GLENBYRNE PARK
PLAT ONE

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Glenbyrne Park Plat One, duly executed January 26, 1955 by Loans & Service, Inc. contains the following provisions:

ADOPTION OF THE PLAT OF
GLENBYRNE PARK, PLAT ONE,
AND DECLARATION OF RESTRICTIONS

WHEREAS, LOANS & SERVICE, INC., a Corporation organized and existing under the laws of the State of Ohio, is the owner in fee simple of all property described hereon, and

WHEREAS, the said owner desires to make known the restrictions, conditions, convenants and agreements, subject to which all of the said property therein above described, is now owned by it and subject to which the lots aforesaid are to be conveyed by it.

NOW THEREFORE, we hereby adopt this subdivision into lots as shown, and dedicate for public use the ways hereon shown, EXCEPT that part thereof which is designated hereon as Buffer Lot "A", which is dedicated conditionally until part of the adjoining land is dedicated for the purpose of completing the 80 foot right-of-way for Schneider Road; and EXCEPT those parts thereof which are hereon designated as LOT "B", "C", and "D", which lots are dedicated conditionally until parts of the adjoining land are dedicated for the purpose of extending the respective ways. We hereby dedicated temporarily for public use those parts hereof which are designated hereon as LOT "E" and "F" until such time as part of the adjoining land is dedicated for the purpose of extending Wilshire Boulevard. We hereby reserve for ourselves, our successors and assigns the right to use and permit the use of a strip of land 5 feet in width along the rear of each lot, and a strip of land 5

feet in width along the side of each lot as shown hereon, for the construction and maintenance of public or quasi-public utilities or functions. The restrictions hereinafter contained are hereby adopted, pursuant to a general plan for the better and uniform improvem(t and development of GLENBYRNE PARK, PLAT ONE, and for the benefit and protection of all persons who may hereafter become owners of lots therein. In consideration of the execution hereof and the enhancement of value of said property to the respective owners thereof and to afford purchasers of all said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designated, the said owner thereby declares that said real estate is held by it and shall be conveyed by its subject to all the restrictions, conditions, convenants and agreements hereinafter set forth.

1. Said lots shall be used for residential purposes only. Not more than one residence shall be built upon any one lot.

2. No building, fence, wall, sign or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing nature, kind, shape, type, material, color scheme and location of such structure, which shall be submitted to the Welles-Bowen Company, its successors or assigns, and approval thereof endorsed thereon in writing.

3. There is designated upon the lots shown hereon a building line. No building or part thereof shall be erected or maintained closer to any street than the building line so marked and designated hereon, A minimum free space of ten feet

shall be maintained from each lot side line except that on account of the irregular shape of any lot the free space to be maintained shall be determined by the Welles-Bowen Company, its successors and assigns, and such determination shall be binding upon all parties interested. No detached garages shall be erected or maintained in GLENBYRNE PARK, PLAT ONE.

4. All the restrictions herein contained shall be construed together, but if it shall be held that any restriction, or any part of any restriction, is invalid, or unenforcible for any reason whatsoever, no other restriction or restrictions, or any part thereof, shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect until the first day of January, 1985.

Received for record February 2, 1955 and recorded in Volume 53 of Plats, page 57.