PENN GARDENS

SECTION 15, TOWN 2, RANGE 7 M.R.S.
MAD RIVER TOWNSHIP
MONTGOMERY COUNTY, OHIO

DESCRIPTION

5.579 ACRES

Located in Section 15, Town 2, Range 7 MRS, Mad River Township, Montgomery County Ohio, and being a subdivision of a 5.579 Acre tract conveyed to Jack N. Solgan, Orville Larrick and Quinten D. Larrick by deed recorded in Deed Book 2247 Page 251 of the Montgomery County Deed Records.

PROTECTIVE COVENANTS

1. These covenants are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date the covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

2. No trailer, 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.

3. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. No building shall be located nearer to the front lot line or nearer to the side street than the building setback lines shown on the recorded plat.

5. No signs of any kind shall be displayed to the public view on any lot except professional signs of not more than one square foot each, or signs advertising the property for rent.

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

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

8. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

9. No barn, stable, or other outbuilding for housing domestic animals or poultry shall be erected on the premises, nor shall any domestic animals or poultry be permitted.

APPROVAL:

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD
Robert F. Lynch
Planning Director
Date MAR 30 1966
APPROVED BY DIRECTOR OF SERVICE & PUBLIC PROPERTIES
Whitney Harper
Supervisor of Plats
Date Mar 30 1966

VICINITY MAP
NO SCALE

State of Ohio, County of Montgomery: SS
Be it remembered that on this 7th day of March, 1966 before me, a Notary Public in and for said Montgomery County personally came Jack N. Solgan, Orville Larrick and Quinten D. Larrick who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed.
In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public Charles E. Grump

CHARLES E. GRUMP, Notary Public
In and for Montgomery County, Ohio
My Commission Expires May 6, 1967

DEDICATION

We the undersigned, being the owners of the land herein platted do hereby adopt and confirm this plat of subdivision and dedicate the streets as shown on the plat to public use forever and also hereby dedicate easements as shown on the plat for construction, operation, maintenance, repair replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, storm drainage ditches and for the express priviledge 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.

Dolores Woodard — Witness
Jack N. Solgan — Jack N. Solgan
Dean E. Ward — Witness
Orville Larrick — Orville Larrick
Glenna Marcum — Witness
Quinten D. Larrick — Quinten D. Larrick

LIEN HOLDER
HUNTER SAVINGS ASSOCIATION

David Dumbacher Jr. — Witness
Secretary
Witness
Vice President

State of Ohio, County of Hamilton: SS
Be it remembered that on this 8th day of March, 1966 before me, a Notary Public in and for said Hamilton County personally came Hunter Savings Association by Bruce L. Brock its Secretary and James J. Wimberg its Vice President who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed.
In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public David Dumbacher Jr.
Notary Public, Hamilton County, Ohio
My Commission Expires June 29, 1968

State of Ohio, County of Montgomery: SS
Jack Solgan, being duly sworn, says that all persons and corporations to the best of his knowledge, interested in this dedication, either as owners or leinholders, have united in its execution.

Notary Public Charles E. Grump

CHARLES E. GRUMP, Notary Public
In and for Montgomery County, Ohio
My Commission Expires May 6, 1967

CERTIFICATION

The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

Eugene R. Brown
Registered Surveyor

STATE OF OHIO EUGENE R. BROWN 4213 REGISTERED SURVEYOR

CHECKED FOR OWNERSHIP AND EXTERIOR CLOSURES ONLY
BY
Jo Domagal 3-31-66

This Instrument prepared by:
The Miami Engineering Co.

FB-1-47-66

SCALE IN FEET
0 50 100

MIAMI ENGINEERING CO.
ENGINEERS SURVEYORS
DAYTON OHIO

Scale: 1"=60'	Dm. by W.B.	Ck'd by
Date: 9-8-65	Job No. 65-1215	

Sheet 1 of 1
DWG. NO.

APR 4 '66
TRANSFERRED
AL. OSWALD
COUNTY AUDITOR