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BOOK 105  
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Jan 17.30



# RECORD PLAN VISTA RIDGE ESTATES

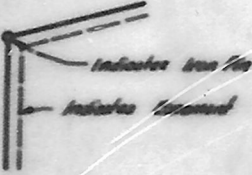
## SECTION TWO

Pl. Lot 4047

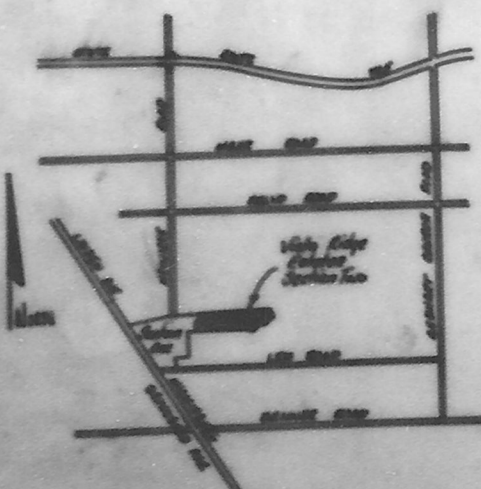
Section 24, Town 2, Range 5 M.R.S.

CITY OF MIAMI-SBURG  
MIAMI TOWNSHIP  
MONTGOMERY COUNTY, OHIO

5.179 ACRES  
17 LOTS

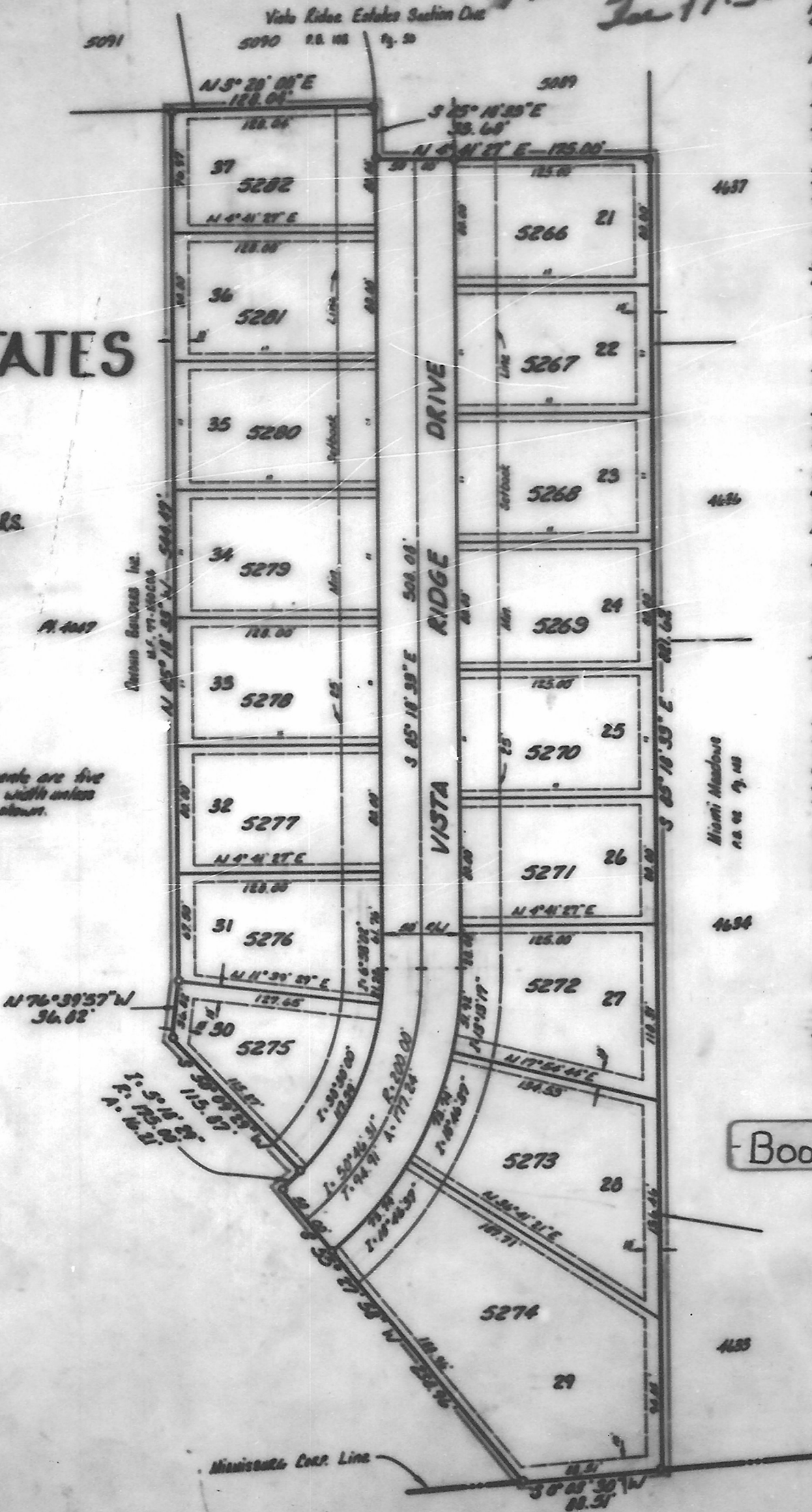


NOTE:  
All easements are five  
(5) feet in width unless  
otherwise shown.



VICINITY MAP

APPROVED FOR DESCRIPTION AND OWNERSHIP  
Fred W. [Signature]  
Montgomery County Engineer  
Data 6-13-78  
Checked by: J.T.



### 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 lot which do not conform to the applicable zoning restrictions at the time of construction.
2. No lot shall hereafter be 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 minimum building setback lines shown on the recorded plat. All buildings shall provide yard space as required by the applicable zoning restrictions at the time of construction.
4. The ground floor area of each dwelling structure, exclusive of one story open porches and garages, shall not be less than 1200 square feet for a one story dwelling nor less than 700 square feet for a two story building.
5. No tent, trailer, basement, shed, garage, barn or other out-building erected in this 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 sign of not more than one square foot, "For Sale" or "For Rent" signs and advertising signs during the construction period.
9. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
10. Easements affecting lots shown on the recorded plat are dedicated for utility installation and maintenance and for drainage facilities.
11. Drainage channels, swales and slopes in this subdivision have been established for the conveyance of surface drainage to public streets or storm sewer and shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards, or changes the direction of the flow of water through these drainage channels or swales.
12. 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 April 1, 2003, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
13. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

### DESCRIPTION

Situate in Section 24, Town 2, Range 5 M.R.S., City of Miami-Sburg, Miami Township, Montgomery County, State of Ohio, and being a subdivision of 5.179 Acres out of Part City Lot Number 4047 as conveyed to Daylio Builders, Inc. as recorded in Certificate 77-850-004 of the Montgomery County, Ohio Records. Containing a total of 5.179 Acres.

