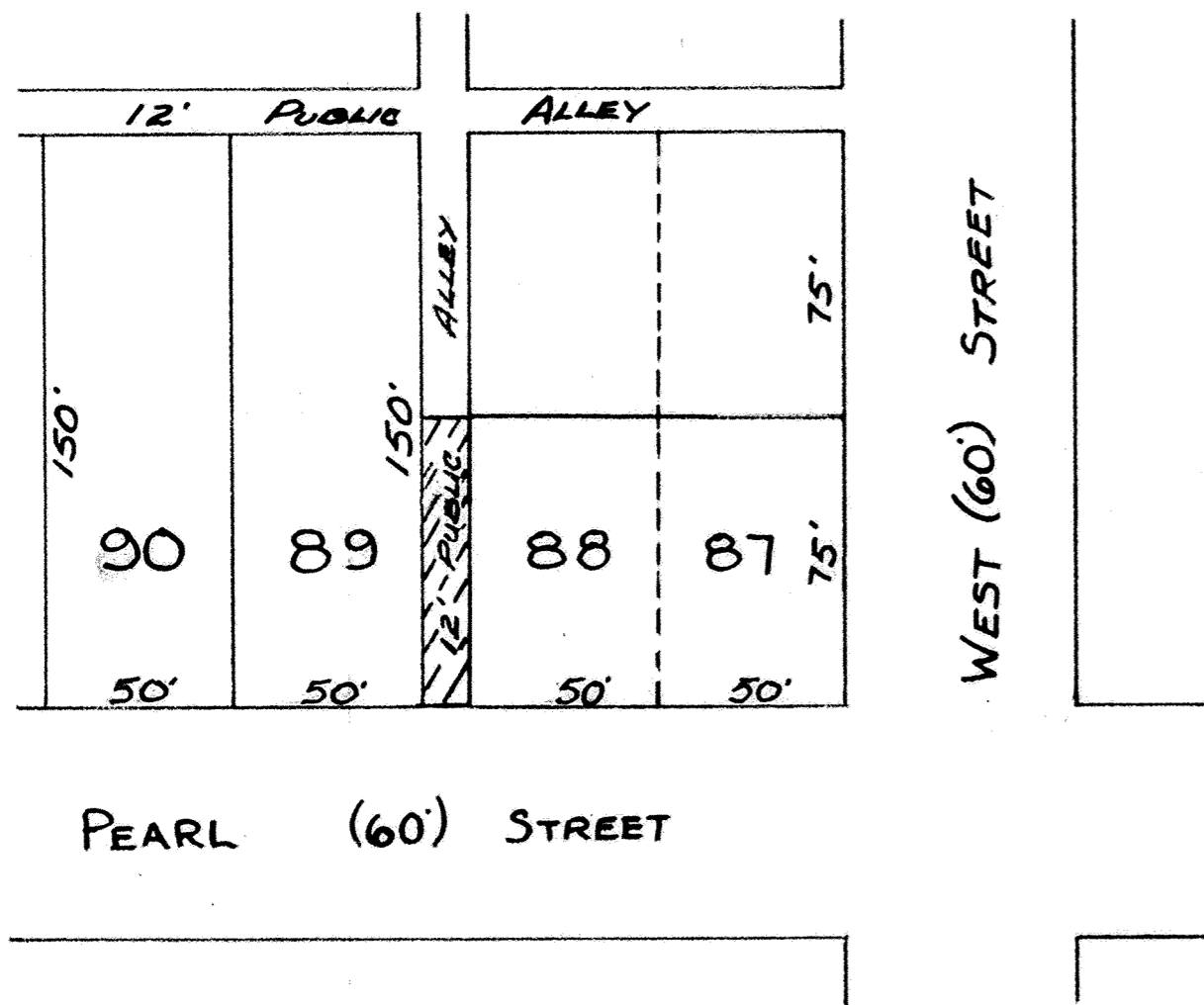


# ALLEY VACATION VILLAGE OF BEAVERDAM

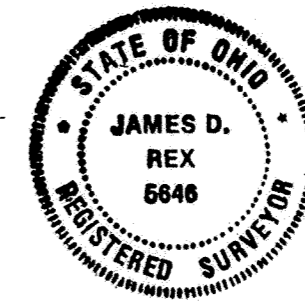


LEGAL DESCRIPTION

Being the 12 foot Public Alley lying between Lots Number 88 and 89 in the Shull's 2nd Addition in the Village of Beaverdam, Ohio and more particularly described as follows:

BEGINNING at the southwest corner of said Lot Number 88, said point being on the north right-of-way line of Pearl Street; thence, west along said north right-of-way line extended west, 12.00 feet to the southeast corner of said Lot Number 89; thence, north along the east line of said Lot Number 89 and the west line of said Public Alley, 75.00 feet to a point; thence, east and parallel with the north right-of-way line of Pearl Street, 12.00 feet to a point on the west line of said Lot Number 88 and the east line of said Public Alley; thence, south along said west line and said east line, 75.00 feet to the PLACE OF BEGINNING.

*James D. Rex*  
James D. Rex



SCALE :  
1" = 50'

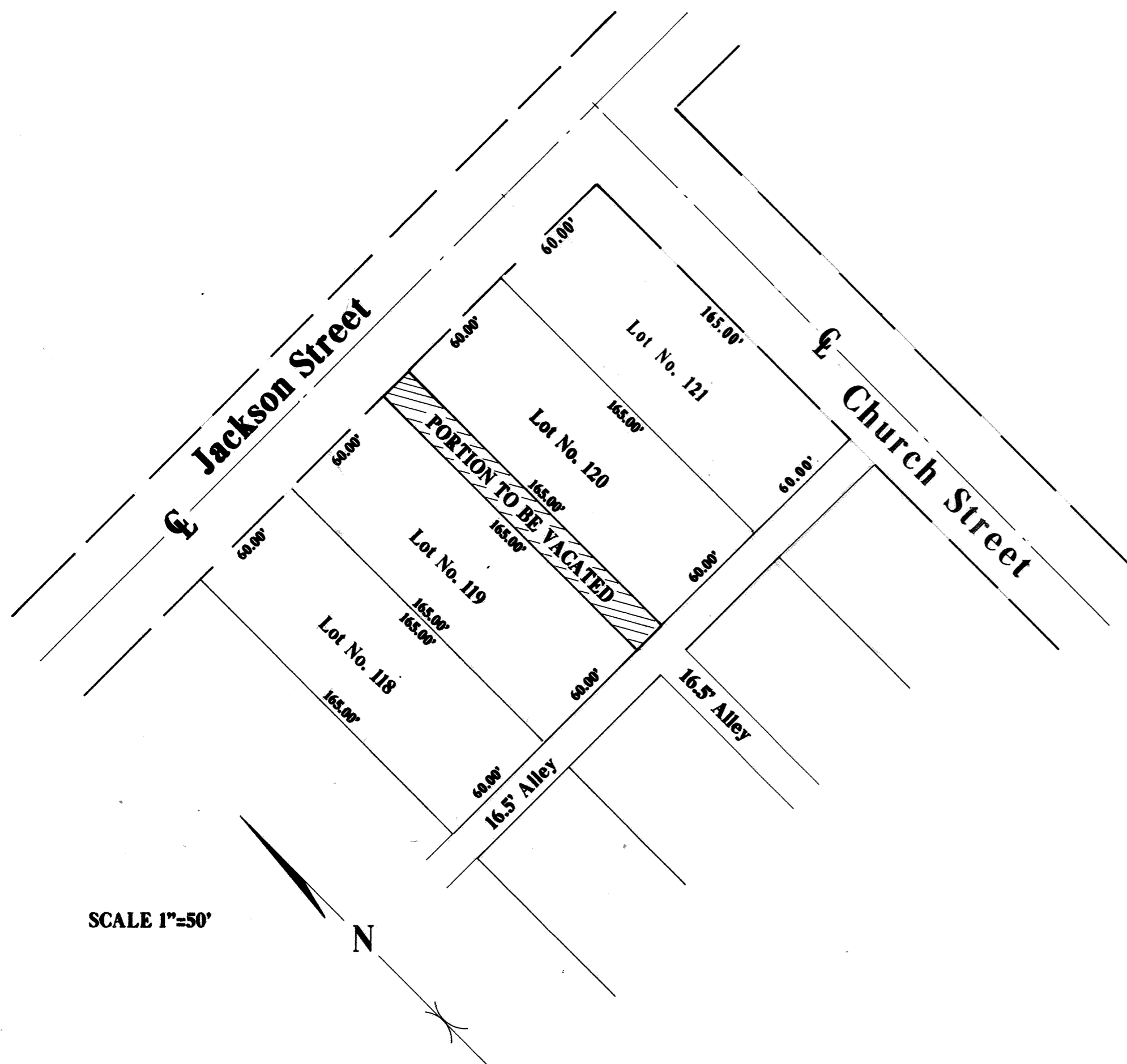
AREA TO BE VACATED

9211967  
RECORDED July 23, 1992  
AT 10:05AM  
PLAT BK 19 pg 1  
EDWARD P. KIRK  
ALLEN COUNTY RECORDER  
FEE \$ 20.70

ORD DEED VOL 766  
pg 771

# Vacation Of A Portion Of Public Right-Of-Way

## Godfrey Addition, Village Of Bluffton, Allen County, Ohio



### Legal Description

#### Lot 119 & 120 Godfrey Addition

Commencing at the Northwest corner of Lot No. 120 in the Godfrey Addition to the Village of Bluffton, said point of beginning also being located on the South Right-of-Way line of Jackson Street, thence from the point of beginning Southeasterly along the Southwesterly side of Lot 120 a distance of 166.16 feet to the Southwest corner of Lot 120, thence in a Southwesterly direction a distance of 16.5 feet to the Southeasterly corner of Lot 119, thence Northwesterly along the Northeasterly side of Lot 119 a distance of 166.16 feet to the Northeast corner of said lot, thence Northeasterly on the South line of Jackson Street a distance of 16.5 feet to the place of beginning.

### VACATION

The Village of Bluffton, Ohio owner of the land contained in the Godfrey Addition here on plated, hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 4 day of MARCH 1992.

WITNESSES:

Larry R. Core  
Steve W. McFadden

Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON

### ACKNOWLEDGEMENT

State of Ohio  
Allen County, S.S.

Before me, a Notary Public in and for said state and county, appeared the Honorable Roger Edwards Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation and that same was his free act and deed.

In witness thereof, I have hereunto set my hand and seal this 4<sup>th</sup> day of March 1992.

My commission expires 1-25 1995

Bruce E. Johnson  
NOTARY PUBLIC, ALLEN COUNTY, OHIO

### APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission, hereby, on behalf of said Village and commission approve and Accept this plat.

This 4 day of March 1992

Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON  
CHAIRMAN OF THE VILLAGE PLANNING  
COMMISSION

### COUNTY RECORDER'S CERTIFICATE

No. 9212059

Filed for record in the Allen County, Ohio Recorder's Office this 24<sup>th</sup> day of July 1992

At 1:44 O'Clock, P.M.

Fee

Plat Book No. 19 Page 2

Edward P. Keil  
RECORDER OF ALLEN COUNTY, OHIO

2030.70

Ord Ord BK 766 pg 820

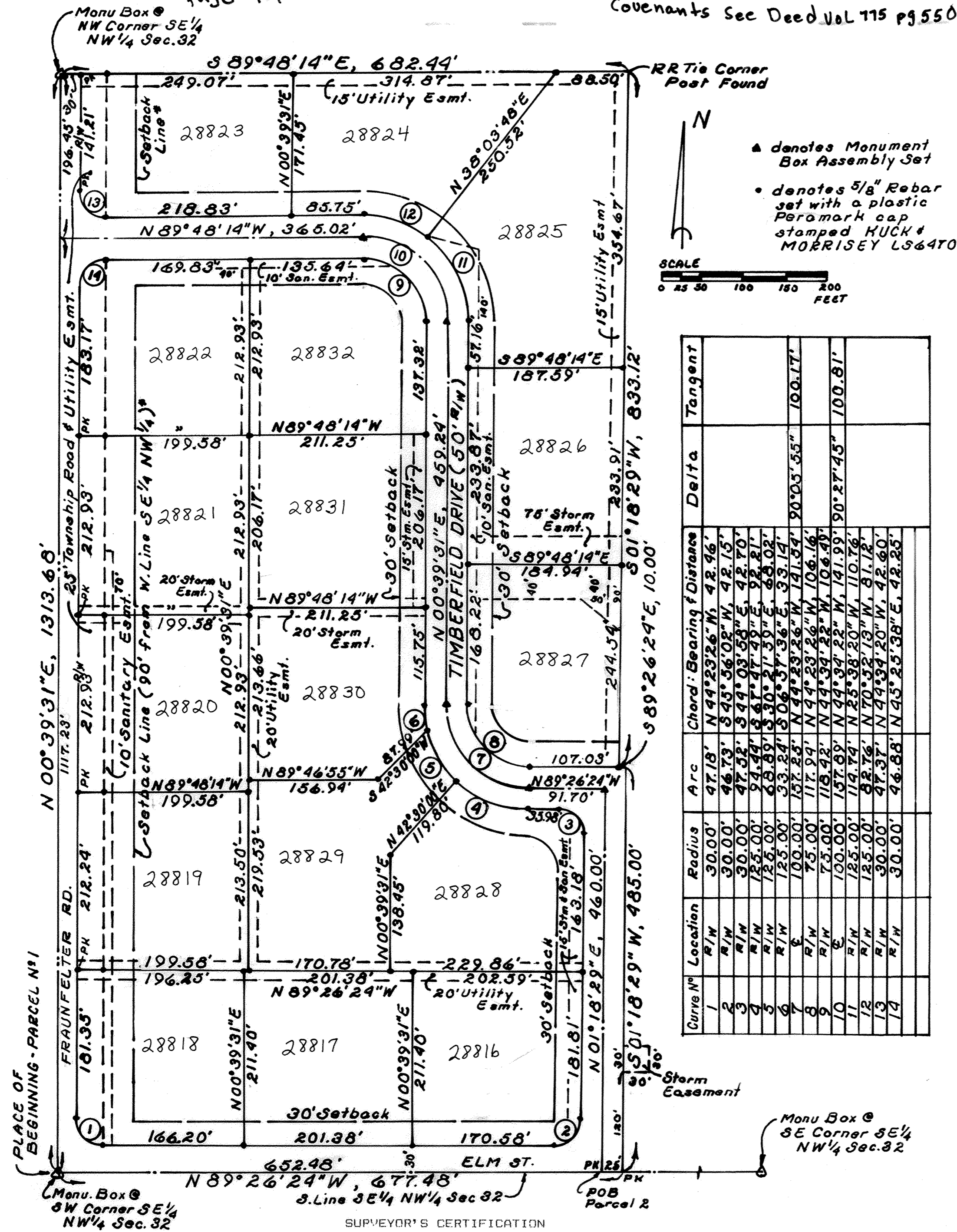
### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this \_\_\_\_\_ day of \_\_\_\_\_ 1992

RECORDER OF ALLEN COUNTY, OHIO

# TIMBERFIELD ESTATES

Part S.E. 1/4, N.W. 1/4, SECTION 32,  
T-3-S, R-6-E, AMERICAN TOWNSHIP,  
ALLEN COUNTY, OHIO.



▲ denotes Monument Box Assembly Set  
● denotes 5/8" Rebar set with a plastic Peromark cap stamped KUCK & MORRISEY LS6470

SCALE  
0 50 100 150 200 FEET

Curve #	Location	Radius	Arc	Chord: Bearing & Distance	Delta	Tangent
1	R/W	30.00'	47.18'	N 44° 23' 26" W, 42.96'		
2	R/W	30.00'	46.73'	S 44° 36' 02" N, 42.15'		
3	R/W	30.00'	47.32'	S 44° 03' 58" E, 42.70'		
4	R/W	125.00'	54.44'	S 30° 31' 30" E, 52.21'		
5	R/W	125.00'	63.89'	S 30° 31' 30" E, 63.02'		
6	R/W	125.00'	53.24'	S 06° 37' 36" E, 39.14'		
7	E	100.00'	137.25'	N 44° 23' 26" W, 141.34'		
8	R/W	75.00'	117.99'	N 44° 23' 26" W, 106.16'		
9	R/W	75.00'	118.42'	N 44° 34' 22" W, 106.40'		
10	E	100.00'	157.89'	N 44° 34' 22" W, 141.99'		
11	R/W	100.00'	147.74'	N 25° 38' 20" W, 110.76'		
12	R/W	185.00'	82.76'	N 70° 52' 13" W, 81.12'		
13	R/W	30.00'	47.37'	N 44° 34' 20" W, 42.60'		
14	R/W	30.00'	46.88'	N 45° 25' 38" E, 42.25'		

NOTE: For delineation of PARCEL No. 1 & PARCEL No. 2 see Sheet 3 of 3.

DESCRIPTION - PARCEL No. 1

Being a parcel of land situate in the southeast quarter of the Northwest quarter of Section 32, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a monument box found at the southwest corner of said southeast quarter of said Northwest quarter of said Section 32; thence N 00° 39' 31" E with the west line of said southeast quarter of said Northwest quarter, 1313.68 feet to a monument box found at the northwest corner of said southeast quarter of said Northwest quarter; thence S 89° 48' 14" E, 682.44 feet to a railroad tie corner post found; thence S 01° 18' 29" W, 833.12 feet to a 5/8 inch rebar set; thence N 89° 26' 24" W, 15.00 feet to a 5/8 inch rebar set; thence S 01° 18' 29" W, 485.00 feet to a PK nail set on the south line of said southeast quarter of said Northwest quarter; thence N 89° 26' 24" W with said south line, 652.48 feet to the PLACE OF BEGINNING containing 20.221 acres more or less and subject to all highways and other legal easements of record.

DESCRIPTION - PARCEL No. 2

Being a parcel of land situate in the southeast quarter of the Northwest quarter of Section 32, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the southwest corner of said southeast quarter of said Northwest quarter of said Section 32; thence S 89° 26' 24" E with the south line of said southeast quarter of said Northwest quarter, 652.48 feet to a PK nail set and the PLACE OF BEGINNING; thence N 01° 18' 29" E, 485.00 feet to a 5/8 inch rebar set; thence S 89° 26' 24" E, 25.00 feet to a 5/8 inch rebar set; thence S 01° 18' 29" W, 485.00 feet to a PK nail set on the south line of said southeast quarter of said Northwest quarter; thence N 89° 26' 24" W with said south line, 25.00 feet to the PLACE OF BEGINNING containing 0.278 acre more or less and subject to all highways and other legal easements of record.

DEDICATION

We, the undersigned, being the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewer, open ditch, sanitary sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed this 29<sup>th</sup> day of July, 1992.

WITNESS: *Richard D. Morrisey*  
OWNERS:  
*Dale Vendrell* - Parcel 1  
*Elizabeth L. Vendrell* - Parcel 1  
*Michelle Morrisey*  
*Dominic D. Guaganti* - Parcel 2  
*Carolyn L. Guaganti* - Parcel 2

State of Ohio SS  
County of Allen

Before me, a Notary Public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they did sign the hereon plat and that the signing thereof was their free act and deed.

IN WITNESS THEREOF, I affix my hand and seal this 29<sup>th</sup> day of

July, 1992.  
My commission expires Lifetime  
*James L. Gill*  
NOTARY PUBLIC, Allen County, Ohio.



SURVEYOR'S CERTIFICATION  
I hereby certify that this plat is based on a true and accurate survey made by me in April, 1991 and that all markers are or will be in place within six (6) months from the recording date of this plat.

*Richard D. Morrisey*  
Registered Surveyor No. 6470 (Ohio)  
KUCK AND MORRISEY, INC.

Approved for Transfer Allen County Tax Map Office.  
By *JAS* Date 7-29-92

# TIMBERFIELD ESTATES

## RESTRICTIONS

As a part of a general plan for the development of the real estate in the residential area on the foregoing plat, and for the common advantage and benefit of the the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel shall inure to the benefit of and be enforceable by the purchasers of every tract, lot or parcel and their successor in interest.

The tracts, lots and parcels of real estates shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

- A. Building sites shall be used and occupied solely and exclusively for private residential purposes by a single family, including family servants.
- B. The living space overall for a one-story and/or two-story dwelling exclusive of open porches and garages, erected upon said above described lots shall be not less than 2,400 square feet, with the remainder of home to be finished. No cinder or cement block structure shall be permitted on said lots except in foundations. No buildings, structures or parts thereof shall be permitted to be moved upon or onto said above-described lots and only new construction, using new materials only, shall be permitted on said lots. The interior of a dwelling unit must be completed within a six (6) month period from the start of construction.
- C. No structure shall be erected on any lot in said plat until the final building plans and specifications have been approved, in writing, by an Architectural Committee appointed by the Developer.

In the event of the death or resignation of any member of the committee originally appointed, the remaining members of the committee shall have the power to appoint new members to fill the vacancies.

- D. Site Controls:
  - a. All lots shall have a minimum distance from the side lot line of fifteen (15) feet unless otherwise approved by the Architectural Committee;
  - b. Maximum allowable distance to the front of the house (or street face) from the street right-of-way shall be no more than fifteen (15) feet from the platted building set-back line unless otherwise approved by the Architectural Committee. This restriction does not apply to Lot No. 2229.
- E. No structure, trailer, basement, tent, shed, garage, barn or other outbuildings shall be used on any lot at any time either as a temporary or permanent dwelling unless approved by the Architectural Committee.
- F. No noxious or offensive activity shall be carried on or upon any lot in said above-described plat, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
- G. No signs of any kind shall be displayed to the public view on any lot in said plat, except one of the following types:
  - a. One (1) sign advertising the property for sale or rent;
  - b. One (1) sign to advertise the property during construction, development and sale.
- H. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in said plat excepting dogs, cats or other household pets, not to exceed a total of two (2) pets, providing they are not kept, bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.
- I. No lot in said above-described plat shall be used or maintained as a dumping ground for rubbish or trash, including grass clippings. Garbage or other wastes shall be kept only in sanitary containers. All incinerators or other similiar equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots shall be mowed and the grass kept neat, trimmed and cut at all times.

## RESTRICTIONS (CONTINUED)

- J. No trucks, semitrailers, boats, trailers, motor homes, vans or other chattels of a similar nature shall be stored or maintained on the premises unless the same be parked and kept or stored in a garage or other accessory building which has been erected with the consent and approval of the Architectural Committee or its assignee.
- K. All fences erected upon these lots shall in no way exceed the height of six (6) feet, nor may they be extended beyond the front face of the house. Only "decorative type" fences shall be permitted beyond the front face of the house and they shall in no way exceed the height of four (4) feet. Chain link or farm fences are strictly prohibited beyond the front face of the house.
- L. No owner of any lot shall interfere with the nature flow of surface water through drainage swales or drainage pipes on his lot.
- M. There shall be no television or radio antennas or discs permitted in in Timberfield Estates unless the same be approved by the Architectural Committee and then they will only be permitted in the rear of the house.
- N. All houses will be designed such that the electric and gas meters as well as the air conditioning condensers will be located in the rear lot areas unless approved by the Architectural Committee. Landscaping screening and decorative wood fences must be provided as required to screen these products.
- O. These covenants, restrictions and limitations shall be binding on all parties hereto and all owners of lots in said plat for a period of twenty (20) years from the date of recording, after which time, such covenants, restrictions and limitations shall automatically extend for successive periods of ten (10) years unless an instrument, in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change said covenants, restrictions or limitations in whole, or in part, which agreement shall specifically enumerate the changes thereof.
- P. Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement. Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions or limitations. These remedies are available to any lot owner of said above described premises who may seek both a restrain of such violations and damages thereof.

### APPROVAL OF PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I, the undersigned Mayor of the City of Lima, Ohio and chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 29<sup>th</sup> day of July, 1992.

*[Signature]*  
 Mayor of the City of Lima, Ohio and  
 Chairman of the City Planning  
 Commission.

### COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 29<sup>th</sup> day of July, 1992.

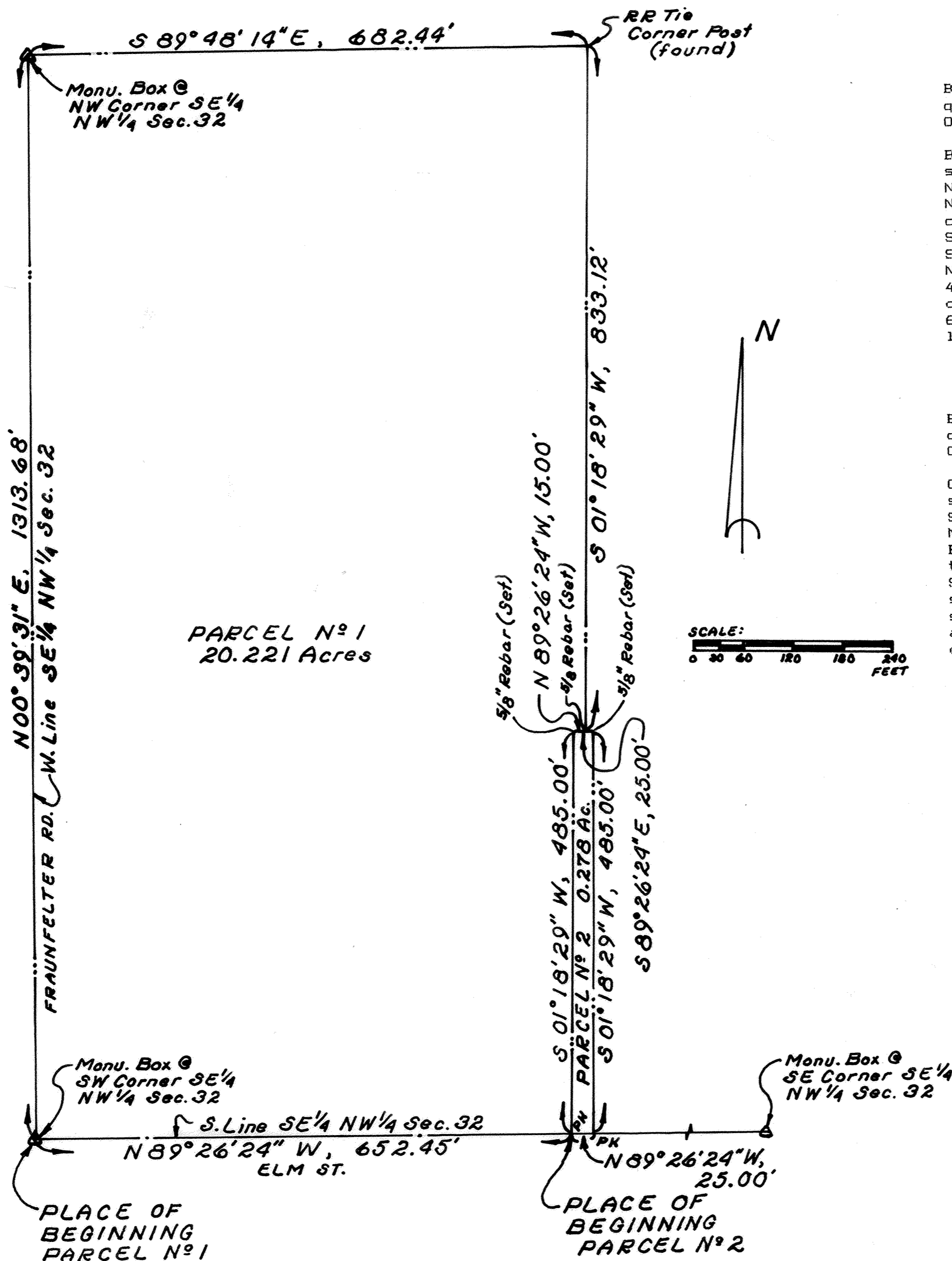
Fee: \$8.50  
*[Signature]*  
 Auditor, Allen County, Ohio.

### COUNTY RECORDER'S CERTIFICATION

No. 9212393  
 Filed for record in the Allen County Recorder's Office this 29<sup>th</sup> day of July, 1992 at 4:09 O'clock P. M. and recorded in Allen County Plat Book 19 on Page 3.  
 Fee: \$2.10  
*[Signature]*  
 Recorder, Allen County, Ohio.

# TIMBERFIELD ESTATES

## SURVEY OF DEDICATOR'S LAND



DESCRIPTION - PARCEL No. 1

Being a parcel of land situate in the southeast quarter of the Northwest quarter of Section 32, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a monument box found at the southwest corner of said southeast quarter of said Northwest quarter of said Section 32; thence N 00°39'31" E with the west line of said southeast quarter of said Northwest quarter, 1313.68 feet to a monument box found at the northwest corner of said southeast quarter of said Northwest quarter; thence S 89°48'14" E, 682.44 feet to a railroad tie corner post found; thence S 01°18'29" W, 833.12 feet to a 5/8 inch rebar set; thence N 89°26'24" W, 15.00 feet to a 5/8 inch rebar set; thence S 01°18'29" W, 485.00 feet to a PK nail set on the south line of said southeast quarter of said Northwest quarter; thence N 89°26'24" W with said south line, 652.45 feet to the PLACE OF BEGINNING containing 20.221 acres more or less and subject to all highways and other legal easements of record.

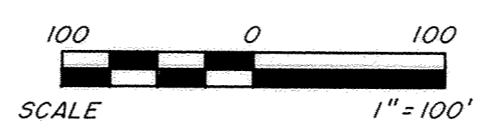
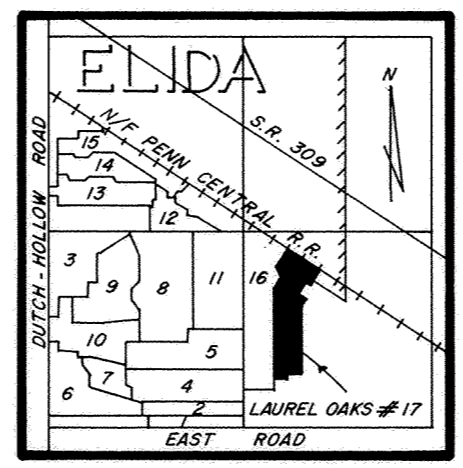
DESCRIPTION - PARCEL No. 2

Being a parcel of land situate in the southeast quarter of the Northwest quarter of Section 32, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the southwest corner of said southeast quarter of said Northwest quarter of said Section 32; thence S 89°26'24" E with the south line of said southeast quarter of said Northwest quarter, 652.45 feet to a PK nail set and the PLACE OF BEGINNING; thence N 01°18'29" E, 485.00 feet to a 5/8 inch rebar set; thence S 89°26'24" E, 25.00 feet to a 5/8 inch rebar set; thence S 01°18'29" W, 485.00 feet to a PK nail set on the south line of said southeast quarter of said Northwest quarter; thence N 89°26'24" W with said south line, 25.00 feet to the PLACE OF BEGINNING containing 0.278 acre, more or less and subject to all highways and other legal easements of record.

For Affidavit as to West line  
of Lot 1224 See Deed Vol 768 Pgs 162.

**LAUREL OAKS SUBDIVISION # 17**  
**T 3 S - R 6 E**  
**VILLAGE OF ELIDA**  
**ALLEN COUNTY, OHIO**



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TRUE AND ACCURATE SURVEY MADE BY ME IN JUNE 1992 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

*James D. Sheldon*  
**JAMES D. SHELDON**  
REG. SURVEYOR #4569



NOTE  
IRON PINS TO BE PLACED AT ALL LOT CORNERS

NOTE  
ODD DIMENSIONED EASEMENT LINES ARE LOCATED BY COORDINATE POSITIONS. REFERENCE COORDINATES FOR THESE COORDINATE POSITIONS ARE LOCATED AT THE FOLLOWING POINTS:

INTERSECTION OF CENTERLINE OF AMARYLLIS & LARKSPUR N 7037.95 E 5751.18  
SE CORNER LOT 1197 LAUREL OAKS SUBDIVISION N 6957.25 E 5486.44

**LOT LINE DIMENSION TABLE**

LINE	DIRECTION	DISTANCE
I	S 66°11'25" E	38.22
II	S 58°39'54" E	10.09
III	N 00°32'00" W	1.15

**LEGEND**

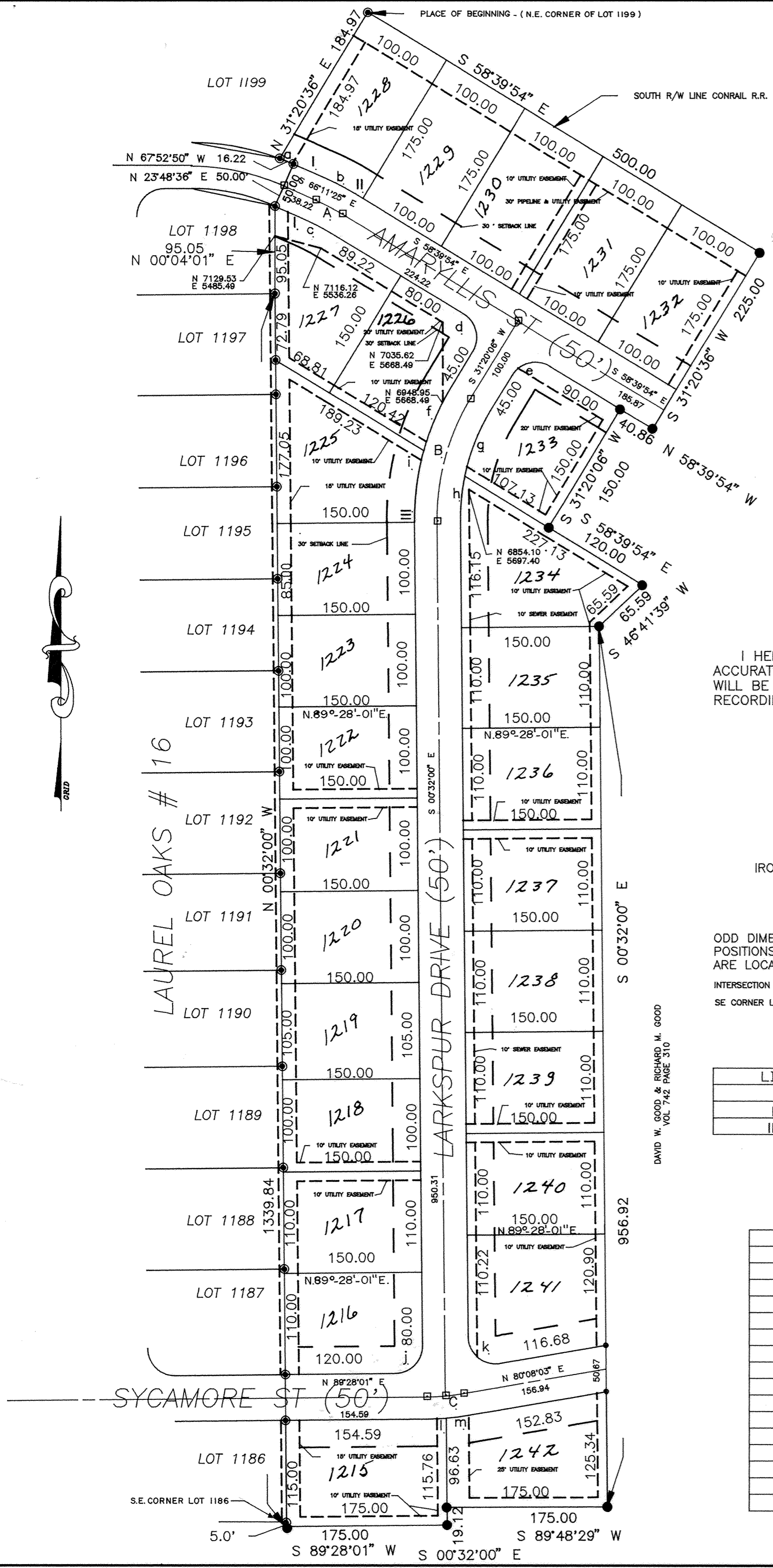
- CONCRETE MONUMENT WITH CAST IRON MONUMENT BOX
- IRON PIN (FOUND)
- IRON PIN (SET)

PREPARED: JULY 14, 1992

BY: SHELDON ENGINEERING & SURVEYING INC.  
1280 N. COLE ST.  
LIMA, OHIO

**STREET CENTERLINE & RIGHT OF WAY CURVE DATA**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
AMARYLLIS ST	A	250.00	32.84	16.44	32.81	N 62°25'40" W	07°31'31"
LARKSPUR DR	B	250.00	139.05	71.38	137.27	S 15°24'03" W	31°52'06"
SYCAMORE ST	C	250.00	40.72	20.41	40.68	N 84°48'02" E	09°19'58"
	a	275.00	16.23	8.12	16.22	N 67°52'50" W	03°22'47"
	b	275.00	36.12	18.09	36.09	N 62°25'40" W	07°31'31"
	c	225.00	29.55	14.80	29.53	N 62°25'39" W	07°31'31"
	d	30.00	47.12	30.00	42.43	N 13°39'54" W	90°00'00"
	e	30.00	47.12	30.00	42.43	S 76°20'06" W	90°00'00"
	f	275.00	75.96	38.22	75.72	S 23°25'20" W	15°49'32"
	g	225.00	76.46	38.60	76.09	S 21°36'00" W	19°28'12"
	h	225.00	48.69	24.44	48.59	S 05°39'57" W	12°23'54"
	i	275.00	77.00	38.75	76.75	S 07°29'17" W	16°02'34"
	j	30.00	47.12	30.00	42.43	N 44°28'00" E	90°00'01"
	k	30.00	52.01	35.33	45.74	S 50°11'58" E	99°19'57"
	l	275.00	20.42	10.22	20.42	N 87°20'21" E	04°15'20"
	m	275.00	24.37	12.19	24.36	N 82°40'22" E	05°04'38"



APPROVAL BY VILLAGE OF ELIDA

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF ELIDA ON THIS 3<sup>rd</sup> DAY OF August 1992.

THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN 90- (NINETY) DAYS OF THIS APPROVAL.

Robert Willet

(MAYOR)

ROBERT E. WILLET

Rick Smith

(PRES. COUNCIL)

RICK SMITH

ALLEN COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERED ON THIS 11<sup>th</sup> DAY OF August 1992.

H. Deans French

(ALLEN COUNTY AUDITOR)

H. DEAN FRENCH

FEE: 14.00

ALLEN COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON Aug 11 1992, AND THAT IT WAS RECORDED ON Aug 11 1992, IN VOLUME 19 PAGE 6 IN THE PLAT RECORDS OF ALLEN COUNTY, OHIO At 10:15 am

Edward P. Kirk

(ALLEN COUNTY RECORDER)

EDWARD P. KIRK

FEE: 82.80

# 9213040

OWNERS DEDICATION AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON COMPRISING A TOTAL OF 2.27 ACRES, TO THE PUBLIC USE FOREVER, EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS Dennis J. Klingler

DENNIS J. KLINGLER

OWNER Richard M. Good

RICHARD M. GOOD

Thomas J. Ludwig

THOMAS J. LUDWIG

David W. Good

DAVID W. GOOD

NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 3<sup>rd</sup> DAY OF July 1992 PERSONALLY CAME THE SAID OWNERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Sheldon Davis

NOTARY PUBLIC IN & FOR SAID COUNTY & STATE

SHIRLEY SHELDON DAVIS

MY COMMISSION EXPIRES 9/19/96



# RESTRICTIONS

## LAUREL OAKS SUBDIVISION # 17

1. Said lots shall be used for residence purposes only, and shall not be used for any trade, business or industrial purposes, except for home workshops and home greenhouses incidental to the residential use.
2. No residential one-story dwelling shall be erected, altered, placed or permitted to remain on any lot which shall have a ground floor area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage of less than 1600 square feet. No residential two-story or bi-level dwelling shall be erected, altered, placed or permitted to remain on any lot which shall have an area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage of less than 1900 square feet.
3. No structure other than a detached single-family dwelling with a two car minimum garage shall be erected, maintained or permitted to remain on the premises. No old buildings or structures shall be moved onto any of the building plots in said subdivision and no structure of a temporary character, trailer, recreational vehicles, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
4. Any such dwelling erected on these premises shall be constructed of conventional dimensional lumber. All construction of any kind shall be of new material. No log style structures shall be permitted.
5. No wall, fence or hedge shall be planted or erected on any building site which shall exceed six feet in height from ground level. No fences of any kind shall be placed in front of the residence. The only fences permitted will be around pools, patios excepting lots along railroad tracks which will be able to enclose the entire back yard.
6. No animals, livestock or poultry shall be kept or maintained on any part of this subdivision except that ordinary household pets may be kept provided they are not kept, bred or maintained for any commercial purpose, and do not constitute an annoyance or nuisance.
7. No nuisance, advertising signs, billboards and/or other advertising devices except such as pertain to the sale of land upon which said sign is located shall be permitted on said lots, nor shall said lots be used in any way which may endanger the health or unreasonably distract the quiet of any other adjacent lots.
8. No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall commercial gambling be permitted in said subdivision.
9. Nothing shall be permitted on said lots which may be or become detrimental to a good residential neighborhood.
10. Enforcement of the within conditions or restrictions shall be by proceedings at law in equity against any person or persons violating or attempting to violate the same, either to restrain violation or to recover damage.
11. Invalidation of any of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
12. Architecture Committee formed by David W. and Richard M. Good and Robert L. Dillhoff - majority vote rules. This committee approves all plans, building sizes and elevations. Plans and Plot Plans must be submitted. If any member of the committee chooses to resign or is unable to fulfill their duties, a replacement member will be selected by the remaining members.
13. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites, and all persons claiming under them until January 1, 2019, after which time said covenants, conditions and three-fourths majority of the building sites may, in writing, change, modify, alter, amend or annul any of the other restrictions, reservations or conditions at any time.
14. The top of the house foundation shall be three (3) feet higher than the elevation of the top of the curb at the mid-point of the lot on which the house is to be built. Any deviation from the above must have the written approval of the Architecture Committee.
15. All driveways shall be constructed of concrete. If an alternate surface is to be used it must have prior written approval of the Architecture Committee.

