

ST. MARYS PLANNING COMMISSION

We hereby certify this plat of Thomas Second Parkview Subdivision meets the approval of this board
May 7, 1963
Noted: Paul E. Magerick, P.E.
Secretary to the City
Planning Commission

THOMAS SECOND PARKVIEW SUBDIVISION
NE 1/4 SECT 1, T6S-R4E ST. MARYS TWP. AUGLAIZE CO. OHIO

RESTRICTIONS

RESIDENTIAL AREA: The residential area covenants in their entirety shall apply to this Sub division.

LAND USE-BUILDING TYPES: No lot shall be used except for residential purpose. No building shall be erected, altered, placed or permitted on any lot other than one detached single family dwelling. No commercial enterprise of any nature shall be entered into by any owner and or occupants of property in this subdivision.

DWELLING SIZE: Floor area of main structure, exclusive of open porches, garages, carports, patios shall be not less than 1050 sq. ft.

DIMENSIONS: No lot shall be re sub divided into additional lots or lot except Lot # 25

FENCES: No fence shall be constructed or allowed to remain nearer the street than the minimum building set back line. Fences limited to four foot in height. Only standard type and quality lawn shall be used

EASEMENTS: Utility easements are reserved as shown on plat. Lot owners shall maintain drain outlet for septic tanks and leach bed over flow, as provided by developer. Lot #24 not included in drain outlet.

NUISANCES: No hunting, noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become a nuisance to the neighborhood. No trucks over 3/4 ton may be parked on street or lot overnight.

TEMPORARY STRUCTURES: No structure of a temporary nature, trailer, basement, tent or shack, garage, barn or other out buildings shall be used except during construction of the house. Structure shall be completed within a 9 month period.

SIGNS: No sign of any kind shall be displayed to the public view on any lot except one professional sign not more than one foot square; one sign of not more than 5 sq. ft. advertising property for sale, rent, or advertise property during construction and sale period.

LIVESTOCK: No animals, bees, livestock or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, and other house hold pets, provided they are housed within the structure, kept intact within the owners property lines and not kept, bred or maintained for commercial purposes.

GARBAGE - REFUSE DISPOSAL: All waste, trash, garbage debris of all kind shall be kept in sanitary containers. Incinerators + garbage containers shall be kept in a clean and sanitary condition.

SEWAGE DISPOSAL: All sewage disposal systems shall meet State and County approval.

WATER SUPPLY: Individual water supply required and to be from an approved well, installation of same to meet State + County requirements. Joint interest in well to be limited to three owner or property where well is located, and two adjacent properties.

ARCHITECTURAL CONTROL: No building shall be placed erected, or altered on any lot until construction plans specs, and site plan have been approved by Arch. Comm. consisting of two members appointed by the owner. Committee approval or dis approval shall be in writing. No Row houses or two of a kind design, permitted. Homes shall be predominately wood, stone, brick, or natural stone of veneer type construction. In the event of any questions arising, Arch. Cont. Com. shall decide. Flat roof houses prohibited.

DRIVEWAYS + STREETS: Driveways shall be minimum of 10 feet width of Hot mix, Black Top, or stone. Maintenance and upkeep Public Drives shall be responsibility of lot owners, unless said streets are taken over by County.

ENFORCEMENT: Enforcement of foregoing shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

No buildings, septic tanks, Leach beds, shall be nearer than 12 feet from interior lot lines.

SCALE 1"=40'

NOTE: Houses on Lots 22-23-24 shall be set as follows: Lot 22 house shall be set 35' west of east lot line and NE corner of house shall be 70 feet south of NE cor. of Lot. NW cor. of house shall be set 60' from North Lot line. Houses on Lots 23-24 shall have NE corner of house 70' from North Lot line and NW corner of house 60' from North line all lines measured parallel with side lot lines.

DEDICATION

Know all men by these presents that the undersigned owners of the land embraced in this plat do hereby certify that this plat is a true representation of same and we do hereby affix our signatures to same.
Witness our hand this 20th day of April 1963.
James J. Shaw
John Vanders
Eda E. Thomas

ACKNOWLEDGMENT

State of Ohio, County of Auglaize;
Before me a Notary Public, in and for said county personally appeared the owners signing above and acknowledged the foregoing instrument and Plat to be their free act and deed. In testimony thereof I have affixed my hand and Seal this 20th day of April 1963.

AUDITOR'S CERTIFICATE

Above plat received for filing 24th day of April 1963.
James E. Shugart
Auglaize Co. Auditor

COMMISSIONER'S APPROVAL
We hereby certify the above plat meets the Sub-division Standards of Auglaize Co and that we do approve same for recording in Auglaize Co. Records of Plats
April 24, 1963
Dated: Wm. R. Tuttle
Paul H. Koch
E. H. Heggen

COUNTY BOARD OF HEALTH

The above plat was approved this 20 day of April 1963, subject to Auglaize County Sanitary regulations
Wm. R. Tuttle
Auglaize Co. Sanitarian

TOWNSHIP ZONING COMMISSION

We hereby certify that the above plat meets the zoning regulations of St. Marys Township and do hereby approve same. Dated and approved this 24th day of April 1963.
Harry L. Bowersack
Velda Hall
Edward Truck
Wm. Huenke
Louis E. Dammeyer

RECORDER'S CERTIFICATE

The above plat filed and recorded in office of Auglaize County Recorder this 26th day of April 1963. Recorded Plat Book # B Page 97 Fee \$ 7
Lela Kentner
Co. Recorder

ENGINEER'S CERTIFICATE
I hereby certify that this plat correctly represents a survey made by me the 12 day of April 1963. Monuments set as shown. Area located in NE 1/4 Section 1 T6S-R4E St. Marys Twp. Auglaize Co. Ohio.
B. R. Hubbert
Regist. Sur.

