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.
DECLARATION OF RESTRICTIONS

WHEREAS, Louisville Title Agency for H.W. Ohio, Inc., Trustee (hereinafter referred to as Trustee) is the owner in fee simple of the following described real estate:

PARKLANDS SYLVAN HILLS PLAT IV as recorded in Volume 138 of Plats, Pages 60-61, on Exhibit A attached hereto.

WHEREAS, Trustee, for the benefit of Parklands Development Company (hereinafter referred to as Developer) intends to record a plat for the development of said real estate into a subdivision of lots to be known as Parklands Sylvan Hills Plat IV and to establish restrictions upon the manner of use, improvement and enjoyment of the lots in said subdivision, which will make said lots more attractive for residential purposes for its own benefit and the benefit of all future owners.

NOW, THEREFORE, in consideration of the enhancement in the value of said property by reason of the adoption of the restrictions hereinafter set forth, and for the mutual benefit and protection of each and every person who shall hereafter become an owner thereof, Trustee does, for itself, and its successors and assigns, hereby declare, covenant and stipulate that all lots platted in and from the above described real estate, which plat shall be known as Parklands Sylvan Hills Plat IV in the Township of Sylvan, Lucas County, Ohio, shall be deemed sold, conveyed or transferred by said Trustee, its successors and assigns, subject to the following covenants, conditions, agreements and restrictions, which shall run with the land, to-wit:

ARTICLES I
USE OF LAND

1.1 Residential Lots. All of the lots located and shown on the recorded plat of Parklands Sylvan Hills Plat III are hereby designated as "residential lots". No structure shall be erected, placed or maintained on any residential lot other than one (1) single-family dwelling of not less than 2,500 sq. ft. of living area (measured from the outside of exterior walls and excluding basements, decks, porches and garages) having a private entrance as well as a private attached garage of not less than two (2) car capacity, which garage shall be attached or connected by means of a covered access to the dwelling and such accessory buildings and uses as are approved by the Developer as provided under Article II hereof. With respect to each structure erected or maintained in the subdivision, all utility services shall be underground.

1.2 Lot Use. The construction of a single family residence on more than one residential lot shall be permitted. No more than one single family residence shall be permitted on any residential lot. An individual or a family whose residential lot may be split and/or combined upon obtaining any requisite governmental approvals and the written approval of the developer.

1.3 Use Restrictions. No building or structure shall be erected and no portion of any residential lot shall be used for any use or purpose other than residential purposes. No noxious, offensive or unreasonably disturbing activities shall be carried on upon any part of the subdivision, nor shall anything be done within the subdivision which may be or become an annoyance or nuisance in the subdivision. No well for gas, water, oil or any other substance shall be placed anywhere on any part of the subdivision other than a well for water for recreation or maintenance purposes which shall first have been approved by the Developer as provided under Article II hereof. No lot shall be used for the storage of automobiles, recreational vehicles, trailers, scrap, scrap iron, water, paper, glass or any recreation products or material except that during the period while a
structure is being erected upon any residential lot, building materials to be used in the construction of such structure may be stored thereon.

All building material not incorporated into the structure within ninety (90) days and all construction debris and trash shall be properly disposed of. Throughout construction, builders, subcontractors, and the developer shall ensure that the site is neatly maintained. Debris and excessive mud shall not be allowed to blow, be tracked, or wash off the site. The developer maintains the right to clean up any such debris or excessive mud and to bill the original contractor and owner, jointly, for all costs incurred. If such charges remain unpaid for more than sixty (60) days after mailing of the statement of costs to the original contractor and owner at the addresses listed in the notice of commencement, a "notice of lien" in substantially the following form may be filed and recorded in the lien records at the office of the recorder of Lucas County, Ohio:

"Notice of Lien"

Notice is hereby given that Parklands Development Company claims a lien for unpaid cleanup charges incurred through __________ in the amount of __________ against the following described premises:

(insert legal description)

PARKLANDS DEVELOPMENT COMPANY

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this __________ day of __________, 19__ by __________ of Parklands Development Company, an Ohio Partnership on behalf of the partnership.

