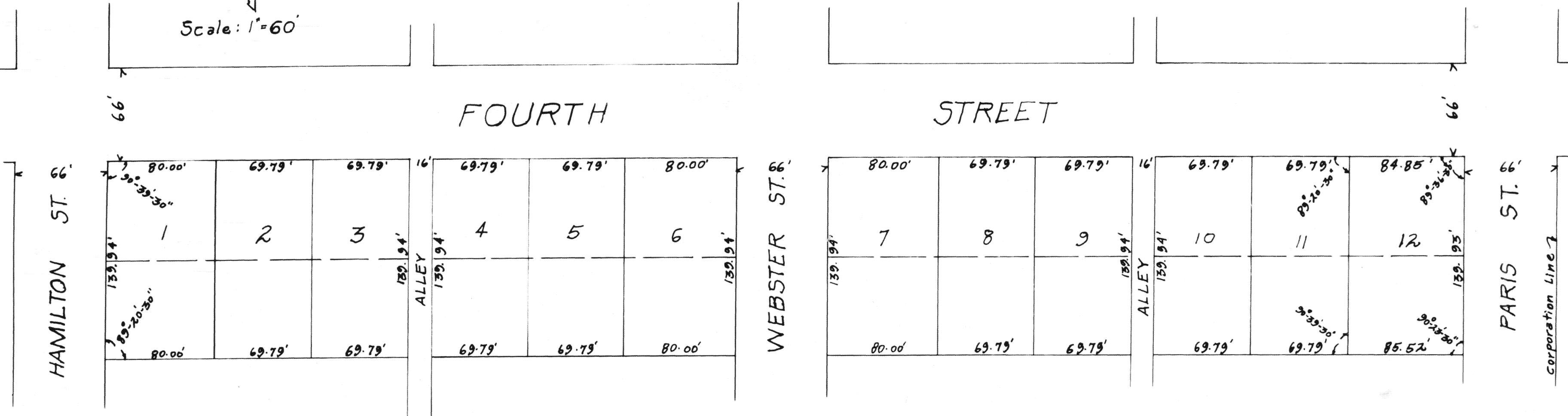


HAROLD RULEY'S SUBDIVISION
OF LOTS #109 & #110 in BLOCKS 'G', 'H', 'I' & 'K' in MINSTER, OHIO.



Scale: 1"=60'



COVENANTS

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them.

1. No lot in this subdivision shall be used for other than residential purposes.
2. No part of any building shall be closer to the front lot line than forty (40) feet.
3. No part of any building shall be closer to the side lot lines than six (6) feet.
4. No fence or wall of any kind or for any purpose, shall be erected around the front of the residence. But a fence may be erected around the rear and side lines of the lot not to exceed five (5) feet in height, and not further to the abutting street than the rear of the residence, nor shall a hedge be maintained at a height of more than three (3) feet on or near the front or street property line and on the side lot lines from the rear of the residence to the abutting street or streets.
5. An easement ten (10) feet in width along the rear of each lot, both above and below ground is hereby reserved for utility purposes.
6. Until sanitary sewers are available, sewage shall drain into a septic tank and filter bed, which shall meet the approval of the Office of the County Health Department.
7. No dwelling shall be permitted on any lot at a cost of less than \$10,000 for a single family dwelling based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same, or better, than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area exclusive of all porches, patios, carports, breezeways and garages, shall be not less than 900 square feet for a one story dwelling, and not less than 700 square feet for a dwelling of more than one story.

CERTIFICATION

I hereby certify that this plat is a true and correct exposition of Harold Ruley's Subdivision of Lots 109 and 110 in Block G, H, I, & K in the Village of Minster, Auglaize County, State of Ohio.

I also further certify that the land platted hereon is part of the same land in the deed from Henry Senger to Harold Ruley and recorded in Deed Volume 153, Page 270, and in the deed from the G. and W. Tool and Die Co. to Harold J. Ruley and recorded in Deed Volume 157, Page 562 of the Auglaize County Recorders Office.

Surveyed by me this 15th day of April, 1955

George P. Fernandez
George P. Fernandez
Registered Surveyor #4079
Sidney, Ohio

DEDICATION

I, Harold Ruley, the undersigned, owner of the land shown on this plat and survey, do hereby assent to and adopt the subdivision of the land, and acknowledge that the plat and survey was made at my request.

Signed and acknowledged
in the presence of:

Harold Ruley
Harold Ruley
Joseph A. Hays
Joseph A. Hays

ACKNOWLEDGEMENT

State of Ohio, Auglaize County, ss.

Before me, a notary public, in and for said county, personally appeared the above named Harold Ruley, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Minster, this 8th day of June, 1955.

Laurel Hays
My commission expires the 26 day of May, 1957.

ACCEPTANCE

The plat of the hereon proposed Subdivision herewith recorded has been inspected, approved and accepted by the Council of the Village of Minster, by ordinance on the 7 day of June, 1955.

Mayor
Mayor

Clerk
Clerk

Transferred and Numbered this 13 day of June, 1955.

O. F. Lusk
Auglaize County Auditor

Recorded this 13 day of June, 1955, at 2:25 P.M.

Roy Sullivan
Auglaize County Recorder

Instrument Number 77379 Fee 5.00