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### CERTIFICATION

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

Ralph D. Ames  
Registered Surveyor  
No. 3787

### DEDICATION

We the undersigned, being the owners of the land herein plotted do hereby adopt and confirm this plat of subdivision and dedicate the streets as shown on the plat to the public use forever and also hereby dedicate easements as shown on the plat to the public use forever and also hereby dedicate easements as 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 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.

DAYLIO BUILDERS, INC.

David W. Meixner - President  
Elke Meixner - Secretary

STATE FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Eugene C. Dwyer - Vice President  
Ralph C. Dwyer - Vice President  
Ronald C. Harrison - Assistant Vice President

STATE OF OHIO, COUNTY OF MONTGOMERY:SS

Be it remembered that on this 5 day of June, 1978, before me a Notary Public in and for said Montgomery County, personally came Daylio Builders Inc., by David W. Meixner, its President and Elke Meixner, its Secretary and State Fidelity Federal Savings and Loan Association, as Mortgagee, by Eugene C. Dwyer, its Vice President and Ronald C. Harrison, its Assistant 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 [Signature]

GERALD L. SHAW, Notary Public  
Is and for Montgomery & Co. County, Ohio  
My Commission Expires March 22, 1980

STATE OF OHIO, COUNTY OF MONTGOMERY:SS

David W. Meixner, being duly sworn says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or leaseholders, have united in its execution.

[Signature]  
David W. Meixner

Sworn to and signed in my presence  
on this 5 day of June, 1978

Notary Public [Signature]

GERALD L. SHAW, Notary Public  
Is and for Montgomery & Co. County, Ohio  
My Commission Expires March 22, 1980

This instrument prepared by the Miami Engineering Company.

### APPROVAL

Approved by the Planning Commission of the City of Miami-Sburg, Ohio this 23 day of April, 1978.

Approved 6-14-78  
[Signature]  
Secretary

Approved by the Council of the City of Miami-Sburg, Ohio this 23 day of June, 1978.

Robert W. Meixner  
Mayor

Maurelle E. Clark  
Clerk

MIAMI ENGINEERING CO.  
ENGINEERS - SURVEYORS  
WEST CARROLLTON, OHIO  
Scale 1" = 40' (Drawn To Scale)  
Date: January 17, 1978