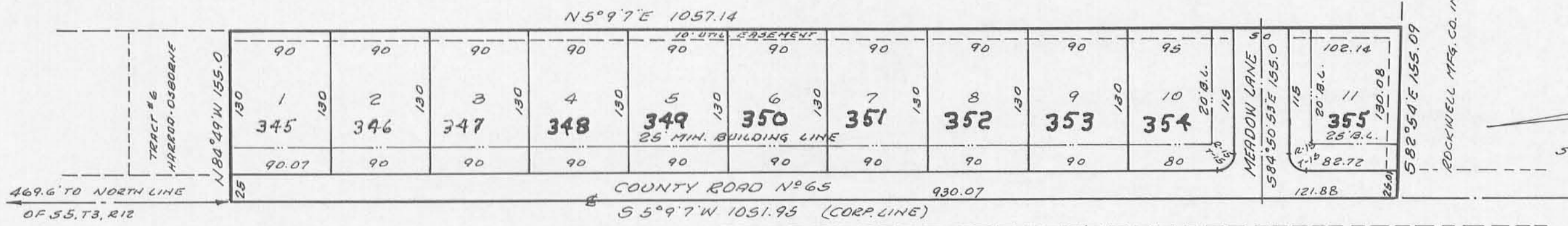


# THE MEADOWS

DE GRAFF, OHIO

HAROLD McINTOSH



**DEDICATION:**

We the undersigned, being all of the owners and lien holders of the lands herein platted do hereby voluntarily consent to the said plat and to dedicate the streets, as shown hereon to the public use forever.

We also dedicate easements, with the right of ingress and egress and the right to trim such trees and shrubs as may be necessary to maintain proper service to run with the land, for water, sewer, gas, electric, telephone or other public utility lines or services under, on or over those certain strips of land designated hereon as "Utility Easements."

Cecilia R. Williams  
WITNESS  
Donna Adams  
WITNESS

Kenneth H. Durnbaugh PRESIDENT  
ART HOMES INC.  
Sam C. Winfree CHAIR. OF THE BOARD  
ART HOMES INC.

**STATE OF OHIO, COUNTY OF GREENE S.S.**

Be it remembered that on this 6th day of August, 1975, before me, a notary public in and for said county and state personally came the said ART HOMES INC. by Kenneth Durnbaugh, its president and Sam C. Winfree, its chairman and acknowledged the signing and execution of the within plat to be their voluntary act and deed

Donna Adams NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO  
COMMISSION EXPIRES 3/22/78

**STATE OF OHIO, COUNTY OF GREENE S.S.**

Kenneth Durnbaugh 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.

Kenneth H. Durnbaugh  
KENNETH DURNBAUGH

In testimony whereof, I have hereunto set my hand and notary seal on the day and date above written.

Donna Adams NOTARY PUBLIC IN AND FOR GREENE COUNTY, OHIO  
COMMISSION EXPIRES 3/22/78

**ACCEPTANCE & APPROVALS:**

Acceptance and approval is made by the Village of De Graff, Ohio on this the 8 day of August, 1975

Charles E. Roby MAYOR  
Jamie Rowley PRESIDENT OF COUNCIL  
Carol J. ... VILLAGE CLERK

Approved by the Logan County Board of Commissioners \_\_\_\_\_, 1975

COMMISSIONER COMMISSIONER COMMISSIONER

Approved by the Logan County Engineer \_\_\_\_\_, 1975

LOGAN COUNTY ENGINEER

Approved by the Logan County Board of Health \_\_\_\_\_, 1975

William A. Kubaly, DVM.  
D.V. (See attached restrictions)

**CERTIFICATION:-**

I certify that this is a true and complete survey made under my direction. Iron pins will be set at all lot corners upon completion of construction.

Raymond K. ... AUG. 4, 1975  
REG. ENGINEER & SURVEYOR

**PROTECTIVE COVENANTS AND RESTRICTIONS:**

- 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 2005 at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or part.
- It shall be lawful for any person or persons owning any real property situated in said plat to prosecute any proceedings of law or in equity against the person or persons violating or attempting to violate any covenant or restriction herein contained and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- Invalidation of any of these covenants or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- All lots in this plat shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two (2) cars.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than ten (10) feet to an interior lot line. For the purposes of this covenant, eaves & steps shall not be considered a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- No lot shall hereafter be subdivided into parcels for additional residential purposes.
- 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.
- No trailer, unused automobiles, 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.
- The ground floor area of the main structure, exclusive of one story open porches and garage, shall not be less than 800 square feet.
- No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building set-back line.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Any improvements made on or under any easement by the property owner are at the risk of said property owner.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- No animals, livestock or poultry, of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

Description checked  
Logan Co. Engineer  
R.L.R. 8-18-75

**DESCRIPTION:-**

Situate in the Village of De Graff, Township of Miami, County of Logan and State of Ohio and being a part of Section 5, Township 3, Range 13 and containing 3.752 acres of the 3.752 acres conveyed to Art Homes Inc. by Harold McIntosh as recorded in Deed Book 359, Page 701 of Logan County Deed Records.  
0.753 acres of platted land in street and public road.

**TRANSFER:-**

Transferred this 18th day of AUGUST, 1975

225012 Mary G. Slater  
LOGAN COUNTY AUDITOR

**RECORDED:-**

Received August 18, 1975 at 12:11 P.M.  
Recorded August 18, 1975  
Plat Book V 6 F, Page 80

Ruth ...  
LOGAN COUNTY RECORDER