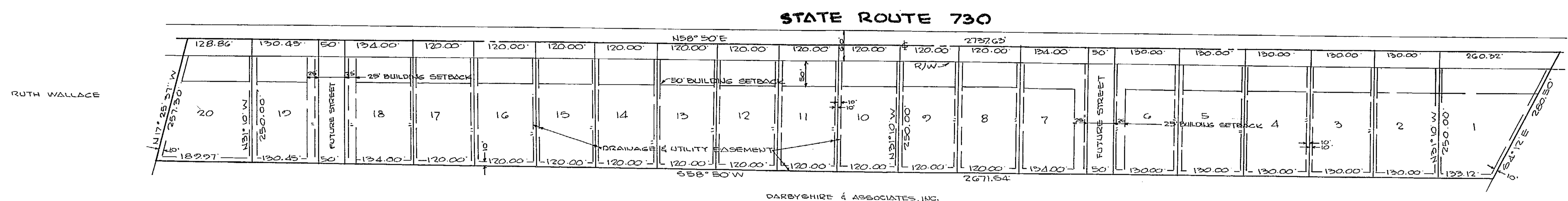


Filed
Sept. 22, 1976
Recorded
Vol 7
Page 5 A
John S. Rindland
Recorder



RUTH WALLACE

1. ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY, PRIVATE, RESIDENTIAL PURPOSES AND NOT MORE THAN ONE DWELLING SHALL BE ERECTED UPON ANY ONE LOT AS ORIGINALLY PLATTED.
2. THE GROUND FLOOR AREA OF ANY MAIN STRUCTURE, EXCLUSIVE OF PORCHES, GARAGES OR BREEZEWAYS SHALL NOT BE LESS THAN 1,250 SQUARE FEET FOR ONE STORY RESIDENCES AND 1,750 SQUARE FEET FOR 1 1/2 OR 2 STORY OR TRI-LEVEL RESIDENCES.
3. NO BUILDINGS SHALL BE LOCATED NEARER ANY ROAD RIGHT OF WAY THAN THE DESIGNATED SETBACK LINE INDICATED ON THE SUBDIVISION PLAT. SIDE YARDS SHALL BE NOT LESS THAN 10 FEET.
4. NO TEMPORARY STRUCTURE, TRAILER OR MOBILE HOME THEREON SHALL BE OCCUPIED OR USED AS A RESIDENCE, NOR SHALL ANY UNLICENSED VEHICLE BE PERMITTED TO REMAIN ON THE PREMISES.
5. EASEMENTS SHOWN ON THE RECORDED PLAT ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, ELECTRIC POWER, TELEPHONE AND WATER, FOR THE BENEFIT AND SERVICE OF SAID LOTS, TOGETHER WITH SUCH OF THE ADJOINING LANDS OF DARBYSHIRE & ASSOCIATES, INC. AS MAY BE DEVELOPED IN THE FUTURE.
6. NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE NOR TO EXCEED 5 FEET IN HEIGHT.
7. ALL DRIVEWAYS SHALL BE SURFACED WITH CONCRETE OR ASPHALT PAVING NOT LATER THAN TWO YEARS AFTER COMMENCEMENT OF CONSTRUCTION OF THE DWELLING.
8. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL SEPTEMBER 1, 1992 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN 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.

WE, THE UNDERSIGNED, J. MEREDITH DARBYSHIRE AND GERTRUDE H. DARBYSHIRE, PRESIDENT AND SECRETARY OF DARBYSHIRE & ASSOCIATES, INC. HEREBY CERTIFY THAT DARBYSHIRE & ASSOCIATES, INC. IS THE OWNER OF THE REAL ESTATE SHOWN IN THE ABOVE PLAT AND THAT SUCH SUBDIVISION OF SAID REAL ESTATE IS FOR THE PURPOSE OF IMMEDIATE OR FUTURE TRANSFER OF OWNERSHIP.

J. Meredith Darbyshire
PRESIDENT
Gertrude H. Darbyshire
SECRETARY

STATE OF OHIO ss.
COUNTY OF CLINTON

ON THIS 22nd DAY OF September 1976, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED J. MEREDITH DARBYSHIRE AND GERTRUDE H. DARBYSHIRE PRESIDENT AND SECRETARY OF DARBYSHIRE & ASSOCIATES, INC. AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED, WITNESS MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Marjorie Field
NOTARY PUBLIC
MY COMMISSION EXPIRES May 5, 1977

