

ORIGINAL PLAT OF FERNWOOD ADDITION
TO
CITY OF BRYAN, OHIO

CHANGE ORDER

DESCRIPTION OF PLAT

Allen street extended, changed from 50 ft width to 60 ft width by order of Planning Commission and City Council of the City of Bryan, Ohio. Field change made Sept 11, 1956, drawing revised Sept 15, 1956.

Being a part of the NE 1/4 of section 20, township 6 north, range 3 east in the City of Bryan and bounded as follows:
Commencing 190 ft east of SW cor. NE 1/4 of sec 20, aforesaid and being the true point of beginning; thence north 80 degrees 17 minutes west 519.97 ft to the south line of lots in Hunt's Addition in the City of Bryan; thence south 89 degrees 42 minutes east along the south line of said lots 478.12 ft; thence south one degree no minutes west 520.20 ft to the 1/4 line; thence west on the 1/4 line 466.44 ft to the point of beginning.

APPROVAL OF CITY PLANNING COMMISSION

BRYAN, OHIO
The within plat approved by the Planning Commission of the City of Bryan, Ohio by resolution passed / day of / 1956.

.....L.S.
Theodore R. Spangler, Chairman

.....L.S.
Paul Snivley, Member

.....L.S.
Lawrence E. Smith, Member

APPROVAL BY CITY COUNCIL

BRYAN, OHIO
The within plat approved by Council of the City of Bryan, Ohio on this / day of / 1956.

.....L.S.
M.J. Christman, Mayor

ATTEST:

.....L.S.
Robert Hamet, Clerk

CERTIFICATE OF SURVEYOR

I hereby certify that the plat hereon delineated is true to the best of my knowledge and that all courses, distances, angles, and bearings are as shown.
I further certify that I have set iron stakes at all corners and street intersections as marked.
Witness my hand and seal at Bryan, Ohio this 16th day of August, 1956.

Date Aug 16, 1956

.....C.B. Wood
Registered Surveyor
No 4245 Ohio

DEDICATION, EASEMENTS AND RESTRICTIONS

STATE OF OHIO
WILLIAMS COUNTY, SS:

The undersigned Russell P. Pickering and Lottie E. Pickering, husband and wife, hereby certify that they are the owners of all the land included in the attached plat of Fernwood Addition, City of Bryan, Williams County, Ohio; and that, subject to the approval of the Planning Commission and the City Council of the City of Bryan, Ohio; said plat is hereby dedicated and established, subject to the reservations, easements and restrictions hereinafter set out.

(1) All easements and restrictions hereinafter set out, run with the land, whether mentioned in the deeds or not; are for the use and benefit of each and all owners of lots in said addition; and shall bind all owners of said lots and all owners who hereafter acquire said lots. Any owner of said lots may enforce anyone or more of the provisions, restrictions, or easements hereinafter provided by injunction proceedings, or by action for damages.

(2) The dimensions of lots and highways are as shown on said plat. All the public ways as set forth on said plat are hereby dedicated to public use.
(3) An easement five feet in width off of the west side of each of lots numbers 1, 3, 4, 5, 6, 13, 15, 16, 17 & 18; and an easement five feet in width off of the east side of each of lots numbers 7, 8, 9, 10 and 12; and an easement five feet in width off of the north side of each of lots numbers 1, 12 and 13; is hereby dedicated for use for telephone lines and conduits, electric lines and conduits, gas lines, sewers and water mains, and other public utilities, with the right of access to construct and maintain the same. All electric lines, telephone lines, gas lines and water mains, sewers, and other utilities, where practicable, shall be constructed and maintained along the line of said easements.

(4) None of the premises in this addition shall be used for commercial or business purposes. Said lots may be used for residence purposes only. For the purposes of this plat, the term "residence" shall mean any building used solely as a dwelling house for not to exceed two families. Said term shall include a rooming house where not more than four roomers are accommodated, and shall include such outbuildings as are ordinarily pertinent to a residence. Not more than one residence shall be built on any one lot.

(5) Any residence building shall be constructed near the center of a lot or lots; and no building of any nature shall be constructed nearer than five feet to the side lines of a lot. In the event that a residence is constructed on more than one lot, then such lots shall be considered as one lot. Unless otherwise agreed upon by the land owners for an entire block, no building shall be placed nearer than thirty feet to the 22nd set line. No building shall be moved on to any of the lots to be rebuilt into a residence. No residence shall be constructed in said subdivision which contains less than eight hundred square feet of living space on the first floor thereof; nor which is more than one and one-half stories in height.

In Witness Whereof we have set our hands this / day of / 1956.

Signed and acknowledged in the presence of:

.....
Russell P. Pickering

.....L.S.
Lottie E. Pickering

STATE OF OHIO
WILLIAMS COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared Russell P. Pickering and Lottie E. Pickering, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Bryan, Ohio this / day of / 1956.

.....
F. H. Parker, Notary Public
Com. Expires 6/21/57

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PICKERING