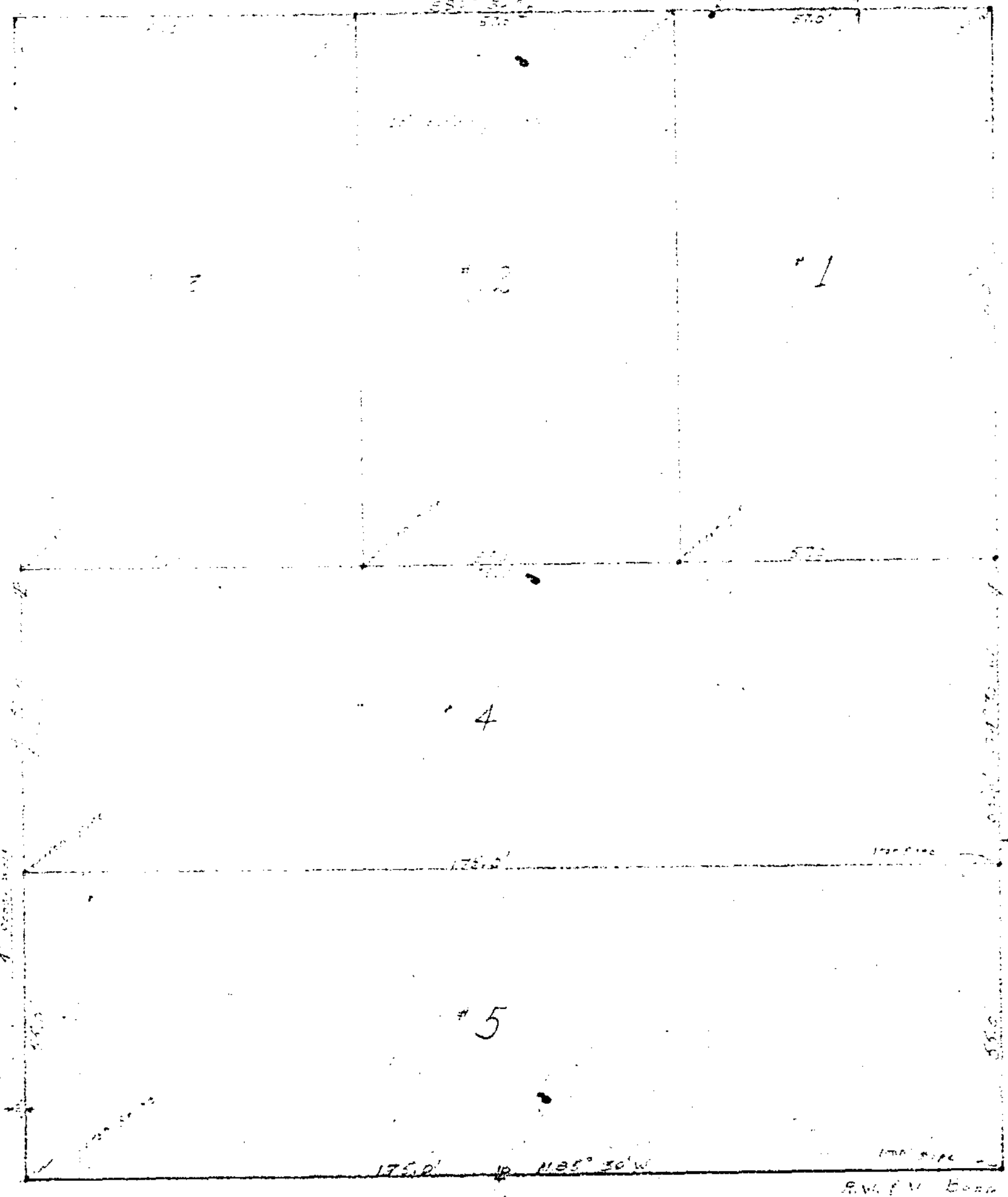


147  
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I hereby certify this to be a correct Plat of a survey made by me on May 12, 1964 and the corners have been set as shown  
 Wilmington, Ohio  
 May 12, 1964

James Helbert  
 Registered Surveyor No. 4534

**SPRING-BIRD Subdivision**  
 Section 1  
 City of Wilmington  
 Clinton County, Ohio

Approved by the Planning Commission, City of Wilmington, Ohio.  
 Date May 14, 1964

Jennette Blye  
 City

Thomas W. Downing  
 Chairman

We, the undersigned, do hereby certify that we are the owners of the real estate shown in this plat and that such subdivision of said real estate is for the purpose of immediate or future transfer of ownership and also do hereby dedicate the ~~area~~ <sup>our interest</sup> ~~shown~~ <sup>5/14/64 RMB</sup> ~~shown~~ <sup>wd</sup> hereon to the public use for ever.

Richard W. Babb  
 Willadean Babb

State of Ohio:  
 County of Clinton, ss:  
 Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_ 1964, before me a Notary Public, in and for Clinton County, came Richard W. and Willadean Babb and acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned, in testimony whereof I have subscribed my name and affixed my Notarial Seal this date and year aforesaid.

My commission expires \_\_\_\_\_  
 Notary Public, Clinton County, Ohio  
 My Commission Expires Feb. 23rd, 1967

Leonard Ellise  
 Notary Public - Clinton County, Ohio

RECEIVED FOR RECORD  
 RECORD NO. \_\_\_\_\_  
 BOOK NO. 6 PAGE 209-210  
 1964 MAY 15 AM 10:05  
 FEE \$ 5.00  
 JEAN S. RICHARDSON  
 RECORDER  
 CLINTON COUNTY, OHIO

**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 on 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 1000 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 porches, garages, breezeways etc, shall be not less than 1500 sq. ft.
4. 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.
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 all persons claiming under them. Invalidation of any of the foregoing covenants or restrictions, by Court order or judgment 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 right to cause 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.