Notary Public

The developer shall also be entitled to recover and have and enforce against each such residential lot a lien for its costs and expenses in that behalf, including attorney fees. No owner may waive or otherwise escape liability for cleanup costs provided for herein by sale or transfer or abandonment of its residential lot. The lien for cleanup costs shall be subordinate to the lien of any first mortgage. Sale or transfer of any residential lot shall not affect the lien; provided, however, that the foreclosure of a first mortgage shall extinguish the lien.

1.4 Completion of Structures. Lot owners shall commence construction of a house on a lot within three (3) years after receiving title to a lot, and all structures must be completed by an owner within one (1) year following the commencement of construction. No sod, dirt or gravel other than incidental to construction of approved structures shall be removed from residential lots without the approval of the Developer as provided under Article II hereof.

1.5 Pet. Dogs, cats or other household pets suitably maintained and housed within a residential dwelling may be kept subject to rules and regulations adopted by the Developer, provided
however, that no animal of any sort may be kept, bred or maintained for any commercial purposes, and any act causing or creating a nuisance or unreasonable disturbance shall be subject to permanent removal and exclusion from the subdivision in accordance with the rules and regulations adopted by the Developer. Pit Bulls and other vicious animals are strictly prohibited in Parklands Sylvan Hills.

1.6 Signs. No signs of any character other than signs of not more than ten (10) square feet advertising the sale of the residential lot on which such sign is located shall be erected, placed, or posted or otherwise displayed on or about any residential lot without the written permission of the Developer, and the Developer shall have the right to prohibit, restrict, and control the size, construction, material, wording, location and height of all such signs.

1.7 Miscellaneous. No trailer, basement, tent, shack, garage, barn, mobile home or other temporary shelter or housing device shall be maintained or used as a residence, temporarily or permanently, in the subdivision. No dwelling erected in the subdivision shall be used as a residence until the exterior has been completed in accordance with the detailed plans and specifications approved by the Developer as provided under Article XI hereof unless approved by the Architectural Control Committee at which time an alternate completion time will be established. Any truck, boat, bus, tent, mobile home, trailer or other similar housing device, if stored on any residential lot in the subdivision, shall be suitably housed within a garage building. All rubbish, debris and garbage shall be stored within the garage. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may from time to time be established by the Developer.

ARTICLE II
ARCHITECTURAL CONTROL

2.1 Developer's Approval of Builders. The Developer reserves the right to approve or disapprove builders to construct buildings in Parklands Sylvan Hills. Builders shall apply to the Developer and receive approval prior to submission of plans and specifications.

2.2 Submission and Approval of Plans and Specifications. The plans and specifications for all buildings and other improvements and structures (including, but not limited to, signs, fences, walls, driveways, hedges, landscaping, swimming pools, tennis courts and other enclosures) to be constructed within the subdivision shall be submitted for examination to the Developer and written approval of the Developer of such plans and specifications shall be obtained before any such building, structure or improvement shall be constructed or placed upon any residential lot and before any addition, change or alteration may be made to any building or other structure situated on a residential lot. The Developer shall approve, reject, or approve with modifications all submissions within thirty (30) days after submission of the plans and specifications required hereunder. Failure of the Developer to so respond within such period shall be deemed to be disapproval of the submission. The plans and specifications to be submitted shall show the size, location, elevation, type, architectural design, quality, use, construction materials and color scheme of the proposed building, structure or improvement, the grading plan for the building site and the finished grade elevation thereof. Such plans and specifications shall be prepared by a competent architect or draftsman and three (3) complete sets shall be furnished to the Developer so that the Developer may retain a true copy thereof with its records.

2.3 Architectural Standards. Harmonious Plan. In requiring the submission of detailed plans and specifications as herein set
Forth, Developer intends to assure the development of Parklands Sylvan Hills as an architecturally harmonious, artistic and desirable residential subdivision, with individual residences to be constructed in such architectural styles, of such materials, in such colors, and located in such manner as to, in the judgment of the Developer, complement one another and promote the harmony and desirability of the subdivision taken as a whole. In approving or withholding its approval of any plans, site plans, and specifications, the developer shall have the right to consider the suitability of the proposed building or structure and of the materials of which it is to be built to the building site upon which it is to be erected and to the location upon said site. The Developer will not approve designs which are in conflict with the aesthetic standards of the community.

