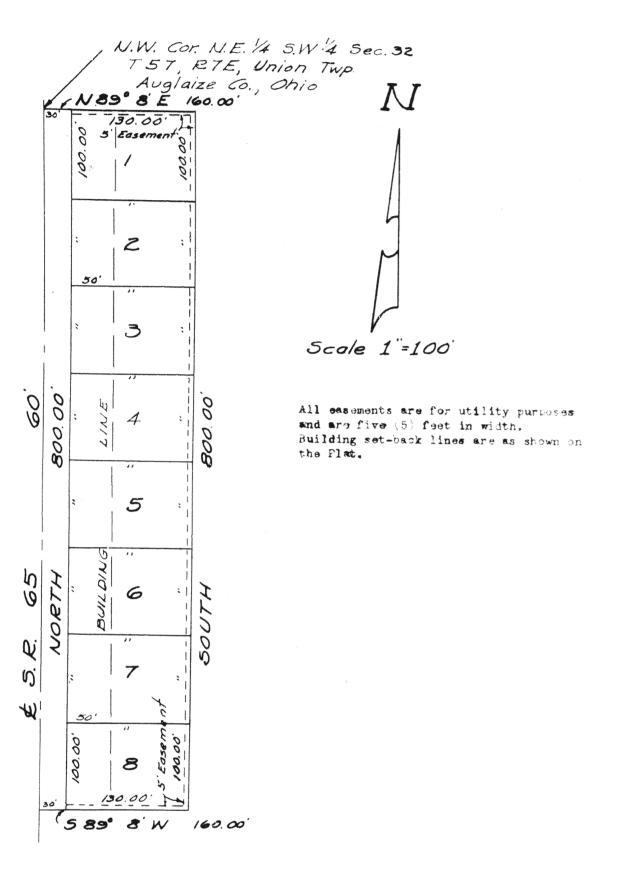
# BEECH VALLEY SUBDIVISION



## ENGINEER'S CERTIFICATE

Being a part of the northeast quarter of the southwest quarter of Section 32, TSS, R7E, Union Township, Auglaize County, Ohio, and more particularly described as follows:

Beginning at the northwest corner of the northeast quarter of the southwest quarter of said Section 32, said point also being on the canterline of State Route 65; thence N 89°-08'E along the north line of the northeast quarter of the southwest quarter of said Section 32 a distance of 160,00 feet; thence south, parallel to the west line of the northeast quarter of the southwest quarter of said Section 32, said line also being the centerline of State Route 65, a distance of 800,00 feet to a point; thence S 89°-8'W, parallel with the north line of the northeast quarter of the southwest quarter of said Section 32, a distance of 160,00 feet to the centerline of State Route 65; thence North along said centerline a distance of 800,00 feet to the place of beginning, containing 2.936 acres more or less.

Rec. Engineer 21717

## ACKNOWLEDG EMENT

State of Ohio, Auglaize County, Ohio, ss
Before me, a Notary Public in and for the said State and County, personally appeared Albert A. and
Mabel M. Beech, who acknowledge that they did sign the hereon plat of BEECH VALLEY SUBDIVISION and
that the signing thereof was their free act and deed.

in Witness Whereof, I have hereunto set my hand and seal this of day of the 1962.

My Commission expires:

Motary Public. Chio

### PROTECTIVE COVENANTS AND RESTRICTIONS

- 1. Said premises shall be used for residential purposes only, and shall not be used for any business, trades or industrial purpose.
- 2. No structure shall be erected, placed, maintained or permitted to remain on any residential building lot, other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage for not more than three cars and a tool or implement house.
- 3. No building shall be moved on said premises and no temporary structure for residence purposes shall be erected thereon, and no garage, trailer, tent, or uncompleted house shall be occupied or used for residence purposes.
- 4. No building shall be erected on any residential lot, the walls of which shall be nearer the highway on which said plot faces than fifty (50) feet, or nearer the side lines of said plot than five (5) feet, and no garage or outbuildings shall be set nearer to said highway than the front wall of the houses. No residence shall be constructed thereon costing less than \$ 10,000.00 based on the 1962 building cost index.

  5. Nothing shall be permitted on said premises which may be or become detrimental to a good residential neighborhood.
- 6. Any house erected on said premises shall have inside plumbibg conducted to a septic tank with filter bed, and no outside privy shall be erected, maintained or permitted to remain on said premises in accordance with the regulations of the Auglaise County Health Board.
- 7. No intoxicating liquors or habit producing drugs shall be manufactured or sold, or commercial gambling permitted on said premises.
- 8. No nuisance, advertising signs, billboards and/or advertising device except such as pertain to the sale of the land upon which said sign is located shall be permitted on said premises, nor shall said premises be used in any way which may endanger the health or unreasonably distract the quiet of any other of the adjacent lots.
- 9. These restrictions shall become covenants running with the land and shall be entercable by injunction or otherwise by any person owning or having an interest in any of the lots in said addition.

#### COUNTY RECORDER'S CERTIFICATE

No.
Filed for record in the Auglaize County, Ohio, Recorders Office this 20 day of Sept, 1982, at 9:00 o'clock, A. m., and recorded in Auglaize County, Ohio, Plat Book B on Page 95.

Recorder of Auglelia County, Ohio

# COUNTY ENGINEER'S CERTIFICATE

Having checked the construction of the streets in this subdivision, I find that they have been constructed in accordance with the specifications set forth on the plans thereof, and that they are in good repair, and this endersement shall constitute acceptance of the streets for public use.

County Engineer of Augusta County, Ohio

# COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this day of , 1962.

Auditor of Augleise County, Thio

## DEDICATION

Albert A, and Mabel M. Beech, the owners of the land contained in the hereon plat, hereby adopts the said plat and dedicates the land contained within the streets and essements to the use and benefit of the public forever.

In Witness Whereof, Albert A. and Mabel M. Beach, have hereunto signed their names this of day of Selemble, witness:

Marcelle Mulley

makel m. Beech