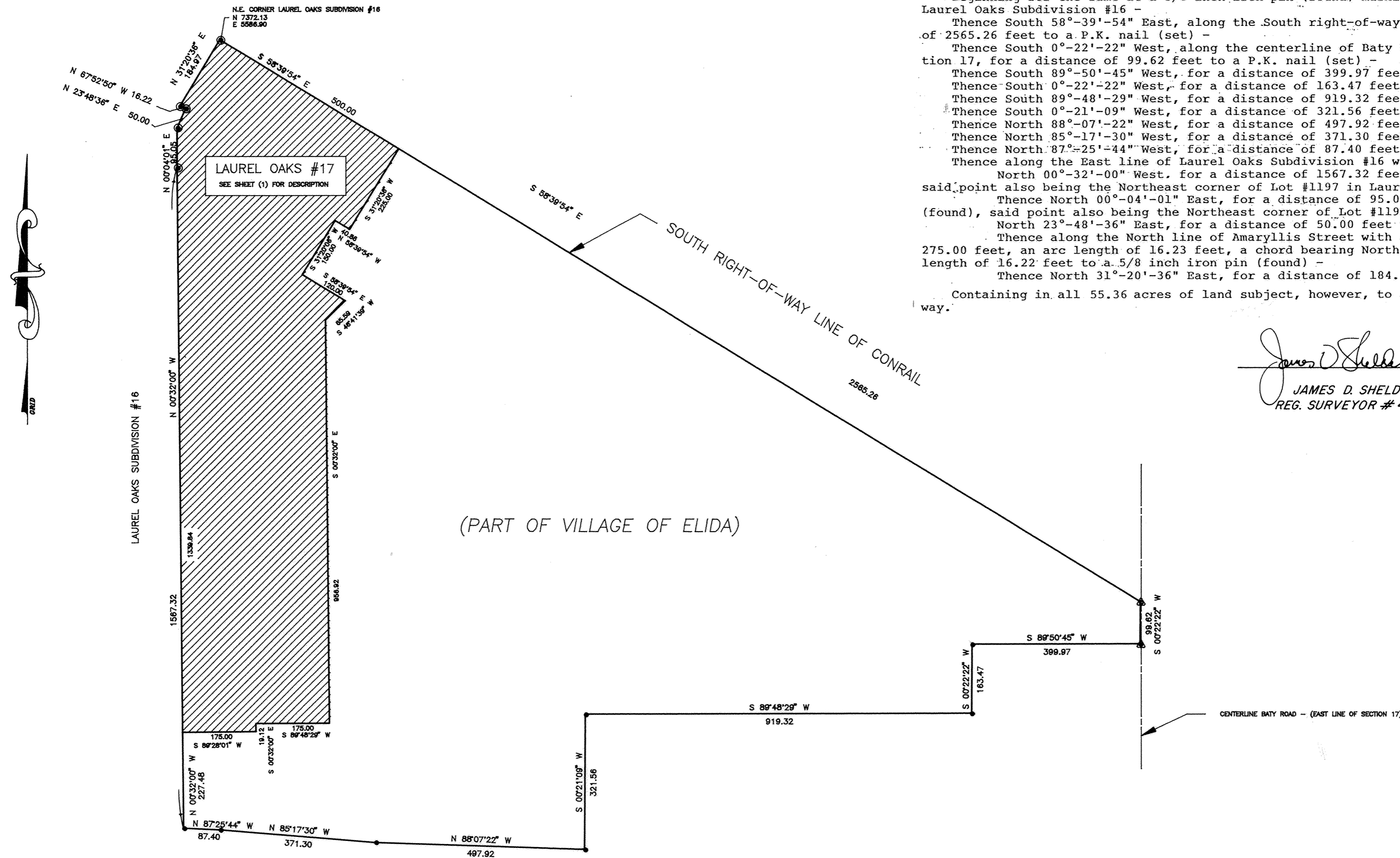


PLAT OF A SURVEY  
 OF  
 DEDICATORS LAND  
 FOR  
**LAUREL OAKS SUBDIVISION #17**  
 T3S-R6E  
 VILLAGE OF ELIDA  
 ALLEN COUNTY, OHIO

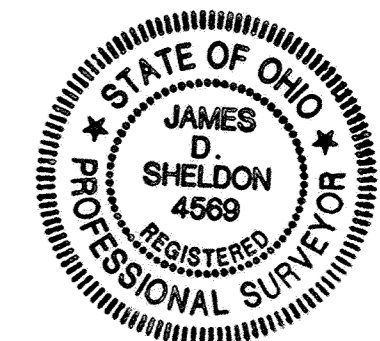
DESCRIPTION FOR OVER-ALL PARCEL

Being a parcel of land situated in the Village of Elida, Allen County, Ohio, Township 3 South, Range 6 East, in part of the East 1/2 of Section 17, and being more particularly described as follows:

Beginning for the same at a 5/8 inch iron pin (found) marking the Northeast corner of Laurel Oaks Subdivision #16 -  
 Thence South 58°-39'-54" East, along the South right-of-way line of Conrail, for a distance of 2565.26 feet to a P.K. nail (set) -  
 Thence South 0°-22'-22" West, along the centerline of Baty Road and the East line of Section 17, for a distance of 99.62 feet to a P.K. nail (set) -  
 Thence South 89°-50'-45" West, for a distance of 399.97 feet to a 5/8 inch iron pin (set) -  
 Thence South 0°-22'-22" West, for a distance of 163.47 feet to a 5/8 inch iron pin (set) -  
 Thence South 89°-48'-29" West, for a distance of 919.32 feet to a 5/8 inch iron pin (set) -  
 Thence South 0°-21'-09" West, for a distance of 321.56 feet to a 5/8 inch iron pin (set) -  
 Thence North 88°-07'-22" West, for a distance of 497.92 feet to a 5/8 inch iron pin (set) -  
 Thence North 85°-17'-30" West, for a distance of 371.30 feet to a 5/8 inch iron pin (set) -  
 Thence North 87°-25'-44" West, for a distance of 87.40 feet to a 5/8 inch iron pin (set) -  
 Thence along the East line of Laurel Oaks Subdivision #16 with the following five (5) courses -  
 North 00°-32'-00" West, for a distance of 1567.32 feet to a 5/8 inch iron pin (found), said point also being the Northeast corner of Lot #1197 in Laurel Oaks Subdivision #16 -  
 Thence North 00°-04'-01" East, for a distance of 95.05 feet to a 5/8 inch iron pin (found), said point also being the Northeast corner of Lot #1198 in Laurel Oaks Subdivision #16 -  
 North 23°-48'-36" East, for a distance of 50.00 feet to a 5/8 inch iron pin (found), Thence along the North line of Amaryllis Street with a curve to the left, a radius of 275.00 feet, an arc length of 16.23 feet, a chord bearing North 67°-52'-50" West, and a chord length of 16.22 feet to a 5/8 inch iron pin (found) -  
 Thence North 31°-20'-36" East, for a distance of 184.97 feet to the point of beginning.  
 Containing in all 55.36 acres of land subject, however, to all legal easements and rights-of-way.



*James D. Sheldon*  
 JAMES D. SHELDON  
 REG. SURVEYOR # 4569



LEGEND

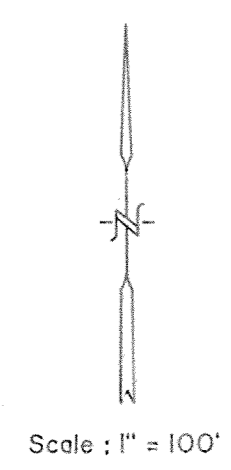
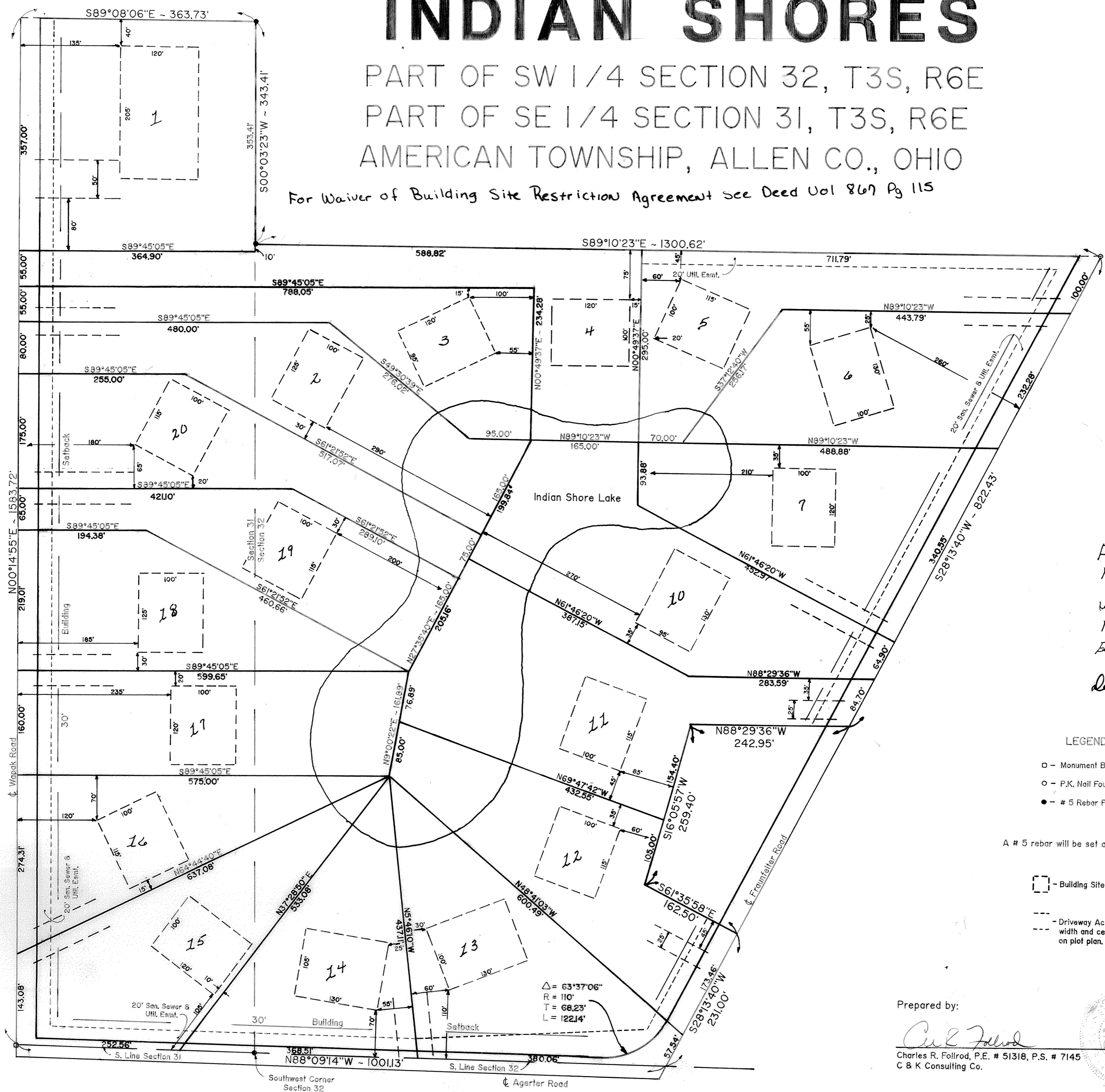
- IRON PIN (SET)
- ⊙ IRON PIN (FOUND)
- ▲ P.K. NAIL (SET)

PREPARED: JULY 21, 1992  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO

# INDIAN SHORES

PART OF SW 1/4 SECTION 32, T3S, R6E  
PART OF SE 1/4 SECTION 31, T3S, R6E  
AMERICAN TOWNSHIP, ALLEN CO., OHIO

For Waiver of Building Site Restriction Agreement see Deed Vol 867 Pg 115



9213194  
 Filed and Recorded  
 August 13, 1992  
 3:03 PM  
 Vol 19 Page 10  
 Fee \$ 20.70  
 Edward P. Kirk  
 Recorder  
 by ecm  
 Deed Vol 767  
 Pg 634

### LEGEND

- - Monument Box Found
  - - P.K. Nail Found
  - - # 5 Rebar Found
- A # 5 rebar will be set at lot corners.
- - Building Site
  - - - - - Driveway Access - All driveway Locations are 50' in width and centered on property line except as noted on plot plan.

Prepared by:

*Charles R. Follrod*  
 Charles R. Follrod, P.E. # 51318, P.S. # 7145  
 C & K Consulting Co.



**VACATION PLAT**  
**OF**  
**PART OF A 12' ALLEY**  
**IN S.W. KEMP'S 1<sup>ST</sup> SUBDIVISION**  
**IN THE VILLAGE OF KEMP,**  
**SHAWNEE TOWNSHIP,**  
**ALLEN COUNTY, OHIO**

NOTE: SHADED AREA DENOTES ALLEY TO BE VACATED.

DESCRIPTION

Being a part of a 12-foot wide alley located in S. W. Kemp's 1st Subdivision, in the Village of Kemp, Shawnee Township, Allen County, Ohio, and being more particularly described as follows:

Beginning for the same at the Southeast corner of Lot 23 in S.W. Kemp's Subdivision -

Thence North, along the East line of Lots 23 and 24 for a distance of 100.00 feet to the Northeast corner of Lot 24 -

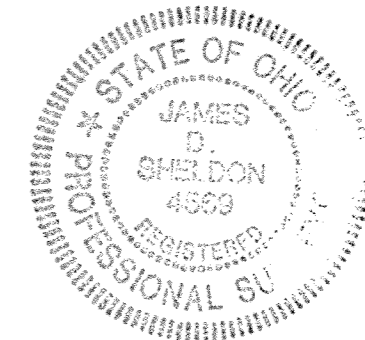
Thence Easterly, along the North line of Lot 24 extended to the West line of Outlot No. 1 -

Thence South, along the West line of Outlot No. 1 for a distance of 100.00 feet to the Southwest corner of Outlot No. 1 -

Thence Westerly, along the South line of Outlot No. 1 extended to the point of beginning.

Containing 1200 square feet or 0.028 acres of land.

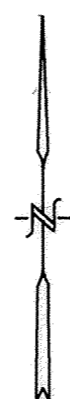
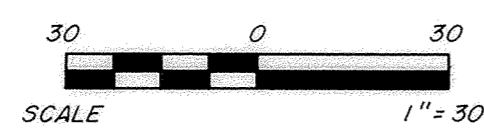
*James D. Sheldon*  
 James D. Sheldon, P.E., L.S.  
 Reg. Surveyor #4569



9213572  
 Filed and Recorded  
 August 20, 1992  
 9:34 AM  
 Vol 18 Page 11  
 Edward P. Kirk  
 Allen County Recorder  
 Fee \$20.70

PREPARED: JULY 27, 1992  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO

For Resolution See Deed Vol 768 pg 73

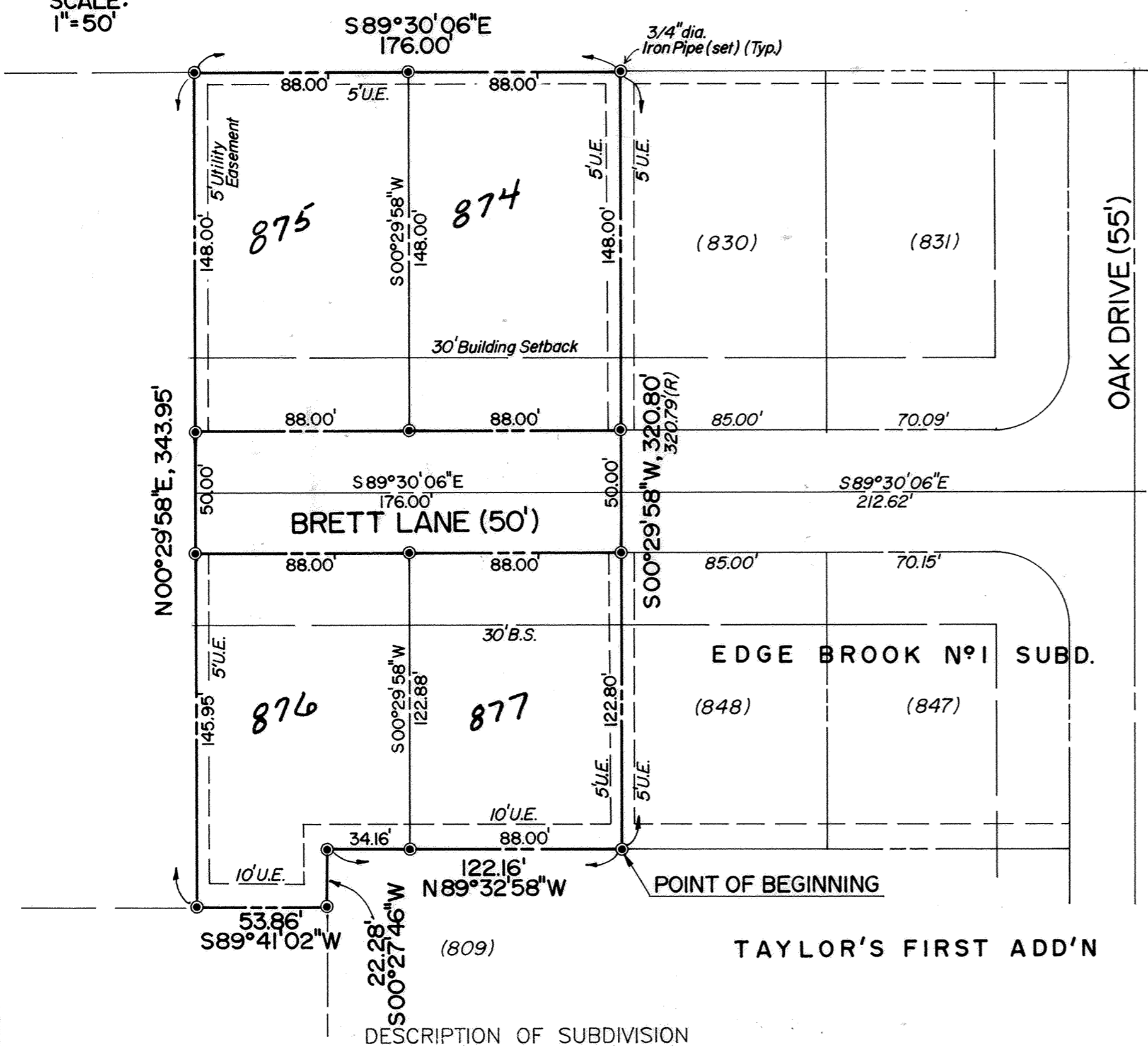


# EDGE BROOK ESTATES NO. 2 SUBDIVISION

PT. NE. 1/4, SEC. 11, T4S-R4E  
VILLAGE OF SPENCERVILLE  
ALLEN COUNTY, OHIO



SCALE:  
1" = 50'



Part of the northeast quarter of Section 11, Town-4-South, Range-4-East, Spencer Township, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at an iron pipe (set) at the southwest corner of Lot 848 of Edge Brook Estates No. 1 Subdivision (see Plat Book 14, Page 103); thence westerly with the north line of Lot 809 of the Extension of Taylor's First Addition (see Plat Book 11, Page 164) at N 89°32'58" W, 122.16 feet to the northwest corner of said Lot 809 and an iron pipe (set); thence southerly with the west line said Lot 809 at S 00°27'46" W, 22.28 feet to an iron pipe (set); thence westerly with the south line of the grantor's lands at S 89°41'02" W, 53.86 feet to an iron pipe (set); thence northerly through the grantor's lands at N 00°29'58" E, 343.95 feet to an iron pipe (set) in the north line of grantor's lands; thence easterly with said north line of grantor's lands at S 89°30'06" E, 176.00 feet to an iron pipe (set) at the northwest corner of Lot 830 of said Edge Brook Estates No. 1 Subdivision; thence southerly with the west line of said Edge Brook Estates No. 1 at S 00°29'58" W, 320.80 feet (record distance is 320.79 feet) to the POINT OF BEGINNING. This parcel contains 1.325 acres, and is subject to all legal BEGINNING. This parcel contains 1.325 acres, and is subject to all easements or other restrictions of record.

*Michael Gene Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor

No. 6881



### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 25 day of August, 1992.  
Fee: \$2.00

*W. Dean French*  
Auditor of Allen County, Ohio

### COUNTY RECORDER'S CERTIFICATE

No. 9213858  
Filed for record in the Allen County, Ohio, Recorder's Office this 25<sup>th</sup> day of Aug, 1992 at 11:00 o'clock A.m. and recorded in Allen County, Ohio, Plat Book 19 on Page 12.  
Fee: \$62.10

*Edward P. Killy*  
Recorder of Allen County, Ohio

### DEDICATION

That the undersigned owners of the land contained in the hereon plat hereby adopt the said plat and dedicate the land contained within the streets to the use and benefit of the public forever. Utility easements and building setback lines are established as shown on the plat.

In witness whereof, we have hereunto signed our names this 25<sup>th</sup> day of August, 1992.

In the presence of:

*Pamela J. Smith*  
*Jayne Swan*

*J. Thomas Wolfe*  
J. Thomas Wolfe  
*Theresa J. Wolfe*  
Theresa J. Wolfe

### ACKNOWLEDGEMENT

State of Ohio, Allen County, Ohio, SS:  
Before me, a Notary Public in and for said State and County, personally appeared the above signed owners, who acknowledged that they did sign the hereon plat of Edge Brook Estates Subdivision No. 2 and that the signing thereof was their free act and deed.

In witness whereof, I have set my hand and seal this 25<sup>th</sup> day of August, 1992.

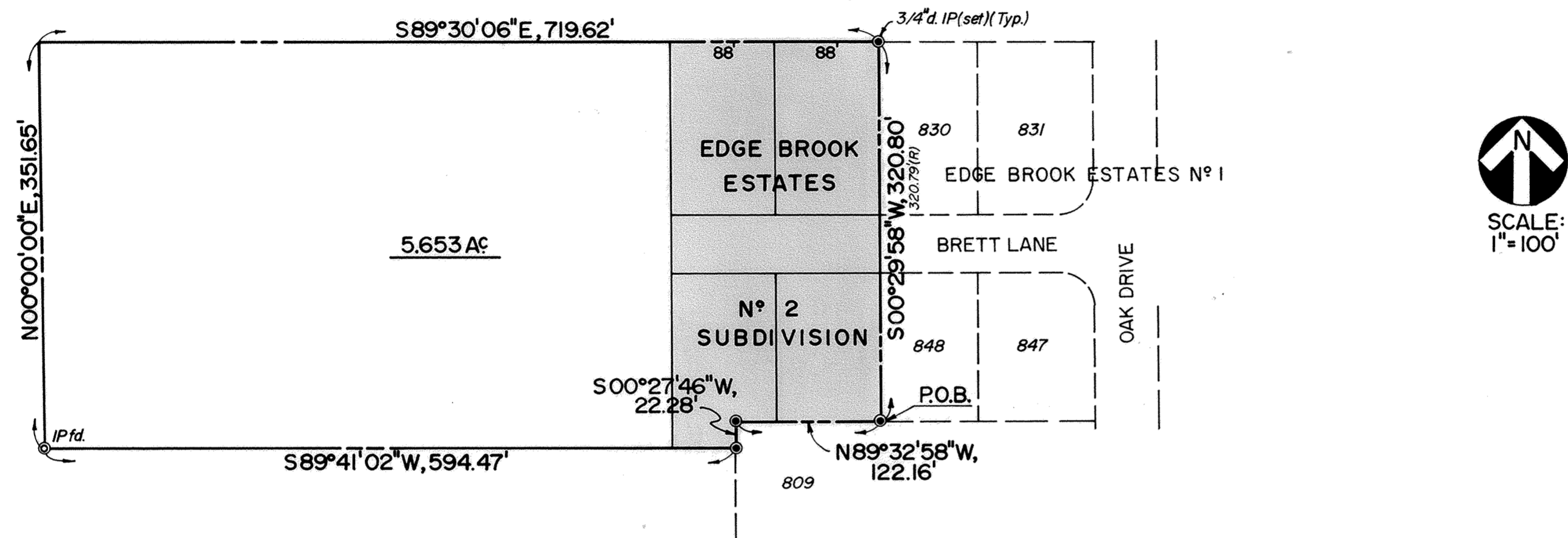
*Pamela J. Smith*  
Notary Public of Allen County, Ohio  
PAMELA J. SMITH, Notary Public  
State of Ohio  
My Commission Expires August 30, 1993

### APPROVAL OF VILLAGE COUNCIL

This plat, having been approved by the Village Council of Spencerville, Ohio, I the undersigned Mayor of the Village of Spencerville, Ohio, do hereby on behalf of said Council, approve and accept this plat this 23 day of April, 1992.

*Michael Bies-Mayer*  
Mayor, Village of Spencerville, Ohio

# A SURVEY OF DEDICATOR'S LANDS FOR EDGE BROOK ESTATES N<sup>o</sup> 2 SUBDIVISION IN THE VILLAGE OF SPENCERVILLE, ALLEN COUNTY, OHIO



DESCRIPTION OF DEDICATOR'S LANDS

Part of the northeast quarter of Section 11, Town-4-South, Range-4-East, Spencer Township, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at an iron pipe (set) at the southwest corner of Lot 848 of Edge Brook Estates No. 1 Subdivision (see Plat Book 14, Page 103); thence westerly with the north line of Lot 809 of the Extension of Taylor's first Addition (see Plat Book 11, Page 164) at N 89°32'58" W, 122.16 feet to the northwest corner of said Lot 809 and an iron pipe (set); thence southerly with the west line of said Lot 809 at S 00°27'46" W, 22.28 feet to an iron pipe (set); thence westerly with the south line of the grantor's lands at S 89°41'02" W, 594.47 feet to an iron pipe (found); thence northerly with the west line of the grantor's lands at N 00°00'00" E, 351.65 feet; thence easterly with the north line of the grantor's lands at S 89°30'06" E, 719.62 feet to an iron pipe (set) at the northwest corner of Lot 830 of said Edge Brook Estates No. 1 Subdivision; thence southerly with the west line of said Edge Brook Estates No. 1 at S 00°29'58" W, 320.80 feet (record distance is 320.79 feet) to the POINT OF BEGINNING. This parcel contains 5.653 acres, and is subject to all legal easements or other restrictions of record.

*Michael Gene Buettner*

Michael Gene Buettner  
Ohio Registered Surveyor

No. 6881



EDGE BROOK ESTATES SUBDIVISION NO. 2  
RESTRICTIVE COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single-family dwelling not to exceed two and one half stories in height and a private garage for not more than two cars. The dwelling shall be custom built. The construction of said dwelling must be completed within one year from initial framing unless approval given.

2. No one-floor dwelling shall have a ground floor area of less than 1500 square feet. No two-story dwelling shall have a ground floor area of less than 850 square feet. For the purpose of this agreement, the areas of open porches and garages shall not be included.

3. Building location: 30 feet to front lot line; 35 feet to rear lot line; Side yards shall conform to Village of Spencerville Zoning Code, revised 1989 version.

4. Electrical service to homes must be underground.

5. All driveways to be concrete.

6. Yard lights must be installed.

7. Any outbuildings are limited to be not more than 12ft. x 12ft.

8. J. Thomas Wolfe and/or his duly appointed architecture committee shall review and approve all plans and specifications for construction within this plat.

9. No sign of any kind shall be displayed to the public view on any lot, other than one sign of not more than 5 sq. ft. advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

10. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot; dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

11. No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall be kept in sanitary containers out of view of the adjacent property owners and the public. All composters or other equipment for the storage of disposal of such materials shall be kept in a clean and sanitary condition.

12. No structure of a temporary nature - trailer, basement, tent, shack, garage, barn, or other outbuilding - shall be used on any lot at any time as a residence. The owner shall keep the premises free from weeds, trash, and miscellaneous materials which might distract from the value of the surrounding properties.

13. Sight Distance at Intersection: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in case of a rounded property corner from the intersection of the street lines extended. The sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of said sight-lines.

14. Easements and right-of-ways are reserved in and over such said lots as are shown on plat for the construction, operation, and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, telephone, drainage facilities, and other purposes; also for the construction, operation and maintenance of drains, sewers, and pipelines for supplying gas, water, etc. for any other public or quasipublic utility or function maintained, furnished or performed in any method beneath the surface of the ground. Easements shown on plat may also be used by utility companies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery or other surface improvements.

15. No noxious or offensive activity shall be carried on or upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

16. These covenants are to run with the land and shall be binding on all parties and on all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of 10 years unless an instrument signed by a majority of the landowners of the lots has been recorded, agreeing to change the covenants in whole or part.

17. These guidelines set forth herein shall be considered part of any contract, deed, or lease relating to any lot in Edge Brook Estates, without being incorporated therein, and the acceptance of any contract, deed, or lease shall operate as a covenant to use the premises in conformity with the conditions set forth herein which are for the use and benefit of every person who shall or may become the owner of any parcel of land situated in Edge Brook subdivision.

18. Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any condition either to restrain violation or to recover damages. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

# MEADOWLANDS SUBDIVISION N° 1

PT. N.E. 1/4, SEC. 8, T4S-R6E, SHAWNEE TWP., ALLEN CO., OHIO

### CURVE DATA

	A	R	CB	CD	T	E	DC	Δ
C1	321.51'	2864.79'	N86°43'36"W, 321.34'	160.92'	4.51'	1°59'59"	6°25'48"	
C2	122.79'	900.62'	N87°25'02"W, 122.69'	61.49'	2.10'	6°21'42"	7°48'41"	
C3	355.74'	230.00'	S44°22'03"W, 321.32'	224.52'	91.42'	24°54'40"	88°37'07"	
C4	132.68'	130.00'	S29°10'50"E, 127.00'	72.77'	18.98'	44°04'25"	58°28'40"	
C5	399.82'	931.15'	S70°43'13"E, 396.75'	203.04'	21.88'	6°09'11"	24°36'05"	
C5A	278.63'	931.15'	S66°59'31"E, 277.59'					
1	100.02'	2839.79'	N88°55'56"W, 100.02'					
2	100.15'	2839.79'	N86°54'46"W, 100.15'					
3	100.40'	2839.79'	N84°53'23"W, 100.40'					
4	18.10'	2839.79'	N83°41'39"W, 18.10'					
5	19.24'	925.62'	N84°06'26"W, 19.24'					
6	106.95'	925.62'	N88°00'46"W, 106.89'					
7	8.57'	255.00'	S87°42'51"W, 8.57'					
8	243.56'	255.00'	S59°23'21"W, 234.41'					
9	120.00'	255.00'	S18°32'43"W, 118.90'					
10	22.28'	255.00'	S02°33'40"W, 22.27'					
11	18.37'	155.00'	S03°20'13"E, 18.36'					
12	103.89'	155.00'	S25°56'03"E, 101.96'					
13	35.94'	155.00'	S51°46'40"E, 35.86'					
14	84.06'	956.15'	S60°56'18"E, 84.04'					
15	120.00'	956.15'	S67°03'09"E, 119.92'					
16	132.00'	906.15'	N71°23'28"W, 131.88'					
17	139.15'	906.15'	N62°49'08"W, 139.01'					
18	107.17'	105.00'	N29°10'51"W, 102.58'					
19	18.13'	205.00'	N02°35'32"E, 18.13'					
20	298.94'	205.00'	N46°54'06"E, 273.15'					
21	24.93'	875.62'	N89°29'33"E, 24.93'					
22	94.45'	875.62'	S86°36'06"E, 94.41'					
23	23.78'	2889.79'	S83°44'50"E, 23.78'					
24	100.39'	2889.79'	S84°58'42"E, 100.39'					
25	100.14'	2889.79'	S86°57'59"E, 100.14'					
26	100.02'	2889.79'	S88°57'03"E, 100.02'					

Monument Box (found) at N.E. Cor., N.E. 1/4, Sec. 8 (as established by Allen Co. Engineer)

- LEGEND**
- MB = Monument Box (set)
  - = 3/4" Iron Pipe (set)
  - △ = R.R. Spike (set)

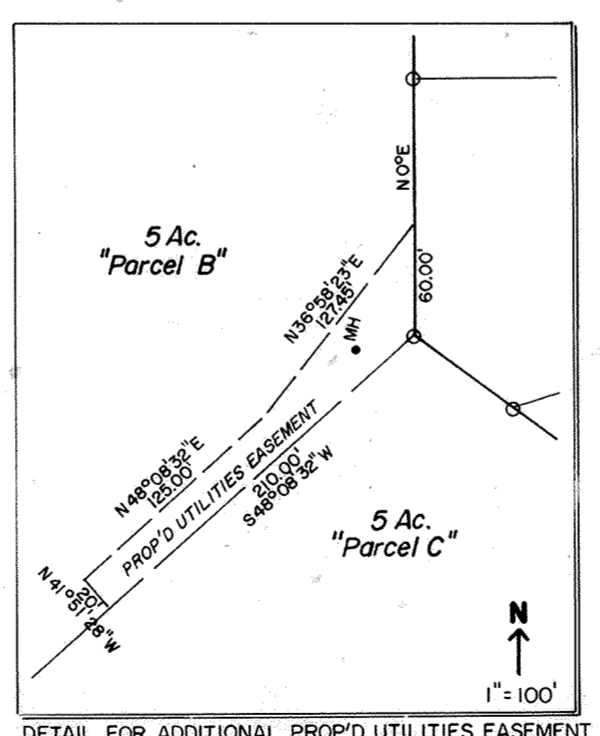
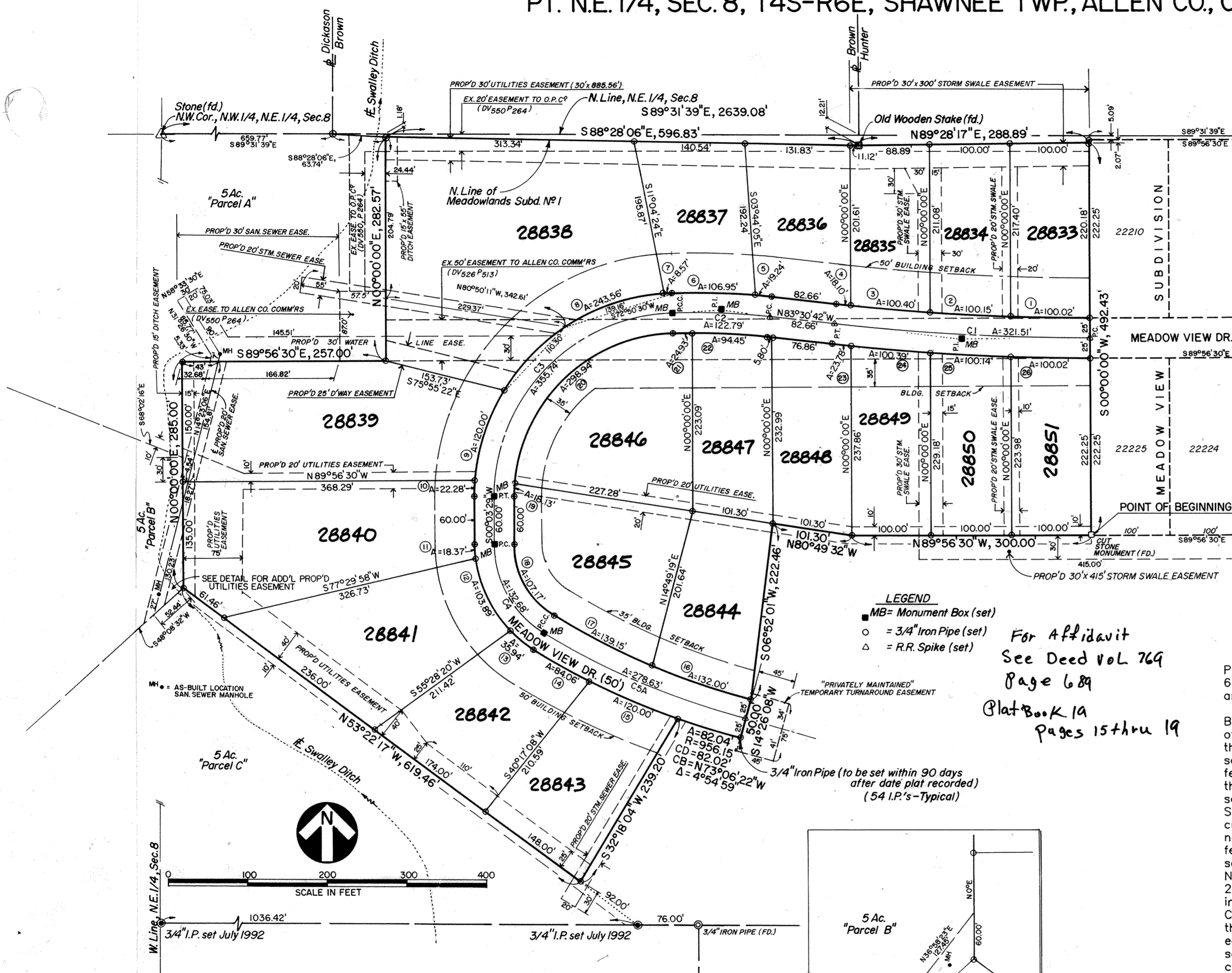
For Affidavit  
See Deed Vol. 769  
Page 689  
Plat Book 1A  
Pages 15 thru 19

### LEGAL DESCRIPTION MEADOWLANDS SUBDIVISION NO. 1

Part of the northeast quarter of Section 8, Town-4-South, Range-6-East, Shawnee Township, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at a cut stone monument (found) at the southwest corner of Lot 22225 of Meadowview Subdivision (Plat Book 9, Page 113); thence westerly into the grantor's lands with an extension of the south line of said Meadow View Subdivision at N 89° 56' 30" W, 300.00 feet; thence west-northwesterly at N 80° 49' 32" W, 101.30 feet; thence south-southwesterly at S 06° 52' 01" W, 222.46 feet; thence south-southwesterly with the end line of a proposed street at S 14° 26' 08" W, 50.00 feet; thence north-northwesterly with the curving south right-of-way line of said proposed street (concave north-northeasterly) an arc distance of 82.04 feet (radius is 956.15 feet; chord bears N 73° 06' 22" W, 82.02 feet); thence south-southwesterly at S 32° 18' 04" W, 239.20 feet; thence northwesterly at N 53° 22' 17" W, 619.46 feet; thence northerly at N 00° 00' 00" E, 285.00 feet; thence easterly at S 89° 56' 30" E, 257.00 feet to a point in the south line of an easement granted to the Board of County Commissioners of Allen County, Ohio (Deed Volume 526, Page 513) that is 57.5 feet easterly from the southwest corner of said easement; thence northerly and colinear with the 87-foot course of said easement at N 00° 00' 00" E, 282.57 feet; thence easterly with a course that is a best reckoning of the occupied north line of the grantor's lands at S 88° 28' 06" E, 596.83 feet to an old wooden stake (found); thence easterly with a course that is a best reckoning of the occupied north line of the grantor's lands at N 89° 28' 17" E, 288.89 feet to a point in the record west line of said Meadow View Subdivision which is 2.07 feet southerly from the record southwest corner of said Subdivision; thence southerly with the record west line of said Subdivision at S 00° 00' 00" W, 492.43 feet to the POINT OF BEGINNING.

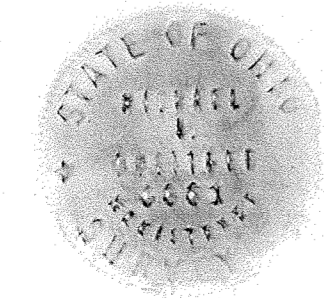
This parcel contains 15.710 acres, being subject to all legal easements and other restrictions of record.



### CERTIFICATION

I hereby certify that this description was prepared based on surveying work performed by Kohli & Kalher Associates, Inc. through August 25, 1992. Bearings are based on an assumed cardinal bearing for the east line of said northeast quarter (legal centerline of Wonderlick Road).

*Michael G. Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor No. 6881  
Aug. 25, 1992



MEADOWLANDS SUBDIVISION NO. 1

PROTECTIVE COVENANTS

As part of a general plan for the development of the real estate in the residential area on the foregoing plat, and for the common advantage and benefit of the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel, shall inure to the benefit of and be enforceable by the purchasers of every tract, lot, or parcel, and their successors in interest.

The tracts, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

1. Building sites shall be used and occupied solely and exclusively for private residential purposes by a single family, including family servants.
2. The living space overall for one-story dwelling exclusive of open porches and garages, erected upon said above-described lots shall be not less than 1600 square feet. The living space of a one and a half story, two-story or tri-level dwelling exclusive of open porches and garages, erected on said above-described lots, shall be not less than 2000 total square feet, with remainder of home to be finished. No cinder or cement block structure shall be permitted on said lots except in foundations. No buildings, structures or part thereof shall be permitted to be moved upon or onto said above-described lots, and only new construction, using new materials only, shall be permitted on said lots. The interior of a dwelling unit must be completed within a six (6) month period from the start of construction.
3. No noxious or offensive activity shall be carried on or upon any lot in said above-described plat, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
4. No structure, trailer, basement, tent, shed, garage, barn or other outbuildings shall be used on any lot at any time either as a temporary or permanent dwelling unless approved by the architectural committee referred to in Number 14.
5. No signs of any kind shall be displayed to the public view on any lot in said plat, except one of the following types:
  1. One (1) sign advertising the property for sale or rent;
  2. One (1) sign to advertise the property during construction, development, and sale.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in said plat excepting dogs, cats, or other household pets, not to exceed a total of two (2) pets, providing they are not kept, bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.
7. No lot in said above-described plat shall be used or maintained as a dumping ground for rubbish or trash, including grass clippings. Garbage or other wastes shall be kept only in sanitary containers. All incinerators or other similar equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots shall be mowed and the grass kept neat, trimmed and cut at all times.
8. These covenants, restrictions and limitations shall be binding on all parties hereto and all owners of lots in said plat for a period of twenty (20) years from this date, after which time, such covenants, restrictions and limitations shall automatically extend for successive period of ten (10) years unless an instrument in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change said covenants, restrictions or limitations in whole, or in part, which agreement shall specifically enumerate the changes thereof.

9. No trucks or trailers other than those used for family purposes, of any type shall be parked, kept or stored on any lot in said subdivision unless the same be parked, and kept or stored in a garage or other accessory building which has been erected with the consent and approval of the developer, or its assignee. No boats, trailers, motor home or other chattels of a similar nature shall be stored or maintained on the premises.

10. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on his lot.

11. Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement.

Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions, or limitations. These remedies are available to any lot owner of said above-described premises who may seek both a restraint of such violation and damages thereof.

