



131 E. Main St.
St. Henry, Ohio 45883
Ph. (419) 678-4384
FAX (419) 678-8648

Email: randy@randyevers.com

Web site: randyevers.com

PH: (419) 678-4384

Toll Free 1-866-678-4384

141 Heitkamp

WELCOME TO

BUILDING LOT ON MAIN ST., ST. HENRY, OHIO

Annual Tax: \$192.56

County Parcel No. 23-006350.0500

Lot No. 6 in the N.R. Gast 1st Addition to the Village of St. Henry,
County of Mercer, State of Ohio.

\$25,000.00

Lot Size: 100' x 140.25

Notes: Gas and sewage in the front, DP&L electric in the back

**FOR ADDITIONAL INFORMATION, PLEASE CALL
OUR OFFICE TODAY!**



COVENANTS AND RESTRICTIONS APPLYING TO
N. R. GAST 1ST ADDITION
VILLAGE OF ST. HENRY, OHIO

All lots included in the N. R. Gast First Addition, Village of St. Henry, Ohio are hereby made subject to the following covenants and restrictions not recited on the plat, which shall run with the land conveyed and shall be binding upon all owners or persons, firms or corporations, claiming under them.

1. Lot No. 1 presently occupied and built upon shall comply with the following restrictions if and when present buildings are demolished and rebuilding takes place.
2. These lots are hereby restricted to residential use only. No residence other than a detached single family dwelling and not more than one such residence shall be constructed on each lot, excepting Lot #2 thru 7, where a single triplex will be permitted on each lot.
3. No dwelling shall exceed two (2) stories in height.
4. The final, finished yard grade in the center, at the front elevation of the building, shall be not less than 12" above the elevation of the established top of the curb grade, directly in front and at the center of said building. In the case of corner lots, this restriction applies also to the sideyard.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently,
6. No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than one square foot or one sign of not more than five square feet, advertising the property for sale or rent.
7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets.
8. Fuel oil storage tanks, if not buried, shall be located at the rear of a dwelling or other building and within the limits of the lines of the building extended.
9. No structure for dwelling purpose, shall be moved upon any lot, nor shall used or salvaged material be used on the exterior of any dwelling or other building.
10. No noxious or offensive activity shall be carried out on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
11. No structure can be moved upon any lot other than an authorized industrialized unit built according to the Ohio Board of Building Standards and approved by the State of Ohio, Department of Industrial

Relations. Each unit must have an authorized industrialized unit built according to the Ohio Board of Building Standards and approved by the State of Ohio, Department of Industrial Relations. Each unit must have an authorized Industrialized Unit Insignia issued by the State of Ohio, Department of Industrial Relations.

12. The Village of St. Henry, or any other public utility operating under a franchise granted by the Village of St. Henry is hereby granted an easement upon, under and across a 2,5 foot strip parallel with, and adjacent to each interior side lot line of each lot of said addition, provided that such an easement is not granted hereby with reference to any such interior lot line as may fall within any tract created by purchase by a single purchaser of more than one such lot.
13. The ground floor living area of the main structure, exclusive of attached garages, porches, breezeways, and patios shall not be less than the following:
 - A. Minimum floor area for single family dwellings shall be 1120 square feet for one story dwellings and 825 square feet on the ground floor for one and a half or two story dwellings.
 - B. Minimum ground floor area for two family dwellings shall be 600 square feet per family.
14. One storage shed or out building not to exceed 100 square feet, can be erected on each lot, and shall be located on the rear one-fourth of the lot.
15. Curb and sidewalks to be installed within two (2) years after occupancy of home.

Nicholas R. Gast 9-6-89
N. R. Gast Date

Connie F. Gast 9-6-89
Connie F. Gast Date