

**DENVER HEIGHTS SUBDIVISION**

SURVEYORS RECORD  
Book 14 Page 3304

**PROTECTIVE COVENANTS AND RESTRICTIONS**

1. THE FLOOR AREA OF ANY HOUSE, EXCLUSIVE OF PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1000 SQUARE FEET.
2. NO STRUCTURE OF A TEMPORARY NATURE SHALL BE USED AS A RESIDENCE.
3. ONLY SIGNS ADVERTISING THE SALE OR RENTAL OF THE PREMISES PERMITTED.
4. 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.
5. NO ANIMALS OR LIVESTOCK SHALL BE KEPT OR MAINTAINED FOR COMMERCIAL PURPOSES ON ANY LOT.
6. NO STRUCTURES MAY BE CONSTRUCTED ON ANY LOT UNTIL THE BUILDER, THE PLANS AND SPECIFICATIONS FOR SAID STRUCTURE HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS, OR A COMMITTEE NAMED BY THEM, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.
7. CONCURRENT WITH THE CONSTRUCTION OF A HOUSE, EACH LOT OWNER MUST INSTALL A SIDEWALK ALONG THAT PORTION OF SAID LOT HAVING CURB AND GUTTER. SAID SIDEWALKS ARE TO BE BUILT IN ACCORDANCE WITH THE LOCATION, ELEVATIONS AND SPECIFICATIONS SUPPLIED BY THE CITY OF WILMINGTON. EACH LOT OWNER SHALL CONSTRUCT SAID SIDEWALK BY JULY 1, 1982, EVEN THOUGH THERE IS NO HOUSE ON SAID LOT.
8. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY, 1998, 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, (ONE VOTE PER LOT), IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS EITHER IN WHOLE OR IN PART.

**DEED REFERENCE**

THE WITHIN PLAT IS A PART OF A 9.037 ACRE TRACT AS ACQUIRED BY EDWIN N. LOVING AND JAMES MORRIS BY DEED RECORDED IN VOLUME 255, PAGE 328, OF THE CLINTON COUNTY, OHIO, DEED RECORDS.

<p><b>CLINCO</b> ENGINEERS / SURVEYORS WILMINGTON, OHIO</p>
<p>DATE: SEPTEMBER, 1977</p>

**APPROVALS**

50537  
RECEIVED FOR RECORD  
BOOK 14, PAGE 3304  
1977 OCT-3, AM 9:01  
FEE \$20.00  
JEAN S. RICHARDSON  
RECORDER, CLINTON COUNTY, OHIO

**CITY ENGINEER**

I HAVE CHECKED THIS PLAT, FOUND THE BEARINGS AND DISTANCES PLAT SATISFACTORILY, AND FIND NO CONFLICT WITH CITY SUBDIVISION REGULATIONS.

Robert W. Holmes  
CITY ENGINEER

SEPTEMBER 20, 1977  
DATE

**CITY PLANNING COMMISSION**

UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:  
APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD SEPTEMBER 20, 1977.

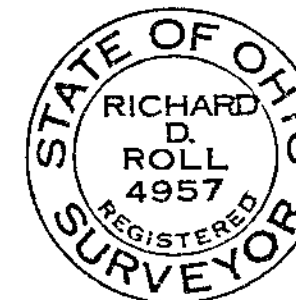
Robert W. Meyer  
CHAIRMAN

Donnie MacDonald  
SECRETARY

**SURVEYOR CERTIFICATION**

I, RICHARD D. ROLL, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AT THEIR LOCATIONS.

Richard D. Roll  
SURVEYOR



4957  
REGISTRATION No.

SEPTEMBER 13, 1977  
DATE

**DEDICATION CERTIFICATION**

WE THE UNDERSIGNED EDWIN N. LOVING AND JAMES MORRIS, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND DO HEREBY AGREE THAT WE WILL ABIDE BY ALL REQUIREMENTS OF THE CITY STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, OHIO.

THIS SUBDIVISION, TO BE KNOWN AS DENVER HEIGHTS SUBDIVISION, SHALL BE AN ADDITION TO THE CITY OF WILMINGTON, OHIO, AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

ALL EASEMENTS SHOWN AS A PART OF THIS PLAT ARE DEDICATED TO THE USE OF PRIVATE OR PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES. NO STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT AND ANY TREES, FLOWERS OR OTHER OBJECTS UPON THE EASEMENT ARE PLACED THERE AT THE PROPERTY OWNER'S RISK.

AFTER CONSTRUCTION AND GRADING IS COMPLETED, MONUMENTS SHALL BE PLACED ON ALL LOT CORNERS WHERE THEY DO NOT EXIST AT THAT TIME.

Brian Gallagher  
WITNESS

Edwin N. Loving  
EDWIN N. LOVING

Lorraine Wilson  
WITNESS

James Morris  
JAMES MORRIS

STATE OF OHIO, COUNTY OF CLINTON SS,

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED EDWIN N. LOVING AND JAMES MORRIS, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF SEPTEMBER, 1977.

Connie Elzroth  
NOTARY PUBLIC

CONNIE L. ELZROTH  
Notary Public, Clinton County, Ohio  
My Commission Expires December 30, 1981