

Lake View Subdivision

Parts of Lots 78-79-80-81-82-83-84

St. Mary, Ohio

Dedication

Know all men by these present that the undersigned owners of the lands embraced in the accompanying plat do hereby certify that the said plat is a true representation of same and do dedicate the streets appearing thereon to the public use and benefit forever.

Witness our hands this 22nd day of March A.D. 1978.

Witnessed:

Henrietta Horn

Wilhelmine Moeller

W. R. Young

Noah E. Finke

S. J. Zembo

Hazel M. Zembo

Cornelius H. Vanderhorst

Marie E. Vanderhorst

Cletus E. Ballweg

State of Ohio, County of Auglaize ss:

Before me, a Notary Public in and for the said county of Auglaize, personally appeared the above signed owners and acknowledged the signing of the foregoing instrument to be their free act and deed.

In Testimony Whereof I have affixed my hand and Notary Seal this 22nd day of March, A.D. 1978

(Notarial Seal)

Wilhelmine Moeller

Wilhelmine Moeller, Notary Public

in and for Auglaize County,

My commission exp. January 21, 1979

Restrictions

1. All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any such residential lot other than one detached, single family dwelling and one garage not larger than to house two automobiles. There shall be no outside toilets.
2. No building shall be erected, altered, placed, or be permitted to remain closer to any street in the subdivision than shown on the plat of said subdivision for building lines.
3. No building shall be located on any residential lot nearer than twenty five (25) feet to the front lot line, nor nearer than ten feet to any side street line.
4. No noxious or offensive trade or activity shall be carried on upon any lot on shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, camp, shack, garage, barn, or other outbuildings erected in the tract shall at anytime be used as a residence.
6. No dwelling costing less than five thousand (\$5,000.00) dollars shall be erected or permitted on any lot in this subdivision.
7. An easement is reserved over the rear five (5) feet of each lot for utility installation and maintenance.
8. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1966, which time covenants shall be automatically extended for successive periods of ten (10) years unless by vote of majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.
9. If the parties hereto or any of them, or their heirs or assigns shall be liable for any person owning any lot, or portion thereof situated in the said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate

(over)

any such covenants or covenants and either to prevent him or them from doing or to recover damages or other dues for such violation.

10. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Engineers Certificate:

I hereby certify that this accompanying plat is a true and correct delineation of the balre-view Sub-division to the City of St. Marys, Ohio, as platted by me in 12/21 1946. A.D. by Record.

H. R. Craig

Reg. Engr - 2189 - Ohio

Certificate of Acceptance

I hereby certify that the accompanying plat was approved and that the streets dedicated thereon were approved and accepted by the Council of the City of St. Marys, Auglaize County, Ohio, at a regular meeting thereof by Ordinance No. 1301, passed on the 15th day of May, 1948.

Approved:

Howard M. Palmer

Directors of Public Service

and Safety City of St. Marys, Ohio

For Plat. Refer to Plat Book A - Pages 75-76 & 77

Vincent Sullivan

Clerk of Council

Roy Sullivan - Recorder

Lura M. Rison - Deputy