RECORDED
GEORGE A. MATHEWS
RECORDER
FEB 27 3 00 PM '48
MONTGOMERY CO. OHIO
RECORDER
BOOK 2 PAGE 11
Recd Feb 1948

# GRADLE'S SPINNING WOODS ADDITION

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| File No. | BK-Y-11 |
| Transferred | 2-27-48 |
| Recorded | 2-27-48 |
| Fees | $2.40 |
| Examiner | 2-27-48 |
| Date To | CLAY |
| REC. BROWN/CROWER | |
| Montgomery County Surveyor | |

I hereby certify this plat to be in accordance with the CITY PLAN
Date 7-1-46 — Chas. Kinnick — Assistant Director — CITY PLAN BOARD

Being a Subdivision of 22.5 acres located in pt Sec. 15 T2 R7 MRs. Mad River Twp. Montgomery Co. O. and Recorded in DB 336 - Pg 180 on the Deed Records of said County.

I hereby certify that I have surveyed and staked the above tracts and all measurements certified correct, and Iron Pins set as noted.
Scale 1" = 100'
Jan. 1947

Ernest A. Brown
ERNEST A. BROWN
REGISTERED CIVIL ENGINEER & SURVEYOR
815 SAMMONS AV.
DAYTON, OHIO.

REGISTERED ENGINEER ERNEST A. BROWN OHIO

We, the undersigned, being all the owners and lienholders of the land herein platted do hereby voluntarily consent to the execution of said plat and voluntarily dedicate the streets alleys and other thoroughfares shown on the plat, and not heretofore dedicated, to public use as such forever. Easements shown on the plat are for 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 of ingress and egress to the property for said purposes and are to be maintained as such forever.

WITNESSED BY
Harry C. Grover — Fred L. Gradle
Fred L. Gradle — Harry C. Grover

STATE of OHIO, County of Montgomery: ss:
Before me, a Notary Public in and for said County, personally came Fred L. Gradle and Harry C. Grover husband & wife and acknowledged the signing of the foregoing plat to be their voluntary act and deed.
In Witness Whereof I hereunto set my hand and Notarial Seal on this 25 day of October, 1947.

Fred E. Gradle
FRED E. GRADLE, Notary Public
In and for Montgomery County, Ohio
My Commission Expires July 5, 1948

STATE of OHIO, County of Montgomery: ss:
Fred L. Gradle, being duly sworn says that the above is signed and the execution thereof is acknowledged by all parties having any interest or liens upon the realestate therein described.

Fred L. Gradle

Sworn to before me and signed in my presence by the said Fred L. Gradle on this 25 day of October, 1947.

Fred E. Gradle
FRED E. GRADLE, Notary Public
In and for Montgomery County, Ohio
My Commission Expires July 5, 1948

Approved by the Board of County Commissioners of Montgomery County, Ohio, on this 24 day of February 1947.

J. E. Brumbaugh
John S. Wilson
Peter Kroger
} County Commissioners

Jesse D. Gano
Clerk of County Commissioners

## -RESTRICTIONS-

A. Each lot on this subdivision shall be sold and conveyed subject to the following restrictions and conditions and run with the land.

B. All lots in this subdivision shall be residential lots, and no dwelling costing less than $7500 shall be permitted on any lot in this subdivision. No structure shall be erected, altered, placed or permitted to remain on any lot except a one story, one and one half story and a two story dwelling and for each dwelling a private garage for not more than two cars. For a one story dwelling the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 850 square feet. For a one and one half and two story dwelling the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 720 square feet.

C. No building shall be located nearer to the front line or nearer to the side street line than the building set-back lines shown on the recorded plat. No building or part thereof, shall be erected on said lots less than 60 feet, or more than 75 feet, back from the front lot line. Buildings on corner lots shall be set back not less than 60 feet from the side street line; excepting lots No. 46, 47, 64 & 65 which shall be set back than 50 feet. All buildings erected for dwelling purposes shall be erected to provide a total of not less than 30 feet of side yard space, and side yard space may be divided unevenly provided no portion of any building is erected closer than 10 feet to any lot line.

D. No lot shall be hereafter subdivided into smaller portions, the intent being to carry out a general plan and preserve each lot as an individual building site.

E. 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.

F. No lot or residence or other building on this plat shall be conveyed to or leased, rented or occupied by anyone other than the caucasian race. Except that this covenant shall not prevent servants of different race or nationality domiciled with an owner or tenant.

G. No fences or walls higher than the adjacent ground shall be erected nearer the front line of any lot than the rear line of the dwelling, except the same be of hedge growth and then not to exceed three and one-half (3½) feet in height.

H. No billboards or advertising signs shall be erected or placed on any lot except for the purpose of selling property on this subdivision. No barn, stable, or other out-buildings for housing domestic animals shall be erected upon the premises.

I. No trailer, basement, tent, shack, garage, or other outbuilding shall at any time be used as a residence temporary or permanent, nor shall any residence of a temporary character be permitted.

J. Utility and storm sewer easements are shown on the plat. A perpetual easement is reserved over the rear 5 feet of each lot for utility installations and maintenance.

K. These covenants shall be enforcible by injunction and otherwise by the grantor, its successors or assigns.

L. These covenants and restrictions are to run with the land and shall be binding on all persons and all persons claiming under them until January 1, 1966 at which time said covenants and restrictions are automatically extended for successive 10 year periods, unless by a vote of a majority of property owners in the subdivision these covenants are amended or terminated.

M. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the provisions, which shall remain in full force and effect.

N. Until such time as a sanitary sewer system shall have been constructed to serve the properties within the above described tract, septic tanks shall be installed for each dwelling erected in the area. Such sewage disposal installation shall be of the type and construction, and so located on the individual lot as to be approved in writing by the health authority with jurisdiction. No outdoor toilets shall be allowed. Each lot shall be provided with one underground septic tank. The effluent from each septic tank shall not be permitted on any lot, to discharge directly into any storm sewer, stream, open ditch or drain, but shall be discharged into an approved bed or leaching well specifically provided for this purpose.

O. Until such time as a city water main shall have been constructed to serve the properties within the above described tract, drinking water shall be supplied from individual wells drilled for each dwelling erected in the area. Each wells shall be of the type, and construction, and so located on the individual lot as to be approved in writing by the health authority with jurisdiction.

Date Feb. 19 - 1948
The foregoing plat is in accordance with the rules and regulations adopted by the Director of Service and Buildings of the City of Dayton, Ohio, acting as Supervisor of Plats, and the same is hereby approved.
Signed Geo. H. Walker
Director of Service and Buildings of Dayton, Ohio, acting as Supervisor of Plats.

APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION
Chas. H. Miller 2-6-48
Executive Director — Date