RECORD PLAN

SAVILLE ESTATES SECTION FOUR

SEC. 16, TOWN 2, RANGE 7 MRS
MAD RIVER TOWNSHIP
MONTGOMERY CO. OHIO
2.176 ACRES

VICINITY MAP
SCALE: 1" = 2000'

Book 79 Page 42
Transferred 4-4-67
Received 4-4-67
Time 12:13 P.M.
Recorded 4-4-67
Fee $ 11.50
CHARLES S. HECK
Montgomery County Recorder

CHARLES S. HECK
RECORDER
APR 4 12 15 PM 1967
MONTGOMERY CO. OHIO
RECORDED
BOOK 79 PAGE 42
FEE $11.50

CITY OF DAYTON, OHIO
APPROVED BY CITY PLAN BOARD
Planning Director
Date Mar. 29 1967
APPROVED BY DIRECTOR OF SERVICE & BLDGS.
Supervisor of Plats
Date Mar. 32 1967

PROTECTIVE COVENANTS

1. All lots in this subdivision shall be known and described as residential lots. No structures shall be erected, placed or permitted to remain on any residential building plot other than one detached single family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than two cars.

2. No lot shall be hereafter subdivided 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. All buildings erected for dwelling purposes shall provide a total of not less than 20 feet of side yard space; said side yard space may be divided unevenly provided the minimum side yard distance is not less than 10 feet.

4. No dwellings shall be constructed or placed upon any lot in this subdivision except those providing the following total areas, exclusive of one-story open porches and garages: (a) One story with basement 1,100 sq. ft. (b) One-story without basement 1,200 sq. ft. (c) One and one half story 1,300 sq. ft. (d) Two story 1,300 sq. ft. For purposes of this covenant split level and bi-level houses shall be classified as one and one half story dwellings.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision 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. 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.

7. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the minimum building setback line.

8. No sign or billboard shall be erected on any lot in this subdivision, except a professional, "for sale," or "for rent" sign and advertising signs during the construction period.

9. Easements affecting lots shown on the recorded plat are dedicated for utility installation and maintenance and for drainage facilities.

10. 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 June, 1993 at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants.

11. These covenants shall be enforcible by injunction and otherwise by the grantor, its successors and assigns. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

12. Drainage channels, slopes and swales have been established on the lots by the builder for the conveyance of surface water to the street or public storm sewer system, and are to be maintained continuously by the lot owners. No material shall be removed from or placed upon any lot which obstructs, retards or changes the direction of flow of water through these drainage channels or swales.

CERTIFICATION

I hereby certify all measurements correct and monuments set as shown. Curved distances are measured on the arc. Iron pins set at all lot corners.

Eugene [illegible]
Registered Surveyor

STATE OF OHIO — EUGENE [illegible] — REGISTERED SURVEYOR

CHECKED FOR OWNERSHIP AND EXTERIOR CLOSURE ONLY BY COUNTY ENGINEER'S OFFICE BY J. Demagel DATE 4-3-67

DESCRIPTION

Situate in Section 16, Town 2, Range 7 MRS Mad River Township, Montgomery County, Ohio and being a subdivision of 2.176 Acres of a 166.138 Acre Tract conveyed to Edward Rose of Ohio Inc. as recorded in Volume 2091 Page 185 of the Montgomery County Deed Records.

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 shown on the plat for the 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 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.

EDWARD ROSE of OHIO INC.

Cecilia A. Dembski
Witness

by Albert E. Mc Gee
President

Evaly [illegible] Keller
Witness

by Chester E. Finn
Asst. Secretary

STATE OF OHIO, COUNTY OF MONTGOMERY: SS
Be it remembered that on this 23rd day of April, 1967, before me a Notary Public in and for said Montgomery County, personally came Edward Rose of Ohio Inc. by Albert E. Mc Gee its President and Chester E. Finn its Assistant Secretary, 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 notorial seal on the day and year last aforesaid.

Notary Public Cecilia A. Dembski
CECILIA A. DEMBSKI, Notary Public
In and for Montgomery County, Ohio
My Commission Expires Feb. 24, 1967

STATE OF OHIO, COUNTY OF MONTGOMERY: SS
Albert E. Mc Gee, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

Albert E. Mc Gee
Albert E. Mc Gee

Sworn to and signed in my presence on this 23rd day of April, 1967.

Notary Public Cecilia A. Dembski
CECILIA A. DEMBSKI, Notary Public
In and for Montgomery County, Ohio
My Commission Expires Feb. 24, 1967

This Instrument Prepared by The Miami Engineering Co.

SCALE IN FEET 0 50 100

MIAMI ENGINEERING CO.		
ENGINEERS DAYTON	SURVEYORS OHIO	
Scale: 1" = 60'	Drn. by: T.M.	Ckd. by:
Date: 1-13-64	Job No. 64-41	
DWG. NO.	Sht. 1 of 1	

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