12. All easements and right-of-way are reserved in and over such said lots as are shown on said plat, for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone, drainage facilities including surface drainage and other purposes; also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained furnished or performed in any method beneath the surface of the ground. Easements shown upon the plat may also be used by utility companies as circumstances require.

13. All fences erected upon these lots shall in no way exceed the height of four (4) feet, nor may they be extended beyond the front set-back as established on the plat. Only "decorative-type" fence shall be permitted beyond the front set-back lines as established herein. Chain-link or farm fence are strictly prohibited beyond the set-back line.

14. No structure shall be erected on any lot in the subdivision until the plans and specifications have been approved, in writing, as to location, elevation, grade, size of structure, external design and preservation of existing trees by an architectural committee appointed by Northwold, Inc., an Ohio Corporation, the developer. The original committee shall consist of James Wanamaker.

In the event of the death or resignation of any member of the committee originally appointed, the remaining member or members of the committee shall have the power to appoint new members to fill the vacancies.

In the event such architectural committee fails to approve or disapprove said plans and specifications within thirty (30) days after submitted to them, then such approval shall not be required, provided the design is in harmony with similar structures in the development and conforms to all other covenants, restrictions and conditions set forth herein.

15. Each lot owner shall be responsible for the construction and maintenance of driveways and driveway pipes which will meet or exceed the standards of Allen County Engineer and of Shawnee Township. Minimum dimensions of driveway pipes are 10 inches diameter by 20 feet length.

DEDICATION

Northwold, Inc., the owner of the land contained in the hereon plat, hereby adopts the said plat and dedicates the land contained within the streets to the use and benefit of the public forever. Utility easements are established as shown on the plat.

In Witness whereof, James G. Wanamaker, President of Northwold, Inc., and Rebecca S. Wanamaker, Secretary/Treasurer of Northwold, Inc., have hereunto signed their names this 27<sup>th</sup> day of August, 1992.

NORTHWOLD, INC.

Dora M Reynolds  
James W. Conroy

James G. Wanamaker  
James G. Wanamaker, President  
Rebecca S. Wanamaker  
Rebecca S. Wanamaker, Secretary/Treasurer

ACKNOWLEDGEMENT

State of Ohio, Allen County, SS: Before me, a Notary Public in and for said state and county, personally appeared James C. Wanamaker and Rebecca S. Wanamaker who acknowledged that they did sign the hereon plat of Meadowlands Subdivision and that the signing thereof was their free act and deed.

In Witness Whereof, I have set my hand and seal this 27<sup>th</sup> day of AUGUST, 1992.

BRUCE C. PLUMB  
Notary Public, State of Ohio  
My Commission Expires February 27, 1997

Bruce C. Plumb  
Notary Public, Allen County, Ohio

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 27<sup>th</sup> day of August, 1992. Fee \$9.50

H. Dean French  
Auditor of Allen County, Ohio 185

COUNTY RECORDER'S CERTIFICATE

No. 9214000  
Filed for record in the Allen County, Ohio Recorder's Office this 27<sup>th</sup> day of August, 1992 at 3:31 o'clock P.m. and recorded in Allen County, Ohio, Plat Book 19 on Page 15. Fee \$62.10

Edward P. Keil by JPR  
Recorder of Allen County, Ohio

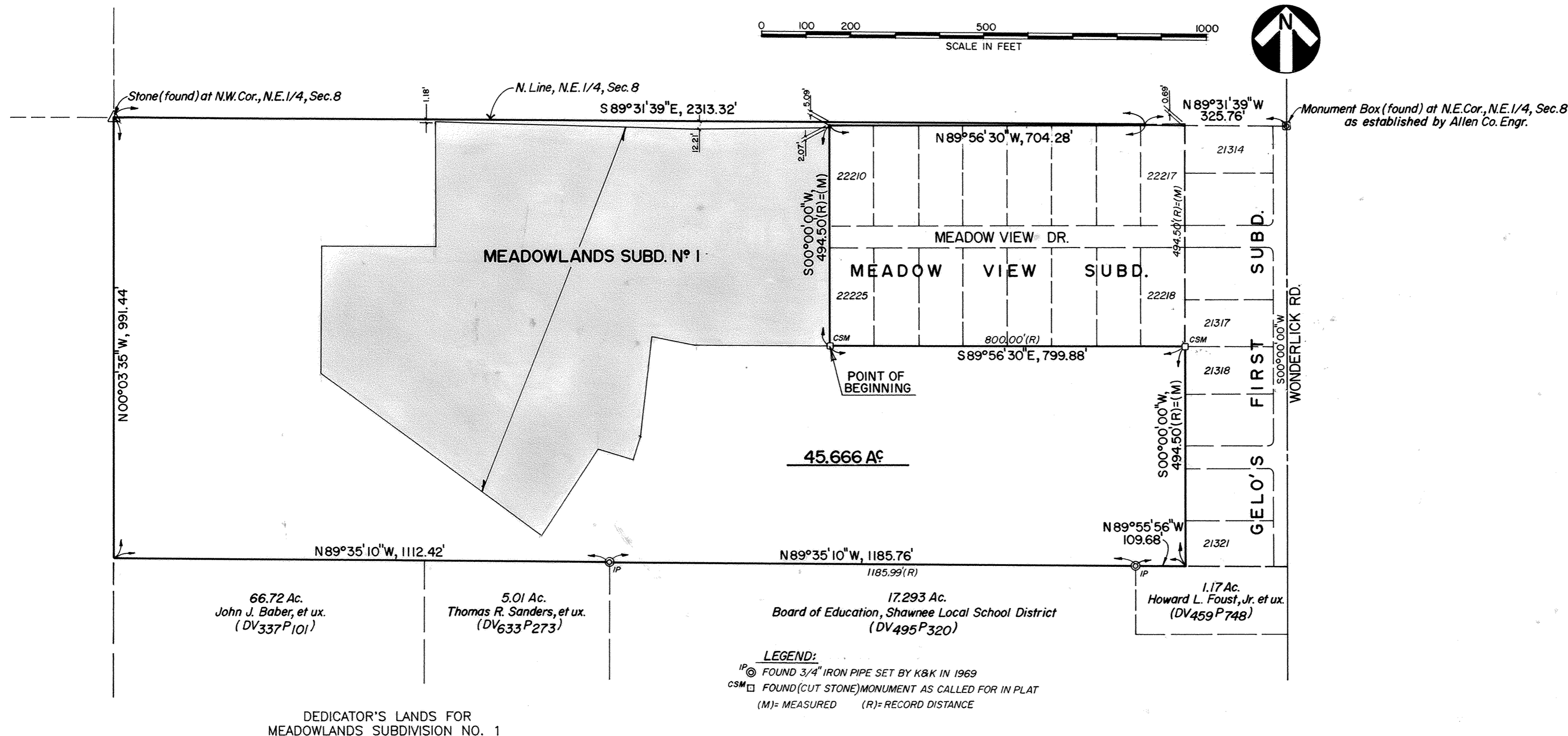
APPROVAL OF THE CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the Mayor of the City of Lima, Ohio, and the Chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 27<sup>th</sup> day of August, 1992.

David Moran  
Mayor of the City of Lima, Ohio and  
Chairman of the City Planning  
Commission



# SURVEY OF DEDICATOR'S LANDS FOR MEADOWLANDS SUBDIVISION N<sup>o</sup> 1



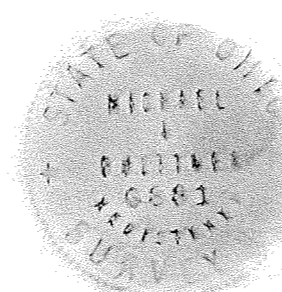
DEDICATOR'S LANDS FOR  
MEADOWLANDS SUBDIVISION NO. 1

Part of the northeast quarter of Section 8, Town-4-South, Range-6-East, Shawnee Township, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at a cut stone monument (found) at the southwest corner of Lot 22225 of Meadowview Subdivision (Plat Book 9, Page 113); thence easterly with the south line of said Meadow View Subdivision at S 89°56'30"E, 799.88 feet (record distance is 800.00 feet) to a cut stone monument (found) at the southeast corner of Lot 22218 of said Subdivision; thence southerly with the west line of Gelo's First Subdivision (Plat Book 9, Page 13) at S 00°00'00"W, 494.50 feet (based on plat) to the southwest corner of Lot 21321 of said Subdivision (monument not found); thence westerly with the north line of a 1.17 acre granted to Howard L. Foust, Jr., and wife (Deed Vol. 459, Page 748) at N 89°55'56"W, 109.68 feet to an iron pipe (found) at the northwest corner of said parcel; thence westerly with the north line of a 17.293-acre parcel granted to the Board of Education, Shawnee Local School District (Deed Vol. 495, Page 320) at N 89°35'10"W, 1185.76 feet (record distance is 1185.99 feet) to an iron pipe (found) at the northwest corner of said parcel; thence continuing westerly with an extension of the previous course and with the north lines of lands granted to Thomas R. Sanders and wife (5.01-acre parcel at Deed Vol. 633, Page 273) and John J. Baber and wife (66.72-acre parcel at Deed Vol. 337, Page 101) at N89°35'10"W, 1112.42 feet to the west line of said northeast quarter of Section 8; thence northerly with said west line of

northeast quarter at N 00°03'35"W, 991.44 feet to a stone (found) at the northwest corner of said northeast quarter; thence easterly on a bearing toward the monument box (found) at the northeast corner of said northeast quarter at S 89°31'39"E, 2313.32 feet to a point in the record north line of Meadow View Subdivision (based on found cut stone monuments) that is 325.76 feet westerly from said monument box; thence reversing westerly with said north line of Subdivision at N 89°56'30"W, 704.28 to the record northwest corner of said Subdivision; thence southerly with the record west line of said Subdivision at S 00°00'00"W, 494.50 feet to the POINT OF BEGINNING. This parcel contains 45.666 acres, being subject to all legal easements and other restrictions of record.

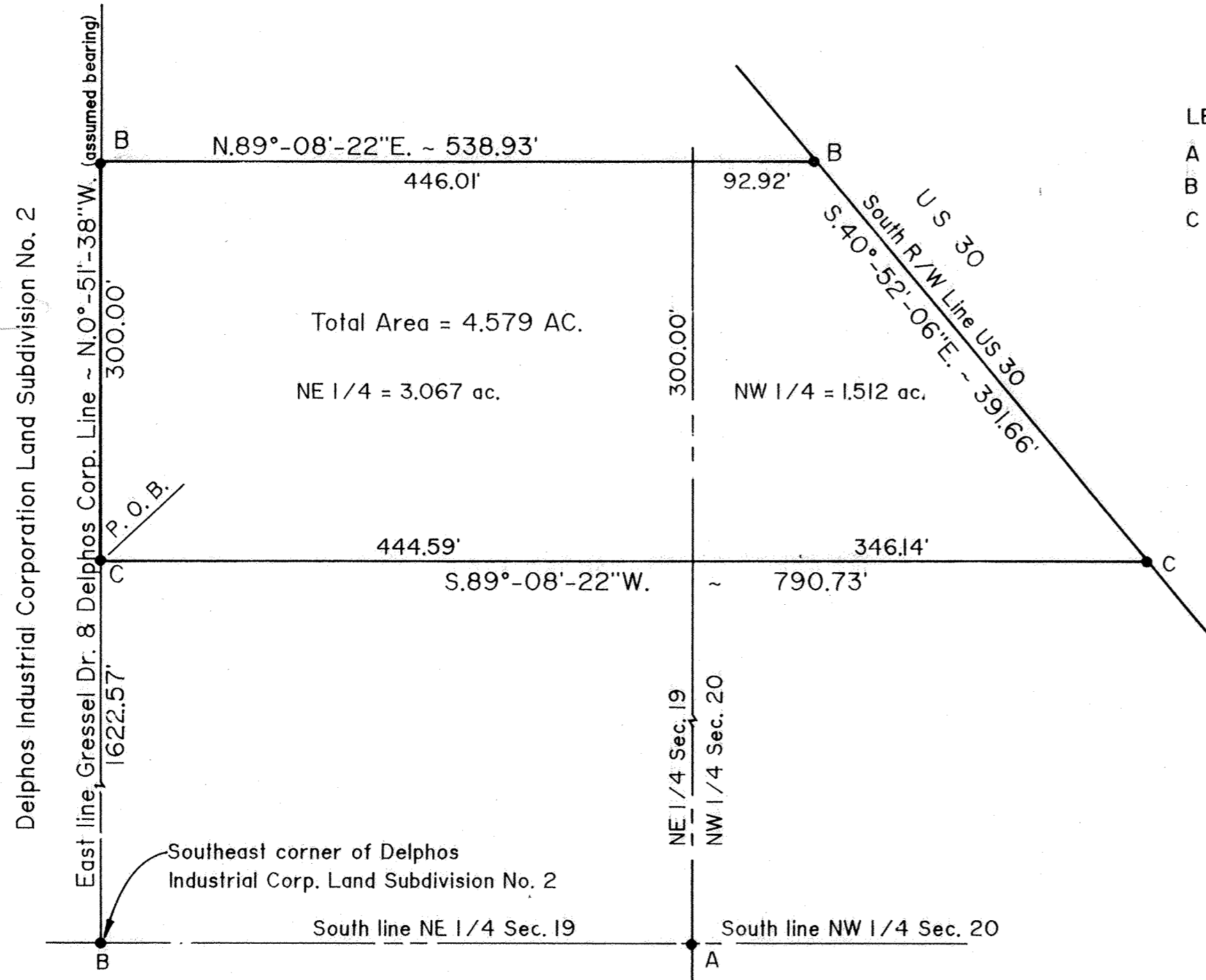
I hereby certify that this description was prepared based on surveying work performed by Kohli & Kaliher Associates, Inc. through August 25, 1992. Bearings are based on an assumed cardinal bearing for the east line of said northeast quarter (legal centerline of Wonderlick Road).



*Michael Gene Buettner*  
 Michael Gene Buettner  
 Ohio Registered Surveyor No. 6881  
 August 25, 1992

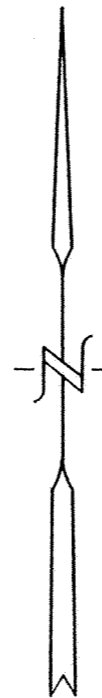
# ANNEXATION TO DELPHOS, OHIO

Pt. of the NE 1/4, Sec. 19 T2S, R5E, Marion Township, Allen County, Ohio

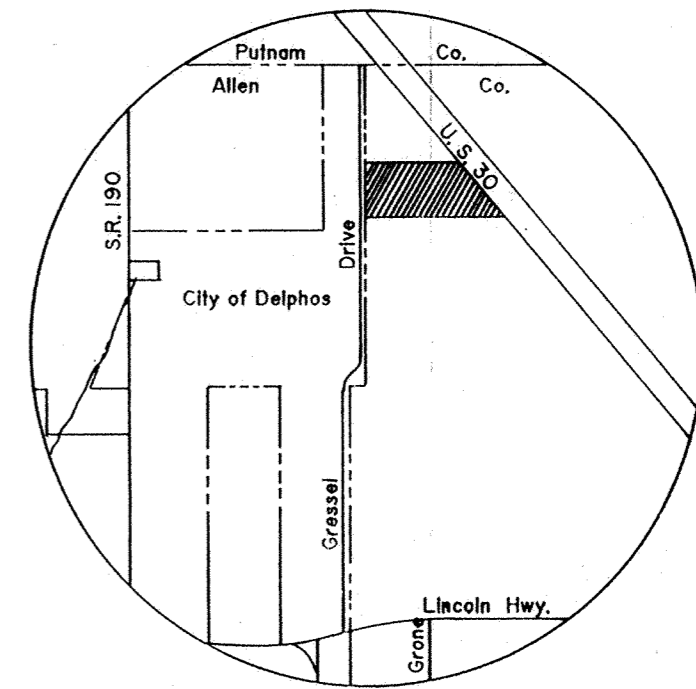


### LEGEND

- A = Exist. # 5 rebar
- B = Set # 5 rebar previous survey
- C = Set # 5 rebar



Scale: 1" = 100'



VICINITY MAP

### APPROVAL OF CITY COUNCIL

At a meeting of the City Council of the City of Delphos, Ohio held this 27 day of July, 1992, this Annexation Plat was approved by Ordinance No. 1992-38

*Kenneth L. Jackson*  
President, City Council of Delphos, O.

For Resolution to change Boundary Lines by Annexation, see Deed Volume 768, Page 538.

### DESCRIPTION

Being a parcel of land in the NE 1/4 of Section 19 and in the NW 1/4 of Section 20, T2S, R5E, Marion Township, Allen County, Ohio, more particularly described as follows:

Beginning at a set #5 rebar on the east line of the Delphos Industrial Corporation Land Subdivision No. 2 as recorded in Plat Book 12, Page 71 in the Allen County Recorder's Office, N.0°-51'-38"W. (assumed bearing), 1622.57' from a set #5 rebar at the southeast corner of said subdivision, thence the following courses;

1. Continue N.0°-51'-38"W. on said east subdivision line, 300.00' to a set #5 rebar;
2. N.89°-08'-22"E., 538.93' to a set #5 rebar on the south R/W line of U.S. 30;
3. S.40°-52'-06"E. on said south R/W line, 391.66' to a set #5 rebar;
4. S.89°-08'-22"W., 790.73' to the POINT OF BEGINNING.

The above described parcel contains a total of 4.579 acres, more or less, subject to all legal highways and easements of record. There being 3.067 acres in the NE 1/4 of section 19 and 1.512 acres in the NW 1/4 of Section 20.

### SURVEYOR'S CERTIFICATION

I certify that this plat is based on a survey dated September 10, 1991.

Date: April 21, 1992

*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145  
C & K Consulting Co.



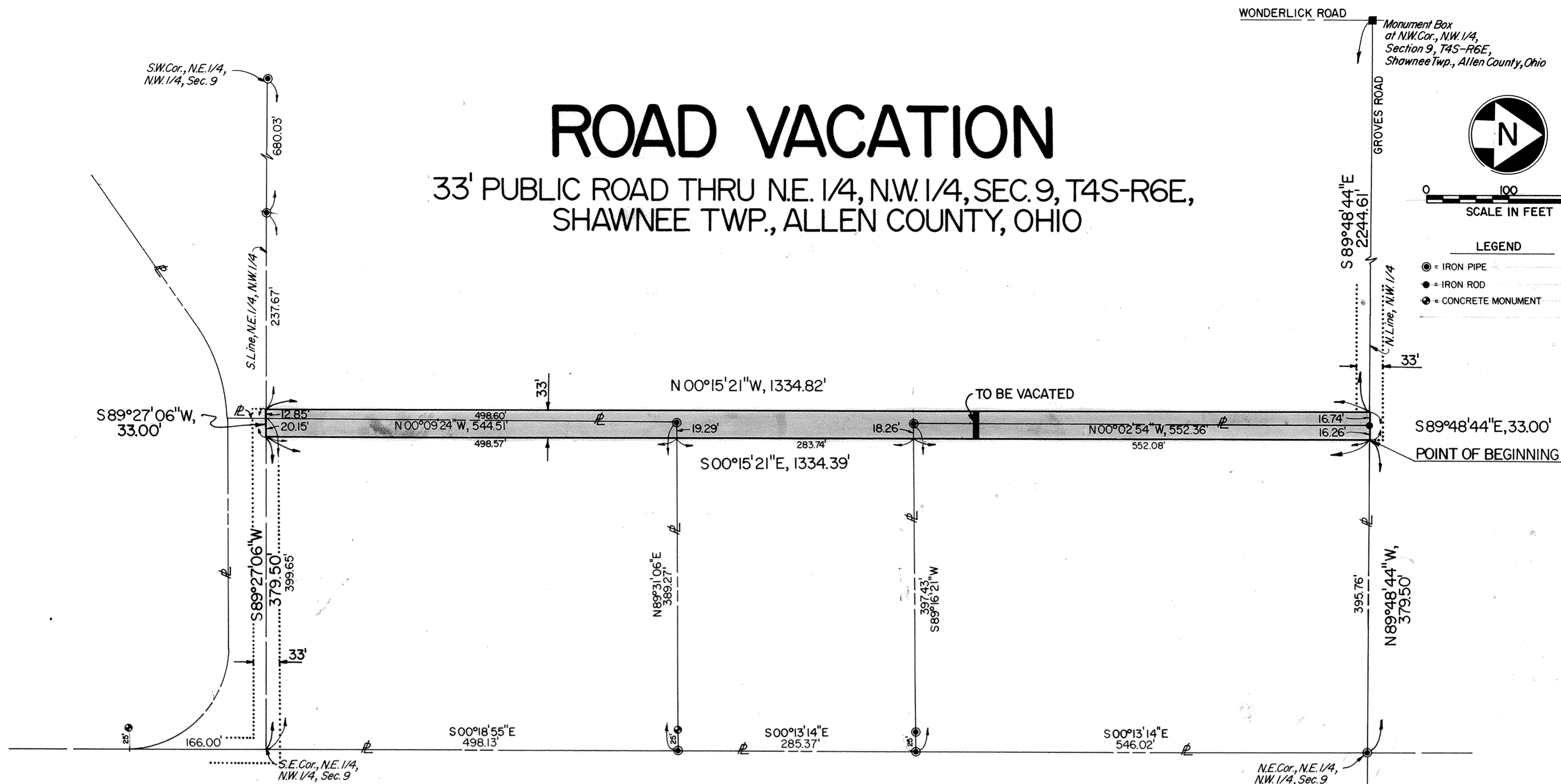
### COUNTY RECORDER'S CERTIFICATION

No. 9214429  
Filed for record this 4th day of Sept., 1992 at 11:11 o'clock A M. in the office of the Allen County Recorder and recorded in Plat Book 19 on Page 18.

*Edward P. Kirk*  
Recorder- Allen County, Ohio

# ROAD VACATION

## 33' PUBLIC ROAD THRU N.E. 1/4, N.W. 1/4, SEC. 9, T4S-R6E, SHAWNEE TWP., ALLEN COUNTY, OHIO



Monument Box at NW Cor., NW 1/4, Section 9, T4S-R6E, Shawnee Twp., Allen County, Ohio

SCALE IN FEET  
0 100 200

LEGEND  
 ● = IRON PIPE  
 ● = IRON ROD  
 ● = CONCRETE MONUMENT

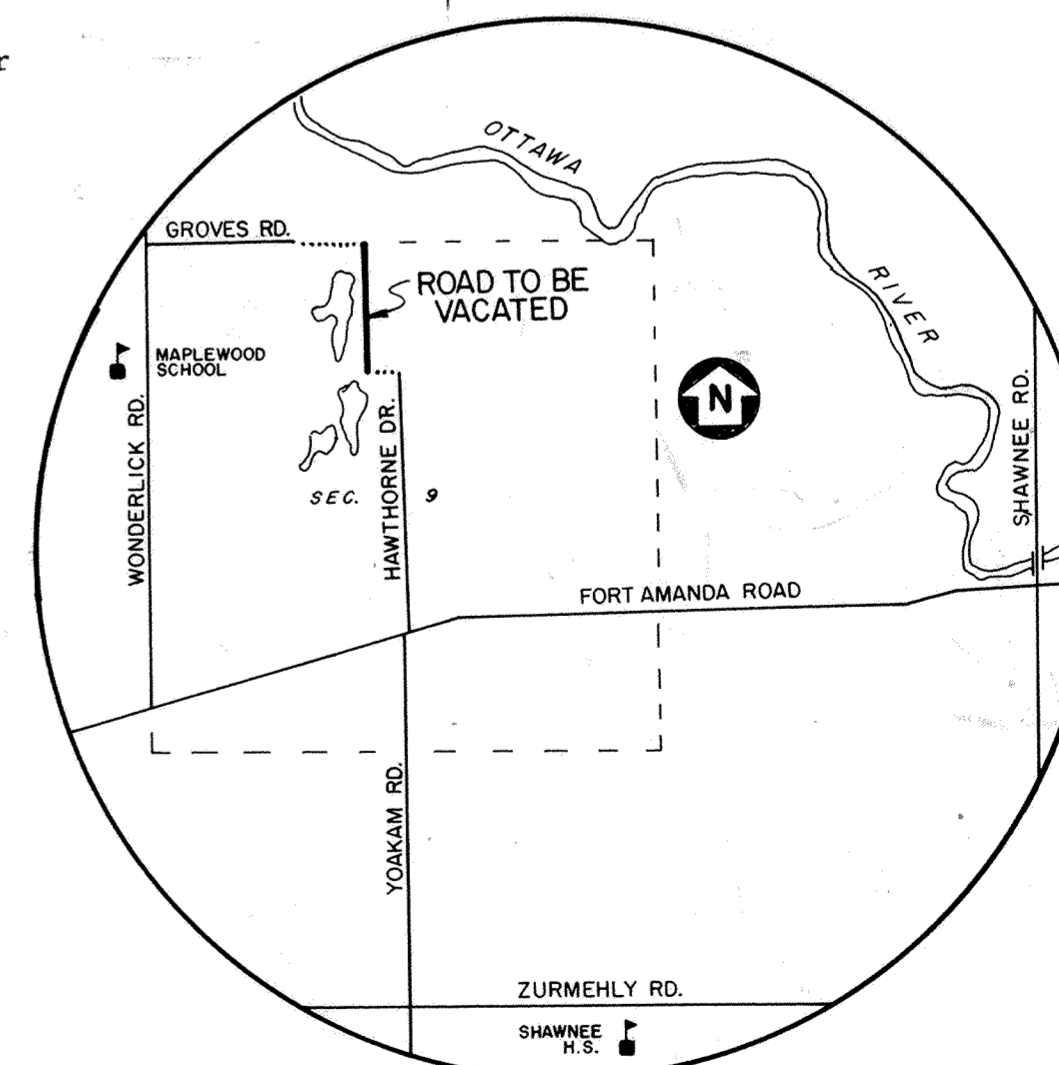
### DESCRIPTION OF ROAD TO BE VACATED

That portion of a 33-foot wide public road bearing northerly/southerly through the <sup>northeast quarter of the</sup> northwest quarter of Section 9, T4S-R6E, Shawnee Township, Allen County, Ohio, as established by the Allen County Commissioners in June 1857 (Road Record Book #3, Page 166), being more particularly described as follows:

COMMENCING at an iron pipe at the northeast corner of the northeast quarter of said northwest quarter; thence westerly with the north line of said northwest quarter N 89°48'44"W, 379.50 feet to the east line of the road to be vacated and the POINT OF BEGINNING; thence southerly with said east line S 00°15'21"E, 1334.39 feet to a point in the south line of the northeast quarter of said northwest quarter which is 379.50 feet westerly from the southeast corner of said quarter-quarter; thence westerly with said south line S 89°27'06"W, 33.00 feet to the west line of the road to be vacated; thence northerly with said west line N 00°15'21"W, 1334.82 feet to a point in the north line of said northwest quarter which is 2444.61 feet easterly from a monument box at the northwest corner of said northwest quarter; thence easterly with said north line S 89°48'44"E, 33.00 feet to the POINT OF BEGINNING. The portion to be vacated contains 44042 square feet or 1.011 acres.

9215536  
 RECORDED  
 SEPT 25 1992  
 AT 8:28 AM  
 PLATBK 19 PG 19  
 ALLEN COUNTY RECORDER  
 EDWARD P. KIRK  
 By sm  
 FEB 20 1990

*Michael Gene Buettner*  
 Michael Gene Buettner  
 Ohio Registered Surveyor No. 6881



LOCATION MAP  
 Scale - 1" = 2000'

# BROOKHAVEN CONDOMINIUM NO. 23

LOT NO. 28644

EDGEWOOD ESTATES NO. 12 - E

BROOKHAVEN CONDOMINIUM No. 23 consists of Lot No. 28644 in Edgewood Estates No. 12-E as recorded in Plat Book No. 18 on Page 101 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of BROOKHAVEN CONDOMINIUM No. 23, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

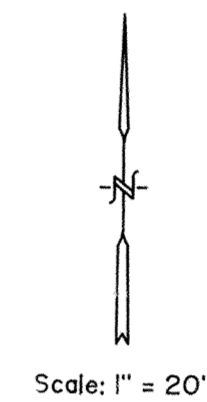
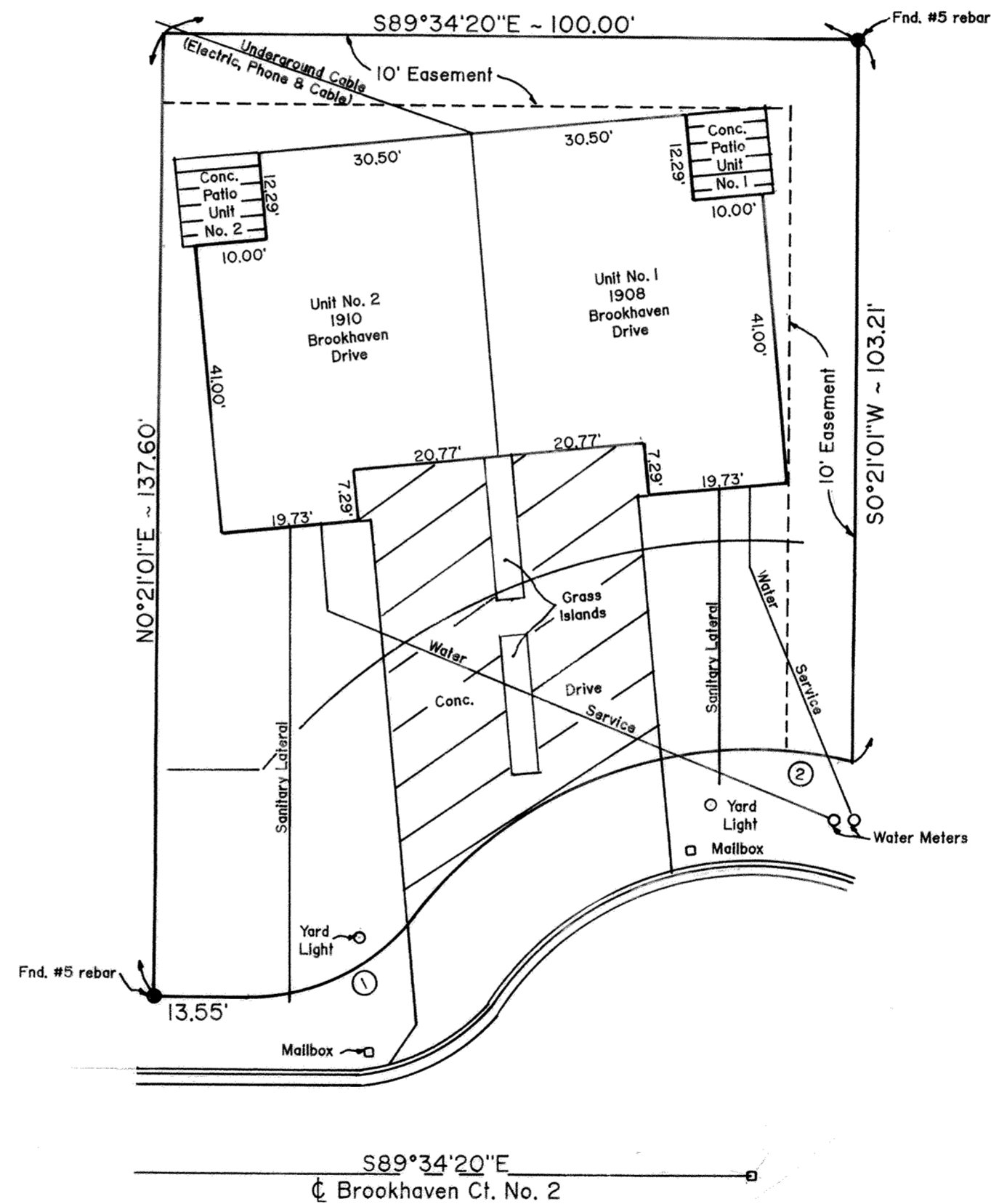
*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.

No. 9215561  
Filed for record this 25<sup>th</sup> day of Sept, 1992 at 1:44 o'clock  
P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 on  
Page 20.

Fee: \$82.80

*Edward P. Keil*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 769 Page 332.



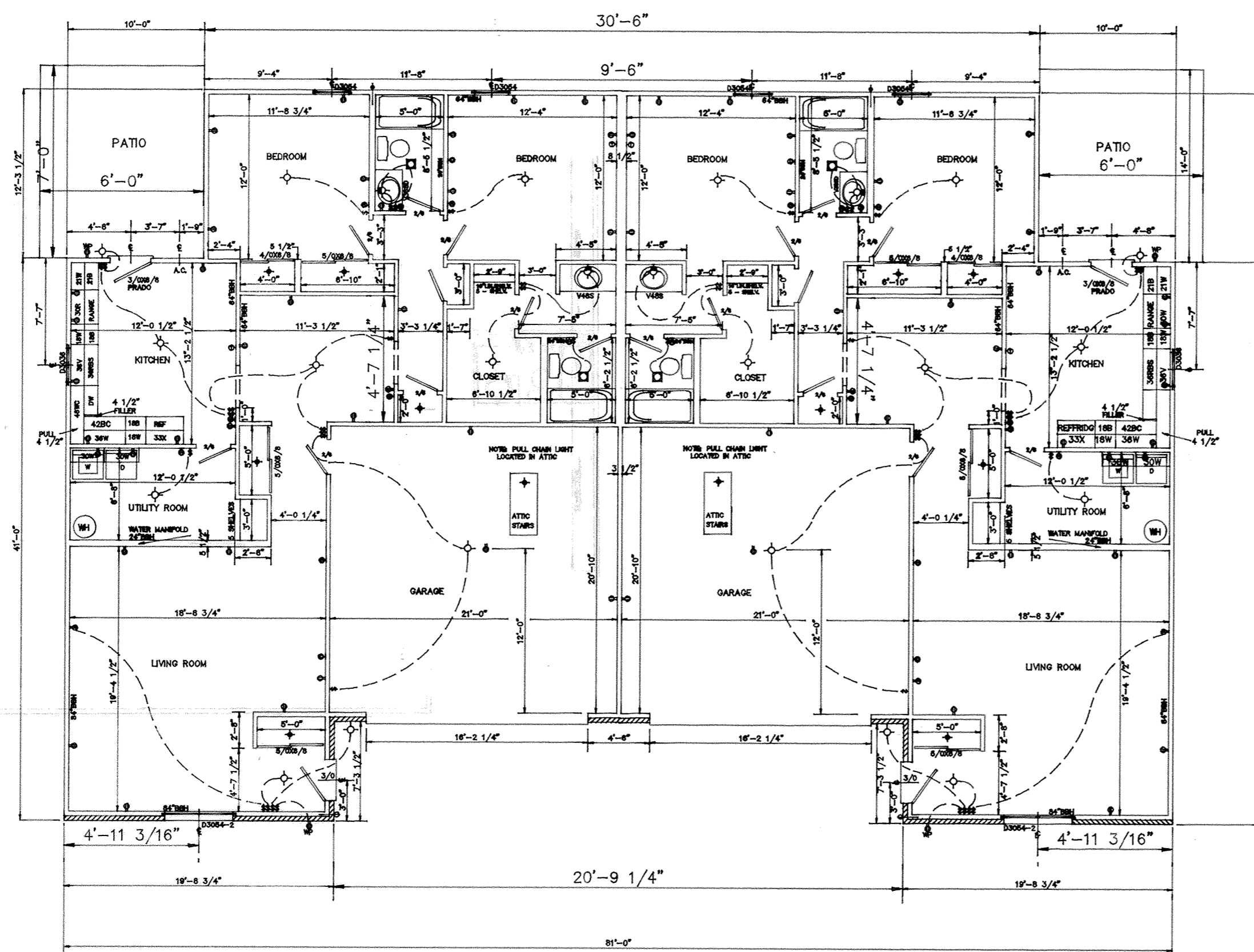
Curve No. 1  
 $\Delta = 52^\circ 48' 27''$   
 $R = 30.00'$   
 $L = 27.65'$   
Ch. Brg. =  $N64^\circ 01' 14'' E$   
Ch. Lgth. = 26.69'

Curve No. 2  
 $\Delta = 65^\circ 59' 36''$   
 $R = 61.00'$   
 $L = 70.26'$   
Ch. Brg. =  $N70^\circ 36' 28'' E$   
Ch. Lgth. = 66.44'

- Common Area  
 - Limited Common Area

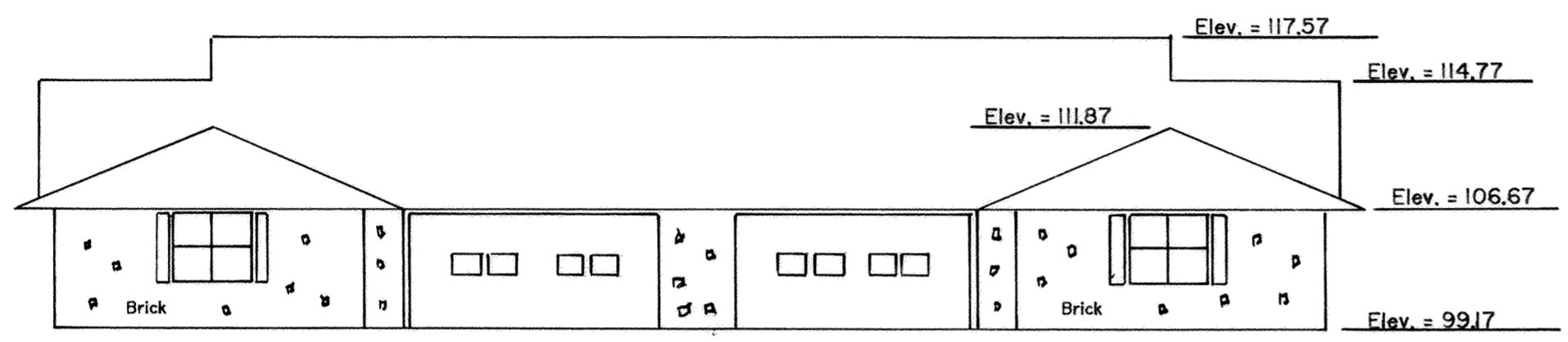
Approved for Transfer  
Allen County Tax Map Office  
By: \_\_\_\_\_ Date: \_\_\_\_\_

# BROOKHAVEN CONDOMINIUM NO. 23

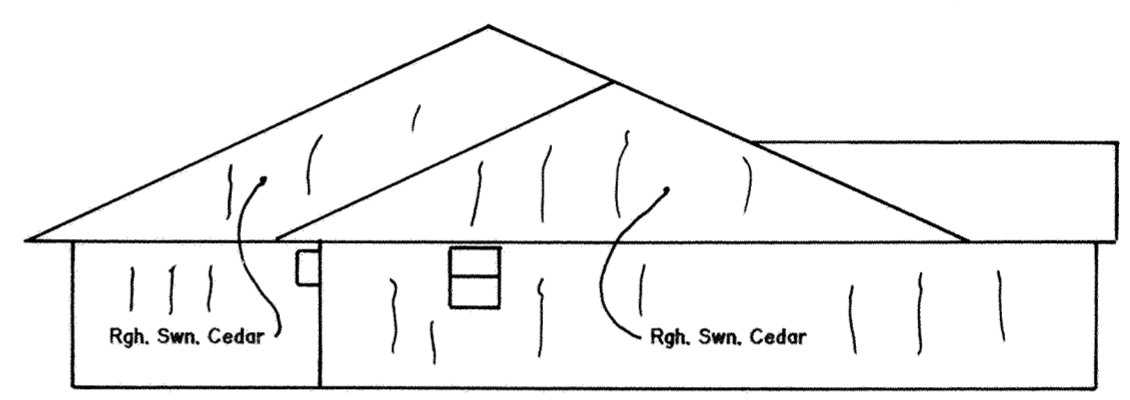


UNIT LIVING 1422.3 SQ. FT.  
 GARAGE 416.7 SQ. FT.  
 UNIT TOTAL 1884.0 SQ. FT.  
 BUILDING TOTAL 3768.0 SQ. FT.

