

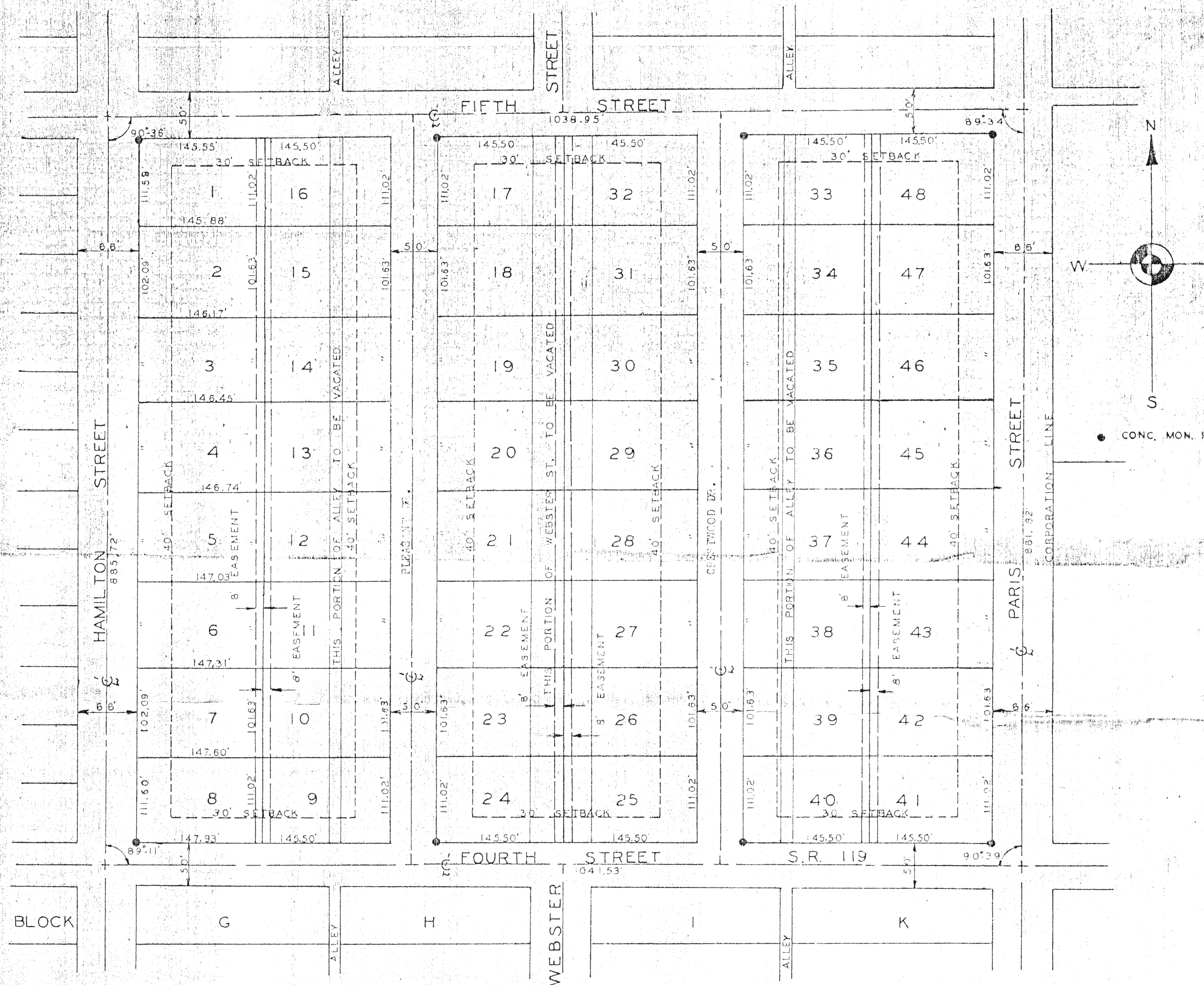


EXHIBIT-A

JUDGMENT-ENTRY-CASE # 75-16
COMMON-PLEAS-COURT-AUGLAIZE-CO.

VACATION-AND-ALTERATION-PART-OF-ORIGINAL
PLAT-OF-MINSTER-OHIO

LOTS-CHANGED-# 97-98-99-100-101-102-103
104-105-106-107-108-BLOCKS-G-H-I-K

PLAT-CALLED-PAUL-BENSMAN-SUB.#1

ENTRY-RECORDED-MISC.V. 8-P. 842

AUGLAIZE-CO.-RECORD'S.

RESTRICTIVE COVENANTS

SURVEYOR'S CERTIFICATE

- Said premises shall be used for residential purposes only and no other buildings or structures other than a garage or other out buildings appurtenant to the principal residence shall be erected, constructed, or suffered to remain on said premises.
- No part of such dwelling house or residence shall be erected, placed or suffered to remain on said premises within 10 feet on either side of said premises.
- No more than one dwelling house or residence or principal structure shall be constructed or placed or suffered to remain on the premises herein conveyed. This covenant shall not be construed to prohibit the construction of a single structure multiple unit dwelling.
- No horses, cattle, swine, poultry or other farm animals shall be raised or permitted to remain on said premises.
- The residence constructed on said lot shall contain not less than 1000 sq.ft. on the first floor if it is a one story structure, not less than 800 sq.ft. on the first floor if it is a two story structure and not less than 900 sq.ft. on the first floor if it is a story and a half structure.
- Said Grantors grant and reserve for the use of the utilities required to serve this and the adjoining premises the necessary easements for the installation and maintenance of the required utilities as shown on the plat.
- All premises shall be served by city water lines and sewerage and no premise shall discharge sanitary wastes into any sewers other than sanitary sewers.
- The above 7 covenants shall run with the land hereby conveyed and shall be binding on the grantees, his heirs and assigns forever.

The following tract of land is part of the Village of Minster and is located in the Southeast Quarter of the Southwest Quarter of Section 26, Township 7 South, Range 6 East with respect to the First Principal Meridian, Auglaize County, Ohio, and is more particularly described as follows:

Being all of the originally subdivided portion of lots numbered 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107 and 108 in the blocks of G, H, I and K of the Village of Minster.

The above tract of land contains 18.64 acres with 4.18 acres dedicated for highway purposes. This tract of land is part of the next preceding transfer recorded in Volume 221 Page 631, Volume 149 Page 524, Volume 173 Page 88 and Volume 176 Page 663.

I do hereby certify that I have surveyed the premises and prepared the attached plat and that the plat is correct.

Attest:

Clayton H. Stimmel
Clayton H. Stimmel
Registered Engineer No. 28010
Registered Surveyor No. 1906

139864

Auglaize County Auditor

Presented for record on this the 22 day of APRIL, 1975, at 3:15 o'clock P.M. Recorded APRIL 22, 1975, in Auglaize County Record of Plats. CABINE
A- Fee: 8.35 PAGE-23

PAUL BENSMAN SUBDIVISION NO. 1

MINSTER, OHIO

REVISIONS			PAUL BENSMAN SUBDIVISION NO. 1	
NO.	DATE	BY		
1			3-TIMMEL & ASSOCIATES	
2			845 N. CIRCLE DR.	
3			WAPAKONETA OHIO 45895	
4			DRAWN BY: D.H.C.	
			SCALE: 1" = 100'	
			DATE: 1974-07-25	
			MATERIAL	
			DRAWING NO.	