RECEIVED BY THE WILMINGTON PLANNING COMMISSION

9-21-76
DATE

Bonnie Macdonald
SECRETARY

APPROVED BY THE WILMINGTON PLANNING COMMISSION

9-21-76
DATE

Robert W. Meyer
PRESIDENT - CHAIRMAN
Bonnie Macdonald
SECRETARY

APPROVED BY THE CLINTON COUNTY COMMISSIONERS

9-17-76
DATE

Clair C. Hackney
Daniel E. Bailey
D. M. Zif

APPROVED BY THE CLINTON COUNTY ENGINEER

Sept 15, 1976
DATE

James R. King

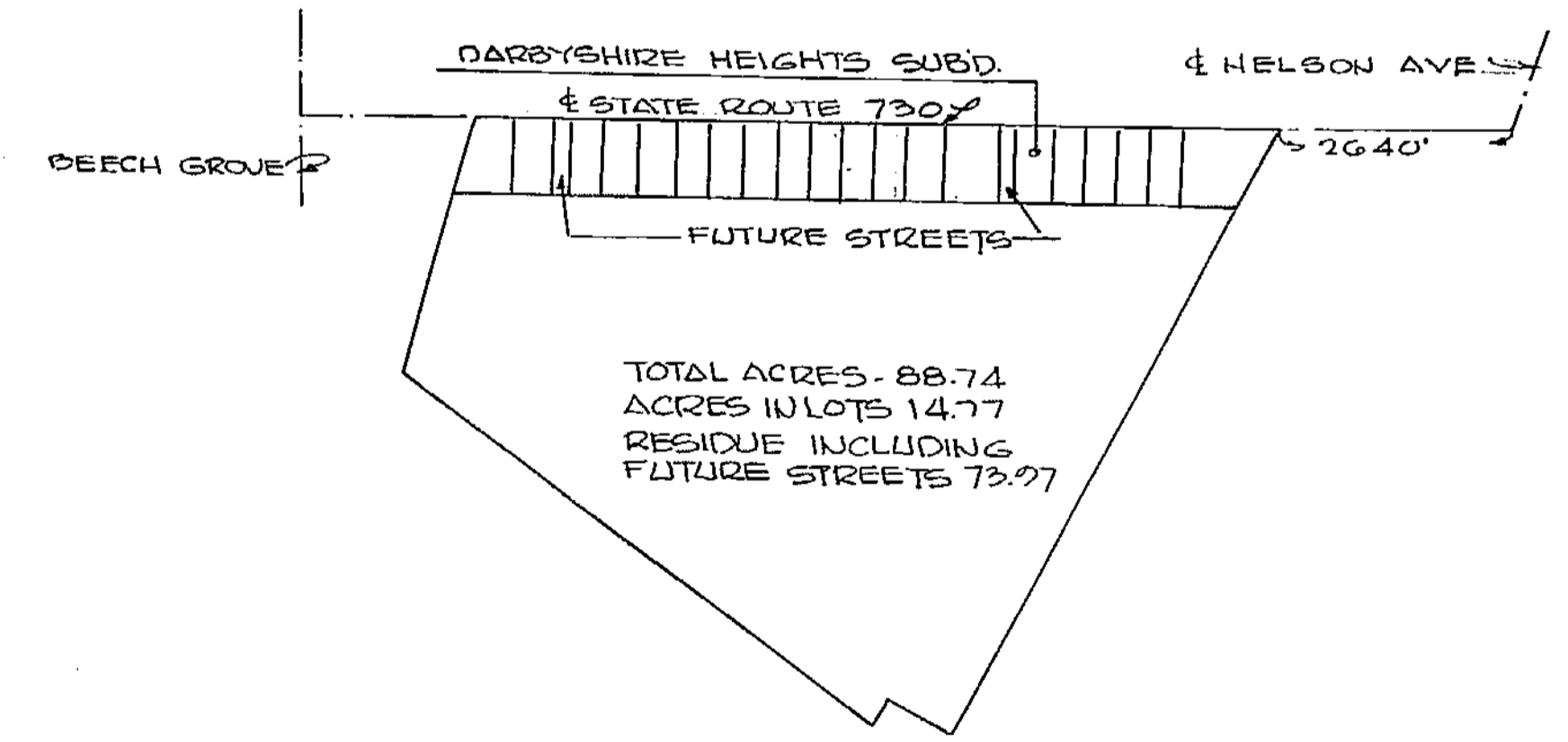
I CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON AND THAT IRON PINS HAVE BEEN SET.

Charles M. Ryan



APPROVED FOR ACCURACY
Clinton County Engineer
John S. Rindland

BY
CHARLES M. RYAN
BOX 312 HILLSBORO, O.



DARBYSHIRE HEIGHTS SUBDIVISION

UNION TOWNSHIP CLINTON COUNTY, O.
SEPTEMBER 14, 1976
MILITARY SURVEY NO. 1233-1338 14.77 ACRES 1"=100'

REPLACES REVISED PLAT OF DARBYSHIRE HEIGHTS SUBDIVISION RECORDED JUNE 8, 1974 IN PLAT BOOK 7 PAGE 2-B OF THE CLINTON COUNTY RECORDER'S OFFICE, AND SURVEYORS RECORD BOOK 14 PLAT NO. 71 OF THE CLINTON COUNTY ENGINEER'S OFFICE, TAX MAP DEPT.