

KUNGLA ALLOTMENT

SOUTHEAST QUARTER SECTION 7.
FRANKLIN TOWNSHIP SUMMIT COUNTY OHIO.

TOTAL AREA 68.15 ACRES
ROAD AREA 5.90 ACRES
SCALE 1" = 100'

FK
7
OK
20-11-57

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT AND THAT THIS ALLOTMENT COMPLIES WITH ALL EXISTING TOWNSHIP ZONING REGULATIONS.

W. H. Hartman
Surveyor.



STATE OF OHIO) ss
SUMMIT COUNTY)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED W. H. HARTMAN WHO ACKNOWLEDGED THE FOREGOING CERTIFICATE TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT AKRON, OHIO, THIS 20TH DAY OF SEPTEMBER, 1957.

Arlene Stewellyn Pennington
Notary Public.



RESTRICTIONS:

SAID GRANTEE DO HEREBY, FOR THEMSELVES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, IN CONSIDERATION OF THE EXECUTION AND DELIVERY OF THIS DEED, COVENANT AND AGREE WITH AND FOR THE BENEFIT OF THE SAID GRANTEE, HIS HEIRS, ASSIGNS AND SUCCESSORS, TO HOLD SAID REAL ESTATE HEREIN DESCRIBED UPON THE FOLLOWING TERMS:

1. SAID REAL ESTATE SHALL BE USED EXCLUSIVELY FOR A SINGLE FAMILY RESIDENCE AND NO DWELLING HOUSE SHALL HAVE A FIRST FLOOR OF LESS THAN 960 SQUARE FEET EXCLUDING GARAGES, BREEZEWAYS AND PORCHES.
2. ALL DWELLINGS ARE TO BE SET BACK 60 FEET FROM THE FRONT LOT LINE AND A MINIMUM OF 15 FEET FROM EITHER SIDE OF SAID LOT LINE. ANY SEPARATE ACCESSORY BUILDINGS, FRONT WALL SHALL BE THE BACK OF REAR WALL OF DWELLING, SIDE WALL SHALL BE NOT LESS THAN 15 FEET FROM SIDE PROPERTY LINE AND REAR WALL NOT LESS THAN 5 FEET FROM REAR PROPERTY LINE.
3. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A DWELLING.
4. NO GOATS, CATTLE, MINK, SWINE OR DOMESTICATED LIVESTOCK OR WILD ANIMALS SHALL BE MAINTAINED OR KEPT ON SAID PREMISES WITH EXCEPTION OF DOMESTICATED PETS. CHICKEN OR FOWL MAY BE KEPT FOR PRIVATE USE IF PROPERLY HOUSED AND CONFINED.
5. NO SPIRITUOUS OR FERMENTED LIQUORS SHALL BE MANUFACTURED, SOLD OR TRANSFERRED UPON SAID PREMISES.
6. NO NOXIOUS OR OFFENSIVE TRADES OR ACTIVITIES SHALL BE PERMITTED TO EXIST WITHIN THIS ALLOTMENT NOR SHALL THERE BE ANY NUISANCE TOLERATED WHICH MAY BE CONSIDERED AGGRAVATIVE TO THE NEIGHBORS.
7. NO PLACE OF PUBLIC ENTERTAINMENT, APARTMENT HOUSE, FLAT, HOTEL, TAVERN DANCE HALL OR OTHER RESORT, OR JUNK YARD SHALL BE ESTABLISHED, CONDUCTED, MAINTAINED OR SUFFERED TO REMAIN UPON SAID PREMISES.
8. THE HEREIN ENUMERATED RESTRICTIONS SHALL BE DEEDED AS COVENANTS AND NOT AS CONDITIONS HEREOF, AND SHALL RUN WITH THE LAND, AND SHALL BIND THE GRANTEE, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ANY AND ALL OTHER PERSONS OR PERSON HOLDING UNDER OR THROUGH THEM UNTIL JANUARY 1, 2006.
9. NO RESIDENTIAL LOT SHALL BE RE-SUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 30,000 SQUARE FEET OF AREA OR A WIDTH OF LESS THAN 80 FEET EACH AT THE BUILDING LINE NOR SHALL ANY BUILDING BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT HAVING AN AREA OF LESS THAN 30,000 SQUARE FEET, OR A FRONTAGE OF LESS THAN 80 FEET.
10. UNTIL SUCH A TIME AS A SANITARY SEWER SYSTEM SHALL HAVE BEEN CONSTRUCTED, A SANITARY SEPTIC TANK CONSTRUCTED IN ACCORDANCE WITH THE CODE OF THE STATE OF OHIO, SHALL BE INSTALLED IN AND FOR EACH DWELLING HOUSE ERECTED ON SAID PREMISES, AND NO OTHER SANITARY PROVISIONS OR DEVICE SHALL BE PERMITTED TO REMAIN THEREON. THE EFFLUENT FROM SEPTIC TANKS SHALL NOT BE PERMITTED TO DISCHARGE DIRECTLY INTO A STORM SEWER, STREAM, OPEN DITCH, OR DRAIN.
11. NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY A COMMITTEE CONSISTING OF GEORGE KUNKLE AND WILLIAM B. YOUNG OR OTHER UNDESIGNATED APPOINTEES. HOWEVER, IN THE EVENT THAT SUCH COMMITTEE IS NOT IN EXISTANCE OR FAILS TO DISAPPROVE OR APPROVE SUCH DESIGN OR LOCATION WITHIN TWENTY DAYS, THEN SUCH APPROVAL WILL NOT BE REQUIRED PROVIDED THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT.
12. IN THE EVENT THERE IS A PLAY PARK SET ASIDE IN SAID ALLOTMENT, THE GRANTEE HEREIN, THEIR HEIRS AND ASSIGNS, DO ASSUME THEIR SHARE AND CONTRIBUTION OF WORK AND PAYMENT OF TAXES AND OBLIGATE THEMSELVES TO ESTABLISH EQUIPMENT AND MAINTAIN SAID PLAY PARK FOR THE BENEFIT OF THE CHILDREN AND ADULT USERS AS A COMMUNITY PROJECT FOR THE KUNGLA ALLOTMENT. SAID PROJECT CAN BE REGULATED BY THE VOTE OF LOT HOLDERS UNDER THEIR OWN SEPARATE ORGANIZATION SOLELY REPRESENTING THE HOLDERS OF LOTS OF SAID ALLOTMENT.
13. EACH DWELLING OR RESIDENCE THAT A LOT OWNER BEGINS BUILDING SHALL BE PROMPTLY ERECTED AND IN NO EVENT SHALL THE ERECTION OF THE DWELLING TAKE MORE THAN TWO YEARS TO BUILD.

