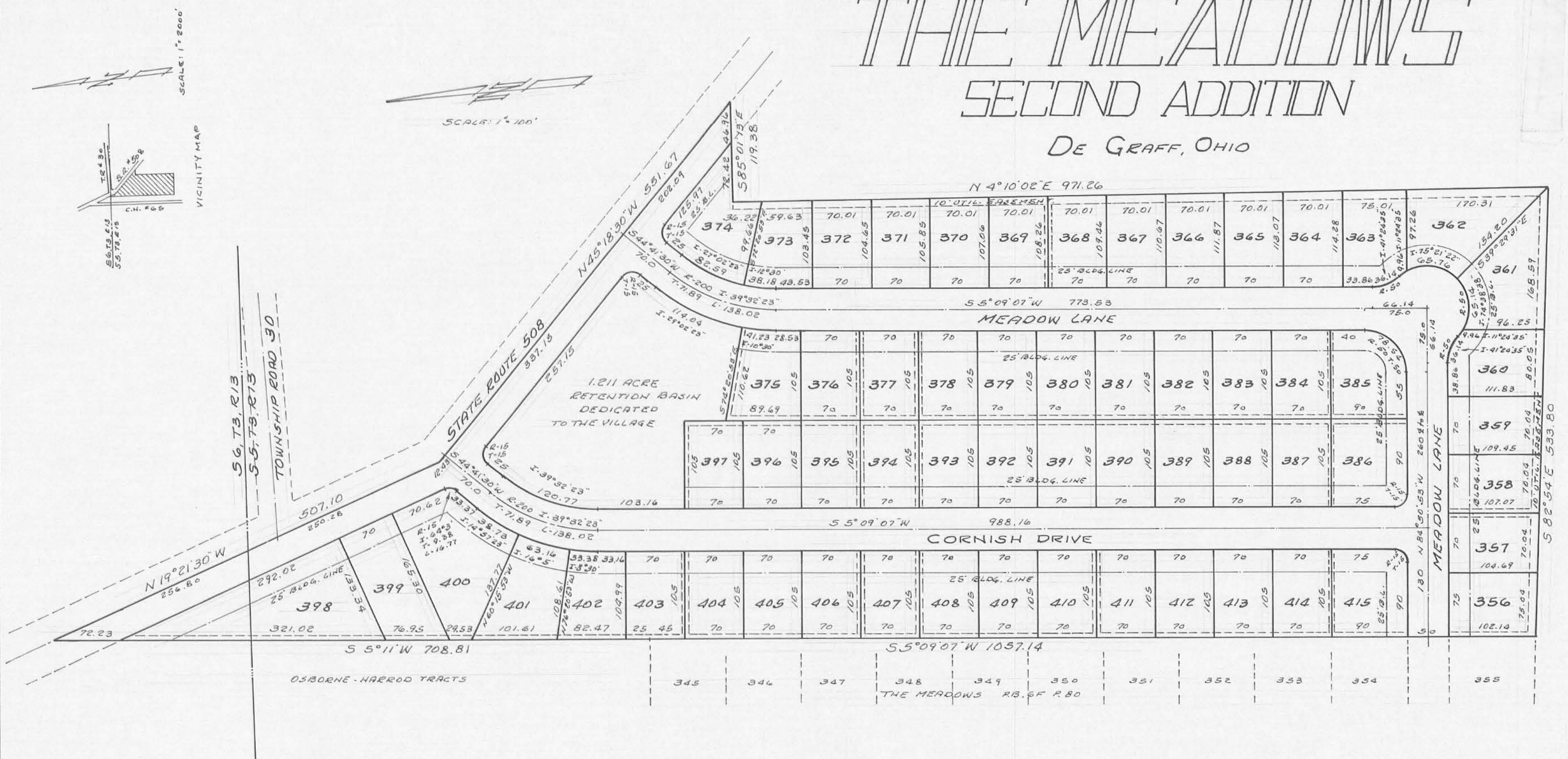


THE MEADOWS SECOND ADDITION De Graff, Ohio



DEDICATION:-

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby voluntarily consent to said plat and to dedicate the streets as shown hereon to the public use forever and dedicate the 1.211 Acre retention basin to the Village of De Graff for that purpose only.

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 for use 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."

Cecilia R. Williams
WITNESS
Donna Adams
WITNESS

Kenneth H. Durnbaugh PRESIDENT
ART HOMES INC.
Sam C. Winfree CHAIRMAN OF THE BOARD
ART HOMES INC.

STATE OF OHIO, COUNTY OF GREENE, S.S.

Be it remembered that on this 18th day of December 1975, before me, a notary public in and for said county and state personally came the said ART HOMES INC. by KENNETH H. DURNBAGH, its president and SAM C. WINFREE, its board chairman and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Donna Adams
NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO
MY COMMISSION EXPIRES 3/22/78

STATE OF OHIO, COUNTY OF GREENE, S.S.

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

Kenneth H. Durnbaugh
KENNETH H. DURNBAGH

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

Donna Adams
NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO
MY COMMISSION EXPIRES 3/22/78

ACCEPTANCE & APPROVALS:-

Acceptance and approval is made by the Village of De Graff, Ohio on this the _____ day of _____, 197__.

Charles E. Roby MAYOR
James F. Rowley PRESIDENT OF COUNCIL
Carol J. Jussel VILLAGE CLERK

Approved by the Logan County Board of Health _____ 197__

OP. OF HEALTH BY: _____

CERTIFICATION:-

I certify that this is a true and complete survey made under my direction. Iron pins will be set at all lot corners upon completion of construction.

Raymond V. Kline DEC. 1975
REG. ENGINEER & SURVEYOR

PROTECTIVE COVENANTS AND RESTRICTIONS:-

- 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 2005 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.
- It shall be lawful for any person or persons owning any real property situated in said plat to prosecute any proceedings of 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.
- Invalidation 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.
- 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.
- 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 six (6) feet to an interior lot line. For the purposes of this covenant, eaves & 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.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- 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.
- 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.
- The ground floor area of the main structure, exclusive of one story open porches and garage shall not be less than 700 sq. ft. in 1 STORY DWELLING & 600 sq. ft. 1 1/2 OR 2 STORY.
- No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building set back line.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Any improvements made on or under any easement by the property owner are at the risk of said property owner.
- 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.
- 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.

DESCRIPTION:-

Situate in the Village of De Graff, Miami Township, Logan County, Ohio and being all of a 16.131 acre tract conveyed to ART HOMES INC. by Harold McIntosh and being 15.845 acres in S5, T3, R13 and 0.286 acres in S6, T3, R13, being 3.634 acres in platted streets and public roads.

TRANSFER:-

Transferred this 26th day of February, 1976.

Description checked
Logan Co. Engineer
R.L.R. 2-2676

Mary G. Slater
LOGAN COUNTY AUDITOR
227653
RECORDED:-
Received February 26 1976 at 1:33 P.M.
Recorded February 26 1976
Plot Book 671, Page 84
Ruth Royer
LOGAN COUNTY RECORDER