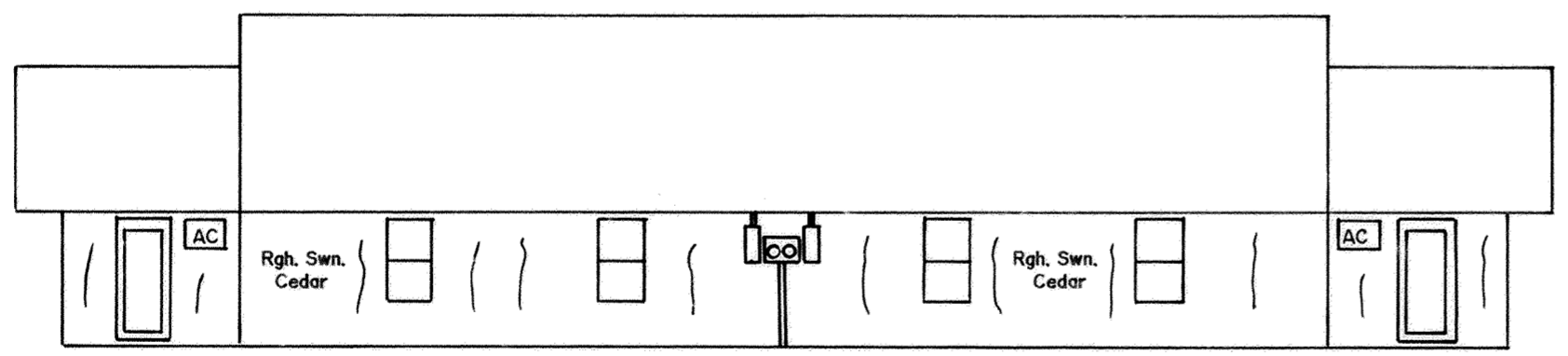
# BROOKHAVEN CONDOMINIUM NO. 23



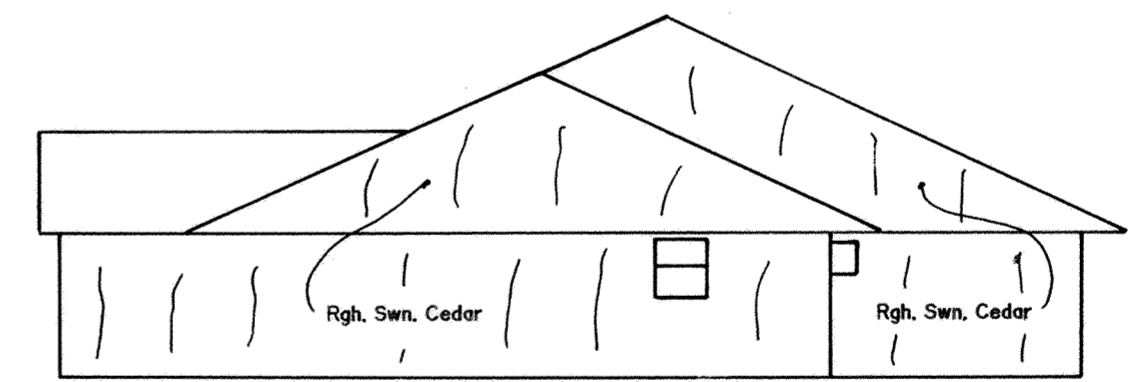
FRONT ELEVATION



WEST ELEVATION



REAR ELEVATION

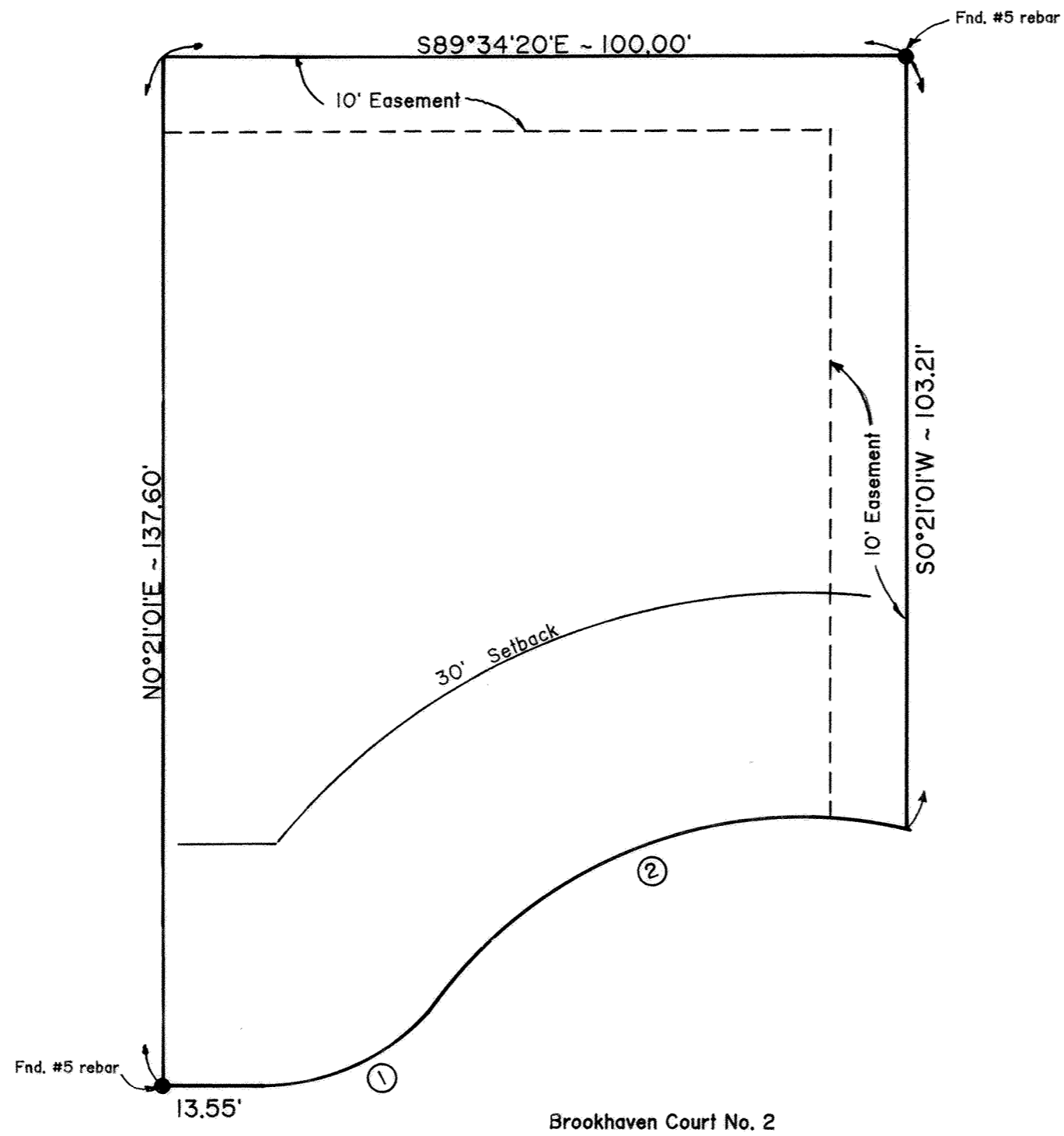
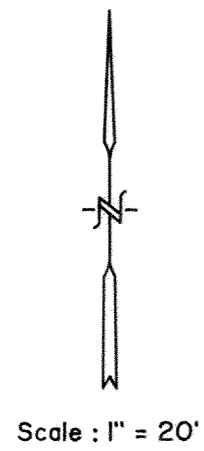


EAST ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant at  
N.E. corner of Brookhaven Drive and  
Brookhaven Ct. No. 2. Elev = 100.00

# BROOKHAVEN CONDOMINIUM NO. 23

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

Being all of Lot No. 28644 in Edgewood Estates No. 12-E in the SE 1/4 of Section 23, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Book 18 Page 101 in the Allen County Recorder's Office, Allen County, Ohio.

#### Curve No. 1

$\Delta = 52^\circ 48' 27''$   
 R = 30.00'  
 L = 27.65'  
 Ch. Brg. = N64°01'14"E  
 Ch. Lgth. = 26.69'

#### Curve No. 2

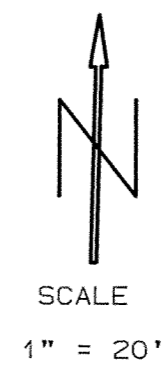
$\Delta = 65^\circ 59' 36''$   
 R = 61.00'  
 L = 70.26'  
 Ch. Brg. = N70°36'28"E  
 Ch. Lgth. = 66.44'

# UNIVERSITY HEIGHTS CONDOMINIUMS NO. 21

## PT SE 1/4, SECTION 34, T3S, R7E

## BATH TOWNSHIP, ALLEN COUNTY, OHIO

ADDENDUM No. 1  
SHEET 1 of 4  
EXHIBIT "C"



### DRAWINGS and CERTIFICATION

This set of drawings attached hereto: consisting of a plot plan of UNIVERSITY HEIGHTS CONDOMINIUMS No. 21, two pages of floor plans and one page of typical elevations for the two buildings; show, insofar as is graphically possible: (1) the particulars of the buildings in the condominiums, including but not limited to, the layout, location designation, and dimensions of each unit therein; and (2) the layout, location and dimensions of the common areas and facilities. The undersigned, being, respectively, a registered surveyor and a licensed professional engineer, hereby certify that said drawings accurately show the buildings as constructed.

The original drawings for UNIVERSITY HEIGHTS CONDOMINIUMS No. 21 are recorded in Platt Book Vol. Pg. Allen County Recorder's Office.



*Clayton J. Bacon*  
Clayton T. Bacon, Reg. Sur. # 6179

### CONDOMINIUM PARCEL DESCRIPTION

Being a parcel of land in the SE 1/4 of the SE 1/4 of Section 34, T3S, R7E, Bath Twp., Allen Co., Ohio, more particularly described as follows:

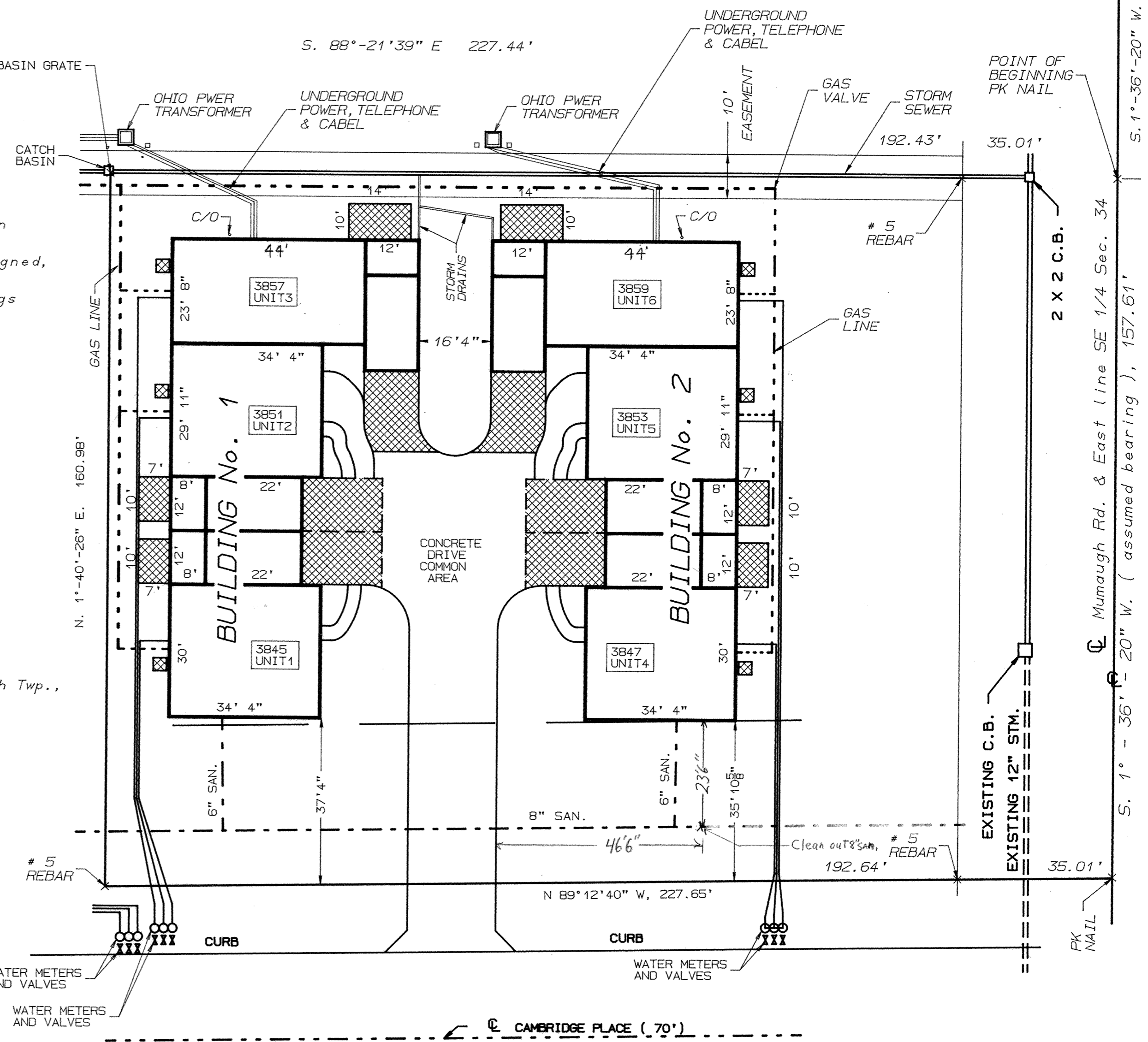
Beginning at a set PK nail on the centerline of Mumaugh Rd. (being also the east line of the SE 1/4 of Sec. 34) S. 1°-36'-20"W. (assumed bearing), 168.10' from an existing RR spike at the north east corner of the SE 1/4 of Sec. 34, thence the following courses;

1. Continue S. 1°-36'20"W. on the centerline of Mumaugh Rd., 157.61' to a set PK nail;
2. N. 89°-12'-40"W. on the north line of Cambridge Place, 227.65' to a set # 5 rebar at the southeast corner of University Heights Condominiums No. 20, passing over a set # 5 rebar at 35.01' ;
3. N. 1°-40'-26"E. on the east line of said University Heights, 160.98' to an " + " chisled on a catch basin grate at the northeast corner of University Heights Condominiums No. 20.
4. S. 88°-21'-39"E. , 227.44' to the POINT OF BEGINNING, passing over a set # 5 rebar at 192.43'.

The above described parcel contains 0.832 acres, more or less, subject to all legal highways and easements of record.

For 1st Amendment to Declaration  
See Deed Vol 892, Pg 348

FOR DECLARATIONS SEE DEED VOL. 770 PAGE 782



No. # 9217969 Fee \$ 92.80

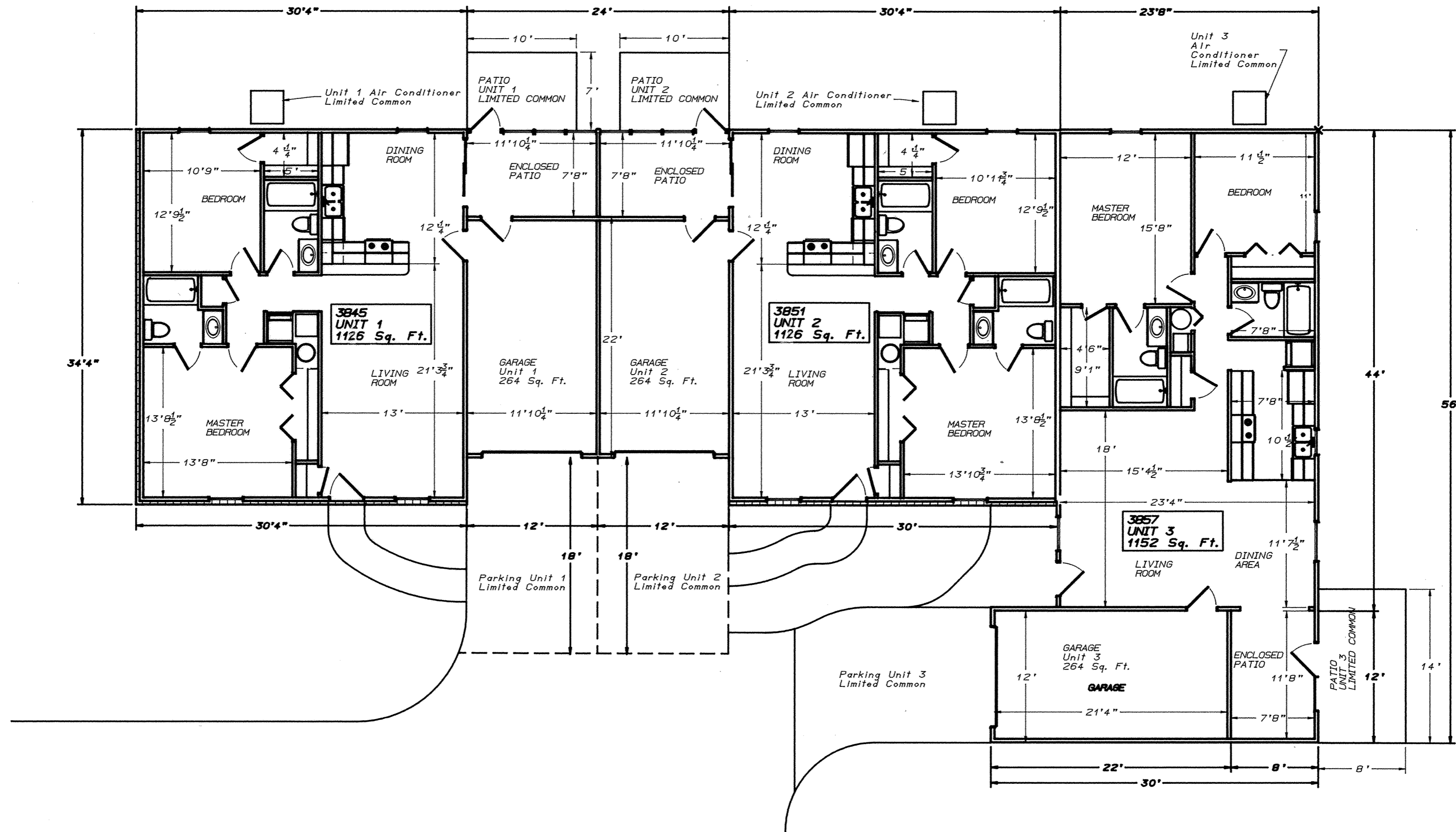
Filed for record this 6<sup>th</sup> day of Nov., 1991  
at 12:20 P.M. in the office of the Allen County  
Recorder and recorded in Platt Book 19 on pg 24

*Edward P. Kirk*  
RECORDER: ALLEN COUNTY, OHIO

Denotes Limited Common Area  
Approved for Transfer  
Allen County Tax Map  
Office: JAD Date 11/6/92



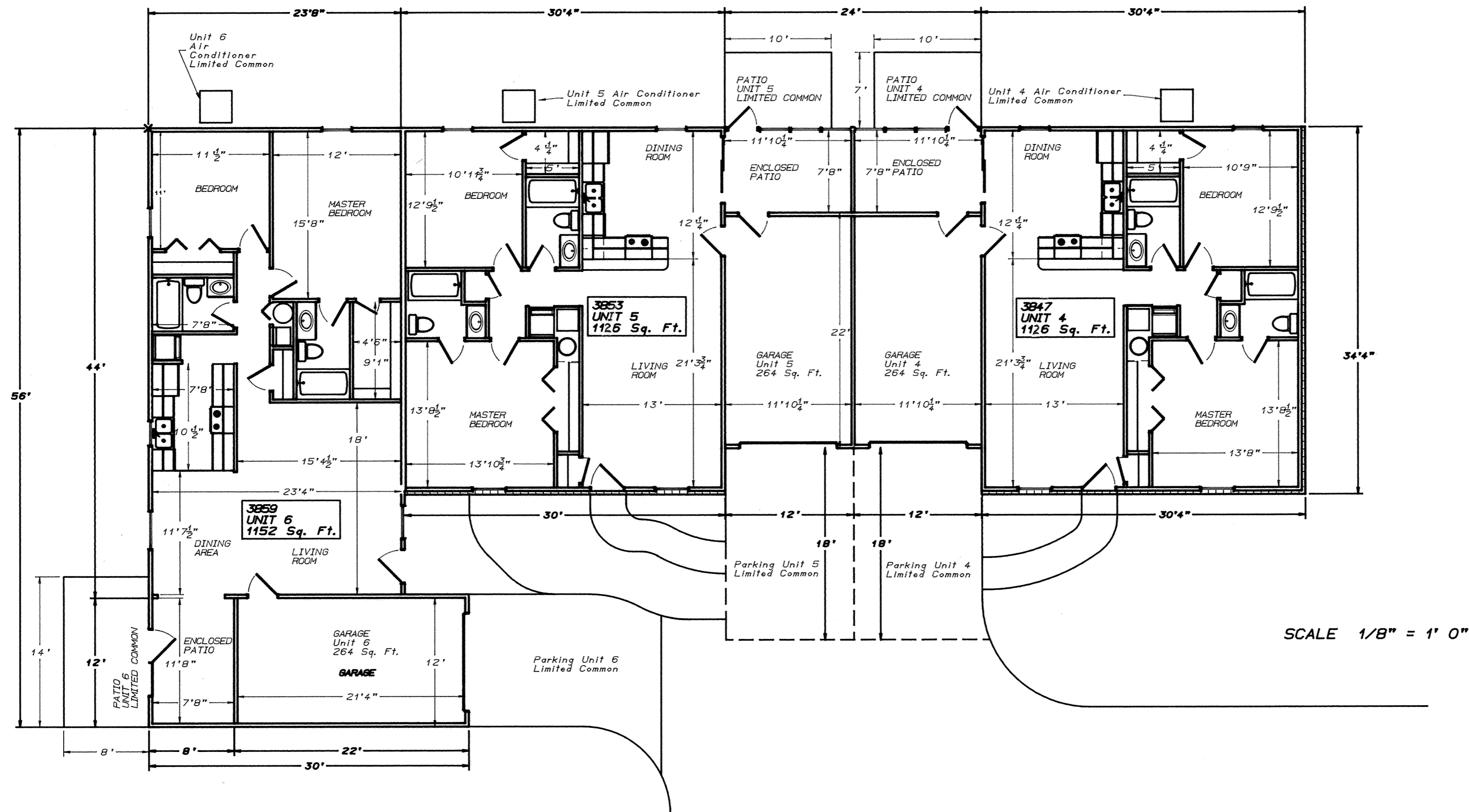
# University Heights Condominiums No. 21



SCALE 1/8" = 1' 0"

## Building No. 1

# University Heights Condominiums No. 21

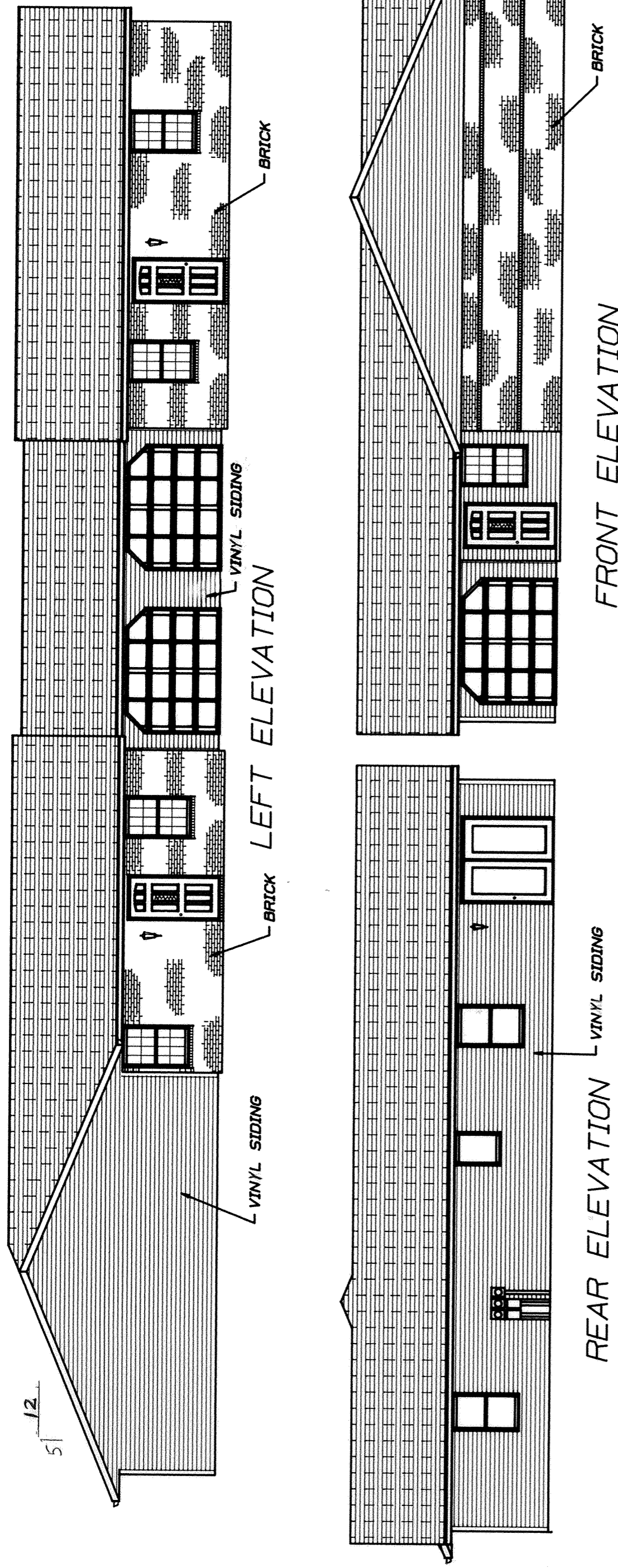


## Building No. 2

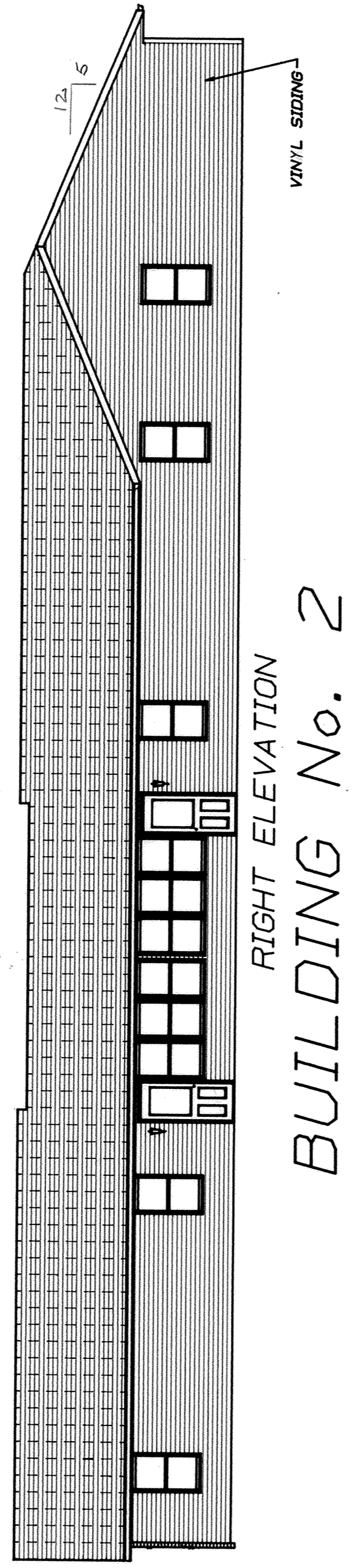
UNIVERSITY HEIGHTS CONDOMINIUMS No. 21

ADDENDUM No. 1  
SHEET 4 of 4  
EXHIBIT " C "

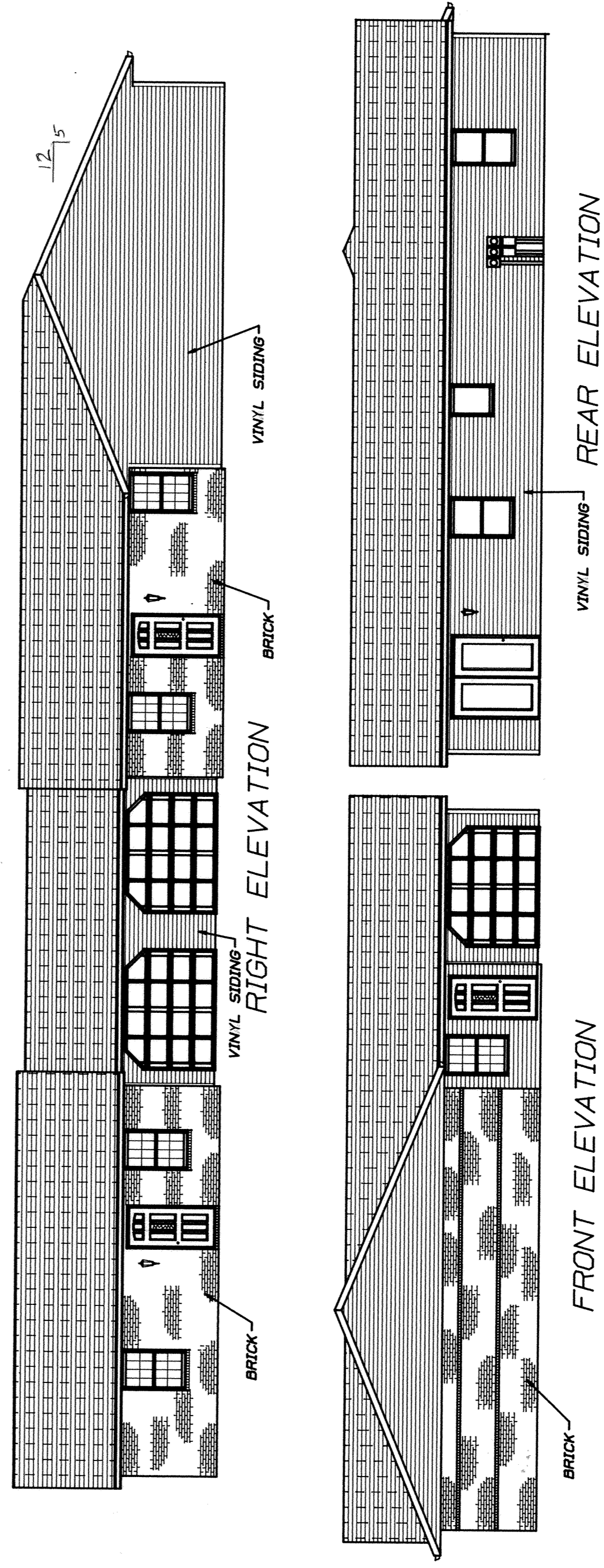
LOT/65



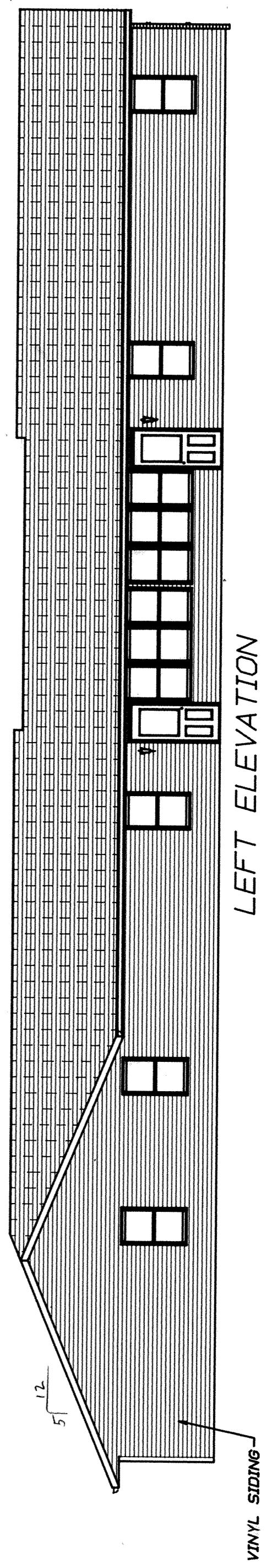
FLOOR ELEV. 100.00  
CEILING ELEV. 108.10 UNITS 1, 2, 4, 3  
LIVING ROOM - DINING ROOM SLOPED CEILING  
LIVING ROOM - DINING ROOM SLOPED CEILING



BUILDING No. 2



FLOOR ELEV. 100.00  
CEILING ELEV. 108.10 UNITS 1, 2, 4, 3  
LIVING ROOM - DINING ROOM SLOPED CEILING  
LIVING ROOM - DINING ROOM SLOPED CEILING

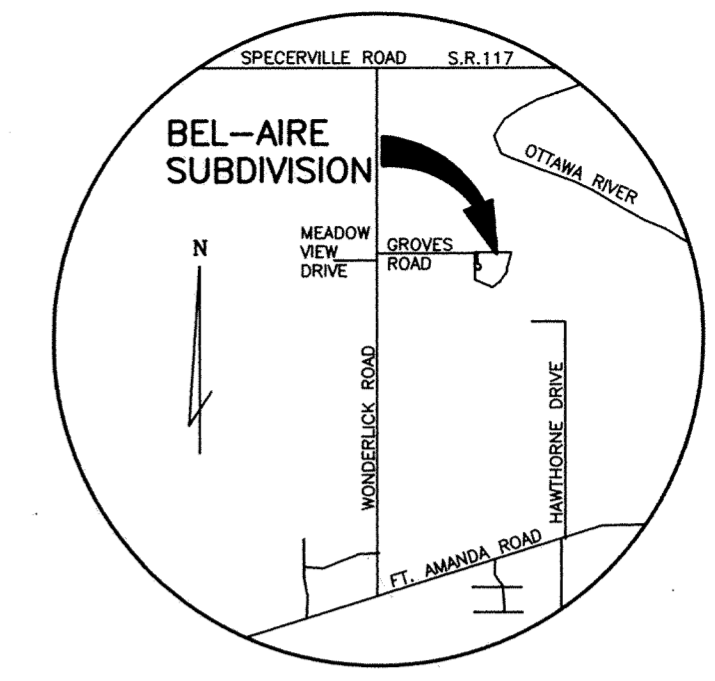


BUILDING No. 1

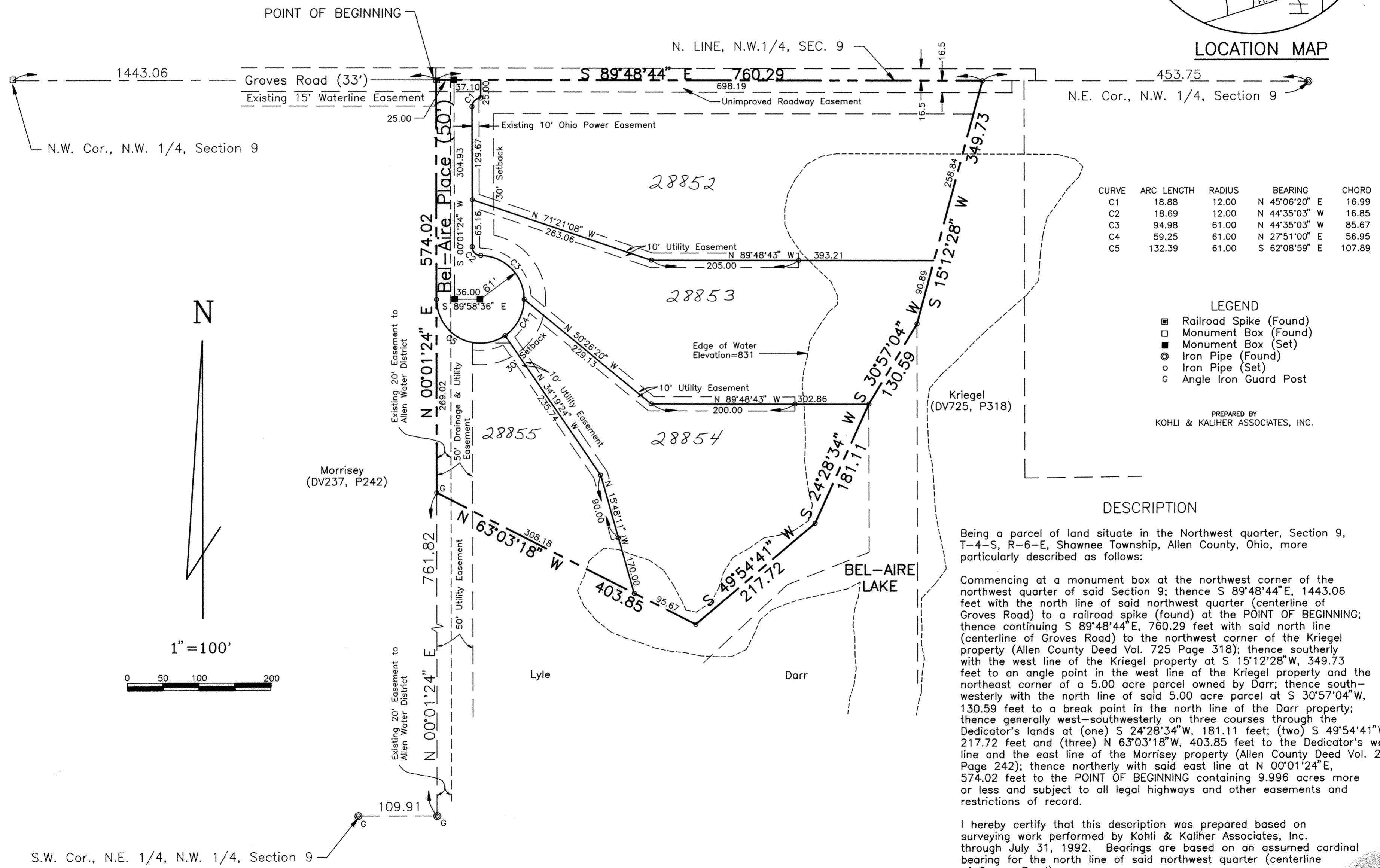
# BEL-AIRE SUBDIVISION

## SEC. 9, T-4-S, R-6-E, SHAWNEE TWP.

### ALLEN COUNTY, OHIO



LOCATION MAP



CURVE	ARC LENGTH	RADIUS	BEARING	CHORD
C1	18.88	12.00	N 45°06'20" E	16.99
C2	18.69	12.00	N 44°35'03" W	16.85
C3	94.98	61.00	N 44°35'03" W	85.67
C4	59.25	61.00	N 27°51'00" E	56.95
C5	132.39	61.00	S 62°08'59" E	107.89

- LEGEND**
- Railroad Spike (Found)
  - Monument Box (Found)
  - Monument Box (Set)
  - ⊙ Iron Pipe (Found)
  - Iron Pipe (Set)
  - G Angle Iron Guard Post
- PREPARED BY  
KOHLI & KALIHAR ASSOCIATES, INC.

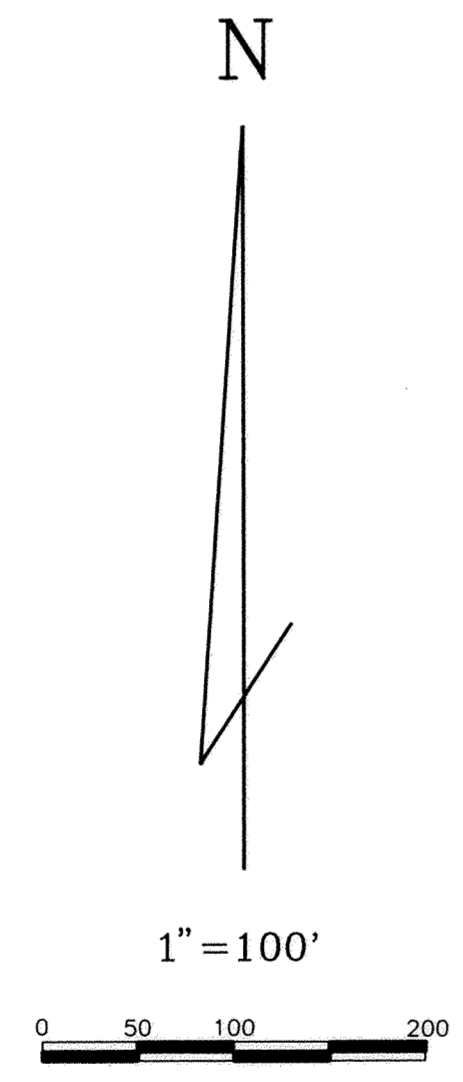
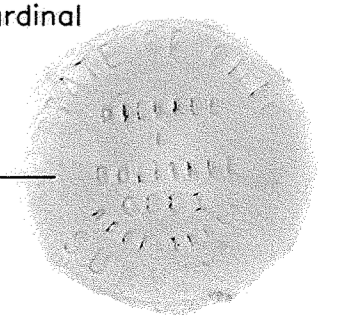
**DESCRIPTION**

Being a parcel of land situate in the Northwest quarter, Section 9, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box at the northwest corner of the northwest quarter of said Section 9; thence S 89°48'44"E, 1443.06 feet with the north line of said northwest quarter (centerline of Groves Road) to a railroad spike (found) at the POINT OF BEGINNING; thence continuing S 89°48'44"E, 760.29 feet with said north line (centerline of Groves Road) to the northwest corner of the Kriegel property (Allen County Deed Vol. 725 Page 318); thence southerly with the west line of the Kriegel property at S 15°12'28"W, 349.73 feet to an angle point in the west line of the Kriegel property and the northeast corner of a 5.00 acre parcel owned by Darr; thence south-westerly with the north line of said 5.00 acre parcel at S 30°57'04"W, 130.59 feet to a break point in the north line of the Darr property; thence generally west-southwesterly on three courses through the Dedicator's lands at (one) S 24°28'34"W, 181.11 feet; (two) S 49°54'41"W, 217.72 feet and (three) N 63°03'18"W, 403.85 feet to the Dedicator's west line and the east line of the Morrisey property (Allen County Deed Vol. 237, Page 242); thence northerly with said east line at N 00°01'24"E, 574.02 feet to the POINT OF BEGINNING containing 9.996 acres more or less and subject to all legal highways and other easements and restrictions of record.

I hereby certify that this description was prepared based on surveying work performed by Kohli & Kalihar Associates, Inc. through July 31, 1992. Bearings are based on an assumed cardinal bearing for the north line of said northwest quarter (centerline of Groves Road).

*Michael Gene Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor No. 6881



S.W. Cor., N.E. 1/4, N.W. 1/4, Section 9

BEL-AIRE SUBDIVISION  
SEC. 9, T-4-S, R-6-E, SHAWNEE TWP.  
ALLEN COUNTY, OHIO

RESTRICTIONS

As part of a general plan for the development of the real estate shown on the foregoing plat, as a residential area, and for the common advantage and benefit of the purchasers of any of the lake shown on said plat, the restrictions, covenants, reservations, easements, liens and changes hereinafter set forth each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and their successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot, or parcel, and their successors in interest.

The tract, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

1. The words (lots) or (building site) shall be construed to mean and shall refer to one or more lots shown on the foregoing plat.
2. Said lots shall be used for residence purposes only and not for any purpose of business or trade or public entertainment or resort; and no nuisance, advertising sign, billboard, or other advertising devices shall be erected or permitted on said lots or any of them, nor said lots or any of them be used in any way which may endanger the health or reasonably detract from the quiet of any adjacent lots or premises.
3. No building or structure shall be erected, placed, maintained or permitted to remain on any building site or plot in said subdivision, the walls or roof line of which shall be nearer to the street on which the same faces than 30 feet, and no such building or structure shall be erected, placed, maintained or permitted to remain on any building site or plot, the walls or roof lines of which shall be nearer than 10 feet from the side lot lines of any lot enclosing said site or plot. The restrictions contained in this paragraph shall not be interpreted to prevent the construction of open porches, open porte cocheres or open terraces within said distances.
4. No buildings or structures other than one family residences not to exceed three stories in height, together with customary outbuildings such as private garages for not more than four (4) cars, home workshops and home greenhouses incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building site. Any out-building must conform in style and architecture to the appearance of the family residence. Excavated pools and cabana or bath houses used in conjunction therewith and structures intended solely to decorate or complement patios or courtyard and for garden areas shall be excepted from this restriction.
5. No residential structure shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garages, is less than 2100 square feet; if such residential structure exceed one story in height, the habitable floor area of the first floor shall contain at least 1800 square feet; the overall width across the front of all residential structures, including garage if attached thereto, shall not be less than 65 feet.
6. No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design and color with existing structures in the subdivision and as to the location of the building with reference to topographic and finished ground elevation by an Architectural Committee composed of three (3) individuals appointed by James E. and Jeanne Lyle, the owners and developers of the real estate shown on the foregoing plat, their successors or assigns. In the event of the death or the resignation of any member of the committee originally appointed, the remaining member or members of the committee shall have the power to appoint new members to fill the vacancies. In the event such Architectural Committee fails to approve or disapprove said plans and specifications within thirty (30) days after the same have been submitted to it for approval, then such approval shall not be required provided the design is in harmony with similar structures in the development and conforms to all of the other covenants, restrictions and conditions herein set forth. For the purposes of this restriction the erection, placement or alteration of any building on any lot shall include the proposed construction of any drives, walkways and landscaping.