2.4 Location of Structures. No dwelling shall be erected, reconstructed, placed or suffered to remain upon any lot, nearer the front or street line or lines than the building set back lines as shown on the recorded plat nor nearer to any side line or rear line than shall be determined by the Developer in writing at the time of the approval of the plans and specifications for said dwelling. This restriction as to the distances at which said dwelling shall be placed from the front, side, and rear lines of said lot shall apply to and include porches, verandas, porte-cochères, and other similar projections of said dwelling.

2.5 Maximum Height. No structure constructed or erected within the subdivision shall be greater than two and one-half (2½) stories, nor more than thirty-five (35) feet in height above the main (first) floor level, unless approved by the Developer.

2.6 Swimming Pools Above Ground. No above ground swimming pool shall be permitted, installed or maintained on any lot unless plans and specifications are submitted to the Developer and the approval is granted in writing.

2.7 Driveways. All driveways shall be of asphalt, unless approved by Developer in writing at the time of approval of the plans and specifications for said dwelling. Location and specifications for construction of any driveway shall be submitted to Developer and written approval shall be endorsed.

2.8 Building Lines and Landscaping. No structure or any part thereof shall be erected, placed or maintained on any lot in Parklands Sylvan Hills nearer to the front or street line or lines than the building setback lines as shown on the recorded plat, nor nearer to any side line or rear line than shall be determined by the developer in writing at the time of the approval of the plans and specifications for said dwelling. Developer's objective of maintaining a view for each lot will determine the location of structures on the site. Nothing herein contained, however, shall be construed as preventing the use of such portion of any lot for privacy walks, not sidewalks, (and drives, if otherwise permitted), the planting of trees or shrubbery, the growing of flowers or ornamental plants, or use of statuary, fountains and similar ornamentations, for the purpose of beautifying any lot. No grains of the ordinary garden or field variety shall be grown on the front or side yards, and no weeds, underbrush or other unsightly growths shall be permitted to grow or remain anywhere upon any lot, and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. No tree greater than five (5) inches in diameter (as measured 3 feet above existing grade) shall be removed unless approved in writing by the Developer. No trees shall be removed in house or driveway area until Developer has removed as many trees from such area as he deems necessary for replanting purposes.

2.9 Establishment of Grades. Developer shall have the sole and exclusive right to establish grades, slopes and swales on all building sites and to fix the grade at which any building or
structures shall be erected or placed thereon, so that the same may conform to a general plan for the development and use of Parklands Sylvan Hills. Any violation of 12" or more is strictly prohibited unless approved by the Developer.

2.10 Basketball Backboards. No basketball backboard shall be erected or attached to the front of any dwelling or garage or beyond the building line as set forth on the plat, and all such basketball backboards whenever erected shall be approved by Developer.

2.11 Mailbox and/or Paper Delivery. The Developer shall have the exclusive right to determine the location, color, size, design, lettering and standards and brackets of any mail and paper delivery boxes. The owner of a residential lot shall maintain the mailbox and/or paper delivery box and replace when necessary with a mailbox and/or paper delivery box of similar type, look and quality.

2.12 Fencing. No fence, hedge, wall or enclosure of any kind, for any purpose, shall be erected, placed or suffered to remain upon said lots, nor shall a hedge be erected, placed, or suffered to remain upon said lots until the written consent of the Developer in or shall have been first obtained therefor, and to be subject to the terms and conditions of said consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name. The standard fence in Parklands Sylvan Hills is a three rail split treated hardwood fence. Wire fencing may be attached to split rail fencing on the property owners side of the fence with Developer approval. Fences are not to be erected nearer to any street than the building setback line or lines shown on the plat of this subdivision.

