

DEED RESTRICTIONS:

- 1. Dumping, storing, buying, disposing of, burning or burial of garbage or refuse, excepting the burning, in suitable fireproof containers of refuse which might result from the normal use of dwellings upon the premises.
2. Discharging of firearms except in matters of self defense or property protection. Hunting with bow and arrow or crossbow.
3. Parking or locating of house trailers, with or without wheels, with or without foundations, or buildings of similar construction, carports, tents, buses or trucks.
4. And, in general, these uses are prohibited which may be obnoxious or offensive by omission of odor, dust, smoke or noises.

HEIGHT AND AREA RESTRICTIONS:

- 1. No building or structure, or any portion thereof shall be erected above the ground within fifteen (15) feet of the right of way line of any state, county or township highway, except lots that run parallel with the street which may be ten (10) feet or the front lot lines of any and all lots. No structure except boat slips shall be less than thirty (30) feet from the water.
2. There shall be a minimum side clearance of five (5) feet and a minimum total clearance of ten (10) feet on both sides measured from any part of any building or structure above the ground to the side lot line.
3. Each building or structure erected shall be erected upon a lot not less than approximately 7500 feet area.
4. There shall be a space provided for off-street parking for at least one automobile, either by use of garage, carport, or by cementing or otherwise hard surfacing of suitable space within the lot lines.
5. No fence shall be erected higher than three (3) feet.
6. No boatwell shall be enclosed. No roof to be higher than seven (7) feet or less than six (6) feet, with rose riser not to be over 30 inches.
7. No additional private roads shall be allowed to be built on any lot on this plat, excepting the thirty (30) foot strips so designated.
8. Variances may be obtained by receiving in writing the approval of the owners of the majority of the lots on Miami Island. Variances apply to all restrictions on this plat.

BUILDING RESTRICTIONS:

- 1. No dwelling shall be erected or located and no building shall be altered or used as a residence which contains less than eight hundred (800) square feet of living area exclusive of porches and garage. No less than \$15,000.00 shall be spent to erect the principal building on the hereinafter referred to as residence, this amount will increase to \$20,000.00 after 1975.
2. No dwelling shall hereafter be erected or located except on a continuous foundation of cement or building block.
3. Family dwellings will be the only principal buildings erected. Principal buildings must be constructed before any accessory or utility type buildings can be built. Boat slips will not be considered accessory or utility type buildings.
4. No commercial enterprise will be allowed on Miami Island. Earning contracts or work is not considered commercial.
5. All wiring in buildings erected or altered within the district shall be subject to investigation under the National Electric Code.
6. All sewage disposal units and/or water supply in or appertaining to buildings erected or altered within the district shall be subject to investigation and approval of the Ohio State Board of Health.
7. All residences hereafter erected and all structures hereafter altered for residential purposes shall have an eave or chimney approved by the Insurance Underwriters as fireproof, except those residences heated electrically.
8. All structures intended for use as residences or hereafter altered for use for residential purposes shall have at least two (2) outside doors.
9. In locations where the footer of new construction cuts through a drainage tile, this cut tile shall be replaced or repaired by the builder in order that proper drainage will be continued.
10. Boats may be docked or moored on the existing seawall for a period of two (2) years after purchase of lot, so long as it doesn't encroach on state regulations; after two (2) years boat slips will have to be used.

EASEMENTS:

EASEMENTS GRANTED TO THE DUTTON POWER AND LIGHT CO. AND ITS ASSIGNS, FOR GAS AND ELECTRIC SERVICE WITHIN THE 30 FOOT PRIVATE DRIVES AND WITHIN THE 30 FOOT PUBLIC STREET.

EASEMENTS GRANTED TO THE UNITED TELEPHONE CO. AND ITS ASSIGNS, FOR TELEPHONE Poles, LINES, CABLES, ETC., WITHIN THE 30 FOOT PRIVATE DRIVES AND THE 30 FOOT PUBLIC STREET.

EASEMENTS GRANTED TO THE INDIAN LAKE SANITARY SEWER DISTRICT FOR SERVING AND MAINTAINING SANITARY SEWER FACILITIES WITHIN THE 30 FOOT PRIVATE DRIVES AND THE 30 FOOT PUBLIC STREET.