7. Every home must be constructed by a building contractor actively engaged in the building business. All buildings shall be constructed of new material and no buildings or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site without the written permission of the Architectural Committee, hereinbefore referred to.
8. All grounds and premises in said subdivision shall be mowed and kept reasonably clear of weeds and undergrowth by the owners thereof at all times. From the time of purchase and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area in said subdivision.
9. No house may be occupied until completed totally in conformity with the approved drawings.
10. The owner or owners of any residence constructed upon any building site in this subdivision shall professional landscape such building in such a manner that the value of such landscape construction is not less than five (5) percent of the fair market value of the residence. Landscape construction is defined as outdoor patio space, retaining wall, walkways, lawn, shrubbery, tree work, front entranceway and outdoor yard lights. Said landscaping shall be shown on the plot plan and be approved by the Architectural Committee as to quality, quantity and harmony with existing landscaping in the area of said building site and as to location with respect to topographic and natural lot drainage. Landscaping construction to be completed on or before three (3) years after construction of residence.
11. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of this subdivision. Any lot area designed for natural flow of surface water shall at all times be kept free from any obstruction to such natural flow surface water and any improvements made on or under any easement shall be made at the risk of the owner of the building site on which such improvements are made. All utilities servicing lots shall be located underground at the expense of the lot owner.
12. No satellite dishes and/or obtrusive antennas of any kind shall be erected, placed, maintained or permitted to remain on any building site or plot in this subdivision.
13. No housetrailer, campers, trucks, motor homes, vans, recreational vehicles, boats, motorcycle, snowmobiles, trail bikes, mini-bikes or similar type equipment shall be permitted upon any lot unless concealed within a garage and out of view of the public.
14. No signs of any kind shall be displayed for public view on any lot except those intended to identify mail boxes or those which bear the owners name and street address.
15. Nothing shall be permitted on any premises in this subdivision which may be or become detrimental to a good neighborhood. This restriction prohibits the keeping of poultry and all animals of every description whatsoever, excepting only house pets.
16. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers in a location not exposed to public view. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and shall be kept in a location which is not exposed to the public view. No clotheslines exposed to the public view shall be permitted in said subdivision, and no washing, clothes, rugs, curtains or drapes shall be hung to air or dry in public view.
17. No fence shall be erected, placed or permitted to remain upon any lot except fencing or screening around entry ways, courtyards or patio areas where the same is intended solely for decorative effect and where the same has been approved by the Architectural Committee provided for by these restrictions. No chain-link or similar type fencing shall be permitted in this subdivision.
18. No oil or gas wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building site.

BEL-AIRE SUBDIVISION  
SEC. 9, T-4-S, R-6-E, SHAWNEE TWP.  
ALLEN COUNTY, OHIO

RESTRICTIONS (Continued)

- 19. No dock pier or any structure may be built extending more than 10 feet into the lake pass the present shoreline. No boathouse shall be built.
- 20. All driveways shall be surfaced with asphalt concrete or concrete within one (1) year after construction of the residence.
- 21. Water from air conditioners, from sump pumps or from land tile drainage shall be discharged into the lot drains or lake and shall not be allowed into the sanitary sewer system. All lot owners shall be prohibited from filling the roadside swale and shall be prohibited from connecting downspouts into roadside underdrains.
- 22. Maintenance and repair of the sanitary wastewater pressure collection system piping up to the manhole on Groves Road shall be the responsibility of the Bel-Aire Subdivision Association. Each Lot Owner shall provide and maintain their own pump and piping on their Lot.  
  
The two 5 acre parcels south of the subdivision are also a part of this collection system but shall be solely responsible for maintenance of the system to the point where Lot 4 ties into the system. At that point it becomes the Associations responsibility.
- 23. No swimming pools of any kind shall be permitted to be placed or suffered to remain on any lot unless the same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than one (1) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to infant, inflatable or portable wading pools.
- 24. Outdoor yard light(s) will be required on each building site. The maximum height of all outside lighting will be nine (9) feet and shall be so positioned and designed as to not disturb any adjoining property owner.
- 25. All lot owners within this subdivision must belong to the Homeowners Association to be known as the BEL-AIRE SUBDIVISION ASSOCIATION and shall be subject to and abide by the regulations and by-laws thereof.
- 26. The foregoing restrictions, covenants and conditions shall run with the land forever, and shall be binding on all future owners of all building sites, and all persons claiming under them until January 1, 1998 after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each; provided that the owners of three-fourths majority of the building sites may, in writing, change, modify, alter, amend, or annul any of the restrictions, reservations or conditions at any time.
- 27. Should any one or more of the foregoing restrictions, covenants or conditions, at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions all of which shall remain in full force and effect.

DEDICATION

James E. Lyle, and Jeanne J. Lyle the owners of the land contained in the hereon plat, hereby adopted the said plat and dedicates the land contained within the streets to the use and benefit of the public forever. Utility easements are established as shown on the plat.

IN WITNESS WHEREOF, James E. Lyle and Jeanne J. Lyle have hereunto signed their name this 27<sup>th</sup> day of September, 1992

WITNESS:

Bruce Amaley  
Dora Reynolds

James E. Lyle  
Jeanne J. Lyle

ACKNOWLEDGEMENT

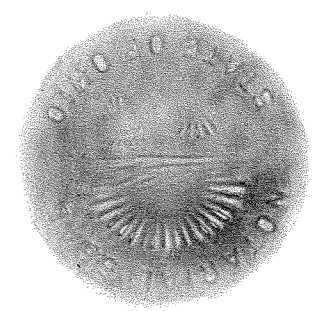
STATE OF OHIO  
ALLEN COUNTY SS:

Before me a Notary Public in and for said state and county, personally appeared James E. Lyle and Jeanne J. Lyle who acknowledged that they did sign the hereon plat of Bel-Aire Subdivision and that the signing was their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29<sup>th</sup> day of September, 1992

My Commission expires Feb. 21, 1997

James R. Myers  
Notary Public, Allen County, Ohio



APPROVAL OF PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio and Chairman of the City Planning Commission hereby, and on behalf of said City and said Commission approve and accept this plat this 23<sup>rd</sup> day of September, 1992.

David Berger  
Mayor of the City of Lima, Ohio and  
Chairman of the City Planning Commission

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 9<sup>th</sup> day of November, 1992

Fee: \$ 2.00

H. Dean French, Auditor  
Auditor, Allen County, Ohio

COUNTY RECORDER'S CERTIFICATE

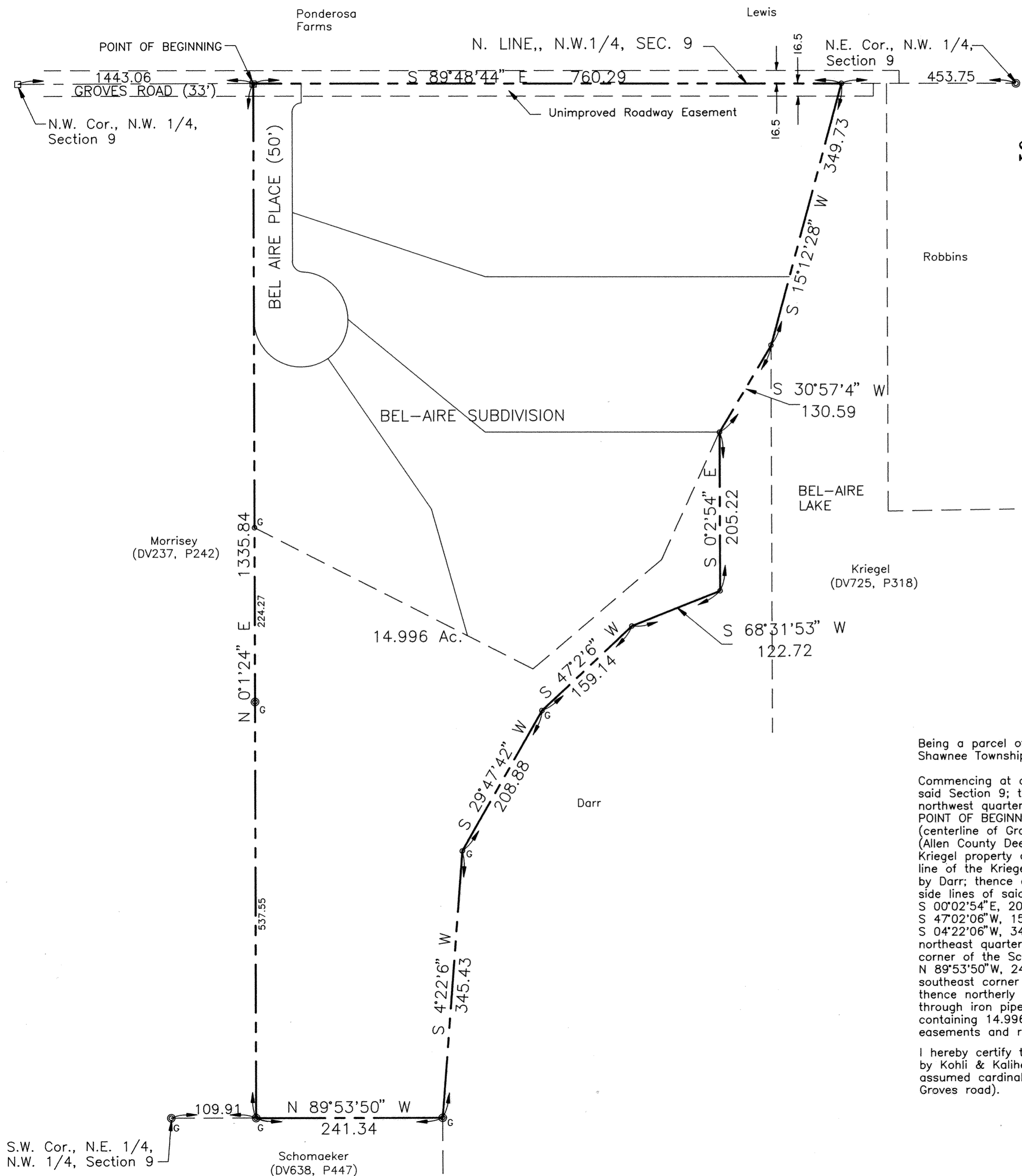
No. 9218100

Filed for record this 9<sup>th</sup> day of Nov, 1992, at 2:05 o'clock P.m. in the office of the Allen County Recorder's Office and recorded in Plat Book 19 on Page 28.

Fee: \$ 82.80

Edward P. Hib  
Recorder, Allen County, Ohio  
Janet McNamee  
Deputy

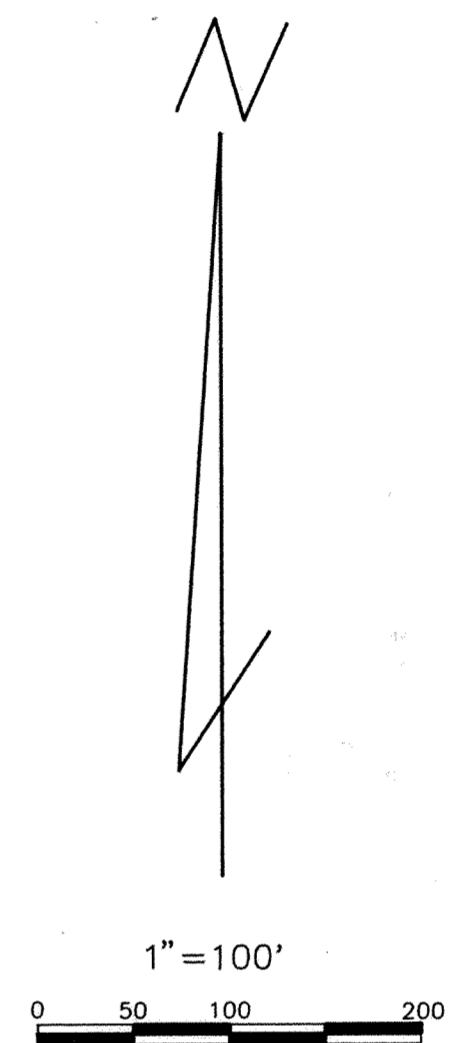
# SURVEY OF DEDICATOR'S LANDS FOR BEL-AIRE SUBDIVISION SHAWNEE TWP., ALLEN CO., OHIO



**LEGEND**

- Railroad Spike (Found)
- Monument Box (Found)
- ⊙ Iron Pipe (Found)
- Iron Pipe (Set)
- ⊕ Angle Iron Guard Post

PREPARED BY  
KOHLI & KALIHAR ASSOCIATES, INC.



DEDICATOR'S LANDS FOR  
BEL-AIRE SUBDIVISION

Being a parcel of land situate in the Northwest quarter, Section 9, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box at the northwest corner of the northwest quarter of said Section 9; thence S 89°48'44"E, 1443.06 feet with the north line of said northwest quarter (centerline of Groves Road) to a railroad spike (found) at the POINT OF BEGINNING; thence continuing S 89°48'44"E, 760.29 feet with said north line (centerline of Groves Road) to the northwest corner of the Kriegel property (Allen County Deed Vol. 725 Page 318); thence southerly with the west line of the Kriegel property at S 15°12'28"W, 349.73 feet to an angle point in the west line of the Kriegel property and the northeast corner of a 5.00 acre parcel owned by Darr; thence generally southwesterly with six courses on the north and west side lines of said 5.00 acre parcel at (one) S 30°57'04"W, 130.59 feet; (two) S 0°02'54"E, 205.22 feet; (three) S 68°31'53"W, 122.72 feet; (four) S 47°02'06"W, 159.14 feet; (five) S 29°47'42"W, 208.88 feet and (six) S 04°22'06"W, 345.43 feet to an iron pipe (found) on the south line of the northeast quarter of the northwest quarter of said Section 9 at the northeast corner of the Schomaeker property (Allen County Deed Vol. 638, Page 447); thence N 89°53'50"W, 241.34 feet with said south line to an iron pipe (found) at the southeast corner of the Morrissey property (Allen County Deed Vol. 237, Page 242); thence northerly with said east line at N 00°01'24"E, 1335.84 feet (passing through iron pipes at 537.55 feet and 761.82 feet) to the POINT OF BEGINNING containing 14.996 acres more or less and subject to all legal highways and other easements and restrictions of record.

I hereby certify that this description was prepared based on surveying work performed by Kohli & Kalihar Associates, Inc through July 31, 1992. Bearings are based on an assumed cardinal bearing for the north line of said northwest quarter (centerline of Groves road).



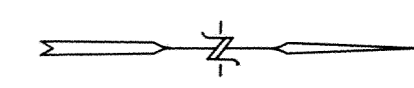
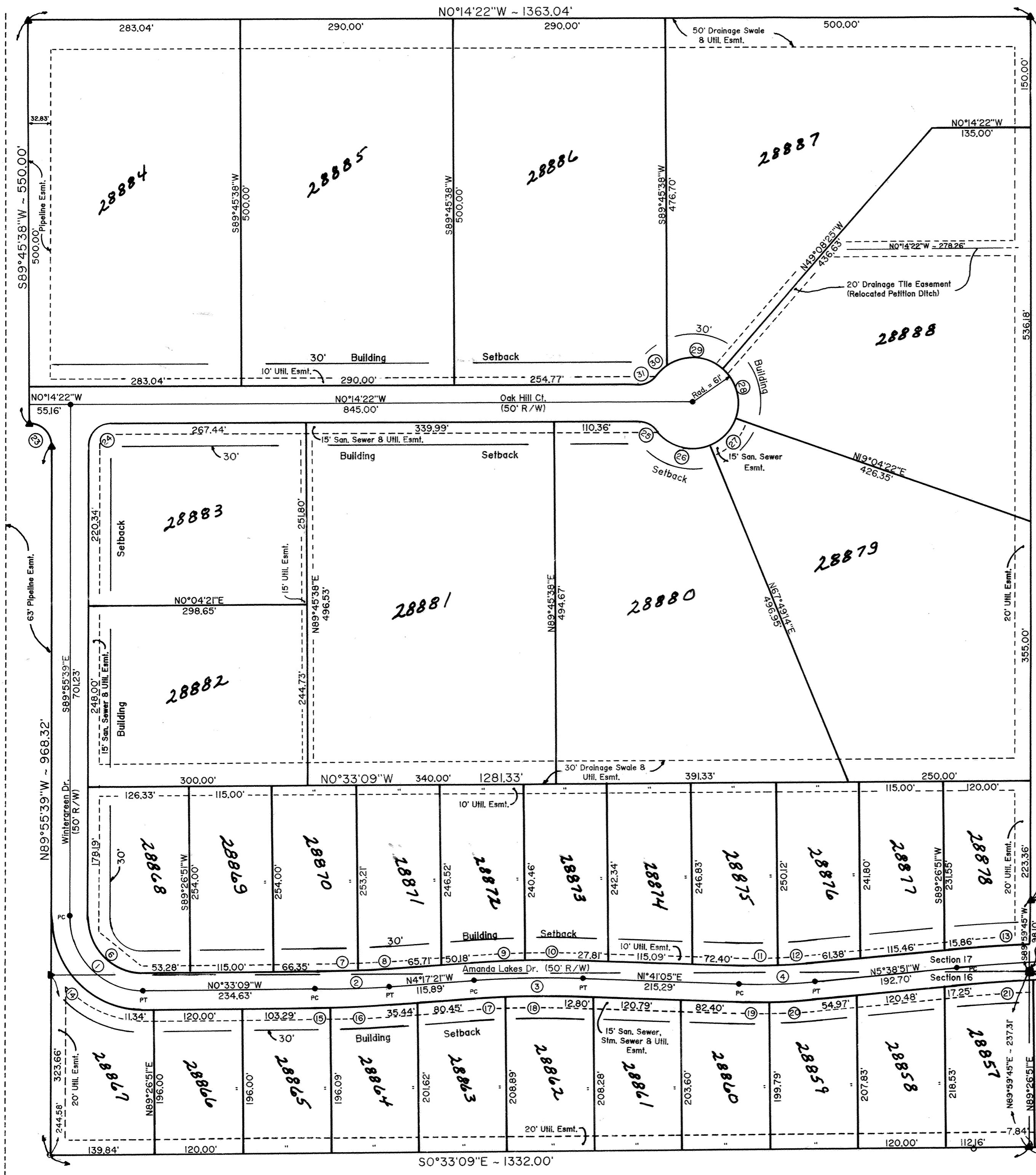
*Michael Gene Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor No. 6881

S.W. Cor., N.E. 1/4,  
N.W. 1/4, Section 9

Schomaeker  
(DV638, P447)

# AMANDA LAKES NO. 1

PART OF SE 1/4 SEC. 8, SW 1/4 SEC. 9, NW 1/4 SEC. 16, NE 1/4 SEC. 17, T4S, R6E, SHAWNEE TWP., ALLEN CO., OHIO



Scale: 1" = 100'

*Amendment to Restrictions see Deed Vol 779 pg 99  
 Amendment to Restrictions See Deed Vol 781 pg 247 (28878)  
 Second Amendment to Restrictions see Deed Vol 790 pg 792 (28887)  
 For Fourth Amendment to Deed Restrictions  
 See Deed Vol 837 pg 348*

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	C.L.	100'	158.17'	N44°45'36"E	142.19'
2	C.L.	1530'	99.78'	N02°25'15"W	99.76'
3	C.L.	1435'	149.62'	N01°18'08"W	149.55'
4	C.L.	780'	99.82'	N01°58'53"W	99.75'
5	C.L.	2250'	199.91'	N03°06'08"W	199.84'
6	R/W	75'	118.63'	N44°45'36"E	106.64'
7	R/W	1505'	48.66'	N01°28'44"W	48.66'
8	R/W	1505'	49.49'	N03°20'50"W	49.49'
9	R/W	1460'	64.99'	N03°00'50"W	64.99'
10	R/W	1460'	87.23'	N00°01'37"W	87.22'
11	R/W	755'	42.67'	N00°03'57"E	42.66'
12	R/W	755'	53.95'	N03°36'01"W	53.94'
13	R/W	2275'	102.30'	N04°21'34"W	102.29'
14	R/W	125'	197.16'	N44°45'36"E	177.74'
15	R/W	1555'	16.71'	N00°51'37"W	16.71'
16	R/W	1555'	84.71'	N02°43'43"W	84.69'
17	R/W	1410'	39.78'	N03°28'51"W	39.78'
18	R/W	1410'	107.23'	N00°29'38"W	107.21'
19	R/W	805'	37.67'	N00°20'39"E	37.67'
20	R/W	805'	65.34'	N03°19'19"W	65.33'
21	R/W	2225'	103.05'	N04°19'15"W	103.04'
22	R/W	2225'	94.64'	N01°46'32"W	94.63'
23	R/W	30'	47.29'	N44°55'00"E	42.54'
24	R/W	30'	46.96'	N45°05'01"W	42.31'
25	R/W	30'	27.65'	N26°10'04"E	26.68'
26	R/W	61'	79.59'	N15°11'53"W	74.06'
27	R/W	61'	51.90'	N46°33'12"W	50.35'
28	R/W	61'	72.62'	S74°57'58"W	68.41'
29	R/W	61'	83.84'	S01°29'10"W	77.39'
30	R/W	61'	16.15'	S45°28'16"E	16.10'
31	R/W	30'	27.65'	S26°38'48"E	26.68'

A #5 rebar will be set at all lot corners.

Mon. Box Set at Location of Found Iron Pipe at NW Corner of Section 16

- ▲ - Concrete Monument Set
- - P.K. Nail Set
- - #5 Rebar Set
- - Monument Box Found
- - Iron Pin Found
- - Iron Pipe Found
- - Monument Box Set



# AMANDA LAKES NO. 1

### DESCRIPTION

Being a parcel of land in the SE $\frac{1}{4}$  of Section 8, the SW $\frac{1}{4}$  of Section 9, the NW $\frac{1}{4}$  of Section 16 and the NE $\frac{1}{4}$  of Section 17, T4S, R6E, Shawnee Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING at a found monument box at the intersection of Ft. Amanda Road and Wonderlick Road (also being on the east line of said Section 8), thence the following courses:

1. N73°56'18"E with the centerline of Ft. Amanda Road, 30.80' to a set P.K. nail;
2. S0°33'25"E, 340.00' to a set concrete monument passing over a set #5 rebar at 31.13';
3. N86°59'11"E, 210.00' to a set concrete monument;
4. S0°16'16"W, 142.84' to a set concrete monument on the north line of the NW $\frac{1}{4}$  of said Section 16;
5. S0°33'09"E, 1332.00' to a found #5 rebar, passing over a found #5 rebar at 75.95';
6. N89°55'39"W, 968.32' to a set concrete monument; *passing over a set concrete monument at 244.58' on center line between Sections 16 & 17*
7. Southwesterly on a curve to the left an arc length of 47.29', said curve having a radius of 30.00', and an L.C. of S44°55'00"W, 42.54' to a set concrete monument;
8. S89°45'38"W, 550.00' to a set concrete monument on the west line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17;
9. N0°14'22"W with the west line of the SE $\frac{1}{4}$  and NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17, 1363.04' to a set concrete monument at the NW corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17;
10. N89°59'45"E with the north line of the NE $\frac{1}{4}$  of said Section 17, 1205.79' to a set concrete monument;
11. N0°33'25"W, 435.18' to a set P.K. nail on the centerline of Ft. Amanda Road, passing over a set #5 rebar at 31.13';
12. N73°56'18"E with the centerline of Ft. Amanda Road, 101.67' to the POINT OF BEGINNING.

The above described parcel contains 49.592 acres, more or less, of which 1.011 acres are in Section 8, 0.976 acres are in Section 9, 7.367 acres are in Section 16, and 40.238 acres are in Section 17, subject to all legal highways and easements of record.

### APPROVAL OF THE PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 18<sup>th</sup> day of December, 1992.

*Daniel W. Berg*  
Mayor, City of Lima, Ohio  
Chairman, City Planning Commission

### COUNTY RECORDER'S CERTIFICATION

9218415

Filed for record this 13<sup>th</sup> day of Nov, 1992, at 2:25 PM clock in the office of the County Recorder and recorded in Plat Book 19 on page 32.

Fee \$2.80

*Edward P. Reed Jr.*  
Recorder, Allen County, Ohio

### DEDICATION

Richard L. Williams, being the sole owner of the described premises, does hereby voluntarily consent to the execution of said plat and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

### OWNER

*Richard L. Williams*  
Richard L. Williams

### WITNESS

*Alma Bechdeloff*

### ACKNOWLEDGEMENT

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.  
IN WITNESS thereof, I affix my hand and seal this 4<sup>th</sup> day of November, 1992.

My Commission Expires  
March 3, 1996

*Kandra S. Kerner*  
Notary Public

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in May 1992. A 5/8 inch rebar topped with a plastic cap stamped RLS 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.

*C. R. Follmer*  
Registered Surveyor No. 7145  
C & K Consulting Co.

### COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 13<sup>th</sup> day of Nov, 1992.

*H. Dean Funch* sm  
Auditor, Allen County, Ohio  
Fee \$16.50

# AMANDA LAKES NO. 1

## DEED RESTRICTIONS

As part of a general plan for the development of the real estate shown on the foregoing plat, as a residential area, and for the common advantage and benefit of the purchasers of any of the lots shown said plat, the restrictions, covenants, reservations, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest; and the restrictions, covenants, reservations, easements, liens, and charges applicable to each tract, lot, or parcel shall inure to the benefit of and be enforceable by the purchaser or purchasers of every other tract, lot or parcel and their successors in interest.

The tract, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges;

- 1) The words (lots) or (building site) shall be construed to mean and shall refer to one or more lots shown on the foregoing plat.

- 2) Said building sites shall be used and occupied solely and exclusively for private residential purposes by a single family, including family servants, save and except as to Lot Number 2887, the following shall apply:

The owner of Lot 2887 may maintain an office or may carry on a customary home occupation in the dwelling house used by the person as his or her private residence, providing such does not involve any outward evidence of such use other than a sign as authorized in Section 10 of the Protective Covenants. The dwelling shall not be expanded or changed to accommodate such activities. The occupation is to be limited to that performed by the resident. Sufficient off-street parking shall be provided back in minimum required building lines to accommodate visitors resulting from such occupation.

- 3) No buildings or structures other than one family residences not to exceed two and one half stories in height, together with customary out-buildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building site. Any out-buildings must conform in style and architecture to the appearance of the house.
- 4) All buildings shall be construed of new material and no buildings or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site without the written permission of the Architectural Committee hereinafter referred to.
- 5) No buildings, structures, pool, lakes or ponds of any kind shall be located on any building site nearer than thirty (30) feet from the front property line or nearer than ten (10) feet from the side or rear property line (except on corner lots where no structure shall be located nearer than thirty (30) feet from the street side property line). The restrictions as to the distance at which buildings shall be placed from the front, side, and rear lot lines shall apply to and include porches, port-cocheres, and other similar projections. All residential structures located on building sites must front on a street, excepting that structures on corner lots may be located diagonally thereon.
- 6) No one or two floor residential structure shall be erected on any building site, the habitable floor area of which exclusive of basement, open porches and garages shall be less than 2500 square feet. The same square footage shall be required on tri-level structures and the main floor plus the upper level plus one-half the finished lower level shall be added to obtain the square footage. The exterior of all structures, save and except for the rear exterior of all structures, shall consist of real wood and/or masonry construction materials. The roofing materials shall be wood, asphalt, or glass shingles. All gutters and downspouts shall be metal or plastic. All swimming pools shall be constructed in-ground. All chimneys shall consist of masonry construction.
- 7) No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications and plot plan showing the location of such building have been approved in writing, as to conformity and harmony of external design and color, with the existing structures in the subdivision, as to the location of the building with reference to topography and finished ground elevation, by an Architectural Committee composed of three individuals appointed by Richard L. Williams. In the event of the death or resignation or any member of the Committee originally appointed, the remaining members or member of the Committee shall have the power to appoint new members to fill the vacancies.

- 23) Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.

- 8) No walls, fences or hedges, except retaining walls not extending above ground level, shall be erected or planted on any building site between the front property line and the rear wall of the residence and it shall not exceed three (3) feet in height above the top of the ground and it must be of the open wire type, such as chain link fence.
- 9) No animals, livestock or poultry shall be kept or maintained on any of said building sites, except ordinary household pets which do not constitute an annoyance or nuisance, nor shall any house or travel trailers, campers or motor homes or boats or boat trailers or snow mobile or snow mobile trailers, or any other such type equipment be stored or permitted to remain upon any building site, except inside of garage.
- 10) Save and except for a sign not larger than twelve (12) square feet relating to the use of the premises to be located on that part of Lot 2887 hereinafter described, no signs, advertisements or bill boards (except "For Rent" or "For Sale" signs) may be erected or maintained on any building site:

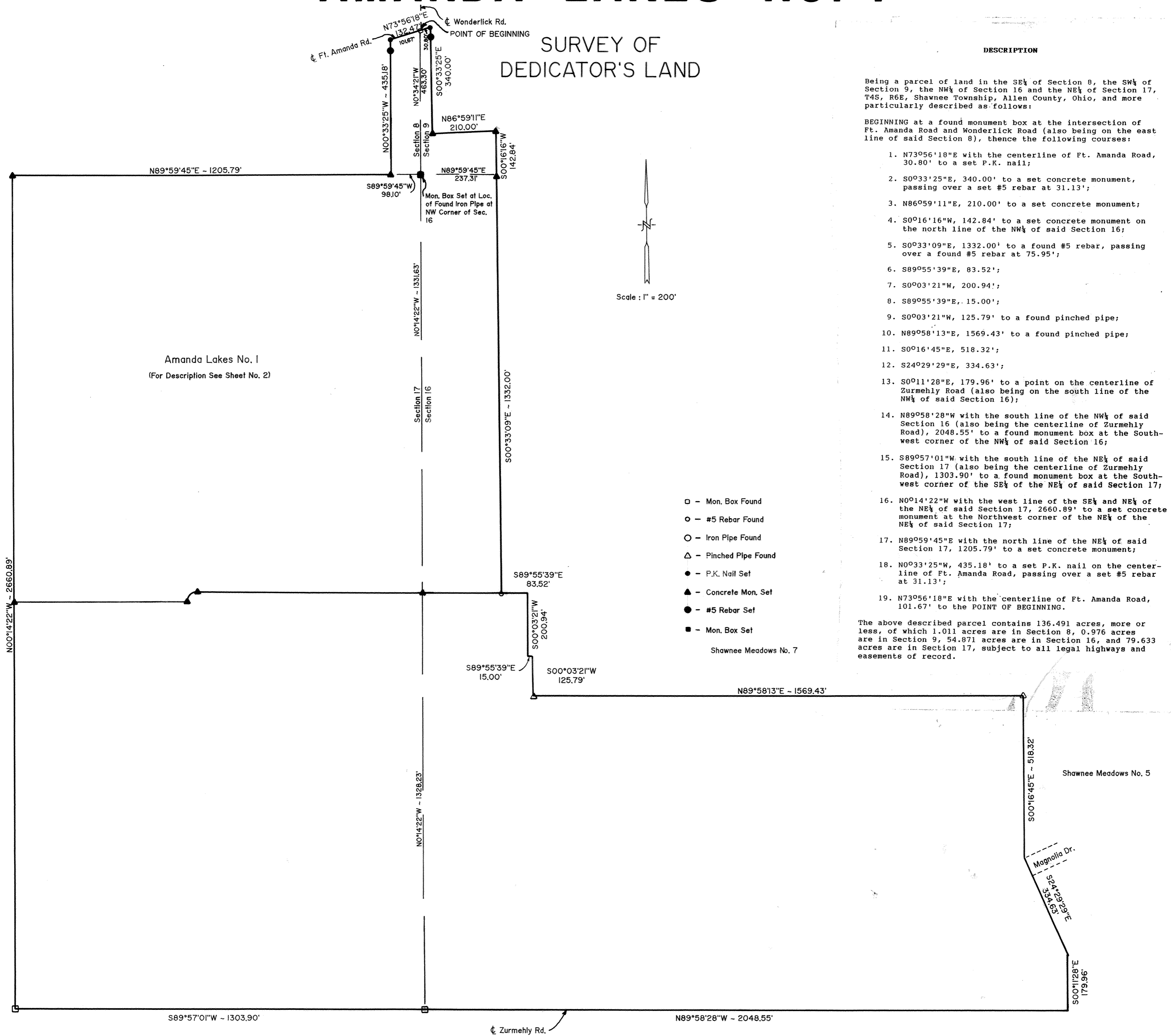
Situated in the Township of Shawnee, County of Allen and State of Ohio and described as follows:

That part of the west sixteen (16) feet of the southeast quarter of the southeast quarter of Section 8, lying south of the Ft. Amanda Road, said strip running north from the northwest corner of the east half of the northeast quarter of Section 17, a distance of approximately 97.14 feet to the center of the Ft. Amanda Road.

- 11) No oil, gas or water wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building site.
- 12) Subject to the provisions of Article 2 of these Covenants, no trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or may become an annoyance or nuisance.
- 13) Water used for air conditioning, from downspouts or from land tile drainage shall not be discharged into the sanitary effluent lines. All such water must be discharged into storm sewers or splash blocks.
- 14) Off street parking must be provided at each home site for at least six (6) automobiles, two (2) of which can be in the garage and the balance of which can be in the driveway.
- 15) An easement for utility purposes is hereby expressly reserved to Richard L. Williams, the present owner of all building sites and to his administrators, executors, successors and assigns and to the purchasers of any building sites, their heirs, executors, administrators and assigns as shown on the plat sheet for Amanda Lakes Subdivision Number One.
- 16) No house may be occupied until completed.
- 17) Garbage and other wastes shall be kept only in sanitary containers which shall be kept in a clean and sanitary condition, and shall be so placed and screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of any lot boundary at any time except during refuse collection.
- 18) Seeding and landscape work shall be completed within one (1) year from start of construction of dwelling to the satisfaction of developer. In the event the seeding and landscape work is not performed in the stipulated time period or to the satisfaction of the developer, the said work shall be performed by others and paid by buyer.
- 19) By acceptance of a deed or other instrument conveying title to a lot or lots in Amanda Lakes Subdivision Number One, the owner or grantee shall accept and be deemed to have accepted the obligation to participate physically or financially in the continued maintenance of the planted area located in the roadway at the entrance to the Subdivision.
- 20) Owners of each lot shall be prohibited from filling roadway, roadway side ditches or drainage swales. All underground tile and storm drains shall not be cut off or obstructed.
- 21) The maintenance and repair of ponds and outlet pipes from ponds shall be the responsibility of the lot owners. Damage done to drainage swales due to overflowing of ponds shall be repaired to the satisfaction of the Shawnee Township Trustees at the expense of the owner of the pond.
- 22) The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites and all persons claiming under them until January 1, 2000, after which time said restriction, covenants and conditions shall be automatically extended for successive periods of ten (10) years each, provided that, following the initial sale of all of the lots in Amanda Lakes Subdivision Number One, the owners of three-fourths majority of the building sites may, in writing, change, modify, alter, amend or annul any of the restrictions, reservations or conditions at any time.

# AMANDA LAKES NO. 1

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

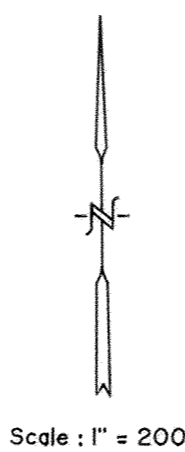
Being a parcel of land in the SE¼ of Section 8, the SW¼ of Section 9, the NW¼ of Section 16 and the NE¼ of Section 17, T4S, R6E, Shawnee Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING at a found monument box at the intersection of Ft. Amanda Road and Wonderlick Road (also being on the east line of said Section 8), thence the following courses:

1. N73°56'18"E with the centerline of Ft. Amanda Road, 30.80' to a set P.K. nail;
2. S0°33'25"E, 340.00' to a set concrete monument, passing over a set #5 rebar at 31.13';
3. N86°59'11"E, 210.00' to a set concrete monument;
4. S0°16'16"W, 142.84' to a set concrete monument on the north line of the NW¼ of said Section 16;
5. S0°33'09"E, 1332.00' to a found #5 rebar, passing over a found #5 rebar at 75.95';
6. S89°55'39"E, 83.52';
7. S0°03'21"W, 200.94';
8. S89°55'39"E, 15.00';
9. S0°03'21"W, 125.79' to a found pinched pipe;
10. N89°58'13"E, 1569.43' to a found pinched pipe;
11. S0°16'45"E, 518.32';
12. S24°29'29"E, 334.63';
13. S0°11'28"E, 179.96' to a point on the centerline of Zurmehly Road (also being on the south line of the NW¼ of said Section 16);
14. N89°58'28"W with the south line of the NW¼ of said Section 16 (also being the centerline of Zurmehly Road), 2048.55' to a found monument box at the Southwest corner of the NW¼ of said Section 16;
15. S89°57'01"W with the south line of the NE¼ of said Section 17 (also being the centerline of Zurmehly Road), 1303.90' to a found monument box at the Southwest corner of the SE¼ of the NE¼ of said Section 17;
16. N0°14'22"W with the west line of the SE¼ and NE¼ of the NE¼ of said Section 17, 2660.89' to a set concrete monument at the Northwest corner of the NE¼ of the NE¼ of said Section 17;
17. N89°59'45"E with the north line of the NE¼ of said Section 17, 1205.79' to a set concrete monument;
18. N0°33'25"W, 435.18' to a set P.K. nail on the centerline of Ft. Amanda Road, passing over a set #5 rebar at 31.13';
19. N73°56'18"E with the centerline of Ft. Amanda Road, 101.67' to the POINT OF BEGINNING.

The above described parcel contains 136.491 acres, more or less, of which 1.011 acres are in Section 8, 0.976 acres are in Section 9, 54.871 acres are in Section 16, and 79.633 acres are in Section 17, subject to all legal highways and easements of record.

- - Mon. Box Found
- - #5 Rebar Found
- - Iron Pipe Found
- △ - Pinched Pipe Found
- - P.K. Nail Set
- ▲ - Concrete Mon. Set
- - #5 Rebar Set
- - Mon. Box Set



Amanda Lakes No. 1  
(For Description See Sheet No. 2)

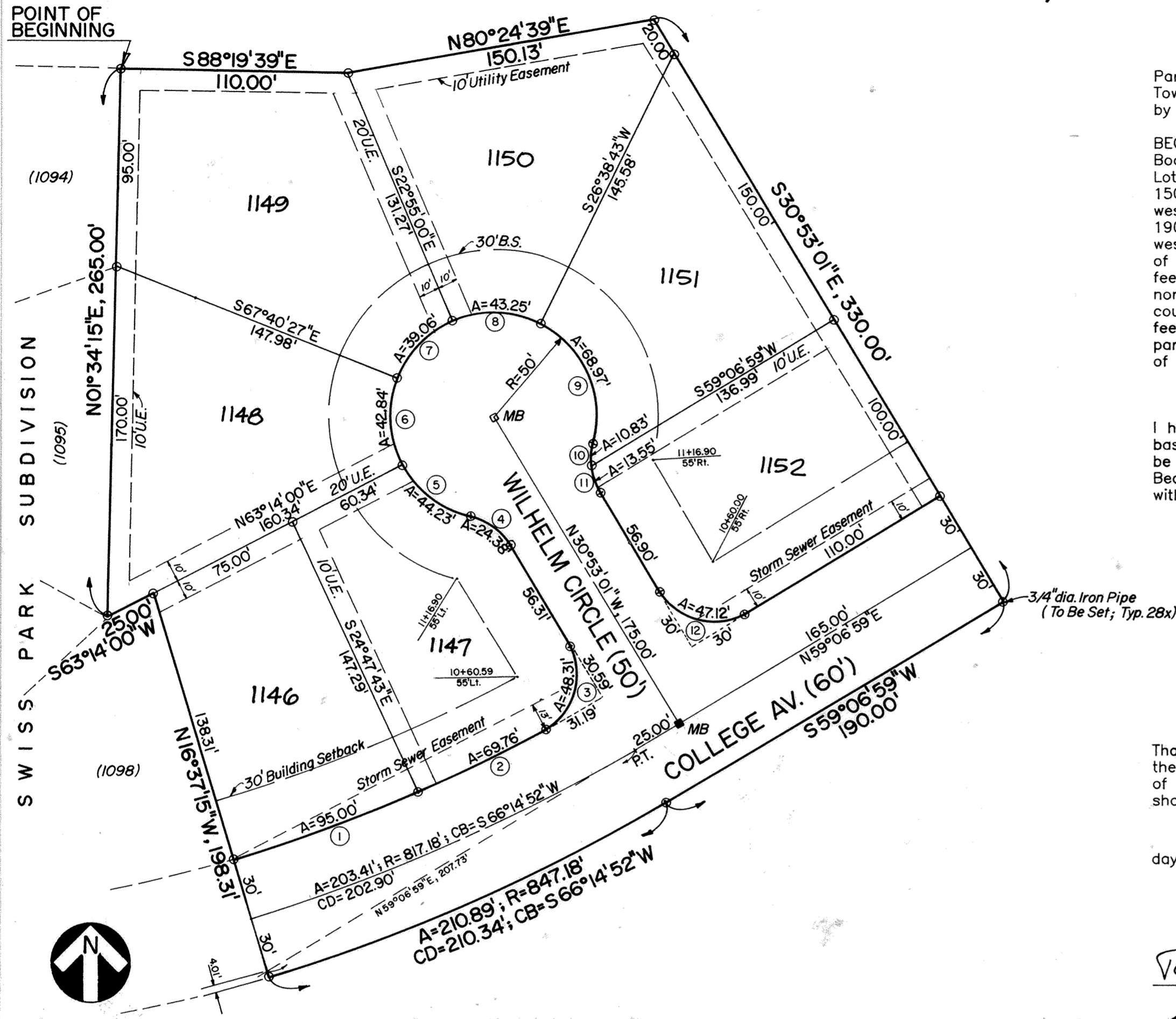
Shawnee Meadows No. 5

Shawnee Meadows No. 7

# SWISS PARK NO 2 SUBDIVISION

PT. N.E. 1/4, SECTION 12, T-2-S, R-8-E  
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

For Amendment to plat  
Lots 1146 thru 1152  
See Deed Vol 774 page 324



DESCRIPTION

Part of the northeast quarter of Section 12, T-2-S, R-8-E, formerly in Richland Township, now part of the Village of Bluffton, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at the northeast corner of Lot 1094 in Swiss Park Subdivision (Plat Book 17, Page 190); thence easterly with an extension of the north line of said Lot 1094 at S 88°19'39"E, 110.00 feet; thence east-northeasterly at N 80°24'39"E, 150.13 feet; thence south-southeasterly at S 30°53'01"E, 330.00 feet; thence west-southwesterly at a right angle to the previous course at S 59°06'59"W, 190.00 feet to the beginning of a tangent curve to the right; thence generally west-southwesterly with said curve (concave north-northwesterly) an arc distance of 210.89 feet (radius of curve is 847.18 feet; chord bears S 66°14'52"W, 210.34 feet) to the southeast corner of said Swiss Park Subdivision; thence generally northerly with the east boundaries of said Swiss Park Subdivision on three courses as follows: (one) N 16°37'15"W, 198.31 feet; (two) S 63°14'00"W, 25.00 feet; and (three) N 01°34'15"E, 265.00 feet to the POINT OF BEGINNING. This parcel contains 3.082 acres, subject to all legal easements or other restrictions of record.