2.13 Construction in Violation of Approved Plan. Developer, its successors and assigns reserves and hereby grants the right in case of any violations or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants, and conditions herein contained, to enter the property upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may or exists thereon contrary to the intent and meaning of the provisions hereof, interpreted by Developer, and Developer shall not, by reason thereof be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of Developer to enforce any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions contained herein shall in no event be construed, taken or held to be a waiver thereof or acquiescence in or consent to any continuing further or succeeding breach or violation thereof, and Developer shall at any and all times have the right to enforce the same.

2.14 Power of Attorney. Whenever any of the foregoing covenants, reservations, agreements, or restrictions provide for any approval, designation, determination, modification, consent or any other action by Developer, any such approval, designation, modification, consent or any other action by any attorney-in-fact authorized to sign deeds on behalf of Developer shall be sufficient pursuant to a recorded power of attorney.

2.15 Parklands Property Owners' Association. The Developer has caused a not-for-profit corporation to be incorporated under the laws of the State of Ohio named "Parklands Property Owners' Association". The owners of lots in Parklands and all persons who heretofore acquire title to such lots shall be members of the Association. Upon the sale and conveyance by the Developer of all lots in Parklands Sylvan Hills Plat IV, the Developer, by instrument in writing in the nature of an assignment, shall vest in the Association the rights, privileges, and powers reserved and retained by the Developer by the terms of the Declaration of Restrictions. The assignment shall be recorded in the Office of the Recorder of Lucas County, Ohio. The Association shall have the
further right to the collection and disposal of funds as herein provided and shall have the right, from and after such assignment, to enforce all provisions herein with respect to the construction, improvement, maintenance and upkeep of Parklands in the manner determined by the association to be for the best interests of the owners of the lots in the plan.

2.16 Maintenance Charge. Each and every lot in Parklands shall be subject to a maintenance charge in the amount established by the association, initially One Hundred Fifty Dollars ($150.00) annually (such assessment shall be on a per lot basis), payment to be made on the first day of January of each calendar year for such calendar year commencing January, 1998. The association shall have a lien perpetually upon lots in Parklands to secure the payment of the annual maintenance charge. In default of the payment of such maintenance charge within sixty (60) days of its due date, a "Notice of Lien" in substantially the following form may be filed and recorded in the lien records at the office of the Recorder of Lucas County, Ohio:

"Notice of Lien"

Notice is hereby given that Parklands Property Owners' Association claims a lien for unpaid annual assessments for the year(s) in the amount of $______________ against the following described premises:

(Invert Legal Description)

PARKLANDS PROPERTY OWNERS' ASSOCIATION

By: ____________________________

President

STATE OF OHIO } SS:

COUNTY OF LUCAS }

The foregoing instrument was acknowledged before me this day of ________, 19____ by ___________________________, President of Parklands Property Owners' Association, an Ohio Corporation, on behalf of the corporation.

Notary Public

In the event any of said annual assessments are not paid when due, the developer may, when and as often as such delinquencies occur, proceed by law to collect the amount then due by foreclosure of the above described lien, otherwise, and in such event, shall also be entitled to recover and have and enforce against each residential lot a lien for its costs and expenses in that behalf, including attorney fees. No owner may waive or otherwise escape liability for the annual assessments provided for herein by non-use of the common areas or any facilities located thereon or by abandonment of his residential lot. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any residential lot shall not affect the assessment lien; provided, however, that the sale or transfer of any residential lot pursuant to foreclosure of a first mortgage shall extinguish the lien of such assessment as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof. Said charges and assessments shall be levied against all lots in Parklands and shall be applied only toward payment of the costs of collections.
3.1 Reservation of Easement Rights. Developer reserves to itself, and to its successors and assigns, the exclusive right to grant, sell, and convey to any public or quasi-public company to use the lots in the subdivision, all rights of way for the construction, operation, maintenance, and utility facilities, and for drainage, sewers and any other facilities or utilities deemed convenient or necessary by developer or its successors and assigns for the services of the subdivision on, over, below or under all of the areas designated as "Utility Easements", or with words of similar import, on the recorded plat of Parklands Sylvan Hills Plat IV, as may hereafter be established and abutting all of the residential lots in the subdivision. Developer reserves to itself, and to its successors and assigns, the right to go upon or over any part thereof, shall be erected or maintained over or upon any part of the areas designated as "Utility Easement", or with words of similar import, on the recorded plat of Parklands Sylvan Hills Plat IV. The term "structures" as used in the foregoing portion of this paragraph shall include houses, garages, other buildings and swimming pools, but shall not include residential lot improvements such as driveways, paved parking areas, and fences. No owner of any residential lot shall have the right to reserve or grant any easements or rights of way upon or over any of the residential lots without the prior written consent of the developer, its successors and assigns. Notwithstanding the provisions of Section 2.15, the rights reserved to the developer in this Section 3.1 shall survive the transfer of the developer's rights set forth in Section 2.15. Developer shall be reimbursed at closing for any improvements which may be included on the recorded plat, at a cost of $1.00 per lot for the public tap for each lot, Developer having paid for said public tap. The right granted to the developer in this Article III, Section 3.1 shall remain exclusively vested in the developer for a period of twenty (20) years from and after the date hereof, notwithstanding any assignment by the developer to the Association of the developer's rights, privileges and powers as provided in Article II, Section 2.15. Upon the expiration of such twenty (20) year period, or at such earlier time as the developer may designate, the rights granted to the developer in this Article III, Section 3.1 shall terminate.

