

UNION STATION SUB-DIVISION
PART OF THE S.E. 1/4 SECT 29
WASHINGTON TWP, AUGLAIZE COUNTY
OHIO

DEDICATION:

Know all men by these presents that the undersigned owners of the lands embraced in this Plat do hereby certify that the said Plat is a true representation of same and do Dedicate the lots appearing thereon for residential purposes only.
Witness our hands this 26 day of May 1958 A.D.

James L. Smith
Paul W. Prueter
Paul E. Zwickel
Ruth Zwickel
Alvin Prueter
Don Prueter
Shirley Prueter
James P. Smith
Edward P. Ballweg
Minnie Ballweg
Witnesses
Owners

ACKNOWLEDGMENT:

State of Ohio, County of Auglaize.
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 official Seal this 27th day of May 1958 A.D.
Notary Public *Eathan Donovan*
My Commission Expires _____

RESTRICTIONS: LOTS 6 TO 13 INCLUSIVE

1. All lots in this Sub-Division shall be residential lots, and no structure shall be erected, placed or be permitted to remain on any such lot other than one family dwelling (excepting a duplex dwelling may be erected, providing all other restrictions are adhered to), not to exceed two stories in height and a one or two car garage.
2. Residences must be set back a minimum of 60 feet from center line of either road, and a minimum of 10 feet from side lot lines.
3. No residence shall contain less than 1,000 square feet of livable floor area on one-story homes, and not less than 750 square feet if a one and one-half or two story home.
4. No trailer, basement, tent, shack or other out-building may be used as temporary residence.
5. No sign of any kind shall be displayed to the public view except a professional sign of not more than one square foot area or a sign of not more than five square feet area advertising the property for sale or rent.
6. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except that usual household pets may be kept provided they are not involved in any commercial purpose and they do not constitute a nuisance.
7. These restrictions and covenants are to run with the land and shall be binding upon the parties hereto, their heirs and assigns.
8. These restriction and covenants may be revised or amended by a vote of the majority of the owners of lots at the time a change is contemplated.

CERTIFICATE OF ACCEPTANCE:

We hereby certify that the accompanying Plat was approved and that the Lots dedicated thereon were accepted by the Board of County Commissioners of Auglaize County, Ohio on the 27 day of May 1958.
Alfred Prueter
Wm. V. Kietner
E. H. Hegmann
Clerk
Auglaize County Commissioners

ENGINEERS CERTIFICATE:

I hereby certify that the accompanying Plat represents correctly the Sub-Division of part of the Southeast quarter Section 29 T-6-S, R-5-E, Washington Twp., Auglaize County Ohio, as of Field Survey May 1958.
George A. Bruster
Reg. Professional Engineer 177 Ohio

PRESENTED FOR RECORD

On the 27th day of May 1958 at 1:12 O'clock P.M. Recorded May 29th 1958 in Auglaize County Record of Plats Volume 11 Page 66
John H. Heston
Recorder Auglaize County Ohio

AUDITOR:

This Plat filed for transfer this 27 day of May 1958
O. H. Smith
Auglaize County Auditor.