CERTIFICATION

I hereby certify that this plat was prepared by Kohli & Kalher Associates, Inc. based on surveying work through April 30, 1992. Iron pipes (3/4-inch dia.) shall be placed at all lot corners and critical points where no monumentation exists. Bearings and distances shown are based on record bearings and on computations made within a closed survey of the dedicator's lands.

*Michael Gene Buettner*

Michael Gene Buettner  
Ohio Registered Surveyor No. 6881  
August 6, 1992



DEDICATION

That the undersigned owners of the land contained in the hereon plat hereby adopt the said plat and dedicate the land within the streets to the use and benefit of the public forever. Utility easements and building setback lines are established as shown on the plat.

In witness whereof, we have hereunto signed our names this 11th day of Nov., 1992.

In the presence of:

*Ronald L. Miller*

*Bruce Amick*

D.K.T. Development Co.

*William F. Dege*  
President

*Trish O'Leary*  
Secretary

ACKNOWLEDGEMENT

State of Ohio, Allen County, Ohio, SS:

Before me, a Notary Public in and for said State and County, personally appeared the above signed owners, who acknowledged that they did sign the hereon plat of Swiss Park Subdivision and that the signing thereof was their free act and deed.

In witness whereof, I have set my hand and seal this 11th day of November, 1992.

*James R. Myers*  
Notary Public of Allen County, Ohio

JAMES R. MYERS  
Notary Public, State of Ohio  
My Commission Expires February 21, 1997



	A	R	CB	CB
1	95.00'	787.18'	N69°55'18"E, 94.94'	
2	69.76'	787.18'	N63°55'33"E, 69.73'	
3	48.31'	30.00'	N15°15'06"E, 43.26'	
4	24.38'	30.00'	N54°10'02"W, 23.72'	
5	44.23'	50.00'	N52°06'32"W, 42.80'	
6	42.84'	50.00'	N02°13'14"W, 41.54'	
7	39.06'	50.00'	N44°42'16"E, 38.07'	
8	43.25'	50.00'	S88°08'09"E, 41.92'	
9	68.97'	50.00'	S23°50'08"E, 63.63'	
10	10.83'	30.00'	S05°20'25"W, 10.77'	
11	13.55'	30.00'	S17°56'36"E, 13.44'	
12	47.12'	30.00'	S75°53'01"E, 42.43'	

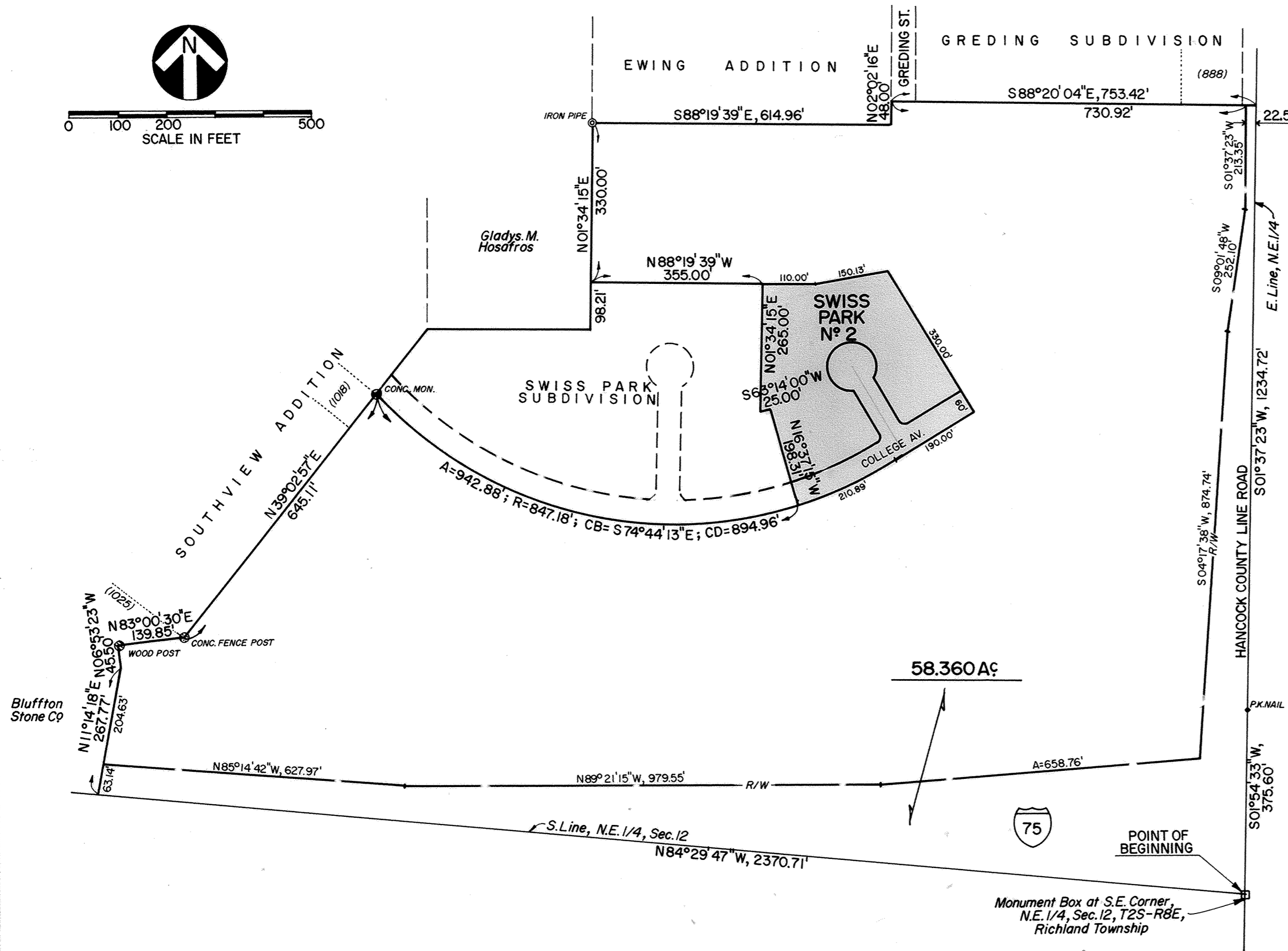
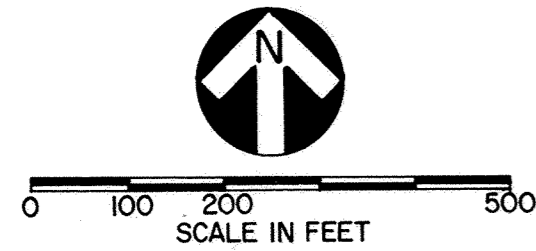
RESTRICTIVE COVENANTS

The restrictive covenants for the original Swiss Park Subdivision (Plat Book 17, Page 190) shall be used for this plat of Swiss Park No. 2 Subdivision.

CURVE DATA



# SURVEY OF DEDICATOR'S LANDS FOR SWISS PARK N° 2 SUBDIVISION



### DEDICATOR'S LAND

Being a parcel of land situate in the northeast quarter of Section 12, T-2-S, R-8-E, Richland Township, Village of Bluffton, Allen County, Ohio, more particularly described as follows:

Beginning at a monument box (found) at the southeast corner of the northeast quarter of said Section 12; thence N 84°29'47"W, 2370.71 feet with the south line of said northeast quarter; thence N 11°14'18"E, 267.77 feet with the east line of property owned by the Bluffton Stone Company (said line passes the north right-of-way line of Interstate 75 at 63.14 feet); thence N 06°53'23"W, 45.50 feet to the south corner of Lot 1025 in the Southview Addition to the Village of Bluffton (Allen County Plat Book 12, Page 124); thence N 83°00'30"E, 139.85 feet with the south line of said Southview Addition to a concrete fence post; thence N 39°02'57"E, 645.11 feet with the southeasterly line of said Southview Addition to a concrete monument at the easterly corner of Lot 1018 in said Southview Addition; thence on five courses with the boundaries of Swiss Park Subdivision (Plat Book 17, Page 190) as follows: (one) easterly on a non-tangent curve (concave northerly) an arc distance of 942.88 feet (curve

radius is 847.18 feet; chord bears S 74°44'13"E, 894.96 feet); (two) north-northwesterly with a non-tangent line at N 16°37'15"W, 198.31 feet; (three) west-southwesterly at S 63°14'00"W, 25.00 feet; (four) northerly at N 01°34'15"E, 265.00 feet; and (five) westerly at N 88°19'34"W, 355.00 feet; thence N 01°34'15"E, 330.00 feet to an iron pipe at the southwest corner of the Ewing Addition to the Village of Bluffton (Allen County Plat Book 4, Page 51); thence S 88°19'39"E, 614.96 feet with the south line of said Ewing Addition, (also being the south line of a 16' alley in said Addition) to the west line of Greeding Street (unimproved) extended; thence N 02°02'16"E, 48.00 feet with said west line to the southwest corner of Greeding Subdivision in the Village of Bluffton (Allen County Plat Book 10, Page 52) thence S 88°20'04"E, 753.42 feet with the south line of said subdivision to the centerline of Hancock County Line Road (said line passes the southeast corner of Lot 888 in said Greeding Subdivision of 722.91 feet and passes the west right-of-way line of Hancock County Line Road at 730.92 feet); thence S 01°37'23"W, 1234.72 feet with the centerline of Hancock County Line Road and the east line of the

COUNTY AUDITOR'S CERTIFICATE  
This plat filed for transfer this 17<sup>TH</sup> day of DECEMBER, 1992  
Fee: 3.50  
H. Dean French / AS  
Auditor of Allen County, Ohio

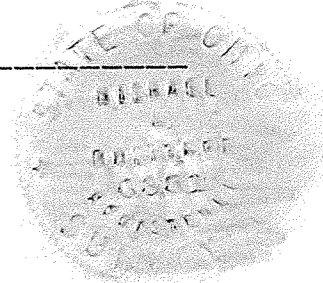
COUNTY RECORDER'S CERTIFICATE  
No. 9219572  
Filed for record in the Allen County, Ohio, Recorder's Office this 7<sup>th</sup> day of Dec, 1992 at 9:53 o'clock A.M. and recorded in Allen County, Ohio, Plat Book 19 on Page 36.  
Fee: 41.40  
Edward P. Reid by pro  
Recorder of Allen County, Ohio

VILLAGE ACCEPTANCE AND APPROVAL  
Being the duly elected Mayor and Chairman of the Planning Commission of the Village of Bluffton, Ohio, I hereby accept this plat for the Village.  
Frederick O. Holdebaugh / John L. Stultz  
Approval of President of Village Council / Approval of Village Engineer  
Ross Edwards / Larry R. Ore  
Mayor & Chairman of Planning Commission / Approval of the Village Administrator Village of Bluffton, Ohio

R.D. Johnson  
Member, Planning Commission  
Richard Lynch  
Member, Planning Commission

northeast quarter of Section 12, Richland Township to a P.K. nail on the north right-of-way line of Interstate 75, thence S 01°54'33"W, 375.60 feet with the centerline of Hancock County Line Road and the east line of the northeast quarter of Section 12 through the R/W of Interstate 75 to the PLACE OF BEGINNING, containing 58.360 acres, subject to perpetual easements heretofore granted to the State of Ohio, for highway purposes, as set forth in instruments recorded at Vol. 337, Page 320, and Vol. 444, Page 570, and subject to a pipe line easement recorded at Vol. 542, Page 411, all being of the Deed records of Allen County, Ohio, with the resultant net area being 49.402 acres, subject to other easements and restrictions of record.

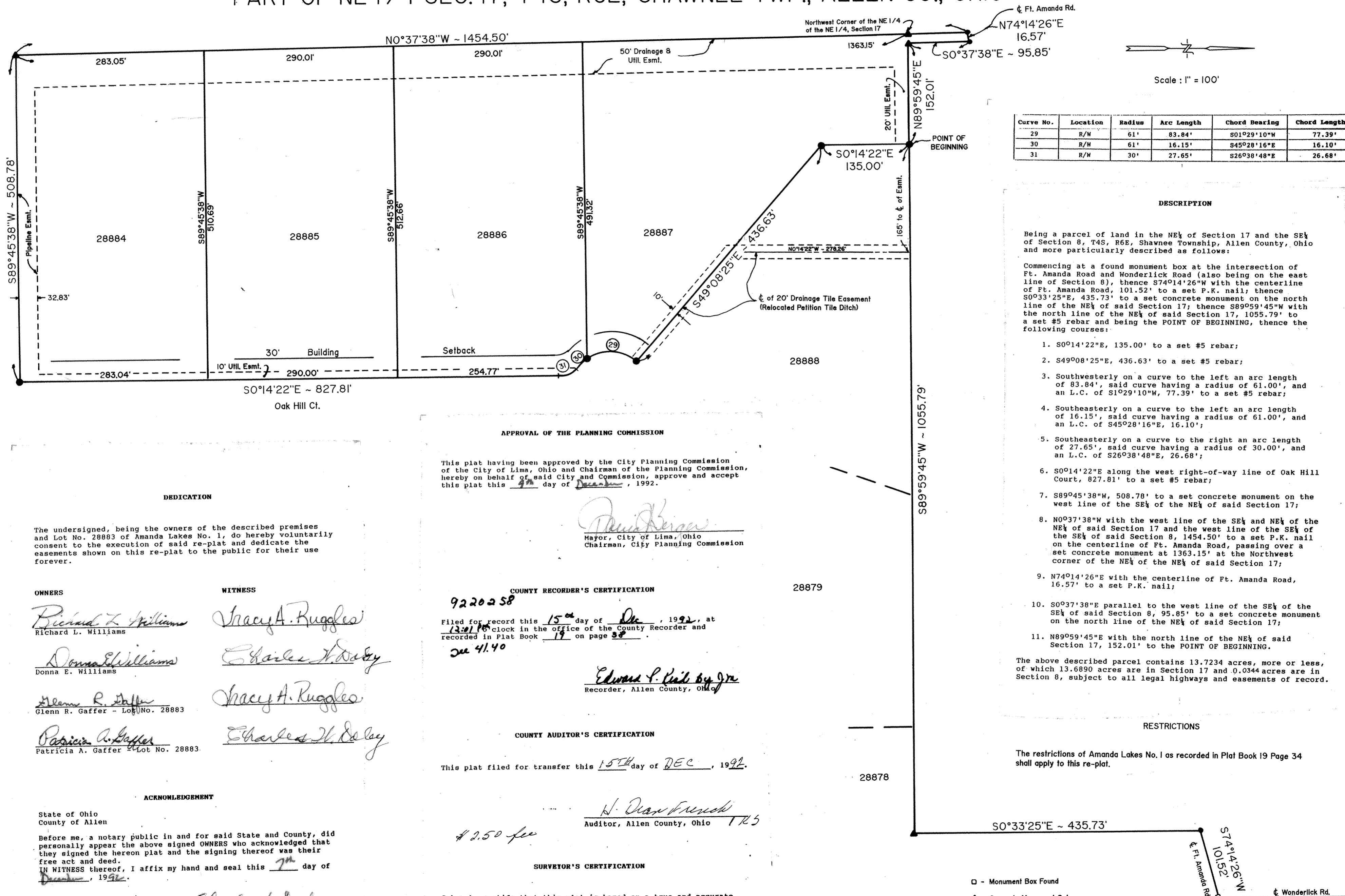
Michael Gene Buetner  
Registered Surveyor  
August 6, 1992  
No. 6881



# RE-PLAT OF LOT NOS. 28884-28887

## AMANDA LAKES NO. 1

PART OF NE 1/4 SEC. 17, T4S, R6E, SHAWNEE TWP., ALLEN CO., OHIO



Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
29	R/W	61'	83.84'	S01°29'10"W	77.39'
30	R/W	61'	16.15'	S45°28'16"E	16.10'
31	R/W	30'	27.65'	S26°38'48"E	26.68'

### DESCRIPTION

Being a parcel of land in the NE 1/4 of Section 17 and the SE 1/4 of Section 8, T4S, R6E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a found monument box at the intersection of Ft. Amanda Road and Wonderlick Road (also being on the east line of Section 8), thence S74°14'26"W with the centerline of Ft. Amanda Road, 101.52' to a set P.K. nail; thence S0°33'25"E, 435.73' to a set concrete monument on the north line of the NE 1/4 of said Section 17; thence S89°59'45"W with the north line of the NE 1/4 of said Section 17, 1055.79' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. S0°14'22"E, 135.00' to a set #5 rebar;
2. S49°08'25"E, 436.63' to a set #5 rebar;
3. Southwesterly on a curve to the left an arc length of 83.84', said curve having a radius of 61.00', and an L.C. of S1°29'10"W, 77.39' to a set #5 rebar;
4. Southeasterly on a curve to the left an arc length of 16.15', said curve having a radius of 61.00', and an L.C. of S45°28'16"E, 16.10';
5. Southeasterly on a curve to the right an arc length of 27.65', said curve having a radius of 30.00', and an L.C. of S26°38'48"E, 26.68';
6. S0°14'22"E along the west right-of-way line of Oak Hill Court, 827.81' to a set #5 rebar;
7. S89°45'38"W, 508.78' to a set concrete monument on the west line of the SE 1/4 of the NE 1/4 of said Section 17;
8. N0°37'38"W with the west line of the SE 1/4 and NE 1/4 of the NE 1/4 of said Section 17 and the west line of the SE 1/4 of the SE 1/4 of said Section 8, 1454.50' to a set P.K. nail on the centerline of Ft. Amanda Road, passing over a set concrete monument at 1363.15' at the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 17;
9. N74°14'26"E with the centerline of Ft. Amanda Road, 16.57' to a set P.K. nail;
10. S0°37'38"E parallel to the west line of the SE 1/4 of the SE 1/4 of said Section 8, 95.85' to a set concrete monument on the north line of the NE 1/4 of said Section 17;
11. N89°59'45"E with the north line of the NE 1/4 of said Section 17, 152.01' to the POINT OF BEGINNING.

The above described parcel contains 13.7234 acres, more or less, of which 13.6890 acres are in Section 17 and 0.0344 acres are in Section 8, subject to all legal highways and easements of record.

### RESTRICTIONS

The restrictions of Amanda Lakes No. 1 as recorded in Plat Book 19 Page 34 shall apply to this re-plat.

- - Monument Box Found
- ▲ - Concrete Monument Set
- - #5 Rebar Set
- - P.K. Nail Set

### DEDICATION

The undersigned, being the owners of the described premises and Lot No. 28883 of Amanda Lakes No. 1, do hereby voluntarily consent to the execution of said re-plat and dedicate the easements shown on this re-plat to the public for their use forever.

### OWNERS

Richard L. Williams  
Richard L. Williams

Donna E. Williams  
Donna E. Williams

Glenn R. Gaffer  
Glenn R. Gaffer - Lot No. 28883

Patricia A. Gaffer  
Patricia A. Gaffer - Lot No. 28883

### WITNESS

Wacey A. Ruggles

Charles H. Daley

Wacey A. Ruggles

Charles H. Daley

### ACKNOWLEDGEMENT

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.

IN WITNESS thereof, I affix my hand and seal this 7<sup>th</sup> day of December, 1992.

My Commission Expires has no expiration

Charles H. Daley  
Notary Public  
STATE OF OHIO

### APPROVAL OF THE PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 9<sup>th</sup> day of December, 1992.

David Berger  
Mayor, City of Lima, Ohio  
Chairman, City Planning Commission

### COUNTY RECORDER'S CERTIFICATION

9220258

Filed for record this 15<sup>th</sup> day of Dec, 1992, at 12:01 PM clock in the office of the County Recorder and recorded in Plat Book 19 on page 38.

Dec 41.40

Edward P. Keibler Jr.  
Recorder, Allen County, Ohio

### COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 15<sup>th</sup> day of DEC, 1992.

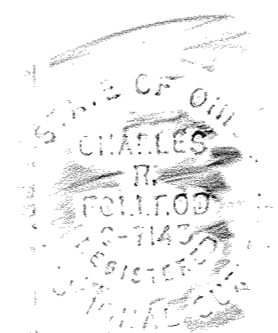
H. Dean French  
Auditor, Allen County, Ohio

\$2.50 fee

### SURVEYOR'S CERTIFICATION

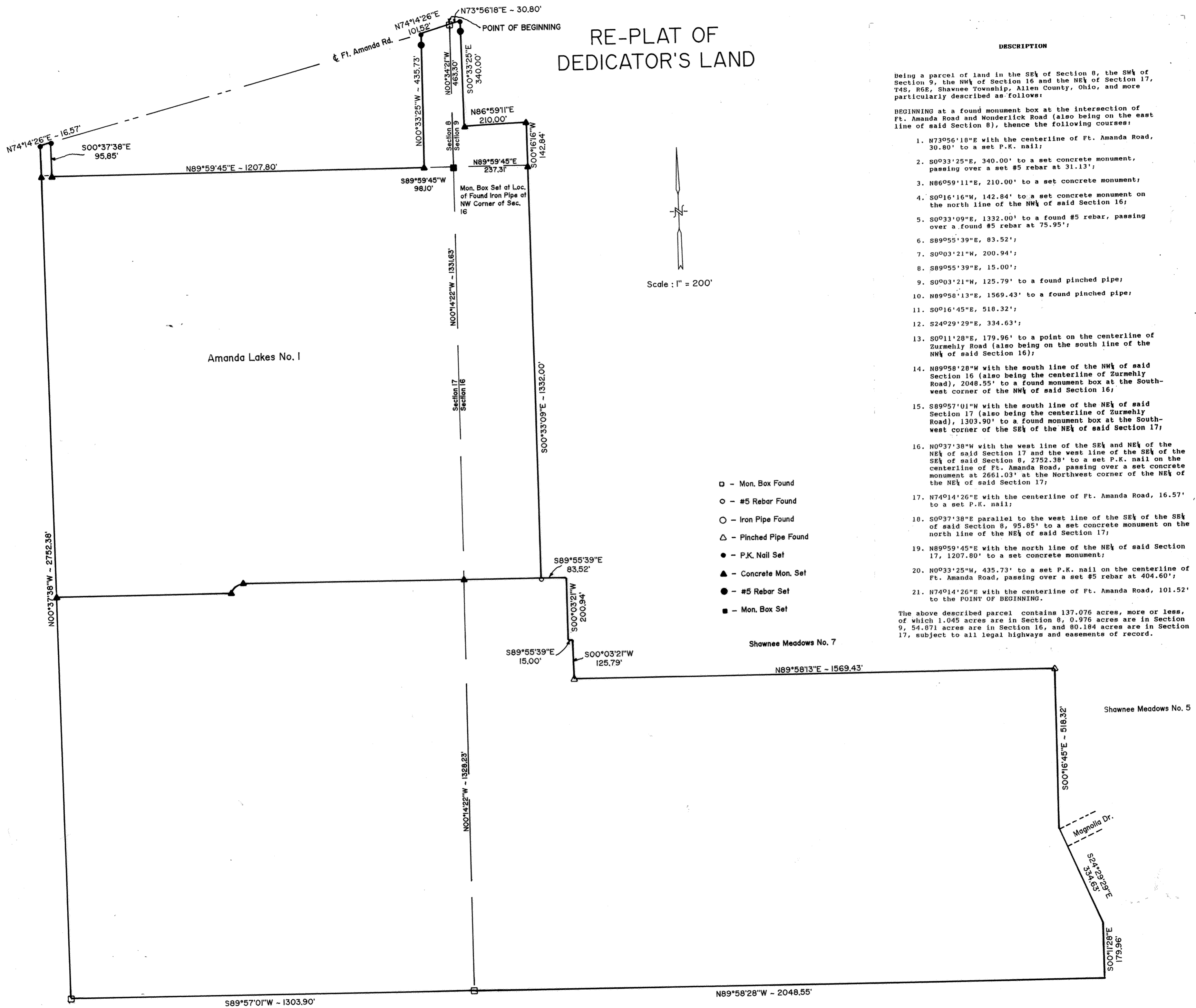
I hereby certify that this plat is based on a true and accurate survey made by me in May 1992. A 5/8 inch rebar topped with a plastic cap stamped RLS 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.

Carl Fildes  
Registered Surveyor No. 7145  
C & K Consulting Co.



# AMANDA LAKES NO. 1

## RE-PLAT OF DEDICATOR'S LAND



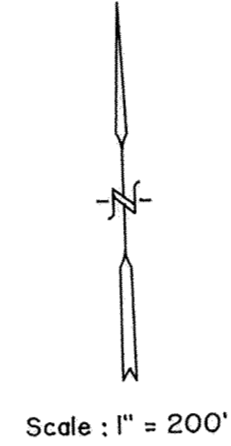
### DESCRIPTION

Being a parcel of land in the SE $\frac{1}{4}$  of Section 8, the SW $\frac{1}{4}$  of Section 9, the NW $\frac{1}{4}$  of Section 16 and the NE $\frac{1}{4}$  of Section 17, T4S, R6E, Shawnee Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING at a found monument box at the intersection of Ft. Amanda Road and Wonderlick Road (also being on the east line of said Section 8), thence the following courses:

1. N73°05'18"E with the centerline of Ft. Amanda Road, 30.80' to a set P.K. nail;
2. S0°33'25"E, 340.00' to a set concrete monument, passing over a set #5 rebar at 31.13';
3. N86°05'11"E, 210.00' to a set concrete monument;
4. S0°16'16"W, 142.84' to a set concrete monument on the north line of the NW $\frac{1}{4}$  of said Section 16;
5. S0°33'09"E, 1332.00' to a found #5 rebar, passing over a found #5 rebar at 75.95';
6. S89°05'39"E, 83.52';
7. S0°03'21"W, 200.94';
8. S89°05'39"E, 15.00';
9. S0°03'21"W, 125.79' to a found pinched pipe;
10. N89°05'13"E, 1569.43' to a found pinched pipe;
11. S0°16'45"E, 518.32';
12. S24°29'29"E, 334.63';
13. S0°11'28"E, 179.96' to a point on the centerline of Zurmehly Road (also being on the south line of the NW $\frac{1}{4}$  of said Section 16);
14. N89°05'28"W with the south line of the NW $\frac{1}{4}$  of said Section 16 (also being the centerline of Zurmehly Road), 2048.55' to a found monument box at the Southwest corner of the NW $\frac{1}{4}$  of said Section 16;
15. S89°05'01"W with the south line of the NE $\frac{1}{4}$  of said Section 17 (also being the centerline of Zurmehly Road), 1303.90' to a found monument box at the Southwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17;
16. N0°37'38"W with the west line of the SE $\frac{1}{4}$  and NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17 and the west line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 8, 2752.38' to a set P.K. nail on the centerline of Ft. Amanda Road, passing over a set concrete monument at 2661.03' at the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17;
17. N74°14'26"E with the centerline of Ft. Amanda Road, 16.57' to a set P.K. nail;
18. S0°37'38"E parallel to the west line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 8, 95.85' to a set concrete monument on the north line of the NE $\frac{1}{4}$  of said Section 17;
19. N89°05'45"E with the north line of the NE $\frac{1}{4}$  of said Section 17, 1207.80' to a set concrete monument;
20. N0°33'25"W, 435.73' to a set P.K. nail on the centerline of Ft. Amanda Road, passing over a set #5 rebar at 404.60';
21. N74°14'26"E with the centerline of Ft. Amanda Road, 101.52' to the POINT OF BEGINNING.

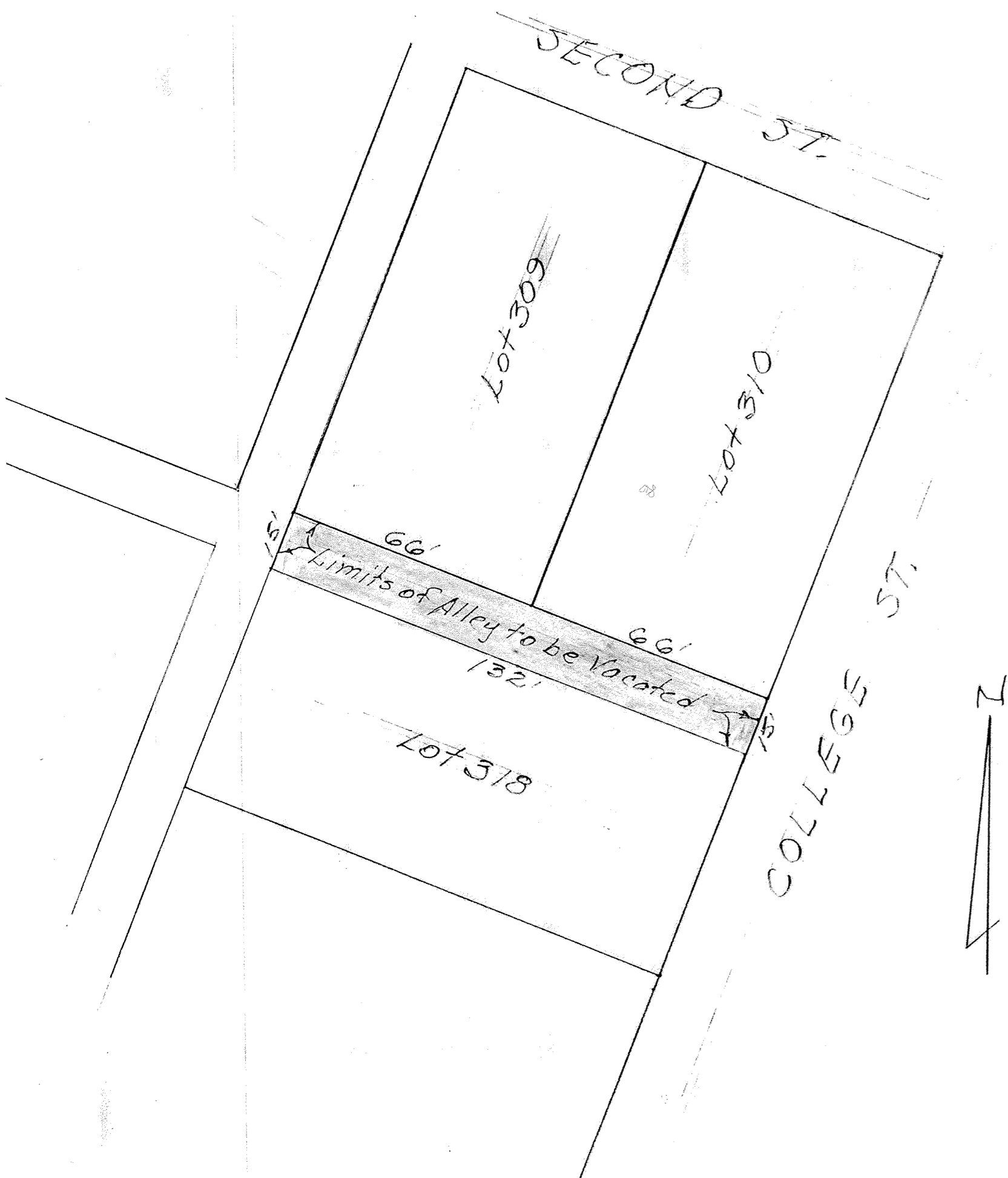
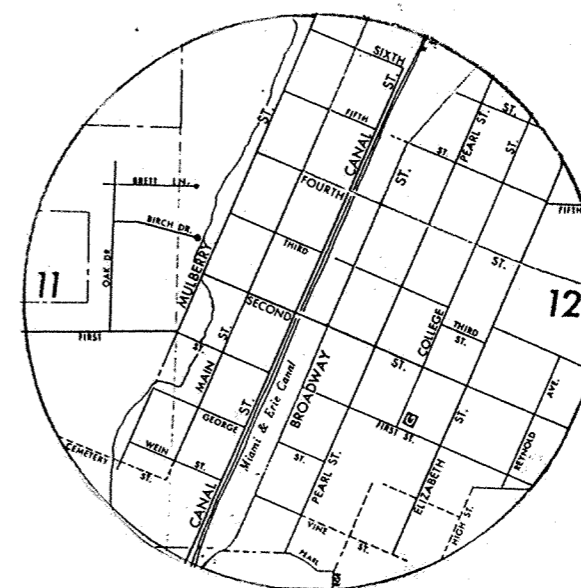
The above described parcel contains 137.076 acres, more or less, of which 1.045 acres are in Section 8, 0.976 acres are in Section 9, 54.871 acres are in Section 16, and 80.184 acres are in Section 17, subject to all legal highways and easements of record.



- - Mon. Box Found
- - #5 Rebar Found
- - Iron Pipe Found
- △ - Pinched Pipe Found
- - P.K. Nail Set
- ▲ - Concrete Mon. Set
- - #5 Rebar Set
- - Mon. Box Set

# ALLEY VACATION

VICINITY MAP



## DESCRIPTION OF ALLEY TO BE VACATED

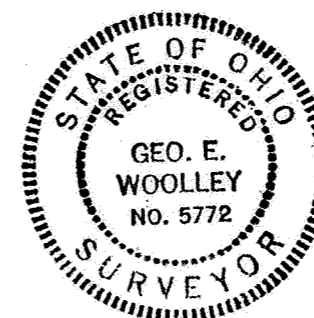
That part of the alley west of College Street and lying between lots 318, 309, and 310 of Harter's Subdivision (Plat Book 2A Pages 226-227), Village of Spencerville, Allen County, Ohio, more particularly described as follows:

Beginning at the northeast corner of said lot 318, thence northerly with west right-of-way line of College Street a record distance of 15 feet to the southeast corner of said Lot 310, thence westerly a record distance of 132 feet to the southwest corner of said Lot 309, thence south 15 feet to the northwest corner of said Lot 318, thence easterly with a record distance of 132 feet to the POINT OF BEGINNING.

9220263  
FILED AND RECORDED  
DEC 15, 1992  
AT 1:07 PM  
PLAT BK 19 pg 40  
EDWARD P. KIRK  
ALLEN COUNTY RECORDER  
\$20.70 FEE

FOR ORDINANCE 385  
DEED VOL 772 pg 96

*George E. Woolley*  
George E. Woolley  
Reg. Surveyor No. 5772



ACCU-TRACE SURVEYS			
George E. Woolley		Reg. Surveyor No. 5772	
Alley Vacation			
SURVEYED	DATE	DRAWN BY	DATE
		<i>GEW</i>	12-14-92
SCALE	APP'D	DRWG. NO.	
1" = 30'			



### PLAT OF VACATION FOR A PORTION OF MICHIGAN AVENUE

Being the easterly 190.00 feet of that portion of Michigan Avenue lying between Elizabeth Street and Main Street and bounded on the north by the south line of Lots 10816, 10817, 10818, 10819 and a part of Lot 10815; bounded on the south by the north line of a portion of Lot 10814 of Northern Heights Addition to the City of Lima, Ohio as recorded in the Plat Records of Allen County and being more particularly described as follows:

Beginning at an iron pin (found) at the intersection of the westerly right-of-way line of Main Street and the northerly right-of-way line of Michigan Avenue, said point also being the southeast corner of Lot 10819 of Northern Heights Addition to the City of

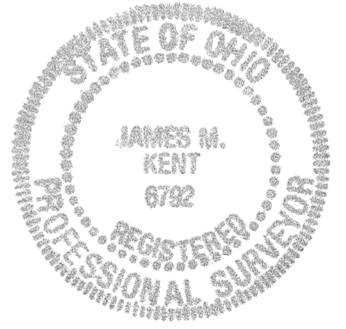
Lima; thence S 00°02'50"E along the projected westerly right-of-way line of Main Street for a distance of 50.00 feet to a 5/8" re-rod w/cap (set);

thence N 90°00'00"W along the southerly right-of-way line of Michigan Avenue and the northerly line of Lot 10814 of the aforesaid Addition for a distance of 190.00 feet to a 5/8" re-rod w/cap (set);

thence N 00°02'50"W, parallel with the westerly right-of-way line of Main Street for a distance of 50.00 feet to a capped re-rod (found) on the northerly right-of-way line of Michigan Avenue and the southerly line of Lot 10815 of said Addition;

thence N 90°00'00"E along the northerly right-of-way line of Michigan Avenue and the southerly line of Lots 10815, 10816, 10817, 10818 and 10819 for a distance of 190.00 feet to the Place of Beginning, containing therein 9,500 square feet or 0.2180 acres more or less.

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*James M. Kent*  
James M. Kent, P.S. 6792 OH 9220275



FILED AND RECORDED  
DEC 15 1992  
AT 2:39 PM  
PLAT BK 19 PG 41  
ALLEN COUNTY REC  
EDWARD P. KIRK  
FEB 20 70

GRAPHIC SCALE DEED VOL 772 PG 105



( IN FEET )  
1 inch = 20 ft.

#### APPROVALS

Lima City Planning Commission \_\_\_\_\_ date \_\_\_\_\_

Lima City Council \_\_\_\_\_ date \_\_\_\_\_

Ordinance No. \_\_\_\_\_



Michigan Avenue  
Vacation Plat  
6/06/92  
CAD-Clark  
DWG # 1612

LOT 10790

LOT 10820

LOT 10795

LOT 10815

LOT 10816

LOT 10817

LOT 10818

LOT 10819

MICHIGAN

AVENUE (50')

AREA  
OF  
PROPOSED  
VACATION

LOT 10796

LOT 10814

10' alley (vacated)

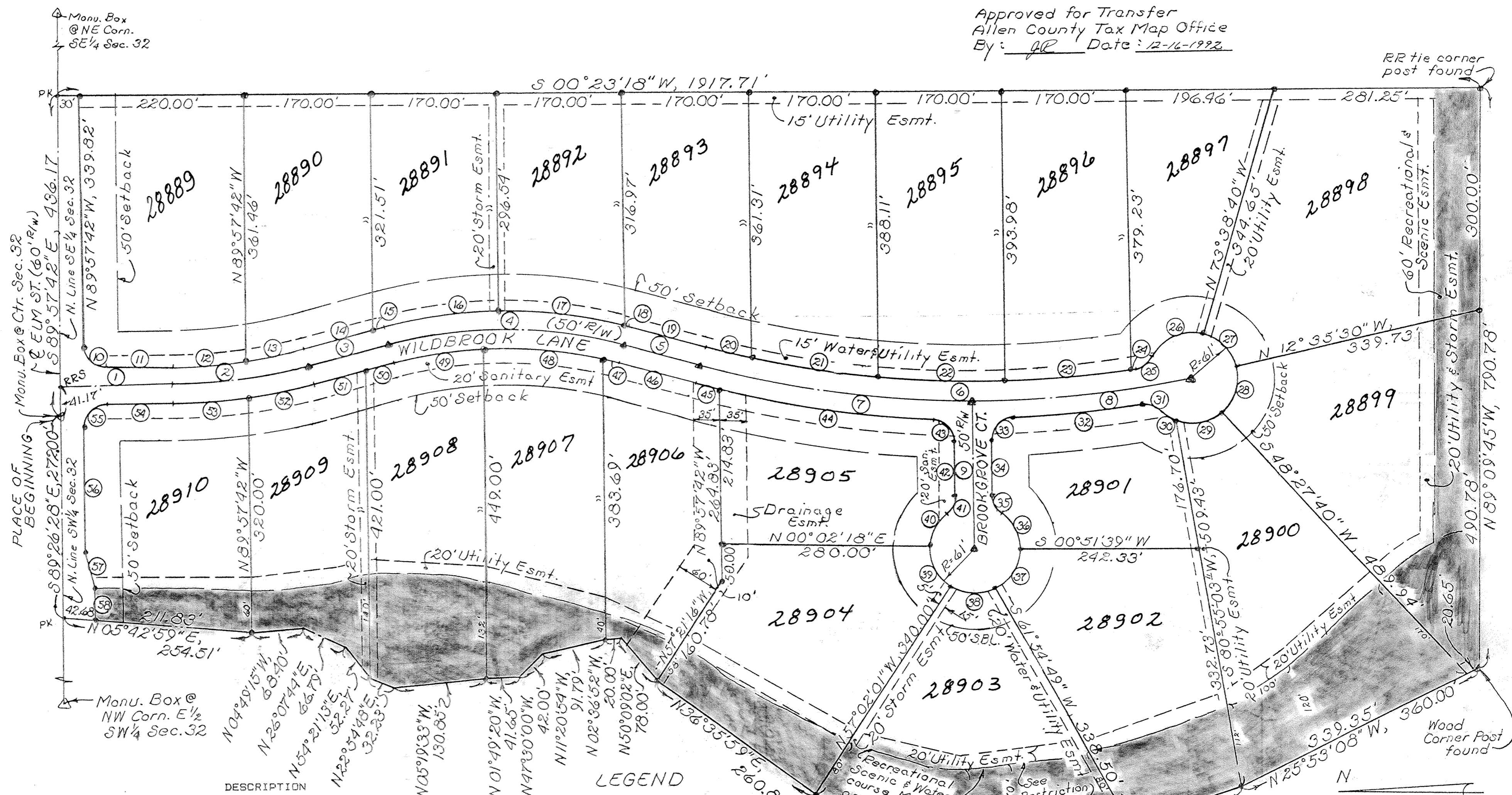
St. Gerard's  
School's

David L. Clark &  
Tanya K. Clark  
Volume 748, Page 693

# WILDBROOK ESTATES N<sup>o</sup> 1

Part S<sup>1</sup>/<sub>2</sub>, SECTION 32  
T-3-S, R-6-E, AMERICAN TOWNSHIP,  
ALLEN COUNTY, OHIO.

