

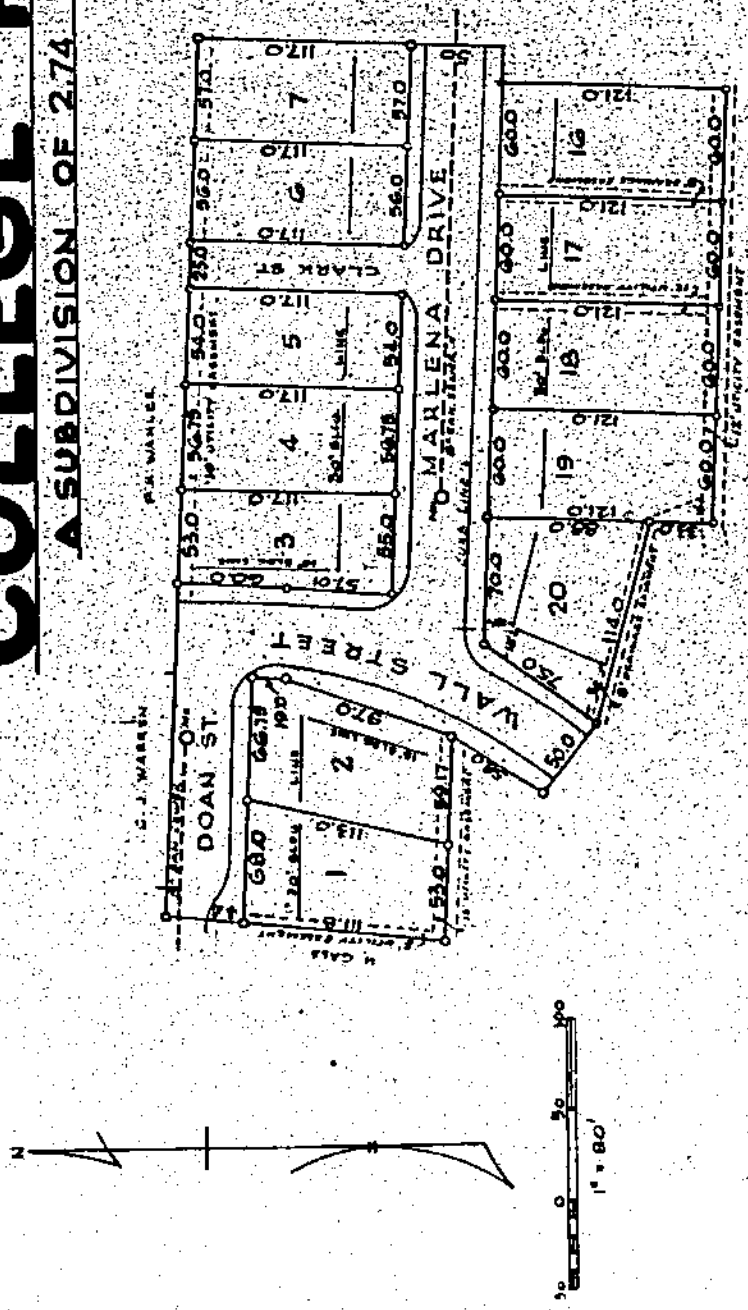
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SECTION ONE

COLLEGE HILLS SUBDIVISION

A SUBDIVISION OF 2.74 ACRES IN THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO



COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a dwelling to be used exclusively for residential purposes.
2. No fence shall be erected on any lot nearer to any street than the minimum set-back line.
3. The ground floor area of any residence, exclusive of porches, garages, or other appendages, shall be not less than 750 square feet per family living unit.
4. No building shall be located on any lot nearer to the front or side street lines than the minimum set-back lines shown on this recorded plat. A minimum 5-foot side yard, and a minimum 25-foot rear yard shall be provided. Provisions of the Wilmington Zoning Regulations shall govern the placement of houses on corner lots. Eaves, steps, and open porches shall not be considered as a part of the building but they shall not encroach upon another lot.
5. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6000 square feet.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 6 feet of each lot.
7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structure of temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
9. Only signs advertising the sale or rental of the premises are permitted to be placed on any lot.
10. No animals or livestock shall be kept or maintained for commercial purposes on any lot.

APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF WILMINGTON,
CLINTON COUNTY, OHIO.

Robert Johnson
Chairman

Jeanette Boyle
Clerk

Date: Dec 26, 1960

DEDICATION

We, the undersigned, being all the Owners and Lienholders of lands herein platted, 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 reserved for the use of public utilities for the installation of water, gas and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land but owners of lots in this subdivision shall take their titles subject to rights of the public utilities

Signed
E. N. Loving, Incorporated, by
Thomas Williamson
Thomas Williamson, President

Witness
Robert Johnson
Bruce R. Davis
Bruce R. Davis,
E. N. Loving, Secretary and Treasurer

STATE OF OHIO, COUNTY OF CLINTON: ss
I, the undersigned Notary Public, in and for said County and State personally appeared Thomas Williamson, President, and E. N. Loving, Secretary and Treasurer, of E. N. Loving, the Corporation executing the foregoing instrument, and acknowledged the same to be their voluntary act and deed individually and as such officers and the corporate act and deed for said Corporation, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 2nd day of February 1961.

Kessie R. Swell
Notary Public

I certify that this plat is a true and complete survey made by me during the summer months of 1960, that the measurements shown are correct and monuments were set as shown. Chord distances are shown for curved streets.

H. J. Grant
H. J. Grant, Registered Engineer & Surveyor,
19 S. South Street, Wilmington, Ohio