

RESTRICTIONS SHAWNEE SUBDIVISION

CRIDERSVILLE, AUGLAIZE COUNTY, OHIO

As a part of a general plan for the development of the real estate shown of the foregoing plat, as a residential area, and for the common advantage and benefit of the purchasers of any of the lots shown on shown plat, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and their successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel, shall inure to the benefit of and be enforceable by the purchaser of purchasers of every other tract, lot or parcel, and their successors in interest.

The tracts, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

- (1). Said building sites shall be used and occupied solely and exclusively for private residential purposes by a single family, including family servants, except for the following exemptions; exempting lot #7 which shall be used for sanitary and utility facilities, exempting lot #4 on which a new one story garage type building may be erected for commercial purposes, facing Carlisle Street and lot #21 of Ezra Delongs West Addition to Cridersville, and having no egress to the North.
- (2). No building or structures other than one family residences not to exceed two and one-half stories in height, together with customary outbuildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building sites.
- (3). All buildings shall be constructed of new material and no building or other structure whatsoever erected elsewhere shall be permitted to be moved upon any building site.
- (4). No building or structure of any kind shall be located on any building site nearer than the setback and utility easement requirements shown on the plat. The restrictions as to the distances at which buildings shall be placed from the front, side and rear lot lines, shall apply to and include porches, verandas, port cocheres and other similar projections.
- (5). No residential structure shall be erected on any building site having a living space of less than 864 square feet.
- (6). No wall, fence or hedge, except retaining walls not extending above ground level, shall be planted or erected on any building site between the front property line and the front set back line, except along the side property line, provided it does not exceed 3 feet in height above the top of the ground.
- (7). No animals, livestock or poultry shall be kept or maintained on any part of said building site, except ordinary household pets which do not constitute an annoyance or nuisance; nor shall any house trailer be stored or permitted to remain upon any building site.
- (8). No signs, advertisements or billboards (except "For Sale" or "For Rent" signs) may be erected or maintained on any building site.
- (9). No trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance.
- (10). The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites, and all persons claiming under them, until January 1, 1980, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each; provided that the owners of a three-fourths majority of the building sites may, in writing, change, modify, alter, amend or annul any of the restrictions, reservations or conditions, at any time.

SHAWNEE SUBDIVISION CRIDERSVILLE AUGLAIZE COUNTY, OHIO

DESCRIPTION

I HEREBY CERTIFY THAT IN MAY 1959, I SURVEYED THE FOLLOWING TRACT OF LAND IN THE VILLAGE OF CRIDERSVILLE, AUGLAIZE COUNTY, OHIO, AND THAT HARDWOOD STAKES WERE PLACED AT ALL CORNERS. BEGINNING AT A POINT 45' EAST OF A POINT IN THE C OF SHAWNEE ROAD, SAID POINT IN SHAWNEE ROAD BEING 196.00 FEET NORTH OF THE C INTERSECTION OF SHAWNEE ROAD AND MAIN STREET, CRIDERSVILLE; THENCE N.88°-06'E., ALONG THE NORTH LINE OF A 16' ALLEY, FOR 826.06' FEET TO A POINT; THENCE N.0°-29'W., ALONG THE WEST LINE OF A 13' ALLEY, FOR 368.69 FEET TO A POINT; THENCE N.88°-23'E. ALONG THE NORTH LINE OF A 14' ALLEY, FOR 459.16 FEET TO A POINT; THENCE N.0°-17'W. FOR 580.94 FEET TO A POINT; THENCE S.89°-22'W. FOR 433.57 FEET TO A POINT; THENCE S.88°-59'W. FOR 845.20' FEET TO A POINT 45' FROM THE C OF SHAWNEE ROAD; THENCE DUE SOUTH PARALLEL THE C OF SHAWNEE ROAD FOR 970.06' FEET TO THE PLACE OF BEGINNING.

CONTAINING IN ALL 24.354 ACRES.

ALL BEARINGS REFERRING TO THE C OF SHAWNEE ROAD AS DUE NORTH AND SOUTH.

SHELDON ENGINEERING

James D. Sheldon
BY JAMES D. SHELDON
CIVIL ENGINEER & SURVEYOR
24779 # 4569
LIMA, OHIO

SCALE 1" = 100'
MAY 1959

VILLAGE ACCEPTANCE AND APPROVAL

BEING THE DULY ELECTED MAYOR OF THE VILLAGE OF CRIDERSVILLE, OHIO, I HEREBY ACCEPT THIS PLAT FOR THE VILLAGE.

Ira V. Dupler
APPROVAL OF PRESIDENT OF VILLAGE COUNCIL

Paul L. Hawn
MAYOR - VILLAGE OF CRIDERSVILLE, OHIO

DEDICATION

BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PREMISES, WE HEREBY DEDICATE THE STREETS AS SHOWN, TO THE PUBLIC FOR THEIR USE FOREVER. SIGNED THIS 12TH DAY OF June 1959.

OWNER *Lillian D. Long*
C.V. Wolfe
Verna M. Wolfe

WITNESS *Carl Sprouls*
Sylvan H. Wise

ACKNOWLEDGEMENT

COUNTY OF AUGLAIZE, STATE OF OHIO

BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGED THE SIGNING OF THIS DOCUMENT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY THEREOF, I HAVE AFFIXED MY HAND AND SEAL, THIS 12TH DAY OF June 1959.
MY COMMISSION EXPIRES Oct. 3, 1959

Sylvan H. Wise
NOTARY PUBLIC, STATE of OHIO

FILED FOR TRANSFER THIS 15 DAY OF June 1959 AT 9:30 O'CLOCK A.M. IN THE OFFICE OF THE AUGLAIZE COUNTY AUDITOR.

Vernon C. Danges
AUGLAIZE COUNTY AUDITOR

NO. 50211
FILED FOR RECORD THIS 15TH DAY OF June 1959, AT 9:24 O'CLOCK A.M. IN THE OFFICE OF THE AUGLAIZE COUNTY RECORDER AND RECORDED IN PLAT BOOK B PAGE 72
Fee \$10.⁰⁰

Lela Rintner
AUGLAIZE COUNTY RECORDER