Approved for Transfer  
Allen County Tax Map Office  
By: AR Date: 12-16-1992



Being a parcel of land situate in the south half of Section 32. T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a monument box found over a stone at center of said Section 32; thence S 89°57'42" E with the north line of the Southeast quarter of said Section 32 (also the centerline of Elm Street), 436.17 feet to a PK nail found; thence S 00°23'18" W, 1917.71 feet to a railroad tie corner post found; thence N 89°09'45" W, 790.78 feet to a wood corner post found; thence N 25°53'08" W, 360.00 feet to a 5/8 inch rebar set; thence N 17°07'58" W, 88.00 feet to a point in the bottom of an existing ditch; thence N 04°29'56" E with said ditch, 83.89 feet to a 5/8 inch rebar set; thence N 05°43'07" W continuing with said ditch, 143.30 feet to a point; thence N 42°36'28" W continuing with said ditch, 72.11 feet to a point; thence N 20°35'13" E leaving said ditch, 225.00 feet to a 5/8 inch rebar set; thence N 36°35'59" E, 260.84 feet to a 5/8 inch rebar set on the centerline of an existing ditch; thence northerly with meanderings of said centerline the following ten courses: N 50°09'02" E, 78.00 feet; N 02°36'52" W, 20.00 feet to a 5/8 inch rebar set; N 11°20'54" W, 91.79 feet; N 47°30'00" W, 42.00 feet; N 01°49'20" W, 41.65 feet to a 5/8 inch rebar set; N 05°19'33" W, 130.85 feet; N 22°54'48" E, 32.23 feet to a 5/8 inch rebar set; N 54°21'13" E, 52.27 feet; N 26°07'44" E, 66.79 feet; N 04°49'15" W, 68.40 feet to a 5/8 inch rebar set; thence N 05°42'59" E leaving said ditch, 254.51 feet to a PK nail set on the north line of the Southwest quarter of said Section 32; thence S 89°26'28" E with said north line (also the centerline of Elm Street Road), 272.00 feet to the PLACE OF BEGINNING containing 37.642 acres more or less and subject to all highways and other legal easements of record.

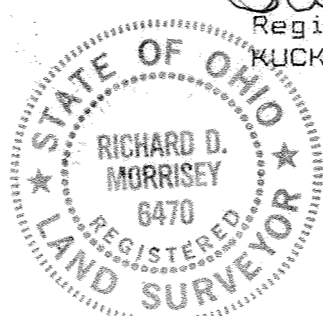
**LEGEND**

- ▲ denotes Monument Box Assembly Set
- denotes 5/8" Rebar set with a plastic Peramark cap stamped RUCK & MORRISEY, LS 6470

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat is based on a true and accurate survey made by me in January, 1988 and all markers are or will be in place within six (6) months from the recording date of this plat.

*Richard D. Morrissey*  
Registered Surveyor, No. 6470 (Ohio)  
RUCK AND MORRISEY, INC.



CENTERLINE CURVE DATA - For Right-of-way  
Curve Data see Sheet 2 of 5

CURVE No.	DELTA	TANGENT	RADIUS	ARC	CHORD: BEARING & DISTANCE
1	TANGENT				S 00°02'18" W, 150.00'
2	14°18'19"	93.04'	741.42	185.11	S 07°06'52" E, 184.63'
3	TANGENT				S 14°16'01" E, 111.96'
4	29°45'00"	164.68'	620.00'	321.93'	S 00°36'29" W, 318.32'
5	TANGENT				S 15°28'59" W, 104.21'
6	26°43'44"	340.45'	1433.00'	668.51'	S 02°07'07" W, 662.46'
7	14°50'10"	186.57'	1433.00'	371.06'	S 08°03'54" W, 370.03'
8	11°53'34"	149.26'	1433.00'	297.45'	S 05°17'59" E, 296.91'
9	TANGENT				N 89°57'42" W, 200.00'

# WILDBROOK ESTATES N<sup>o</sup> 1

RIGHT-OF-WAY CURVE DATA			
CURVE No.	RADIUS	ARC	CHORD: BEARING & DISTANCE
10	30.00'	47.12'	S 45°02'18" W, 42.43'
11	TANGENT		S 00°02'18" W, 90.00'
12	716.42'	100.32'	S 03°58'24" E, 100.24'
13	716.42'	78.55'	S 11°07'34" E, 78.51'
14	TANGENT		S 14°16'01" E, 95.95'
15	TANGENT		S 14°16'01" E, 16.01'
16	645.00'	156.15'	S 07°19'53" E, 155.77'
17	645.00'	171.86'	S 07°14'14" W, 171.35'
18	645.00'	6.90'	S 15°10'36" W, 6.90'
19	TANGENT		S 15°28'59" W, 104.21'
20	1408.00'	64.86'	S 14°09'48" W, 64.85'
21	1408.00'	172.37'	S 09°20'12" W, 172.26'
22	1408.00'	170.24'	S 02°21'57" W, 170.14'
23	1408.00'	170.65'	S 04°34'12" E, 170.55'
24	1408.00'	6.08'	S 08°09'58" E, 6.08'
25	30.00'	28.44'	S 35°26'36" E, 27.38'
26	61.00'	84.06'	S 23°07'15" E, 77.56'
27	61.00'	65.00'	S 46°52'55" W, 61.97'
28	61.00'	65.00'	N 72°03'55" W, 61.97'
29	61.00'	65.00'	N 11°00'45" W, 61.97'
30	61.00'	25.01'	N 31°15'33" E, 24.83'
31	30.00'	26.92'	N 17°18'06" E, 26.02'
32	1458.00'	175.77'	N 04°56'51" W, 175.67'
33	30.00'	46.32'	N 45°43'40" W, 41.86'
34	TANGENT		N 89°57'42" W, 72.95'
35	30.00'	27.65'	S 63°37'52" W, 26.69'
36	61.00'	57.10'	S 64°02'32" W, 55.04'
37	61.00'	65.00'	N 58°36'46" W, 61.97'
38	61.00'	65.00'	N 02°26'24" E, 61.97'
39	61.00'	65.00'	N 63°29'34" E, 61.97'
40	61.00'	51.99'	S 61°33'50" E, 50.43'
41	30.00'	27.65'	S 63°33'16" E, 26.69'
42	TANGENT		S 89°57'42" E, 74.08'
43	30.00'	45.71'	N 46°23'27" E, 41.41'
44	1458.00'	290.88'	N 08°27'31" E, 290.40'
45	1458.00'	33.31'	N 14°49'43" E, 33.31'
46	TANGENT		N 15°28'59" E, 104.21'
47	595.00'	24.75'	N 14°17'30" E, 24.74'
48	595.00'	161.14'	N 05°20'29" E, 160.65'
49	595.00'	123.06'	N 08°20'32" W, 122.84'

RIGHT-OF-WAY CURVE DATA (CONTINUED)			
CURVE No.	RADIUS	ARC	CHORD: BEARING & DISTANCE
50	TANGENT		N 14°16'01" W, 39.67'
51	TANGENT		N 14°16'01" W, 72.29'
52	766.42'	90.27'	N 10°53'34" W, 90.22'
53	766.42'	101.09'	N 03°44'25" W, 101.01'
54	TANGENT		N 00°02'18" E, 90.12'
55	30.00'	46.85'	N 44°42'03" W, 42.23'
56	TANGENT		N 89°26'24" W, 168.55'
57	TANGENT		S 76°30'36" W, 51.54'
58	TANGENT		N 89°26'24" W, 44.01'

### DEDICATION

I, the undersigned, being the sole owner of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewer, open ditch, sanitary sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed this 3<sup>rd</sup> day of December, 1992.

WITNESS  
 OWNERS: WILDBROOK DEVELOPMENT, Co.  
*[Signature]*  
 Leonor E. Gallo, President  
*[Signature]*  
 Eduardo F. Gallo, Secretary

### ACKNOWLEDEMENT

State of Ohio SS  
 County of Allen

Before me, a Notary Public in and for said State and County, did personally appear the above signed OWNER who acknowledged that he did sign the hereon plat and that the signing thereof was his free act and deed.

IN WITNESS THEREOF, I affix my hand and seal this 3<sup>rd</sup> day of December, 1992.

My commission expires December 28, 1993  
*[Signature]*  
 NOTARY PUBLIC, Allen County, Ohio.



### APPROVAL OF PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I, the undersigned Mayor of the City of Lima, Ohio and chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 15<sup>th</sup> day of December, 1992.

*[Signature]*  
 Mayor of the City of Lima, Ohio and  
 Chairman of the City Planning  
 Commission.

### COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 16<sup>th</sup> day of December, 1992.

Fee: 11.00  
*[Signature]*  
 Auditor, Allen County, Ohio. SS

### COUNTY RECORDER'S CERTIFICATION

No. 9220317  
 Filed for record in the Allen County Recorder's Office this 16<sup>th</sup> day of Dec, 1992 at 8:37 O'clock A M. and recorded in Allen County Plat Book 19 on Page 42.

Fee: 103.50  
*[Signature]*  
 Recorder, Allen County, Ohio.

## WILDBROOK ESTATES No 1

DEED RESTRICTIONS  
WILDBROOK ESTATES

In order to establish a general plan for the use, occupancy and enjoyment of the subdivision known as Wildbrook Estates, all lots and reserves within the subdivision shall be subject to the following restrictions, covenants and easements which shall run with the land and inure to the benefit of all owners, their heirs and assigns.

## ARTICLE 1 PROTECTIVE COVENANTS AND RESTRICTIONS

## SECTION 1. LAND USE:

A) SINGLE FAMILY RESIDENCE. The property shall be used solely for single family residential purposes. No portion of the property shall be used for the purpose of any business, trade or professional except that a business may be operated by any resident provided that it shall be conducted solely within the residence building and not in the garage or any other structure or upon any other portion of the lot and provided further that the residence shall not have the outward appearance of a business and provided finally that no more than two (2) full time employees other than the resident may be employed at the residence. No more than one (1) home business shall be operated out of any residence. Improvements constructed on the property shall be limited to single family residences and such other improvements as are appropriately appurtenant thereof. "Family" as used in this instrument shall mean one (1) or two (2) unrelated persons or two or more persons related by blood, marriage or adoption residing on the premises as a single housekeeping unit and including domestic servants, if any, as distinguished from a group occupying a boarding house, lodging, motel, fraternity or sorority house. It is intended to exclude non-residential uses and exclude any group home, multi-family apartment, double, duplex, twin single, two-family, boarding house, commune, half-way house, or other non-single family use. Such restrictions shall not prohibit the rental of any property for use consistent with this section.

B) BUILDING SETBACK LINES: No building may be erected closer to any of the lot lines than the building setback lines shown on the recorded plat of subdivision, which are incorporated herein.

C) UTILITIES EASEMENTS: Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of all utilities, public and private, including but not limited to water, storm sewer, open ditch, sanitary sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

D) WATERCOURSE MAINTENANCE EASEMENT: The Watercourse Maintenance Easement as depicted upon the recorded plat of this subdivision in the shaded areas shall encumber such land with an easement in favor of American Township or the Allen County Engineer, all lots within the subdivision and the Wildbrook Estates Homeowners Association for the purpose of establishing and maintaining adequate watercourses. Watercourses means storm flow above and below ground level.

1) No structure or improvements of any kind including sheds, fences, flower beds and rock gardens (but excluding grass and approved bank protection), shall be erected or planted within the easements provided for the watercourse.

2) No owner shall take any action or permit any action to be taken that might change or divert the flow of the watercourse, nor shall be within the easement provided, alter the ground level, ground cover, or the courses of the stream as shown on this plat. Ground cover and vegetation shall be maintained in the natural condition. This cover and vegetation shall not be mowed or alter without the written approval of Wildbrook Estates Home Owners Association (established hereinafter). An owner may provided rip-rap, walls or other bank protection upon securing written approval from the Allen County Engineer's Office.

3) Every owner of property along the watercourses shall maintain - in kind - that portion of said watercourse in his property and keep the same free of debris and obstruction of all kind.

4) These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until modification or change thereto is agreed to and approved by the Allen County Engineer's Office.

5) Said restrictions and agreements may be enforced by Allen County and its successors and assigns, and are for the benefit of said County and owners of neighboring property in such proximity to the above described premises that the violation of said restriction and agreement would adversely affect the value of such property or the enjoyment of the use thereto.

6) The failure of said County to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions and agreements shall not be deemed to be a waiver of its (County) rights to take action for said violation or any further violation of any said restrictions and agreements.

If such maintenance is determined to be insufficient by the governmental body charged with the operation of the easement or the Wildbrook Estates Home Owners Association, then maintenance shall be assumed by said Wildbrook Estates Home Owners Association.

E) RECREATION SCENIC EASEMENT: The Recreational Scenic Easement, as depicted in the shaded areas upon the recorded plat of this subdivision, the same area as the Watercourse Easement and the diagonally hatched areas shall encumber the land shown thereon. No building structures shall be allowed in the easement and it shall be maintained in its natural state by the lot owners over which said easement crosses. No trees may be cut in this areas unless a tree is diseased or dead. The ground cover and vegetations shall be maintained in its natural condition and shall not be mowed or altered in any way that would disturb its natural condition and purpose. If maintenance shall be determined to be insufficient by the Wildbrook Home Owners Association, then maintenance shall be assumed by the Home Owners Association. A pathway may be established through said easement area by the Home Owners Association. The pathway shall be constructed only of gravel or bark and shall be no more than two (2) feet wide. The cost of installing and maintaining the path shall be born by the Association.

## SECTION 2. TEMPORARY STRUCTURES/NON RESIDENTIAL STRUCTURES:

No structure of a temporary character shall be used on any portion of the property for more than forty-eight (48) hours; however, this shall not prohibit the use of any temporary structures in connection with the construction of any subdivision improvements or the construction of a dwelling. The construction, design, location and exterior material utilized in any other non-residential structure must be approved by the Home Owners Association.

## SECTION 3. SIGNS:

A) No sign of any kind shall be displayed to the public view on any lot, except that each owner may erect and maintain one sign of not more than one square foot giving, his address, name or profession or combination thereof, and one sign of not more than five (5) square feet offering the premises for sale or rent.

B) Contractor's Signs. Signs announcing the names of the construction firm(s), the engineer, the architect, and/or the subcontractors, participating in the construction of a building on the property shall be permitted during the actual construction provided that only one (1) sign per lot is used which does not exceed five (5) square feet per side in display area; nor is higher than three (3) feet and provided further that it shall not be placed on the lot any closer to the street than five (5) feet from the property line.

## SECTION 4 NUISANCES:

No activity, noxious or offensive, which constitute a civil nuisance shall be carried on within any portion of the ground encompassed within this plat. No power mowers, power snow removal equipment or any other tools or equipment making undue noise shall be used before 8:00 A.M. or after 10:00 P.M.,

## SECTION 5 DOMESTIC ANIMALS:

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the property, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. Animals shall not be permitted to run loose outside of the lot owner's property. Not more than two (2) mature members of a given animal genus may be maintained on the property. Any animal older than ninety (90) days shall be considered as mature. Any dogs which are not prohibited by this restriction must nonetheless be kept in a manner which does not disturb other residents of the Subdivision.

## SECTION 6. GARBAGE AND RUBBISH DISPOSAL:

No portion of the property shall be used or maintained as a dumping ground or rubbish or other similar material, and all materials from construction shall be picked up weekly. All garbage and other similar materials shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean sanitary condition and shall be stored no closer to the front of the lot than the front wall of the dwelling and shall be screened from view.

## SECTION 7. ANTENNAS:

No radio, television, or other antenna shall be attached or affixed in any way to the exterior of any house or garage, any part of any fence, pole or structure, or any tree, bush, or other living thing without the approval of the Wildbrook Estates Home Owners Association. Satellite dish receptors may not exceed four (4) feet in diameter and must be placed on the lots in such a manner as to be shielded from view of the street and adjoining lot owners.

## SECTION 8, CLOTHES LINES AND HANGING DEVICES:

Articles such as clothes, diapers, towels, beddings, rugs, draperies, or other similar items shall not regularly be hung out in exposed view on any portion of the property to dry unless screened from view of adjoining owners and the street. Nor, unless similarly screened, shall there be regularly maintained any exterior clothes line or other hanging devices.

## SECTION 9. FUEL TANKS:

Fuel tanks or other similar storage receptacles may be installed only within the main dwelling structure or buried underground and shall not be exposed to view.

## SECTION 10. OUTDOOR FIRES:

No outdoor fires shall be built within or upon the properties, except in outdoor grills.

## SECTION 11. BUILDING PLANS:

A) No building shall be erected, placed or altered on any building site unless the plans, specification and plot plan showing the location of such building have been approved in writing by the Wildbrook Estates Architecture Review Committee (established hereinafter) or its designee.

B) Such design shall be submitted to Wildbrook Estates Architecture Review Committee or its designee for approval which shall have the right to approve or disapprove the plans and to designate permissible facing materials for all exteriors of structures and which will consider durability, form, color, and compatibility with the structure, terrain and neighborhood in determining the acceptability of said materials. Natural colors and designs not using vinyl, plastic or aluminum siding are encouraged. Construction may not begin until said plans have been approved in writing by Wildbrooks Estates Architecture Review Committee or its designee.

C) Each property owner shall submit a basic site landscape plan for approval by Wildbrooks Estates Architecture Review Committee or its designee, which plan shall be carefully considered, taking into account the natural condition of the existing land, the projected plans of the owner and adjoining properties and project design objectives, and such plan shall designate the minimum landscaping to be completed thereon within the ensuing six (6) months after completion of the house.

D) Any modification of the exterior of any structure including change of siding, change of color, substantial modification of landscaping, change of roof, must be approved by Wildbrooks Estates Architecture Review Committee or its designee, which shall take into consideration the compatibility of the proposed change with the terrain and surrounding neighborhood in determining the acceptability of said modification. Application will be made in writing and shall be deemed approved if not denied within thirty days of submission.

E) Driveways for all lots on the cul-de-sacs are to be designed so that they are not adjacent to the driveways for the lots on either side of them.

## SECTION 12. STRUCTURE REQUIREMENTS:

A) The minimum enclosed livable floor area of the residence to be constructed, exclusive of basement, garages, porches, and attics, shall not be less than two thousand (2,000) square feet for a one (1) story plan; and two thousand five hundred (2,500) square feet for a two (2) story plan.

B) A two (2) car garage with an inside width not less than twenty (20) feet and a door opening(s) totalling not less than sixteen (16) feet must be integrated with or attached to all residences.

C) Each residence must be constructed of new material and no building or other structure whatsoever erected elsewhere shall be permitted to be moved upon any lot. Every home must be constructed by a building contractor engaged in the home building business

WILDBROOK ESTATES N<sup>o</sup> 1

D) Construction must start within twelve (12) months after transfer of deed to lot. Exterior construction of all buildings in accordance with the plans and specifications shall be completed no later than fourteen (14) months after excavation has begun. Landscaping shall be completed within six (6) months after completion of the building.

E) Any out-building proposed to be constructed on the building site must conform in style and architecture to the appearance of the main residential structure and approved in writing by the Architectural Review Committee.

F) Only open type fence or hedge not to exceed four (4) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the rear wall of the house. This height restriction does not apply to fencing and screening around entry ways, courtyards, pools or patio areas where the same is intended solely for decorative effect and privacy and where the same has been approved, in writing, by the Architectural Review Committee.

G) All driveways shall be constructed and completed with the residence and shall be constructed in a attractive permanent fashion. All driveways must be constructed of decorative exterior quality brick pavers, finished concrete or asphalt concrete as approved by the Architectural Committee or its designee. All driveways shall have a minimum ten (10) inch drive pipe provided in line with the existing roadside ditch.

H) No house may be occupied until completed.

G) All utility services to homes must be underground.

I) Excavation.

1. Excavation on any site shall be back-filled as soon as possible with good construction practice and the disturbed area shall be graded. Immediately upon grading, steps shall be taken to effectively minimize erosion, either through sodding, seeding, strawing, placement of straw bales or other approved methods. Erosion and its effects to the watercourse or any other portion of any lot within this plat are the responsibility of the Owner and Builder and not the Wildbrook Estates Development Co.

2. The Wildbrook Estates Architectural Committee or its designee may establish grades, slopes and swales on the lots and fix grade at which any dwelling shall be erected or placed, so that these may conform to a general plan for the subdivision subject, however, to local building code restrictions.

J) All mailboxes shall be of uniform design as established by Wildbrook Estates Architectural Committee and approved by a majority of the Wildbrook Estates Home Owners Association.

K) All lot owners shall be prohibited from filing roadway swales and shall be prohibited from connecting downspouts, and any other surface inlets into roadside underdrains. Sump pumps, footer tiles and air conditioners condensation lines may be connected to roadside underdrains.

L) The Wildbrook Estates Architectural Committee shall be composed of three individuals appointed by the developer, his successor or assignee. In the event of the death or resignation of any member of the Committee originally appointed, the remaining members or member of the Committee shall have the power to appoint new members to fill the vacancies.

## SECTION 13. LOT MAINTENANCE:

A) No portion of the lots shall be used for any purpose other than that of a woods, lawn, landscaped area, vegetable gardens or flowers gardens. Nothing herein contained, however, shall be construed as preventing the use of the premises for walks and drives, the planting of trees or shrubbery, the growing of flowers or ornamental plants, or the construction of children's outdoor toys provided that such toys shall not exceed eight (8) feet in height nor be larger in area than twelve (12) feet by twelve (12) feet and be of a style and architecture conforming in appearance to the main residential structure.

B) It shall be the duty of the property owner to keep the property including lawns, shrubbery, and trees in a neat and well-mannered condition, or in the case of wooded lots or wooded areas, in a natural condition. Such duty for lawn and landscaping maintenance shall extend to the edge of pavement and include the shoulder area between the edge of pavement and the property line.

C) All grassed portions of lots, except those directly addressed within the Watercourse Maintenance Easement and Recreation Scenic Easement, will be mowed at least once per month from April through October, unless grass is less than four (4) inches in height.

D) No modification of the natural characteristic of the herein described properties shall be made without express written approval of the Wildbrook Estates Architectural Committee or its designee, including the following modifications which are set forth here by way of illustration and not by limitation: resculpting or modifying the terrain; cutting shrubs or evergreens; cutting any tree measuring three (3) inches in diameter or larger measuring at a point two (2) feet above ground level; cutting clumps of smaller trees which provide screening or enhances the wooded character of the community.

## SECTION 14. PARKING:

A) Overnight parking on the paved portion of the street is prohibited and parking on the shoulders is prohibited at all times. No inoperable motor vehicle; no trailer, motor home, camper, recreational vehicle, boat, air-craft, motorcycle; nor any truck larger than three-quarter ton shall be parked on any lot or anywhere else within the subdivision for more than 48 hours during any 7 day period, unless stored wholly within a private garage or screened with natural landscaping from view from adjoining lots and abutting streets.

B) All trucks must be parked in garages or in areas which are screened from public view with natural landscaping. Commercial vehicles, not including company cars, are prohibited. All cars must be licensed and in good repair.

## SECTION 15. UTILITIES:

The Wildbrook Estates developer or its designee reserves the right to grant easements for the construction and operation of electric light, telephone lines, gas piping, storm water sewers, sanitary sewers, cable television, water lines and other utilities, public or private in and upon the property within the platted utility easement areas until such services are granted to all properties in the Wildbrook Estates Subdivision.

## ARTICLE II HOME OWNERS ASSOCIATION

## SECTION 1. MEMBERSHIP AND VOTING

Every lot owner shall be a member of the Wildbrook Estates Home Owners Association, a corporation not for profit. The Association shall meet once a year to elect a president, vice president and secretary. Each lot shall be entitled to one (1) vote in the affairs of the Association. Persons having the power to convey fee simple in a given lot shall constitute a unit having one (1) vote. The vote of any lot may not be split.

## SECTION 2. RESPONSIBILITIES:

## A) MAINTENANCE.

1) General Maintenance: The Association shall be responsible for maintenance of the pathway in the Recreational Scenic Easement.

2) Individual Maintenance: In the event that a lot owner fails to maintain the following areas as required by these restrictions, then the Association shall undertake maintenance thereof: Those portions of any lot lying within the Watercourse Easement; The Recreational Scenic Easement; The portion of any lot lying between any edge of a roadway and any property line; or any lot which is not mowed.

3) Construction: The Association shall be responsible for construction of the pathway in the Recreational Scenic Easement in conformance within the above mentioned specifications.

## SECTION 3. ASSESSMENTS:

A) GENERAL ASSESSMENTS. The Association is empowered to levy a general assessment to be apportioned equally among the lots for those items identified above as General Maintenance and Construction. Such assessment may be proposed at any regular meeting of the Association. Notice of such proposed assessment shall be given to each lot owner by mailing, certified mail, return receipt requested, or its equivalent to the residence upon the lot, or if none, then by mailing by certified mail, return receipt requested, or its equivalent, to the owner at the address for tax mailing as maintained by the County Treasurer. Notice of the proposed assessment shall contain a statement that an amount certain shall, if enacted, be levied against each lot and that a meeting to vote upon same will be held on a date certain at a place certain between thirty (30) and sixty (60) days after the meeting which formulated the proposed assessment.

B) SPECIFIC ASSESSMENTS. The Association is empowered to levy a specific assessment against any lot for the Association's cost of maintenance for those items identified above as Individual Maintenance. The manner of giving Notice and its content shall be as set forth in the above paragraph. A two-thirds (2/3) majority vote of the lots represented at both meeting proposing and the meeting imposing the assessments will be needed to levy such an assessment.

C) LIEN. Either type of assessment shall constitute a lien upon the real estate encumbered by the assessment only when a statement of said is filed in the Allen County Recorder's Office and indexed under the name(s) of the lot owner(s) who owned the lots encumbered by the assessment as of the date the assessment was enacted. The Statement of Lien shall be executed by either the president or vice-president and also the secretary of the Association; it may be released by an instrument similarly executed and recorded.

## ARTICLE III GENERAL PROVISIONS

## SECTION 1. VIOLATION OF COVENANTS:

Any person or persons owning any real property situated in, the Wildbrook Estates, or the Wildbrook Estates Home Owners Association or the Wildbrook Estates Architectural Committee, or its designee may prosecute any proceedings in law or in equity against the person or persons violating or attempting to violate any of the covenants herein. Failure by any party to enforce any covenant, restriction, or agreement herein contained shall in no event be deemed a waiver of the right to take such action for the violation or for any further violation. No lot owner, nor the Association, nor the Architectural Committee, or its designee shall be obligated to enforce these restrictions. Violation of any of the restrictions shall give the Committee or its designee, the right, but not the obligation, to enter onto property upon which such violation exists and to abate summarily, at the expense of its owner, anything or condition that may exist in violation of these restriction, and the consent of the Committee or its designee shall not thereby be deemed guilty of trespass for such entry and abatement.

## SECTION 2. TERMS OF COVENANTS AND RESTRICTIONS.

The herein enumerated restrictions, rights, reservations, limitations, agreements, covenants and conditions shall be deemed as covenants and shall run with the land and bind all lot owners, their successors, and their heirs, executor, administrator and assigns for forty (40) years and shall be automatically extended for successive periods of ten (10) years unless amended or repealed by a vote of a simple majority of all lots in the subdivision.

## SECTION 3. AMENDMENTS:

The restrictions may be amended at any time by an affirmative vote of a simple majority of all lots in the subdivision. Each lot shall be entitled to one (1) vote and that vote cannot be split. Any restriction requiring any action by any governmental office cannot be amended without approval of appropriate governmental action.

## SECTION 4. DESIGNEE DEFINED:

A) The word "designee" as used in the foregoing restrictions shall mean any person, committee, firm or corporation expressly designated and nominated the Developer, to act for it, or any successor of said Developer which becomes such either by voluntary transfer and conveyance, or by operation of law, subject to the following limitations:

After two-thirds (2/3) of the lots are sold and transferred, the Developer automatically appoints the Wildbrook Estates Home Owners Association as its designee for purposes of approving lot maintenance as described in Section 13 Items A, B, and C, but not D.

After transfer of the last lot in the subdivision, The Developer appoints The Wildbrook Estates Home Owners Association as its designee for the purpose of approving all items previously reserved to the Developer or its desinee.

## SECTION 5. PARAGRAPH

The paragraph headings are intended for convenience only and are not intended to be a part of these restrictions or in any way to define, limit, described the scope or intent of the particular section to which they refer.

## SECTION 6. EFFECT OF INVALIDATION:

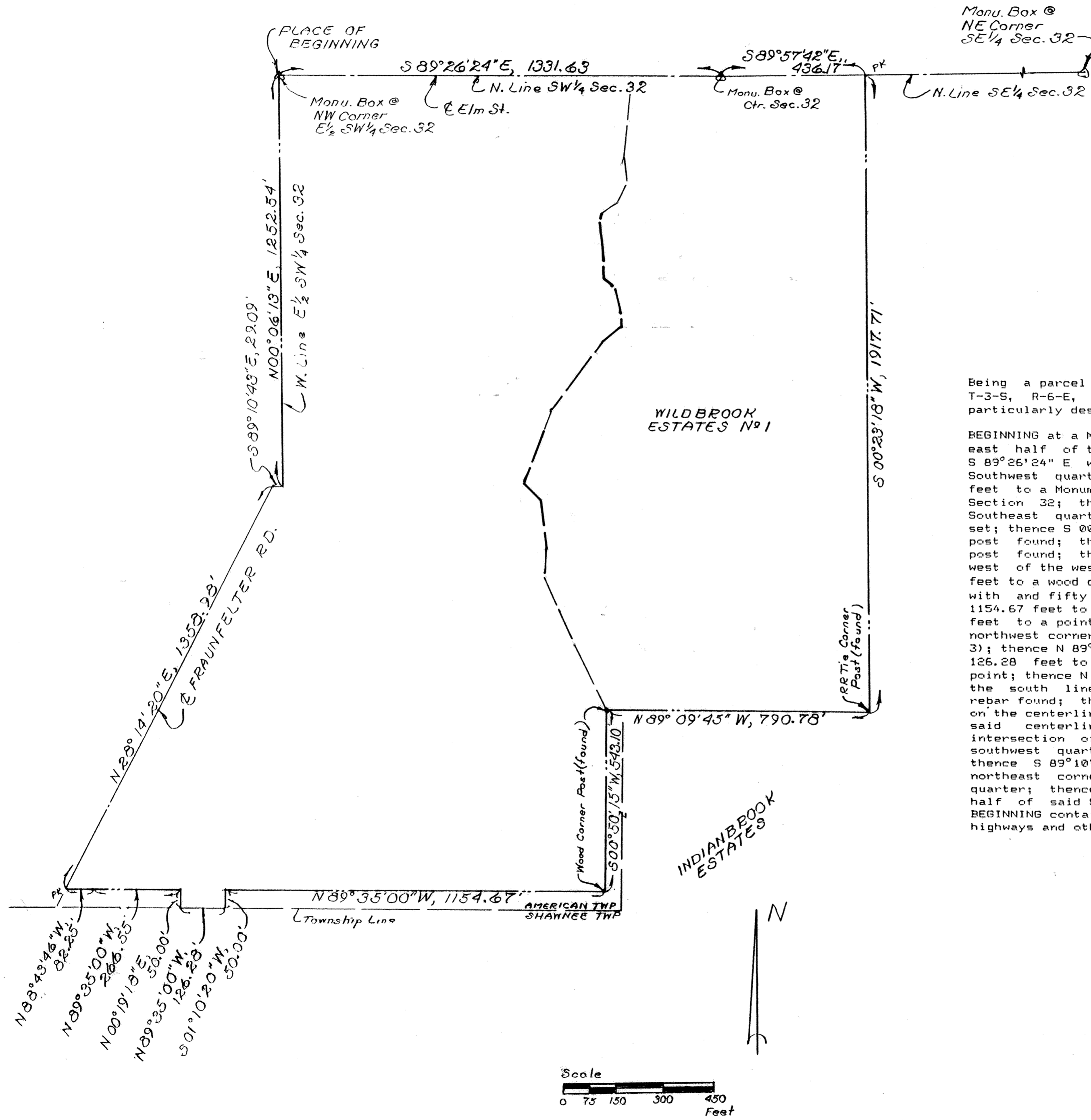
If any provision of these restrictions is held to be invalid by any court of competent jurisdiction, the validity of such provision shall not affect the validity of the remaining provisions hereof.

## SECTION 7. APPROVALS:

Any approvals required under these restrictions shall be deemed granted if not disapproved with one (1) month after submission of a written request for approval.

# WILDBROOK ESTATES No 1

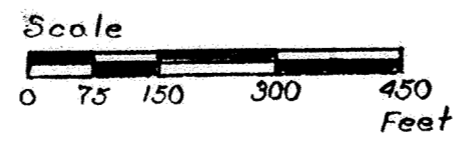
## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

Being a parcel of land situate in the south half of Section 32, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a Monument Box found at the northwest corner of the east half of the Southwest quarter of said Section 32; thence S 89° 26' 24" E with the north line of said east half of said Southwest quarter (also the centerline of Elm Street), 1331.63 feet to a Monument Box found over a stone at the center of said Section 32; thence S 89° 57' 42" E with the north line of the Southeast quarter of said Section 32, 436.17 feet to a PK nail set; thence S 00° 23' 18" W, 1917.71 feet to a railroad ties corner post found; thence N 89° 09' 45" W, 790.78 feet to a wood corner post found; thence S 00° 50' 15" W parallel with and fifty feet west of the west line of Indianbrook No. 5 Subdivision, 543.10 feet to a wood corner post found; thence N 89° 35' 00" W parallel with and fifty feet north of the south line of said Section 32, 1154.67 feet to a 5/8 inch rebar set; thence S 01° 10' 20" W, 50.00 feet to a point on said south line of said Section 32 (also the northwest corner of Lot No. 25800 in Indianbrook Subdivision No. 3); thence N 89° 35' 00" W with said south line of said Section 32, 126.28 feet to a point; thence N 00° 19' 13" E, 50.00 feet to a point; thence N 89° 35' 00" W parallel with and fifty feet north of the south line of said Section 32, 266.55 feet to a 5/8 inch rebar found; thence N 88° 43' 46" W, 82.25 feet to a PK nail found on the centerline of Fraunfelter Road; thence N 28° 14' 20" E with said centerline, 1358.98 feet to a PK nail set at the intersection of said centerline with the north line of the southwest quarter of said Southwest quarter of said Section 32; thence S 89° 10' 43" E with said north line, 29.09 feet to the northeast corner of said southwest quarter of said Southwest quarter; thence N 00° 06' 13" E with the west line of the east half of said Southwest quarter, 1252.54 feet to the PLACE OF BEGINNING containing 99.207 acres more or less and subject to all highways and other legal easements of record.

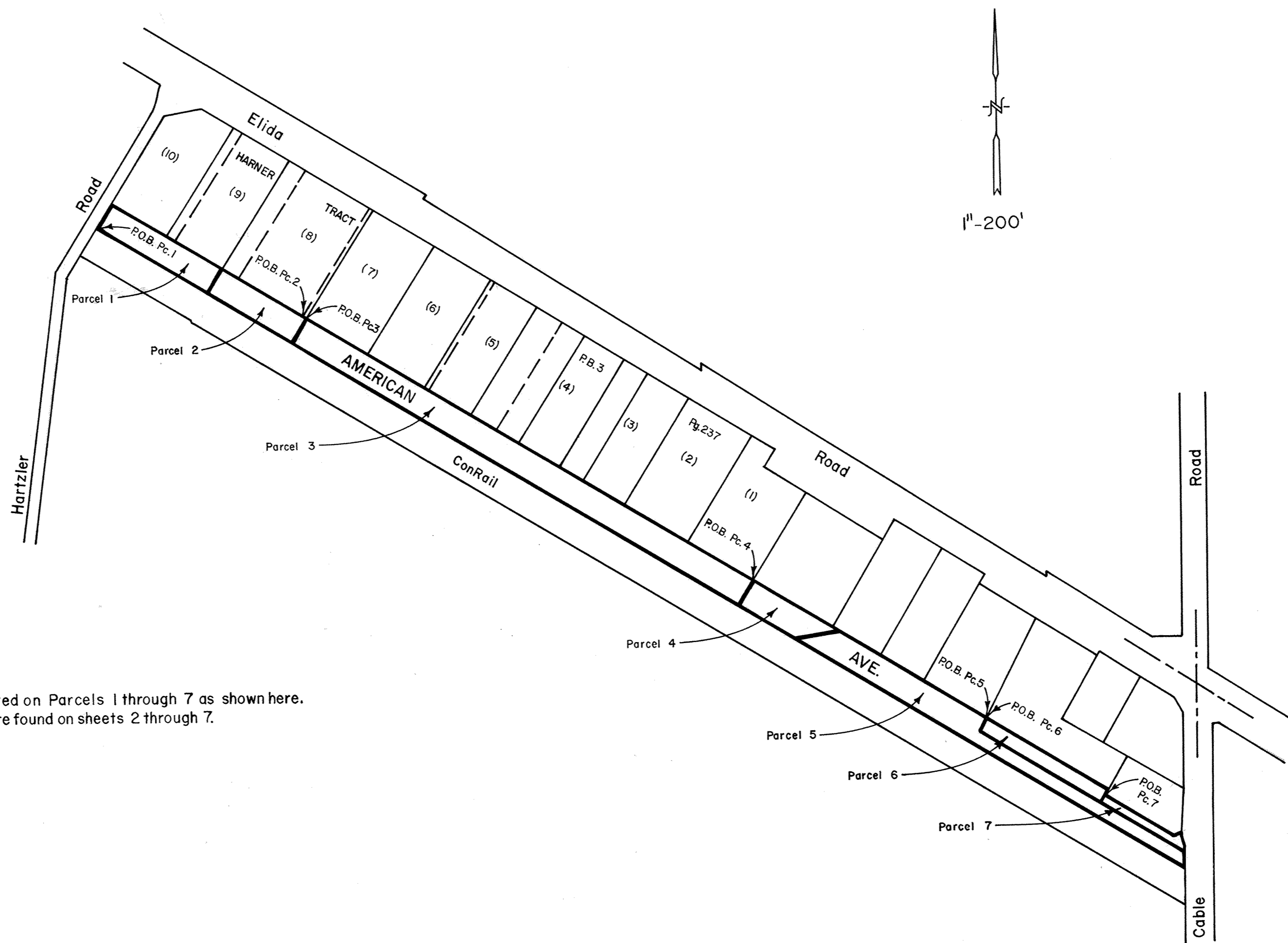


# DEDICATION PLAT FOR ROAD PURPOSES

FOR

## AMERICAN AVENUE

IN THE SE 1/4 OF SECTION 22, T3S, R6E  
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO



American Avenue is located on Parcels 1 through 7 as shown here.  
Descriptions of parcels are found on sheets 2 through 7.

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE IN THE SE 1/4 OF SECTION 22, T3S, R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTIONS

#### PARCEL 1:

Being located in the southeast quarter of Section 22, T3S, R6E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a point on the west line of Section 22, and the centerline of Eastown Road, said point being located N1°47'50"W, a distance of 1077.64 feet from a stone at the southwest corner of the northwest quarter of Section 22; thence S61°02'E along the north right-of-way line of Conrail 3140.04 feet to a point on the centerline of Hartler Road; thence S61°00'25"E along said north right-of-way 10.00 feet to the east right-of-way line of Hartler Road and the Place of Beginning; thence continuing S61°00'25"E along said north right-of-way line 292.73 feet to the west line of property owned by BANK ONE OHIO TRUST COMPANY, N.A., TRUSTEE (Deed Vol. 630, Page 588); thence N30°13'E along said west line 60.00 feet to the south lot line of Lot No. 9 of the Harner Tract Subdivision (Plat Bk. 3, Pg. 237); thence N61°00'25"W along the south lot lines of Lot Numbers 9 and 10 of said Harner Tract Subdivision 292.73 feet to the east right-of-way line of Hartzler Road; thence S30°13'W along said east right-of-way line 60.00 feet to the Place of Beginning, containing 0.403 acres, more or less. Subject to restrictions and easements of record of in use on the premises.

The bearings for the above description are based on a survey for Trisco System Inc. and recorded in Deed Volume 641, Page 143.

The above description is partially based on a description found in Deed Volume 695, Page 389 (Parcel Two), prepared by Richard A. Jones, Registered Surveyor #5156.

#### PARCEL 3:

Being part of the Southeast quarter of Section 22, Township 3 South, Range 6 East, south and east of the First Principal Meridian Survey and being more particularly described as follows:

Beginning for reference at a point marking the southeast corner of Lot 8 and the southwest corner of Lot 7 of Harner's Tract Subdivision, as recorded in Plat Book 3, Page 237 of the deed records of Allen county, Ohio; thence extending South 61°00'25"East, (bearings are based on Harner's Tract Subdivision Plat) on the southerly line of said subdivision, a distance of 5.0 feet to a point marking the true place of beginning for the tract herein described; thence continuing South 61°00'25"East, on the southerly line of said subdivision and on the northerly line of the former Traction Company right-of-way, a distance of 1,125.58' to a point, being the southeast corner of Lot 1 of said Subdivision; thence South 30°58'West, a distance of 60.0 feet to a point on the boundary line between the former Traction Company right-of-way and Conrail right-of-way; thence extending North 61°00'25"West, on said boundary line a distance of 1,124.49 feet to a point; thence North 30°13'East, a distance of 60.0 feet to the true Place of Beginning and containing 1.55 acres, more or less. Subject to restrictions and easements of record or in use on the premises.

The above description was prepared by Richard A. Jones, Registered Surveyor #5156.

