

SPRUCEWOOD FIRST SUBDIVISION, ST. MARYS, OHIO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Sarah B. Frank A. Frank B., and Dorothy A. Shuffleton, the owners of the lands embraced in this plat, have caused the land encompassed by this plat to be surveyed, laid out, platted, and to be known as the SPRUCEWOOD FIRST SUBDIVISION, St. Marys, Ohio.

The streets shown on this plat are hereby dedicated to the use of the public forever.

Easements as shown on the plat are hereby granted to the City of St. Marys, or any public utility franchised by said City, for the installation and maintenance of utilities.

These lots are hereby made subject to the restrictions recorded in Vol. B pages 27 and 28 of the Plat Records of the County Recorder, Auglaize County, Ohio.

Dated this 13th day of September, 1954.

Witnesses:

Belmore T. Martin

David Armstrong.

Sarah B. Shuffelton

Sarah B. Shuffelton

Frank A. Shuffelton By Frank B. Shuffelton

Frank A. Shuffelton Attorney in Fact.

Frank B. Shuffelton

Frank B. Shuffelton

Dorothy A. Shuffelton

Dorothy A. Shuffelton

SURVEYOR'S CERTIFICATE

The Sprucewood First Subdivision is laid out in a part of outlot 15 in the City of St. Marys, Ohio.

This tract has been divided into 27 Lots the dimensions of each are as shown on the plat. Street widths are as shown on the plat. Easements of the widths shown are reserved for utilities.

Iron pipes or pins have been set at points marked "IP", all bearings are magnetic.

I Hereby Certify that this plat is correct to the best of my knowledge and belief.

Dated 7th of September, 1954.

Frank H. Connors

Registered Surveyor No. 2073

CERTIFICATE OF ACCEPTANCE

Being the duly elected Mayor, and authorized Clerk of the St. Marys, Ohio, Council, We hereby certify that this plat was approved and the streets dedicated thereon were accepted by the Council of the City of St. Marys, Ohio, by Ordinance No. 1539 passed on the 4th day of October, 1954.

APPROVAL:

Cecil Thwaites

Mayor

Approved: E. N. Leonard

Director of Public Service and Safety.

Virgil Sullivan

Clerk of Council

ACKNOWLEDGMENT

STATE OF OHIO, AUGLAIZE COUNTY, SS:-

Before me, a Notary Public in and for said County, personally came Sarah B. Shuffelton, Frank A. Shuffelton, By Frank B. Shuffelton, Attorney in Fact, Frank B. Shuffelton and Dorothy A. Shuffleton, who acknowledged that they did sign the foregoing instrument, and that the same is their own free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and Notarial Seal this 13th day of September, 1954.

(NOTARIAL SEAL)

My Commission expires: August 29th, 1956.

Belmore T. Martin

Notary Public,
In and for Auglaize County
State of Ohio

PLANNING COMMISSION APPROVAL:

We hereby certify that this plat was approved by the planning commission of the City of St. Marys, Ohio, on the 13th day of September, 1954.

H. J. Fee

Member

Andrew Bergman

Member

Cecil Thwaites

President

E. E. Quinby

Secretary

Walter H. Houtz

Member

TRANSFER: Filed for Transfer in the Office of the Auglaize County Auditor this 12th day of November, 1954.

O. F. Lusk

Auglaize County, Auditor

No. 75857

RECORD: Filed for Record in the Office of the Auglaize County Recorder this 12th day of November, 1954, at 9:50 o'clock A.M., and recorded in Auglaize County Record of Plats, Volume B. Pages 27 and 28.

\$Fee 20.00

(SEAL)

Roy Sullivan

Auglaize County, Recorder



SPRUCEWOOD FIRST SUB-DIVISION ST MARYS OHIO

Note - See restrictions on reverse side

SPRUCEWOOD FIRST SUBDIVISION
COVENANTS AND RESTRICTIONS.

All lots included in the Sprucewood Addition to the City of Saint Marys, County of Auglaize, State of Ohio, are hereby made subject to the following covenants and restrictions which shall run with the lots when conveyed and be binding upon all persons who are or may become owners of said lots.

1. No lot shall be used except for residence purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for less than three cars.

2. No building shall be located on any lot nearer than thirty (30) feet to the front lot line or nearer than ten (10) feet to any side or interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located sixty (60) feet or more from the minimum building setback line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

3. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

4. No sign of any kind shall be displayed to public view on any lot except one professional sign if not more than one square foot or one sign of not more than five square feet advertising the property for sale or rent. This restriction shall not apply to signs used by a builder or contractor to advertise the property during the construction and sales period.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the plat.

6. The lots as laid out on the plat may be subdivided. However, no dwelling shall be erected or placed on any plot having a width of less than sixty (60) feet at the minimum set back line, nor shall any dwelling be erected or placed on any lot having an area of less than Six thousand (6000) square feet.

7. Fuel oil tanks shall not be installed above-ground and out-side of buildings and shall meet requirements of the local Fire Department.

8A. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided below.

8B. ARCHITECTURAL CONTROL COMMITTEE MEMBERSHIP. The architectural control committee is composed of (names and addresses of three members). A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

8C. ARCHITECTURAL CONTROL COMMITTEE, PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

Frank B. Shuffelton

Dorothy A. Shuffelton
755 N. Spruce St.

Sarah B. Shuffelton
124 N. Walnut St.
All of St. Marys, Ohio.