ARTICLE IV
DURATION OF RESTRICTIONS, AMENDMENTS

4.1 Term. These covenants and restrictions shall run with the land and shall be binding upon the Developer, and all persons claiming under or through Developer or the Association until the first day of January, 2009, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

4.2 Amendments. These covenants and restrictions may be amended or revoked with the approval of the then owners of not less than seventy-five percent (75%) of the residential lots in Parklands Sylvan Hills Plat IV which amendment shall become
Parklands Sylvan Hills Plat IV, which amendment shall become effective from and after the filing with the Recorder of Lucas County, Ohio, of an instrument stating the amendment and signed by all approving residential lot owners with the formalities required by law.

ARTICLE V
ENFORCEMENT OF RESTRICTIONS, OTHER GENERAL MATTERS

5.1 Violations Unlawful. Any violation or attempt to violate any of the covenants or restrictions herein shall be unlawful. Developer, the Association, or any person or persons owning any residential lot may prosecute any proceedings at law, or in equity, against the person or persons violating or attempting to violate any such restrictions to prevent him or them from so doing, to cause the removal of any violation, and/or to recover damages for such violation or attempted violation.

5.2 Saving Clause. The invalidity of any restriction hereby imposed, or any other provision hereof, or any part of any restriction or provision shall not impair or affect in any manner the validity, enforceability or effect of the rest of such restrictions and provisions. Developer shall indemnify its officers, employees and agents to the fullest extent permitted by law for their good faith actions taken on behalf of, and at the direction of the Developer in the enforcement of these provisions and restrictions including defense of their validity.

5.3 Transfers Subject to Restrictions. All transfers and conveyances of each and every residential lot in Parklands Sylvan Hills Plat IV shall be made subject to these restrictions.

5.4 Notices. Any notice required to be sent to any owner of a residential lot or any part thereof or to developer or to the Association shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as such owner or to the Developer or to the Association as such address appears on the applicable public record.

5.5 No Waiver of Violations. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

5.6 Waiver of Restrictions by Developer. Each residential lot owner, by acceptance of a deed to a residential lot, agrees and consents and shall be deemed to agree and consent for himself and for his heirs, personal representatives, successors and assigns, that the Developer may, in writing, grant waivers from these restrictions as to a particular residential lot. No such waiver shall be in conflict with the aesthetic standards of the community.

5.7 Paragraph Headings. The paragraph headings contained in this Declaration of Restrictions have been inserted for convenience of reference only and are not to be used in the construction and/or interpretation of these restrictions.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands to this instrument as of this 27th day of February, 1997.

WITNESSES:

LOUISVILLE TITLE AGENCY FOR M.W.
OHIO, INC., TRUSTEE

By:

By:

David A. Walker, Treasurer
STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 27th day of February, 1997, by Kenneth L. White, Sr., Senior Vice President and David A. Thomas, Treasurer, of Louisville Title Agency for H.W. Ohio, Inc., Trustee, an Ohio Corporation, on behalf of the Corporation.

