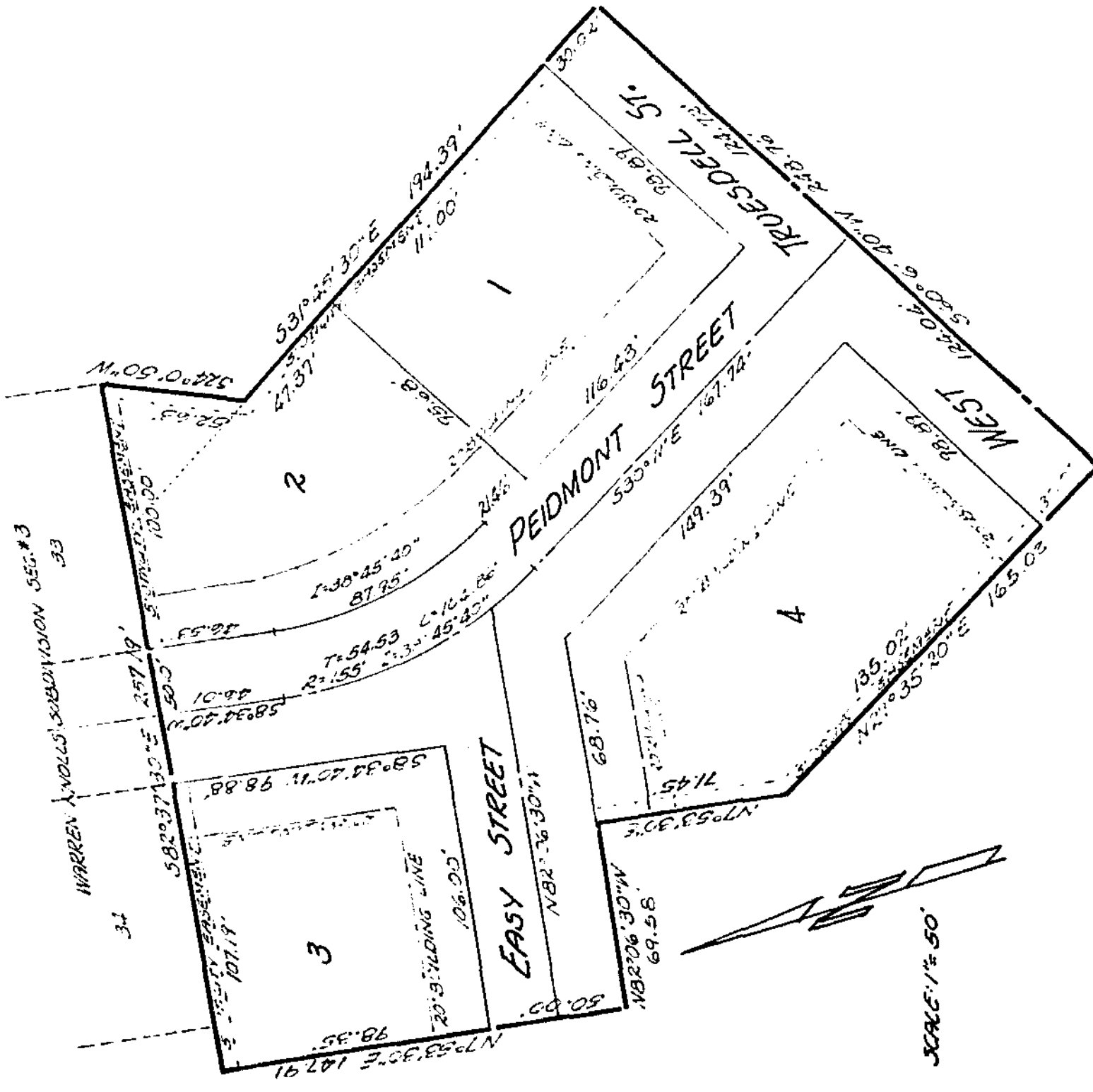


SCHOOL ACRES SUBDIVISION

148
D



DESCRIPTION:
Being a subdivision of 1.00 Acres situated in the City of Wilmington, Ohio Township, Clinton County, Ohio, being part of the land belonging to Clinton J. Warren, et al., as shown (shown as well) and being part of original 6 M. S. 2471.

1734 M. S. 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000.

CERTIFICATION:
I certify that this plat is a true and complete survey made under my direct supervision. Measurements will be set of or for corners upon completion of construction.

Raymond K. Klein
RAYMOND K. KLEIN, ENGINEER
CLINTON COUNTY, OHIO

DEDICATION:
We, the undersigned, being all the owners and lien holders of lands herein referred to, do hereby voluntarily consent to the dedication of the said plot and to dedicate the streets as shown hereon to the public use forever. Easements shown on this plot 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 shown hereon.

Clifton J. Warren
Alma J. Warren

Jeanette Blye
Dorothy B. West

STATE OF OHIO, COUNTY OF CLINTON'S S. S. day of June 1964, before me a Notary Public for said county and State, personally came Clifton J. Warren, husband of Alma J. Warren, his wife and they appeared for the signing and execution of the foregoing plat to be their voluntary act and deed in testimony whereof, I have set my hand and the date above written.

Jeanette Blye
Notary Public for said county, Ohio

My Commission Expires July 13, 1967.

- COVENANTS AND RESTRICTIONS:**
1. Lots in this tract shall be used for family residential purposes and shall never be used as may be permitted under present or future zoning ordinance of the city of Wilmington, Ohio in class 1 residential district or equivalent thereof. Not more than one dwelling shall be erected upon any lot as originally platted.
 2. The gross floor area of any main structure, exclusive of porches or garages shall be not less than 1,000 sq. ft. for one story residences or 850 sq. ft. for 1 1/2 or 2 story residences.
 3. No building shall be located nearer any road right-of-way line than the designated set-back line, or at any building being closer than 5 feet to any lot line.
 4. No structure of a temporary nature shall be used as a residence.
 5. Only signs advertising the sale or rental of the premises permitted.
 6. 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 to the neighborhood.
 7. Easements shown on the record hereon are reserved for the installation and maintenance of public utilities.
 8. No animals or livestock shall be kept or maintained on any lot.
 9. No fence, wall, hedge or man-made planting shall be permitted to extend nearer to any street than the minimum building set back line.
 10. 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.
 11. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1981 or which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by 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, THIS 19 DAY OF May, 1964.

Thomas W. Downing
Secretary

TRANSMITTED June 15 1964
W. T. Robinson
CLINTON COUNTY, OHIO

RECORDED: June 16, 1964
Page Book 6 Page 216-7.

Jean S. Richardson
CLINTON COUNTY, OHIO

RECEIVED FOR RECORD
RECORD BOOK NO. 6 PAGE 216-17
1964 JUN 16 AM 2:38
FEE \$ JEAN S. RICHARDSON
RECORDER
CLINTON COUNTY, OHIO