

MEADOWVIEW TWO

SECTION ONE

DEDICATION:

We the undersigned, being all of the owners and lien holders of the lands herein platted do hereby voluntarily consent to the said plat and to dedicate the streets, as shown hereon to the public use forever.

We also dedicate easements, with the right of ingress and egress and the right to trim such trees and shrubs as may be necessary to maintain proper service to run with the land, for water, sewer, gas, electric, telephone or other public utility lines or services under, on or over those certain strips of land designated hereon as "utility easements."

Kenneth E. Pollard
WITNESS
Peggy D. Widener
WITNESS

Sam C. WinFree PRESIDENT
MEADOW CREST INC.
Kenneth H. Duribaugh SECRETARY
MEADOW CREST INC.
MERCHANTS AND MECHANICALS FEDERAL SAVINGS AND LOAN ASSOCIATION LIEN HOLDER
Paul R. Gamble, v.p.

STATE OF OHIO, COUNTY OF GREENE S.S.

Be it remembered that on this 7th day of December 1973, before me, a notary public in and for said county and state personally came the said Meadow Crest Inc. by Sam C. WinFree, its president and Kenneth H. Duribaugh, its secretary, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Peggy D. Widener NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO

PEGGY D. WIDENER, Notary Public
in and for Greene County, Ohio
My Commission Expires Dec. 19, 1974

STATE OF OHIO, COUNTY OF GREENE S.S.

SAM C. WinFree being duly sworn, says that all persons and corporations to the best of his knowledge, interested in this dedication either as owners or lien holders have united in its execution.

Sam C. WinFree

In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.

Peggy D. Widener NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO

PEGGY D. WIDENER, Notary Public
in and for Greene County, Ohio
My Commission Expires Dec. 19, 1974

ACCEPTANCE:

An acceptable bond, sufficiently secured, has been posted, which is available to the City, and in sufficient amount to assure such completion of all required improvements, as evidenced by approved estimates of costs.

January 24th, 1974
DATE

Kenneth L. Hegmann
DIRECTOR PUBLIC SERVICE
CITY OF ST. MARYS, OHIO

Approved by the Planning Commission of the City of St. Marys this 24th day of January 1974.

Kenneth L. Hegmann
SECRETARY

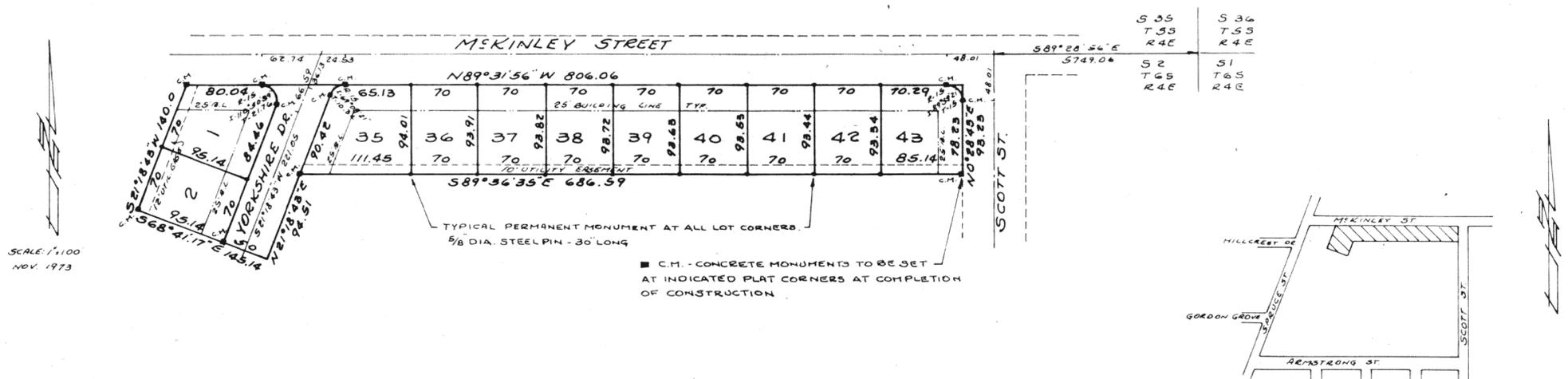
PROTECTIVE COVENANTS AND RESTRICTIONS:

1. These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and all persons claiming under them until 2003 at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or part.
2. It shall be lawful for any person or persons owning any real property situated in said plat to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction herein contained and either to prevent him or them from so doing or to recover damages or other dues for such violation.
3. Invalidity of any of these covenants or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. All lots in this plat shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two (2) cars, except Lot 25 may be used for business.
5. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than 7 1/2 feet to an interior lot line. For the purposes of this covenant all steps shall not be considered a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
6. No lot shall hereafter be subdivided into parcels for additional residential purposes.
7. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No trailer, unused automobiles, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
9. The total floor area of the main structure, exclusive of one story open porches and garage, shall not be less than 900 square feet in the case of a one-story and one and one half story structures, and not less than 750 square feet in ground floor of two stories.
10. No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building set-back lines.
11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Any lot area designed for the natural flow of surface water shall at all times be kept free from any obstruction to the natural flow of surface water and any improvements made on or under any easement by the property owner, are at the risk of the property owner.
12. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
13. No animals, livestock or poultry, of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.
14. Easements shown on plat may also be used by utility companies as the circumstances require without incurring any liabilities from property owners for damages to sod, shrubbery or other surface improvements.

MEADOWVIEW TWO

SECTION ONE

SECTION 3, TOWN 6, SOUTH RANGE 4 EAST
ST. MARYS, AUGLAIZE COUNTY, OHIO



DESCRIPTION:-
LOCATED IN THE CITY OF ST. MARYS, A PART OF THE EAST HALF OF SECTION 3, TOWN 6, SOUTH RANGE 4 EAST, AUGLAIZE COUNTY, OHIO AND BEING THE REMAINING PART OF OUTLOT 16 OF SAID CITY AND BEING 1.997 OF THE 9.841 ACRES CONVEYED BY DEED TO MEADOW CREST INC. AND RECORDED IN VOLUME _____, PAGE _____ OF AUGLAIZE COUNTY DEED RECORDS.

CERTIFICATION:-
I CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION. IRON PIN MONUMENTS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.

RECORDED:-
RECEIVED 2-4-74 AT 11:36 A.M.
RECORDED Feb. 4-1974
PLAT BOOK C. PAGES 40-41
FEE \$ 17.30

TRANSFERRED:-
TRANSFERRED Feb. 4, 1974
Ernest E. Daenges
AUGLAIZE COUNTY AUDITOR

LeRoy H. Knause
AUGLAIZE COUNTY RECORDER

Raymond V. Kline
REG. SURVEYOR OHIO #3877
KLINE ENGINEERING
KENIA, OHIO

