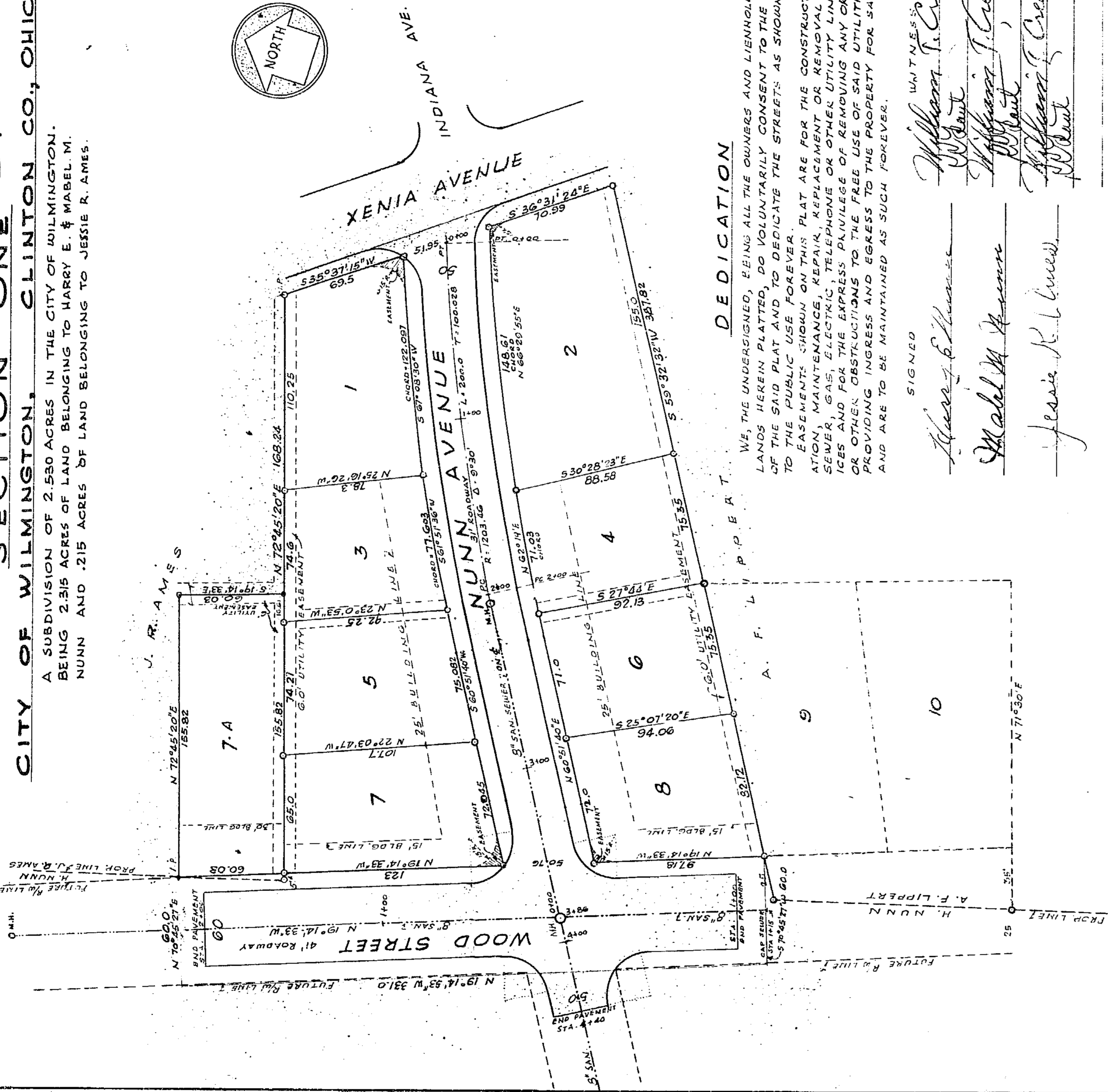


# NUNN SECTION ONE

## CITY OF WILMINGTON, CLINTON CO., OHIO

A SUBDIVISION OF 2.590 ACRES IN THE CITY OF WILMINGTON, BEING 2.315 ACRES OF LAND BELONGING TO HARRY E. & MABEL M. NUNN AND .275 ACRES OF LAND BELONGING TO JESSIE R. AMES.



### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF LANDS HEREIN PLATTED, DO VOLUNTARILY CONSENT TO THE ERECTION 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, SEWER, GAS, 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

*Harry E. Nunn*  
*Mabel M. Nunn*  
*Jessie R. Ames*

WITNESSES:  
*William T. Creamer*  
*William T. Creamer*  
*William T. Creamer*

RECEIVED FOR RECORD  
 RECORDED  
 BOOK NO. 5 PAGE 58-59  
 1956 AUG 23 AM 10:47  
 FEE \$  
 JEAN S. RICHARDSON  
 RECORDER  
 CLINTON COUNTY, OHIO

11502

### COVENANTS & RESTRICTIONS

- ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS; AND NO STRUCTURES SHALL BE PERMITTED TO BE ERECTED, ALTERED OR PLACED ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
- NO BUILDING SHALL BE LOCATED NEARER ANY ROAD RIGHT-OF-WAY LINE THAN THE DESIGNATED SET-BACK LINES INDICATED ON THE SUBDIVISION PLAT.
- NO LOT SHALL BE FURTHER SUBDIVIDED INTO SMALLER TRACTS.
- ONLY SIGNS ADVERTISING THE SALE OR RENTAL OF THE PREMISES PERMITTED.
- NO STRUCTURE OF A TEMPORARY NATURE SHALL BE USED AS A RESIDENCE.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
- THE GROUND FLOOR AREA OF ANY MAIN STRUCTURE EXCLUSIVE OF PORCHES OR GARAGES SHALL BE NOT LESS THAN 900 SQ. FT. FOR ONE STORY RESIDENCES OR 750 SQ. FT. FOR 1 1/2 OR 2 STORY RESIDENCES.
- EASEMENTS SHOWN ON THE RECORDED PLAT ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- 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 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 OR RESTRICTIONS EITHER IN WHOLE OR IN PART.
- THESE COVENANTS AND RESTRICTIONS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, THEIR HEIRS, SUCCESSORS OR ASSIGNS.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- NO ANIMALS OR LIVESTOCK SHALL BE KEPT OR MAINTAINED FOR COMMERCIAL PURPOSES ON ANY LOT.

### STATE OF OHIO, COUNTY OF CLINTON, ISS

BE IT REMEMBERED THAT ON THIS 25th DAY OF May 1956, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HARRY E. NUNN, HUSBAND, AND MABEL M. NUNN, HIS WIFE AND JESSIE R. AMES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

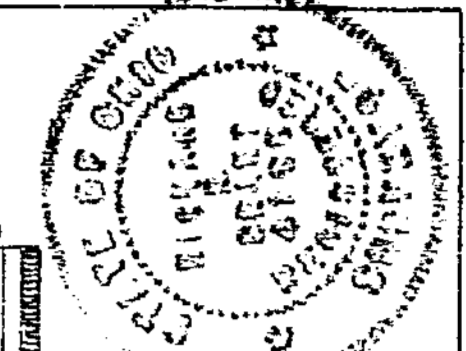
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*William T. Creamer*  
 NOTARY PUBLIC IN AND FOR CLINTON COUNTY, OHIO  
 My Commission expires 12-18-57

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO THIS DAY OF 1956

*William T. Creamer*  
 CHAIRMAN  
*William T. Creamer*  
 SECRETARY

SCALE 1" = 50 FT.



I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME ON MAY 14, 1956; THAT ALL MEASUREMENTS SHOWN ARE CORRECT AND MONUMENTS SET AS SHOWN; CHORD DISTANCES ARE SHOWN FOR CURVES.

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