BACK LINE.
- NO STRUCTURE MAY BE ERECTED ON 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.
- THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JULY 1, 1992, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 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 EITHER IN WHOLE OR IN PART.

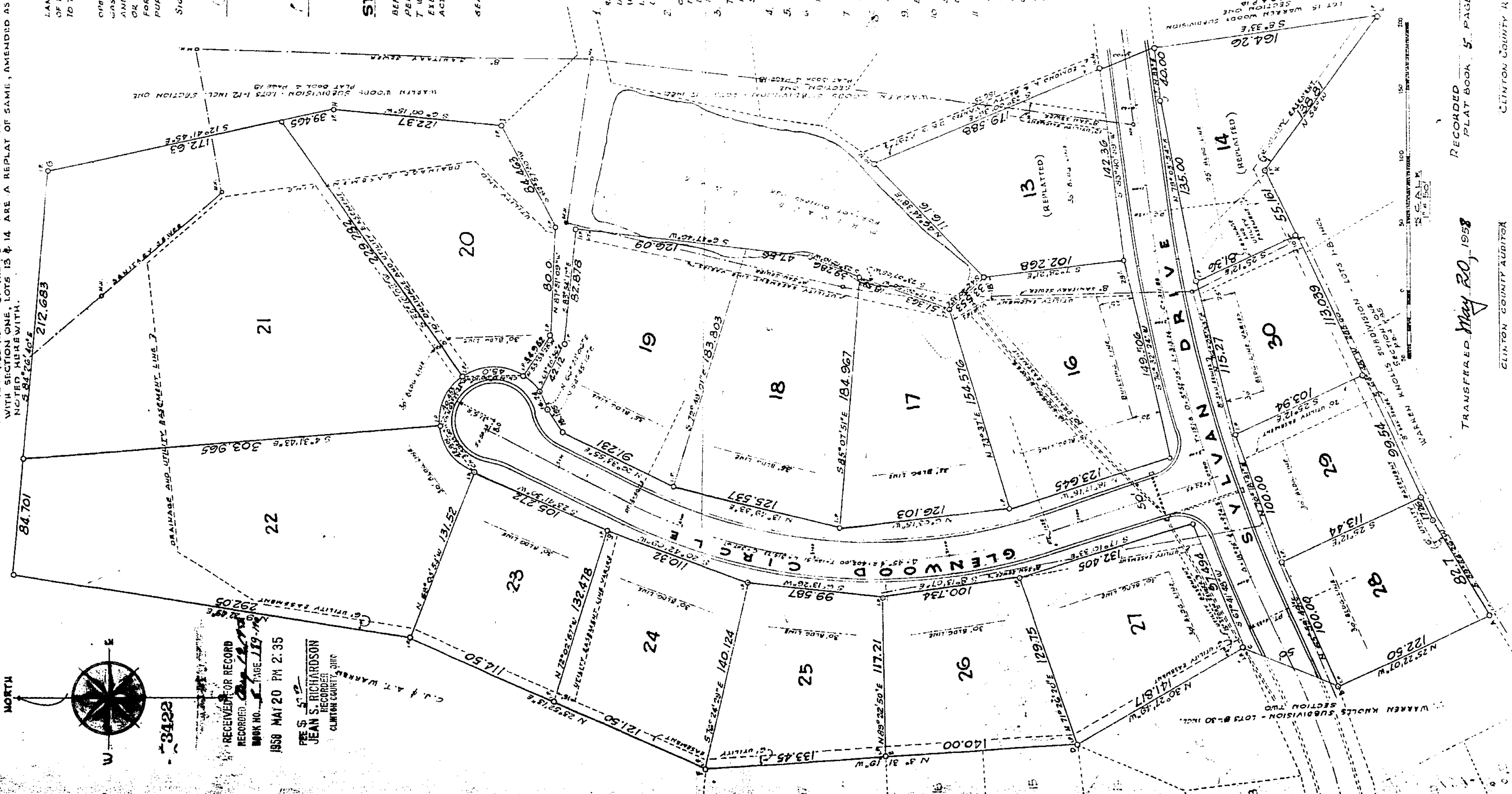
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO, ON THIS _____ DAY OF _____ 1957

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT, ON VARIOUS DATES DURING 1956, I MADE A SURVEY OF THE PLAT SHOWN HEREON AND THIS DRAWING HAS BEEN MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. WITNESSES AT A.B.C.D.E.F.G.H.I.J.K.L. WERE FOUND IN PLACE, ALL OTHERS WERE SET BY THIS SURVEY. THIS SURVEY WAS COMPLETED ON DECEMBER 5, 1956.

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



RECEIVED FOR RECORD
RECORDED
BOOK NO. 119-10
PAGE 119-10
1958 MAY 20 PM 2:35

PREPARED BY
JEAN S. RICHARDSON
RECORDER
CLINTON COUNTY, OHIO

TRANSFERRED May 20, 1958
RECORDED May 20, 1958
PLAT BOOK 5 PAGE 189

CLINTON COUNTY AUDITOR
CLINTON COUNTY RECORDER