This information is taken from public records filed with the Lucas County Recorder’s Office. Port Lawrence Title and Trust Company assumes no liability for the accuracy or completeness of the information contained herein.
The Plat of Forest Grove, Plat II, as filed on July 30, 1953 and recorded in Volume 51 of Plats, page 38, Lucas County Records, shows a building line 30 feet from and parallel with the front line of caption and a right of way for public utilities over the rear 5 feet of caption.

On the Plat of Forest Grove Plat II appears the following:

ADOPTION OF THE PLAT OF FOREST GROVE AND DECLARATION OF RESTRICTIONS THEREFOR

WHEREAS, The Title Guarantee and Trust Company are the owners in fee simple of all of the property described hereon,

NOW THEREFORE, we hereby adopt this subdivision into lots as shown, and dedicate for public use the ways shown hereon. 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, as shown hereon, for the construction and maintenance of public or quasi-public utilities or functions. The restrictions hereinafter contained are adopted pursuant to a general plan for the betterment and uniform improvement and development of Forest Grove and for the benefit and protection of all persons who hereafter become owners of lots therein. In consideration of the mutual execution hereof and the enhancement of value of said property to respective owners thereof, and to afford purchasers of all of said property due and ample protection in the use and occupancies thereof for the purposes for which it is designed, the said owner and mortgagee hereby declare that said real estate is held by them, and shall be conveyed by them subject to all of the restrictions, conditions, covenants and agreements hereinafter set forth. Lot A & B is dedicated conditionally until part of adjoining land is dedicated for extending the respective ways.
1. Area of all houses, exclusive of any attached garage or open porch, shall be not less than 800 square feet.

2. Said lots shall be used for residence purposes only and each lot shall have not more than one residence built thereon.

3. Setback line shown hereon establishes the line which the front of each home shall not encroach on. Unenclosed porches, stoops, terraces, no part of which is more than 3'-0" above the level of the first floor of the building may extend beyond this line, not to exceed a distance of 8'-0". The minimum width of free or open space to be left on either side of the building shall be 5'-0".

4. No building, wall, fence, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, color scheme, and location of such structure, which shall be submitted to Camp & Nopper, Inc., their successors or assigns, and approval thereof endorsed thereon in writing.

5. No person shall conduct, maintain, or operate any business for profit or advertise said business with signs or other devices on any lot in this subdivision, except for the purpose of selling or renting a lot, a house and lot, or renting a garage and/or for the purpose of building of any house or a part thereof.

6. No animals or fowl, except one cat or dog, shall be kept upon any lot, whether in a pen, coop, or enclosure.

7. The aforesaid restrictions shall be in full force and effect until the first day of July, 1986.

8. All the residential premises shall be kept free of all rubbish, lawns kept in presentable condition, and no house trailers shall be allowed on any lot for storage or living purposes.

Received for record July 30th 1953 and recorded in Volume 51 of Plats, page 38.