WE THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS, EASEMENTS, AND PARKS SHOWN UPON THIS PLAT:

OWNERS:

<input checked="" type="checkbox"/> <u>Becky Marie Reenas</u>	<input checked="" type="checkbox"/> <u>Robert E. Reenas</u>
<input checked="" type="checkbox"/> <u>Martin J. Arway</u>	<input checked="" type="checkbox"/> <u>Eugene K. Harbay</u>
<input checked="" type="checkbox"/> <u>Eva Jean Arway</u>	<input checked="" type="checkbox"/> <u>Florence B. Harbay</u>
<input checked="" type="checkbox"/> <u>George W. Dintzoff</u>	<input checked="" type="checkbox"/> <u>Frank W. Krawski</u>
<input checked="" type="checkbox"/> <u>Christina M. Dintzoff</u>	<input checked="" type="checkbox"/> <u>Antonia Krawski</u>
<input checked="" type="checkbox"/> <u>Jack E. Mitchell</u>	<input checked="" type="checkbox"/> <u>Josephine Perko</u>
<input checked="" type="checkbox"/> <u>Marianas Mitchell</u>	<input checked="" type="checkbox"/> <u>John Perko</u>
<input checked="" type="checkbox"/> <u>George L. Kunkle</u>	<input checked="" type="checkbox"/> <u>Kenneth L. Shuler</u>
<input checked="" type="checkbox"/> <u>Ruth F. Kunkle</u>	<input checked="" type="checkbox"/> <u>Alma Mae Estine</u>

WITNESSES: Ethel Wike Raymond R. Kungle
Arlene Stewellyn Pennington

STATE OF OHIO) ss
SUMMIT COUNTY)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT BARBERTON, OHIO THIS 23rd DAY OF SEPTEMBER 1957.

Arlene Stewellyn Pennington
NOTARY PUBLIC.

MY COMMISSION EXPIRES: August 16, 1958

APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION
THIS 8th DAY OF October 1957.

CHAIRMAN: one Joseph C. Ciser
EXEC. SEC. ENG'R: James A. Perry

PURSUANT TO SECTION 5553.31 REVISED CODE THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, OHIO, DOES HEREBY DEDICATE AND ESTABLISH THE STREETS, ROADS, AND PUBLIC WAYS SHOWN THEREON: AND DOES ACCEPT FOR PUBLIC USE THE SAME, AND THE EASEMENTS SHOWN THEREON, THIS 16th DAY OF OCT. 1957.

SUMMIT COUNTY COMMISSIONERS: John Posa
Ed. J. ...

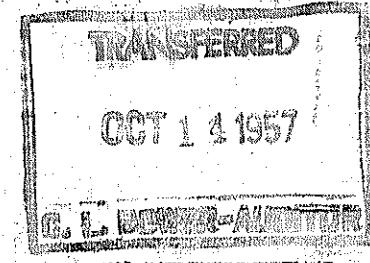
CONDITION OF STREETS APPROVED BY THE TRUSTEES OF FRANKLIN TOWNSHIP THIS 11 DAY OF Oct. 1957.

TRUSTEES: Ralph R. Liars
Carl E. Baughman

APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF BARBERTON, OHIO THIS 25th DAY OF SEPT. 1957.

PRESIDENT: John M. Herbst
SECRETARY: John L. Paulaw

100707



RECEIVED FOR RECORD
TRANSFERRED
RECORDED

RECEIVED FOR RECORD
OCT 14 1957
At 10:47
Recorded

50 40-41-42
Frank W. Kroeger
Summit County, Ohio
By Roy R. Huff 13⁰⁵
Rep.