



FLORAL ACRES SUBDIVISION

BEING A SUBDIVISION OF 51.190 ACRES IN SECTION 15, TOWN 4, RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING PART OF THE 80.595 ACRE TRACT AS CONVEYED TO WILBUR HUFFMAN AND RECORDED IN DEED BOOK 339 PAGE 526 OF THE MIAMI COUNTY DEED RECORDS.

SCALE 1"=150' FEB. 15, 1957

COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS EXCEPT LOTS 1, 2, AND 3 WHICH MAY BE USED FOR COMMERCIAL PURPOSES. NO STRUCTURES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED ONE AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE OR CARPORT FOR NOT MORE THAN TWO (2) CARS.
2. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. (NO BUILDING OR PART THEREOF, SHALL BE ERRECTED ON ANY LOT LESS THAN 35 FEET BACK FROM THE FRONT LOT LINE, NOR NEARER THAN 35 FEET TO ANY SIDE STREET LINE.) ALL BUILDINGS ERRECTED FOR DWELLING PURPOSES SHALL PROVIDE A TOTAL OF NOT LESS THAN 25 FEET OF SIDE YARD SPACE. SAID SIDE YARD SPACE MAY BE DIVIDED UNEVENLY PROVIDED NO PORTION OF ANY BUILDING IS ERRECTED CLOSER THAN 10 FEET TO ANY LOT LINE.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF ONE-STORY OPEN PORCHES, GARAGES OR CARPORT, SHALL BE NOT LESS THAN 950 SQ. FT. IN THE CASE OF A ONE OR ONE AND ONE-HALF STORY STRUCTURE.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERRECTED 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.
6. ALL FIRST FLOOR ELEVATIONS MUST BE ADJUSTED TO MATCH ADJACENT PROPERTY.
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 FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.
9. NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION.
10. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORDED PLAT ARE DEDICATED FOR UTILITY INSTALLATION AND MAINTENANCE.
11. 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 MARCH 1, 1977 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
13. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
14. NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY IN DESIGN WITH OTHER STRUCTURES IN THE SUBDIVISION, BY THE SUBDIVIDER, HIS REPRESENTATIVE, OR BY A COMMITTEE COMPOSED OF THREE (3) LOT OWNERS AS DESIGNATED BY A MAJORITY OF THE LOT OWNERS.
15. UNTIL SUCH TIME AS A SANITARY SEWER SYSTEM SHALL HAVE BEEN CONSTRUCTED TO SERVE THIS SUBDIVISION, A SEWAGE DISPOSAL SYSTEM CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH SHALL BE INSTALLED TO SERVE EACH DWELLING. THE EFFLUENT FROM SEPTIC TANKS SHALL NOT BE PERMITTED TO DISCHARGE INTO A STREAM, STORM SEWER, OPEN DITCH OR DRAIN.
16. UNTIL SUCH TIME AS PUBLIC WATER SUPPLY IS AVAILABLE TO SERVE THIS SUBDIVISION, DRINKING WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.
17. ON ALL CORNER LOTS THE GARAGE OR CARPORT MUST BE ATTACHED TO AND BE A PART OF THE RESIDENCE BUILDING.

DAYTON MASONRY CONST. Co. 70 AC. D.B. 325, P. 170
(ALL DIMENSIONS ON THE CURVES ARE ARC LENGTHS)

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: Wilbur A. Huffman (Husband) Rosell Murr (Wife)
Alta A. Huffman (Wife) Harold R. McClure (Witness)

STATE OF OHIO, MIAMI COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 20th DAY OF February, 1957, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Wilbur A. Huffman (Husband) Alta A. Huffman (Wife) The First Troy National Bank & Trust Co. by W. E. Matcalf (Cash.) AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO. Rosell Murr
STATE OF OHIO, MIAMI COUNTY, S.S.
Wilbur A. Huffman, 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.
Wilbur A. Huffman
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO. Rosell Murr

THIS INSTRUMENT WAS PREPARED BY Harold R. McClure
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF OHIO AND THAT ALL MONUMENTS ARE SET AS SHOWN (C) IRON PINS

339.03
1737.0
657.36
282.8
345.
470.0