Deborah Ann Polasek
Notary Public

WITNESSES:

Peggy Bell

PARKLANDS DEVELOPMENT CO.

By: Douglas C. Wamsner, Partner

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 28th day of February, 1997, by Douglas C. Wamsner, Partner of Parklands Development Co., an Ohio Partnership, on behalf of the Partnership.

Vicki L. Feit
Notary Public

Vicki L. Feit
Notary Public, State of Ohio
Commission Expires 4-14-97

- 9 -
EXHIBIT "A"

PARKLANDS SYLVAN HILLS PLAT FOUR

Being a part of the Northeast Quarter of Section 17, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, bounded and described as follows:

Commencing at the southeast corner of said Northeast Quarter of Section 17; thence along the south line of said Northeast Quarter of said Section 17 North 89 degrees 29 minutes 38 seconds West, a distance of 888.33 feet to a point at the southeast corner of the recorded plat of Parklands Sylvan Hills Plat Two recorded in Volume 134 Pages 46-49 Book of Plats Lucas County Records and the southwest corner of the East one-third of the Northeast Quarter of said Section 17; thence along the west line of the East one-third of the Northeast Quarter of said Section 17, North 00 degrees 14 minutes 25 seconds East, a distance of 941.46 feet to a point on the south line of the recorded plat of Parklands Sylvan Hills recorded in Volume 132 Pages 30-32 Book of Plats Lucas County Records to the point of beginning; thence North 89 degrees 45 minutes 35 seconds West 185.49 feet; thence along the north line of said Parklands Sylvan Hills Plat Two the following five courses, North 79 degrees 34 minutes 47 seconds West 60.00 feet, South 10 degrees 25 minutes 13 seconds West 3.86 feet to a point on a curve to the left having a Radius of 591.34 feet a Delta of 02 degrees 58 minutes 37 seconds, a Tangent of 15.37 feet, a Chord of 30.72 feet, a Chord Bearing of South 08 degrees 55 minutes 55 seconds west, an Arc of 30.73 feet, North 79 degrees 34 minutes 47 seconds West 163.27 feet, North 08 degrees 03 minutes 22 seconds East 77.62 feet to a point at the southeast corner of Lot 54 in the recorded Plat of Parklands Plat Two Recorded in Volume 122 Pages 20-23 Book of Plats Lucas County Records; thence along the line of said plat North 10 degrees 25 minutes 13 seconds East 157.41 feet; thence North 78 degrees 46 minutes 52 seconds East 144.28 feet; thence North 81 degrees 46 minutes 22 seconds East 30.04 feet; thence North 78 degrees 51 minutes 16 seconds East 201.10 feet; thence South 00 degrees 14 minutes 25 seconds West 310.70 feet to the place of beginning and containing 2.4757 acres of land more or less.

4/6/97

RECEIVED & RECORDED

FEB 27 1997

SUE RIOUX
RECORDER, LUCAS COUNTY, OHIO

97 0484D06

Louisville By
Attty. Ken White
PARKLANDS SYLVAN HILLS
PLAT FOUR
"PART OF THE NORTHEAST 1/4, SECTION 17, TOWN 9 SOUTH, RANGE 6 EAST"

SITE GrADING PLAN

NOTE: Lot grades & drainage may not be changed without the approval of the developer, Farnham, Wirries & Berning, & the Lucas County Engineer.

LEGEND

- Concrete sidewalks by homeowner
- Existing ground elevation
- Proposed ground elevation
- Proposed top of curb elevation
- Existing contours

- Note: Sidewalks and spray pipes around yard drains by homeowner. Hoses for yard should be no falling of detection areas or sidewalks.

BENCH MARK DATA

- Gross Points
- Lucas County Survey
- Mark 83, 119 319E
- Parts of 119, 83
- Elevation 660.75

- T-24 West of Param
- 1st Intersected Point
- Wood River Road
- Elevation 660.75

Typical Rear Yard Grade

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