EASEMENTS GRANTED TO ALL LOT OWNERS FOR INGRESS AND EGRESS OVER THE 30 FOOT PRIVATE DRIVES AS DESIGNATED. ALL LOT OWNERS ARE RATABLY FOR MAINTENANCE THEREOF.

THE WITHIN STREET SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE LOGAN COUNTY ENGINEER AND THE MAINTENANCE THEREOF SHALL REMAIN THE RESPONSIBILITY OF THE GRANTORS UNTIL SAID STREETS ARE APPROVED AND ACCEPTED BY THE LOGAN COUNTY ENGINEER.

Witnesses: Mary Lou Spinsburg, Barbara Halvey, Prestige Properties, Inc., Joseph W. Water, John M. Zuder, Linda W. Water, Grantors.

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED.

DATE: 12/28/1970, Chester R. Kurtz, P.E., Logan County Engineer.

SURVEYORS CERTIFICATE:

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY No. 12276, STOKES TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS AN AREA OF 2.924 ACRES IN LOTS, 0.085 ACRES IN A PRIVATE DRIVE, 0.463 ACRES IN A PROPOSED PUBLIC STREET AND 1.488 ACRES IN A CHANNEL, MAKING A TOTAL OF 4.96 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND ACCURATE REPRESENTATION OF MIAMI ISLAND ALLOTMENT AS SURVEYED BY ME IN APRIL 1970.

Daniel E. Gilbert, Daniel E. Gilbert, P.S., Reg. Sur. No. 5402, 428 N. MADRIVER ST., BELLEFONTAINE, OHIO 43311

APPROVAL:

APPROVED THIS 18 DAY OF May 1970.

James D. Lucas, Ohio Dept. of Health

APPROVED THIS 18th DAY OF May 1970.

Chester R. Kurtz, Logan County Engineer

THE ANNEXED PLAT HEREBY APPROVED AND ACCEPTED BY THE BOARD OF LOGAN COUNTY COMMISSIONERS AT A REGULAR MEETING THIS 18th DAY OF MAY 1970.

Don Downing, Harry C. Smith, John R. Smiley, Logan County Commissioners

ACCEPTANCE:

THE WITHIN LOTS TRANSFERRED THIS 19 DAY OF MAY 1970.

199778, Received for record at 11:28 o'clock A.M. on this 19th day of May 1970.

RECORDED IN PLAT BOOK 6, VOLUME F, PAGE 37.

Ruth Royer, Logan County Recorder

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE PRESTIGE PROPERTIES, INC., AN OHIO CORPORATION, PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREET TO THE PUBLIC USE FOREVER.

Witnesses: Mary Lou Spinsburg, Joseph W. Water, President, Prestige Prop, Inc.

Witnesses: Barbara Halvey, Linda W. Water, Treasurer, Prestige Prop, Inc.

STATE OF OHIO 55, COUNTY OF LOGAN

BE IT REMEMBERED THAT ON THIS THE 14th DAY OF May, IN THE YEAR OF OUR LORD, ONE THOUSAND NINE HUNDRED AND SEVENTY (1970), BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE PRESTIGE PROPERTIES, INC., GRANTORS IN THE FOREGOING DEDICATION, WHO ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

Mary Lou Spinsburg, Notary Public

11-23-73, My Commission Expires, Notary Public, Hardin Co. Ohio, My Commission Expires Nov. 23, 1978



Table with 5 columns: Manhole, Elevation Top, Elevation Run Line, Distance Between, Grade Ft./100 Ft., Size. Rows include 129, 129A, 129B, 129C, 129D, 129E, and Camp Hole.

NOTE: THERE IS A CONCRETE SEAWALL COMPLETELY AROUND THIS ISLAND.

MIAMI ISLAND ALLOTMENT, V.M.S. No. 12276, STOKES TOWNSHIP, LOGAN COUNTY, OHIO 1970, SCALE: 1"-40'

COUNTY 4674, INDEX NO. INDEXED ON MAP

DRAWN AND PLATTED BY: DANIEL E. GILBERT, P.S., Reg. Sur. No. 5402

NOTE: THIS PLAT TO BE FILED IN THE OFFICE OF THE LOGAN COUNTY ENGINEER.