I certify that the above described parcels are two of the seven parcels being dedicated for road purposes to be known as AMERICAN AVENUE.

Timothy J. Piper  
Timothy J. Piper  
Registered Surveyor #7013

### DEDICATION

Being the sole owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 24<sup>th</sup> of September, 1992.

BOARD OF TOWNSHIP TRUSTEES  
OF AMERICAN TOWNSHIP:

Harold E. Metzger  
Harold E. Metzger  
Merle H. Miller  
Merle H. Miller  
Larry K. Vandemark  
Larry K. Vandemark

WITNESS:

April A. Stahler  
Amber C. Balyant

### ACKNOWLEDGEMENT

State of Ohio, County of Allen, SS  
Before me, a Notary Public in and for said County and State, did personally appear the above signed owner(s) who acknowledged the signing of this document, to be their free act and deed in testimony thereof I affix my hand and seal, this 24<sup>th</sup> day of September, 1992.

Amber C. Balyant  
Notary Public

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the city of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 14<sup>th</sup> day of December, 1992.

David Bergan  
Mayor & Chairman of City  
Planning Commission

### AUDITOR'S CERTIFICATION

Filed for transfer this 18<sup>th</sup> day of DECEMBER, 1992 at 2:10 o'clock P.M. in the office of the Allen County Auditor.

H. Dean French, Jr.  
Allen County Auditor

### RECORDER'S CERTIFICATION

No. 9220640  
Filed for record this 18<sup>th</sup> day of Dec, 1992 at 2:11 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 Page 47.

20014490

Edward S. Reel  
Allen County Recorder  
jm



# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE IN THE SE 1/4 OF SECTION 22, T3S, R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTION

#### PARCEL 2:

Being a part of the southeast quarter of Section 22, Township 3 South, Range 6 East, South and East of the First Principal Meridian Survey, and being more particularly described as follows:

Beginning for description at a point marking the southeast corner of Lot 8 and the southwest corner of Lot 7 of Harner's Tract Sub-division, as recorded in Plat Book 3, Page 237 of the deed records of Allen County, Ohio, thence extending South 61°00'25" East on the south lot line of Lot 7, a distance of 5.00 feet to a point marking the southeast corner of the lands now or formerly owned by National Industrial Development Corporation; thence extending South 30°13' West, a distance of 60.00 feet to a point; thence extending North 61°00'25" West, and parallel with the south lot line of Lot Numbers 7, 8 and 9, a distance of 200.00 feet to a point; thence extending North 30°13' East, a distance of 60.00 feet to a point on the south lot line of Lot 9, marking the southwest corner of the lands now or formerly owned by National Industrial Development Corporation; thence extending South 61°00'25" East, on the south lot line of Lot numbers 8 and 9, a distance of 195.00 feet to the place of beginning, passing the southeast corner of Lot 9, and the southwest corner of Lot 8, at a distance of 36.00 feet, and containing 0.2754 of an acre, more or less. Subject to restrictions and easements of record or in use on the premises.

Description prepared by Richard A. Jones, Professional Surveyor #5156 (Deed Vol. 748, Pg. 149).

I certify that the above described parcel is one of the seven parcels being dedicated for road purposes to be known as AMERICAN AVENUE.

Timothy J. Piper  
Timothy J. Piper  
Registered Surveyor #7013

### DEDICATION

Being the sole owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 24<sup>th</sup> of September, 1992.

Bank One Ohio Trust Company,  
N.A., Trustee

By: Philip T. Christy  
Trust Officer

WITNESS:

April R. Starlock  
Andrew C. Burdick

### ACKNOWLEDGEMENT

State of Ohio, County of ALLEN, SS  
Before me, a Notary Public, in and for said County and State, personally Appeared Philip T. Christy - Bank One Ohio Trust Company, by Philip Christy its Agent - Trustee who acknowledged that it did sign the foregoing instrument and that the same is its free act and deed. ON TESTIMONY WHEREOF I have hereunto set my hand and official seal at Lima, Ohio, this 24<sup>th</sup> day of September, A.D. 1992.

Andrew C. Burdick  
Notary Public

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the city of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 14<sup>th</sup> day of December, 1992.

Michael Bergeron  
Mayor & Chairman of City  
Planning Commission

### AUDITOR'S CERTIFICATION

Filed for transfer this 18<sup>th</sup> day of DECEMBER, 1992 at 2:10 o'clock P.M. in the office of the Allen County Auditor.

W. Dean French, Jr.  
Allen County Auditor

### RECORDER'S CERTIFICATION

No. 9220640  
Filed for record this 18<sup>th</sup> day of Dec, 1992 at 2:11 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 Page 47.

Edward S. Kish, Jr.  
Allen County Recorder

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE IN THE SE 1/4 OF SECTION 22, T3S, R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTION

#### PARCEL 4:

Being part of the southeast quarter of Section 22, Township 3 South, Range 6 East, south and east of the First Principal Meridian Survey, and being more particularly described as follows:

Beginning for reference at the intersection of the east line of Section 22, and centerline of Cable Road with the centerline of U.S. Route 30 South; thence extending North 59°47' West, on the centerline of U.S. Route 30 South, a distance of 924.75 feet to a point; thence extending South 30°58' West, a distance of 265.00 feet to a point on the northerly right-of-way line of the former Lima, Delphos, Van Wert, and Ft. Wayne Traction Company right-of-way, said point marking the southwest corner of the tract of land as Described in Volume 859, Page 420 of the Allen County Deed of Records and the true place of beginning for the tract herein described; thence extending South 60°44'30" East on the northerly right-of-way line of said former Traction right-of-way a distance of 197.53 feet to a point; thence extending South 87°06'30" West, on the boundary line between Ohio Power Company and the lands now or formerly owned by Wen-Ham Food Service, Inc., as described in Volume 580, Page 694, a distance of 112.70 feet to a point; thence extending North 60°44'30" West, on the southerly right-of-way line of said Traction right-of-way a distance of 103.90 feet to a point; thence extending North 30°58'00" East, a distance of 60.00 feet to the true place of beginning and containing 0.21 of an acre, more or less. Subject to restrictions and easements of record or in use on the premises.

Description prepared by: Richard A. Jones, Professional Surveyor No. 5156 (Deed Vol. 724, Pg. 229).

I certify that the above described parcel is one of the seven parcels being dedicated for road purposes to be known as AMERICAN AVENUE.

Timothy J. Piper  
Timothy J. Piper  
Registered Surveyor #7013

### DEDICATION

Being the sole owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 24<sup>th</sup> of September, 1992.

GUAGENTI REALTY CORPORATION

Joseph H. Guagenti

WITNESS:

Barbara E. Reeves

Ann C. [Signature]

### ACKNOWLEDGEMENT

State of Ohio, County of Allen, SS  
Before me, a Notary Public in and for said County and State, personally appeared Joseph Guagenti - Guagenti Realty Corporation, by Joseph Guagenti its Secretary who acknowledged that it did sign the foregoing instrument and that the same is its free act and deed. ON TESTIMONY WHEREOF I have hereunto set my hand and official seal at Lima, Ohio, this 24<sup>th</sup> day of September, A.D. 1992.

Andrew C. Balgert  
Notary Public

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the city of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 14<sup>th</sup> day of December, 1992.

David Berg  
Mayor & Chairman of City  
Planning Commission

### AUDITOR'S CERTIFICATION

Filed for transfer this 18<sup>th</sup> day of December, 1992 at 2:10 o'clock P.M. in the office of the Allen County Auditor.

H. Dan French  
Allen County Auditor *KS*

### RECORDER'S CERTIFICATION

No. 9220640  
Filed for record this 18<sup>th</sup> day of Dec, 1992 at 2:11 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 Page 47.

Edward P. Keib Jr.  
Allen County Recorder

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE IN THE SE 1/4 OF SECTION 22, T3S, R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTION

#### PARCEL 5:

Being located in the southeast quarter of Section 22, T3S, R6E, American Township, Allen County, Ohio and more particularly described as follows:

Beginning at an existing brad at the intersection of the centerline of Elida Road (S.R. 309), with the east line of said quarter and the centerline of Cable Road; thence North fifty-nine degrees, forty-seven minutes, zero seconds West (N 59°-47'-00"W) on the centerline of Elida Road, three hundred seventy-one and thirty-one hundredths (371.31) feet; thence South thirty degrees, thirteen minutes, zero seconds West (S 30°-13'00"W) forty-five (45) feet to the southerly right-of-way line of Elida Road; thence South twenty-five degrees, seventeen minutes, zero seconds West (S 25°-17'00"W) two hundred twenty-two and one hundredths (222.01) feet to THE PLACE OF BEGINNING; thence South twenty-five degrees, seventeen minutes, zero seconds West (S 25°-17'-00"W) thirty and seven hundredths (30.07) feet to a 5/8" iron pin found; thence South sixty degrees, forty-eight minutes, three seconds East (S 60°-48'-03"E) four hundred eighty-two and forty-four hundredths (482.44) feet to the west right-of-way line of Cable Road; thence South fifteen degrees, forty-nine minutes, twelve seconds East (S 15°-49'-12"E) on said west right-of-way line twenty-eight and twenty-nine hundredths (28.29) feet to a PK nail found; thence North sixty degrees, forty-eight minutes, three seconds West (N 60°-48'-03"W) nine hundred fifty-one and twenty-nine hundredths (951.29) feet to a 5/8" iron pin found; thence North eighty-seven degrees, six minutes, thirty seconds East (N 87°-06'-30"E) ninety-four and eleven hundredths (94.11) feet to a point; thence south sixty degrees, forty-eight minutes, three seconds East (S 60°-48'-03"E) three hundred sixty-seven and five hundredths (367.05) feet to THE PLACE OF BEGINNING containing sixty-nine hundredths (.69) of acre more or less. Subject to all restrictions and easements of record of in use on the premises.

This description is based upon a survey by Sheldon & Associates, Consulting Engineers and Surveyors of Lima, Ohio.

I certify that the above described parcel is one of the seven parcels being dedicated for road purposes to be known as AMERICAN AVENUE.

Timothy J. Piper  
Timothy J. Piper  
Registered Surveyor #7013

### AUDITOR'S CERTIFICATION

Filed for transfer this 18<sup>th</sup> day of DECEMBER, 1992 at 2:10 o'clock P.M. in the office of the Allen County Auditor.

H. Dean French  
Allen County Auditor

### RECORDER'S CERTIFICATION

No. 9220640  
Filed for record this 18<sup>th</sup> day of Dec, 1992 at 2:11 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 Page 47.

Edward P. Keis Jr.  
Allen County Recorder

### DEDICATION

Being the owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 15<sup>th</sup> of October, 1992.

#### OWNER(S):

Louis Lehman  
Louis Lehman  
Grace Lehman  
Grace Lehman

#### WITNESS:

Patricia E. Gutz  
Barbara J. Swihart

### ACKNOWLEDGEMENT

State of Ohio, County of Wyandot, SS  
Before me, a Notary Public in and for said County and State, did personally appear the above signed owner(s) who acknowledged the signing of this document, to be their free act and deed in testimony thereof I affix my hand and seal, this 15<sup>th</sup> day of Oct, 1992.

Christine Hensel  
Notary Public 3-10-96

### DEDICATION

Being the owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 12<sup>th</sup> of October, 1992.

#### OWNER(S):

Richard C. Fox  
Richard C. Fox  
Adelaide M. Fox  
Adelaide Fox

#### WITNESS:

Constance J. Schaper  
Linh Q. McCall

### ACKNOWLEDGEMENT

State of New York, County of Monroe, SS  
Before me, a Notary Public in and for said County and State, did personally appear the above signed owner(s) who acknowledged the signing of this document, to be their free act and deed in testimony thereof I affix my hand and seal, this 13<sup>th</sup> day of October, 1992.

Judy Riales-Jarone  
Notary Public  
Notary Public - Syracuse  
Notary Public State of New York  
County of Monroe  
Comm. Expires 11/12/93

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the city of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 14<sup>th</sup> day of December, 1992.

David Buran  
Mayor & Chairman of City  
Planning Commission

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE IN THE SE 1/4 OF SECTION 22, T3S, R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTION

#### PARCEL 6:

Being located in the southeast quarter of Section 22, T3S, R6E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at the existing brad at the intersection of the centerline of Elida Road (S.R. 309) with the east line of said quarter and the centerline of Cable Road; thence North fifty-nine degrees, forty-seven minutes, zero seconds West (N 59°-47'00"W) on the centerline of Elida Road three hundred seventy-one and thirty-one hundredths (371.31) feet; thence South thirty degrees, thirteen minutes, zero seconds West (S 30°-13'00"W) forty five (45) feet to the southerly right-of-way line of Elida Road; thence South twenty-five degrees, seventeen minutes, zero seconds West (S 25°-17'-00"W) two hundred twenty-two and one hundredth (222.01) feet to THE PLACE OF BEGINNING; thence South sixty degrees, forty-eight minutes, three seconds East (S 60°-48'03"E) two hundred ninety-six and thirty-six hundredths (296.36) feet to a point, thence South twenty-nine degrees, eleven minutes, fifty-eight seconds West (S 29°-11'58"W) thirty and zero hundredths (30.00) feet to a point; thence North sixty degrees, forty-eight minutes, three seconds West (N 60°-48'03"W) two hundred ninety-four and thirty-one hundredths (294.31) feet to a 5/8" iron pin found; thence North twenty-five degrees, seventeen minutes, zero seconds East (N 25°-17'-00"E) thirty and seven hundredths (30.07) feet to THE PLACE OF BEGINNING containing twenty hundredths (.20) of an acre more or less. Subject to restrictions and easements of record or in use on the premises.

This description is based upon a survey by Sheldon & Associates, Consulting Engineers and Surveyors of Lima, Ohio.

I certify that the above described parcel is one of the seven parcels being dedicated for road purposes to be known as AMERICAN AVENUE.

Timothy J. Piper  
Timothy J. Piper  
Registered Surveyor #7013

### DEDICATION

Being the owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 5th of October, 1992.

G. R. INVESTMENT COMPANY  
AN OHIO GENERAL PARTNERSHIP

Thomas Kreuzsch  
Thomas Kreuzsch, GENERAL PARTNER

WITNESS:

Eloise Hendrichson  
Donna Bauer

### ACKNOWLEDGEMENT

State of Ohio, County of Montgomery, SS  
Before me, a Notary Public in and for said County and State, did personally appear the above signed owner(s) who acknowledged the signing of this document, to be their free act and deed in testimony thereof I affix my hand and seal, this 5th day of October, 1992.

Eloise Hendrichson  
Notary Public

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the city of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 14th day of December, 1992.

David Bergan  
Mayor & Chairman of City  
Planning Commission

### AUDITOR'S CERTIFICATION

Filed for transfer this 18th day of DECEMBER, 1992 at 2:10 o'clock P.M. in the office of the Allen County Auditor.

H. Dean French  
Allen County Auditor T65

### RECORDER'S CERTIFICATION

No. 9220640  
Filed for record this 18th day of Dec, 1992 at 2:11 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 Page 47.

Edward P. Kirk, Jr.  
Allen County Recorder

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE IN THE SE 1/4 OF SECTION 22, T3S, R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DEDICATION

#### PARCEL 7:

Being located in the southeast quarter of Section 22, T3S, R6E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at an existing brad at the intersection of Elida Road (S. R. 309) with the east line of said quarter and the centerline of Cable Road; thence North fifty-nine degrees, forty-seven minutes, zero seconds West (N 59°-47'-00" W) on the centerline of Elida Road three hundred seventy-one and thirty-one hundredths (371.31) feet; thence South thirty degrees, thirteen minutes, zero seconds West (S 30°-13'-00" W) forty-five and zero hundredths (45.00) feet to the southerly right-of-way line of Elida Road; thence South fifty-nine degrees, forty-seven minutes, zero seconds East (S 59°-47'-00" E) on said southerly right-of-way line one hundred sixty (160) feet to a point; thence South twenty-five degrees, seventeen minutes, zero seconds West (S 25°-17'-00" W) one hundred forty-nine and ninety-eight hundredths (149.98) feet to a point; thence South fifty-nine degrees, forty-seven minutes, zero seconds East (S 59°-47'-00" E) one hundred forty-one and thirty-three hundredths (141.33) feet to a point; thence South twenty-nine degrees, eleven minutes, fifty-eight seconds West (S 29°-11'-58" W) seventy-nine and fifty-one hundredths (79.51) feet to the PLACE OF BEGINNING; thence continuing South twenty-nine degrees, eleven minutes, fifty-eight seconds West (S 29°-11'-58" W) seventeen and zero hundredths (17.00) feet; thence South sixty degrees, forty-eight minutes, three seconds East (S 60°-48'-03" E) one hundred eighty-eight and thirteen hundredths (188.13) feet to the west right-of-way line of Cable Road; thence North fifteen degrees, forty-nine minutes, eleven seconds West (N 15°-49'-11" W) along said west right-of-way line twenty-six and seventy-three hundredths (26.73) feet; thence North seven degrees, two minutes, nine seconds East (N 07°-02'-09" E) along said west right-of-way line five and sixty-two hundredths (5.62) feet; thence South seventy-four degrees, twelve minutes, forty-three seconds West (S 74°-12'-43" W) ten and four hundredths (10.04) feet; thence North sixty degrees, forty-eight minutes, three seconds West (N 60°-48'-03" W) one hundred sixty and zero hundredths (160.00) feet to the PLACE OF BEGINNING containing seventy-one thousandths (0.071) of an acre more or less. Subject to restrictions and easements of record of in use on the premises.

This description is partially based upon a survey by Sheldon & Associates, Consulting Engineers and Surveyors of Lima, Ohio.

I certify that the above described parcel is one of the seven parcels being dedicated for road purposes to be known as AMERICAN AVENUE.

Timothy J. Piper  
Timothy J. Piper  
Registered Surveyor #7013

### DEDICATION

Being the sole owner(s) of the above described premises, I hereby dedicate the right-of-way as shown, to the public for their use forever, signed this 24th of September, 1992.

THE DOWNING COMPANY, INC.

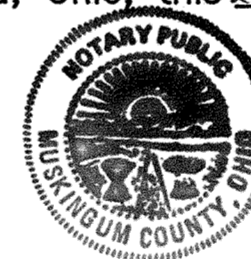
WITNESS:

By: Jack D. Downing  
PRESIDENT

Gregory T. Messline  
Judy Carpenter

### ACKNOWLEDGEMENT

State of Ohio, County of Muskingum, SS  
Before me, a Notary Public in and for said County and State, personally appeared Jack Downing - Downing Co, Inc., by Jack Downing its President who acknowledged that it did sign the foregoing instrument and that the same is its free act and deed. ON TESTIMONY WHEREOF I have hereunto set my hand and official seal at Lima, Ohio, this 24th day of September, A.D. 1992.



GREGORY T. MESSLINE, Notary Public  
Muskingum County, State of Ohio  
My commission expires Aug. 9, 1996

Gregory T. Messline  
Notary Public

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the city of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 14th day of December, 1992.

David Berg  
Mayor & Chairman of City  
Planning Commission

### AUDITOR'S CERTIFICATION

Filed for transfer this 18th day of DECEMBER, 1992 at 2:10 o'clock P.M. in the office of the Allen County Auditor.

H. Dean French  
Allen County Auditor T.K.S

### RECORDER'S CERTIFICATION

No. 9220640  
Filed for record this 18th day of Dec, 1992 at 2:11 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 Page 47.

Edward P. Keib Jr.  
Allen County Recorder

# BROOKHAVEN CONDOMINIUM NO. 24

## LOT NO. 28646

### EDGEWOOD ESTATES NO. 12 - E

**BROOKHAVEN CONDOMINIUM No. 24** consists of Lot No. 28646 in Edgewood Estates No. 12-E as recorded in Plat Book 18 on Page 101 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of **BROOKHAVEN CONDOMINIUM No. 24**, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

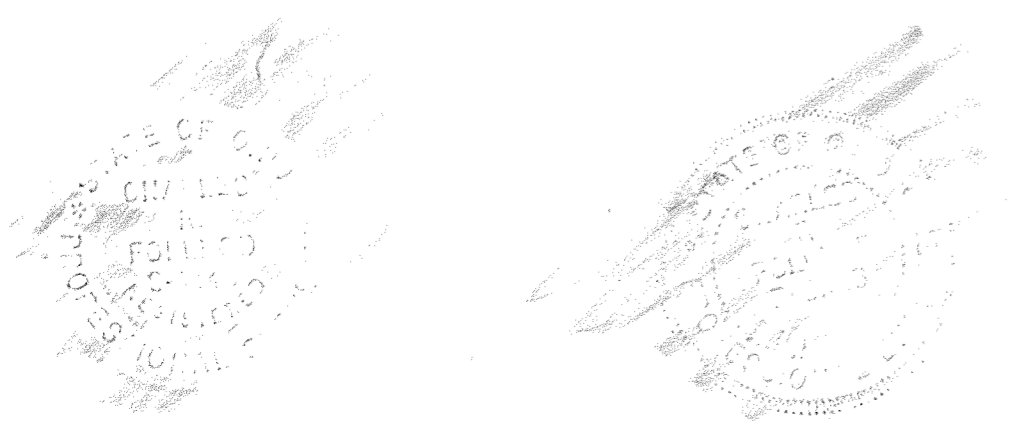
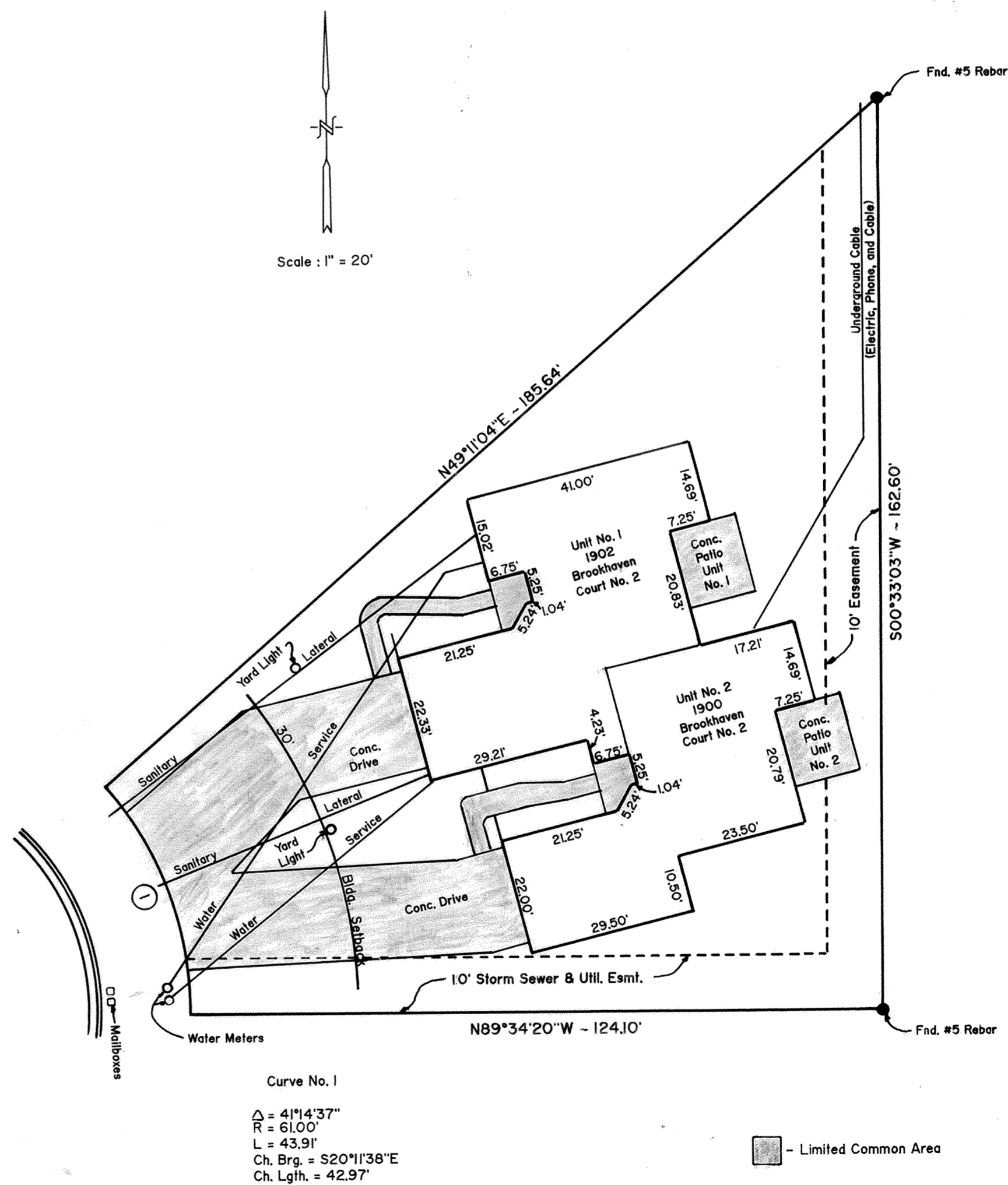
*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.

No. 9220664  
Filed for record this 18<sup>th</sup> day of Dec, 1992 at  
4:00 o'clock P.M. in the office of the Allen County Recorder  
and recorded in Plat Book 19 on Page 54.

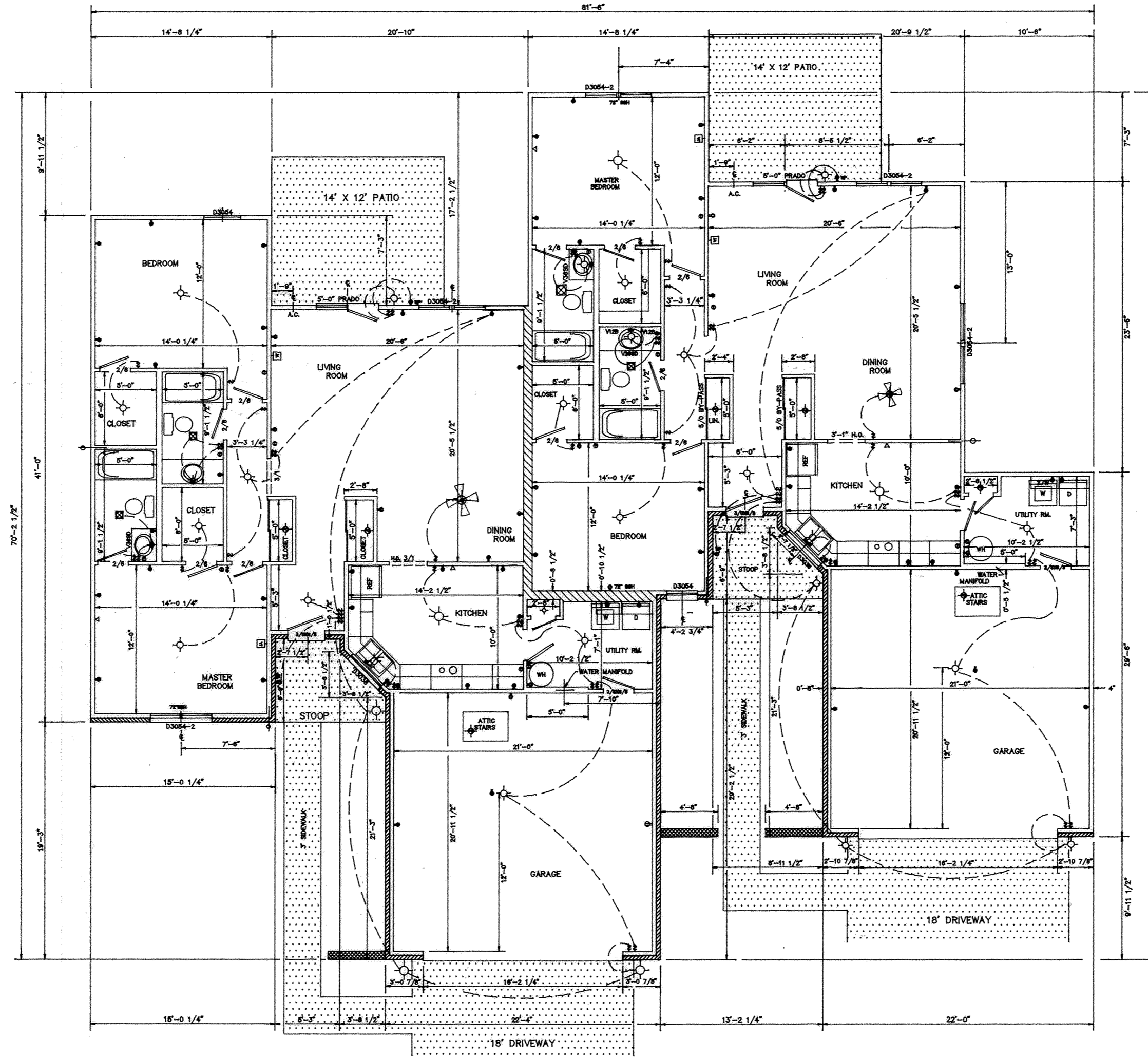
Fee: \$2.80  
*Edward P. Kirk*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 772 Page 236

Approved for Transfer  
Allen County Tax Map Office  
By: *Jax* Date: 12/18/92

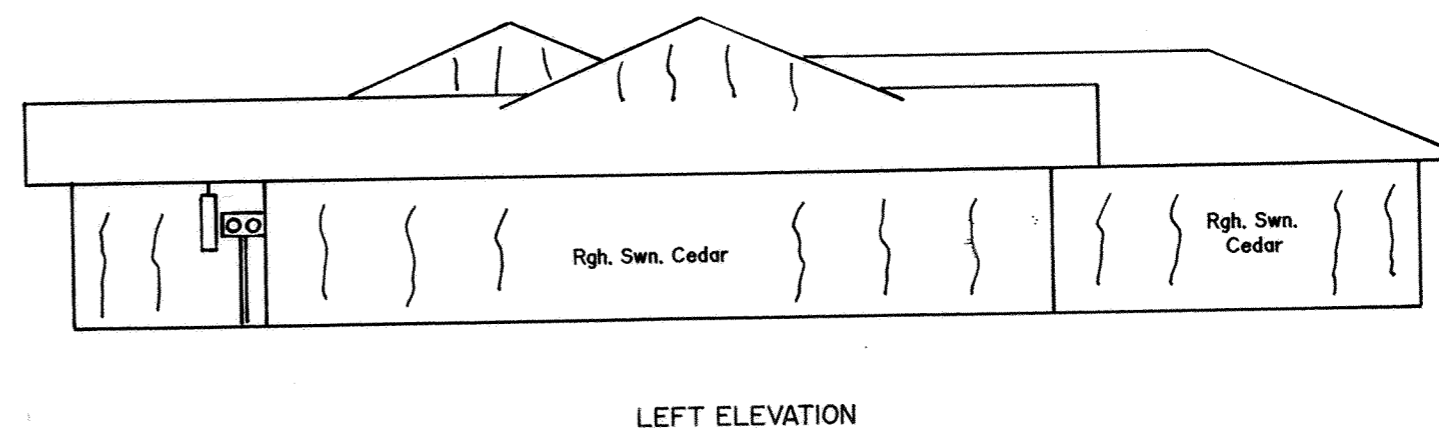
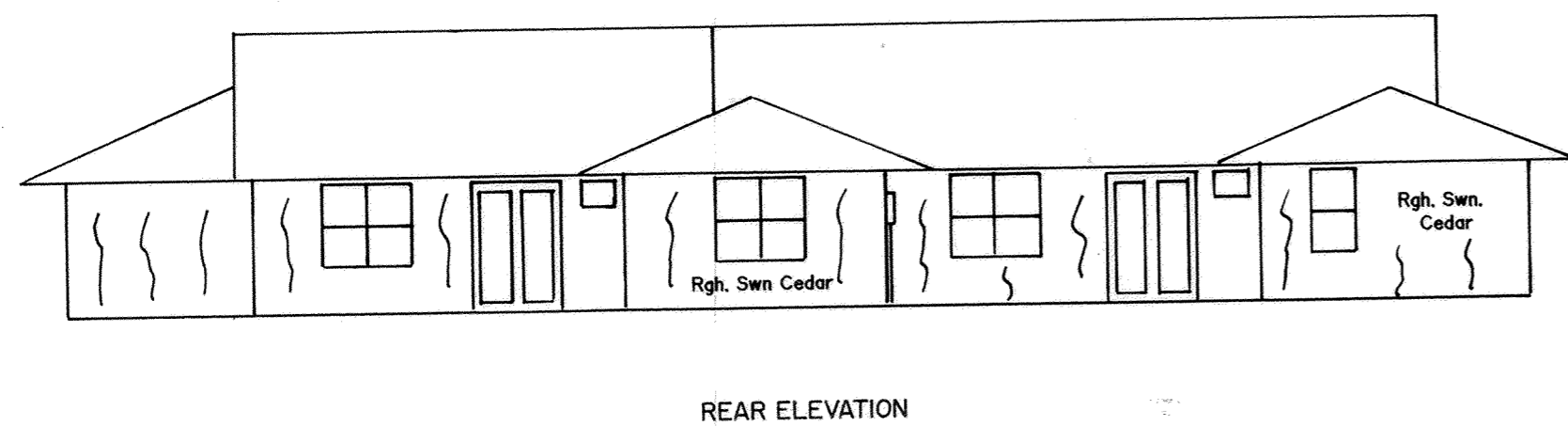
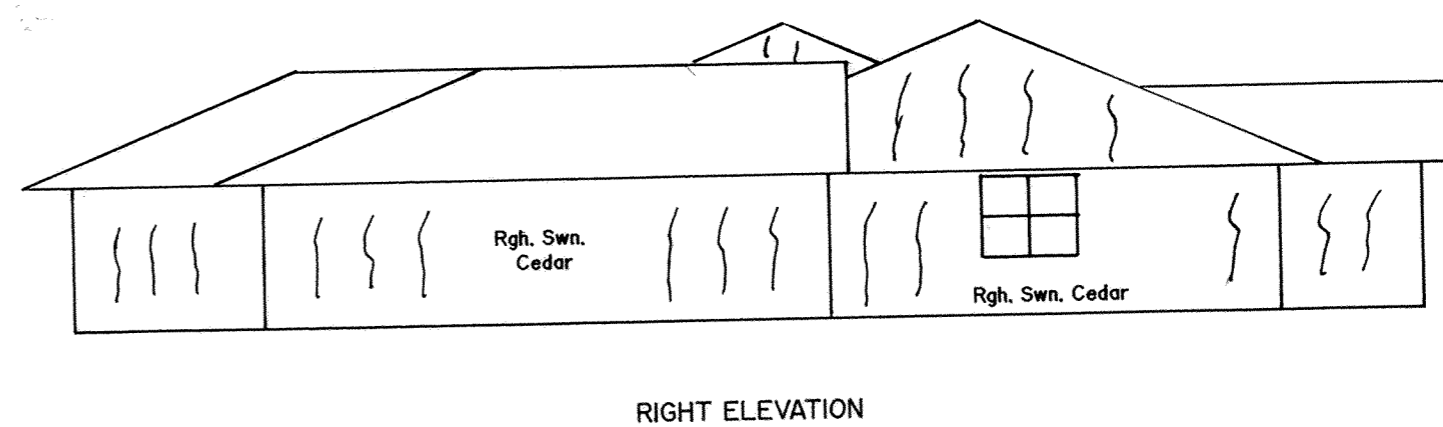
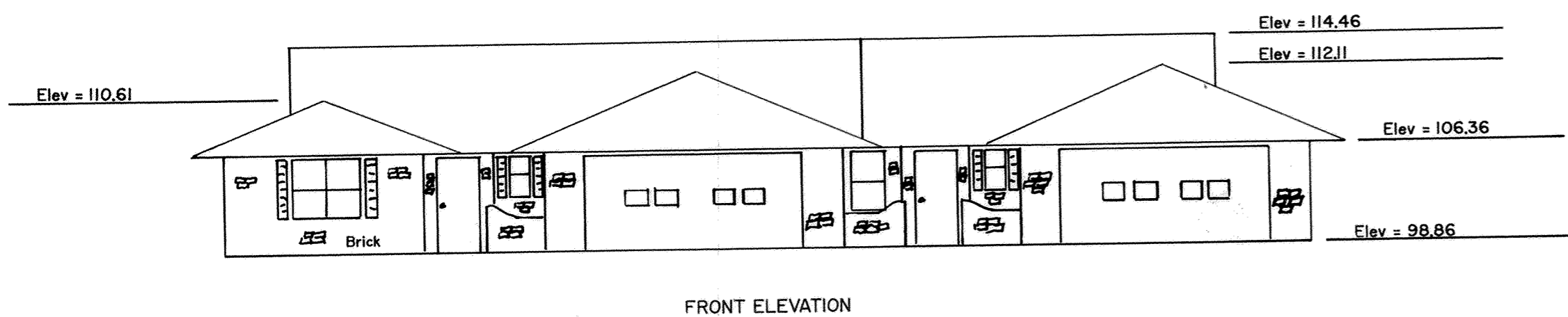


# BROOKHAVEN CONDOMINIUM NO. 24



UNIT LIVING AREA 1303.3 SQ.FT.  
GARAGE 467.5 SQ.FT.  
UNIT TOTAL 1770.8 SQ.FT.  
BUILDING TOTAL 3541.6 SQ.FT.

# BROOKHAVEN CONDOMINIUM NO. 24

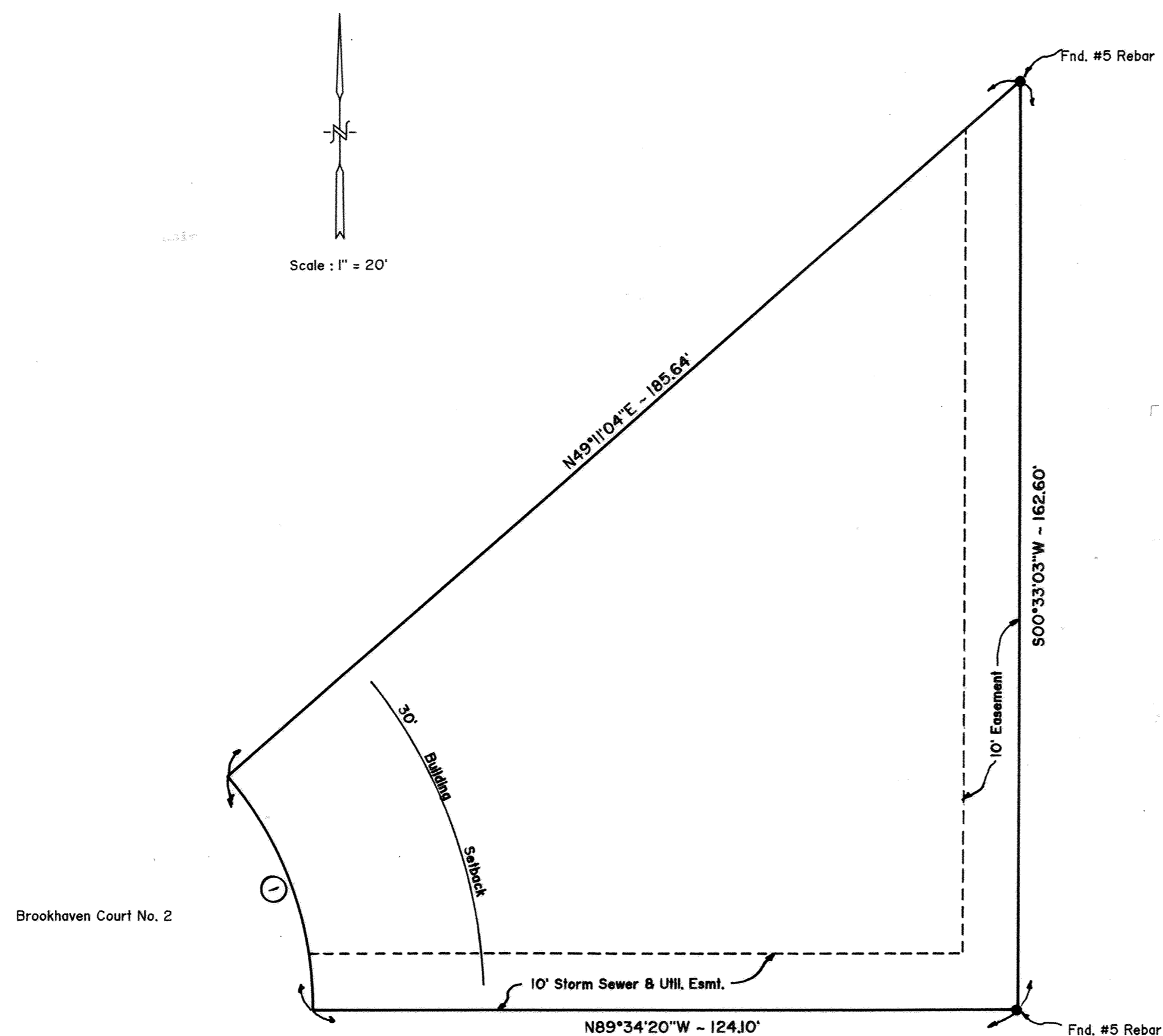


B.M. - Top of Steamer Nozzle on Fire Hydrant at  
 N.E. corner of Brookhaven Drive and  
 Brookhaven Ct. No. 2 Elev = 100.00



# BROOKHAVEN CONDOMINIUM NO. 24

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

Being all of Lot No. 28646 in Edgewood Estates No. 12-E in the SE $\frac{1}{4}$  of Section 23, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Book 18, Page 101 in the Allen County Recorder's Office, Allen County, Ohio.

### Curve No. 1

$\Delta = 41^{\circ}14'37''$   
 R = 61.00'  
 L = 43.91'  
 Ch. Brg. = S20°11'38"E  
 Ch. Lgth. = 42.97'

# BROOKHAVEN CONDOMINIUM NO. 25

LOT NO. 28794

EDGEWOOD ESTATES NO. 16

BROOKHAVEN CONDOMINIUM No. 25 consists of Lot No. 28794 in Edgewood Estates No. 16 as recorded in Plat Book 18 on Page 178 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of BROOKHAVEN CONDOMINIUM No. 25, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

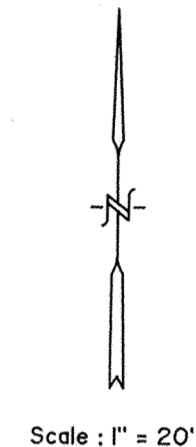
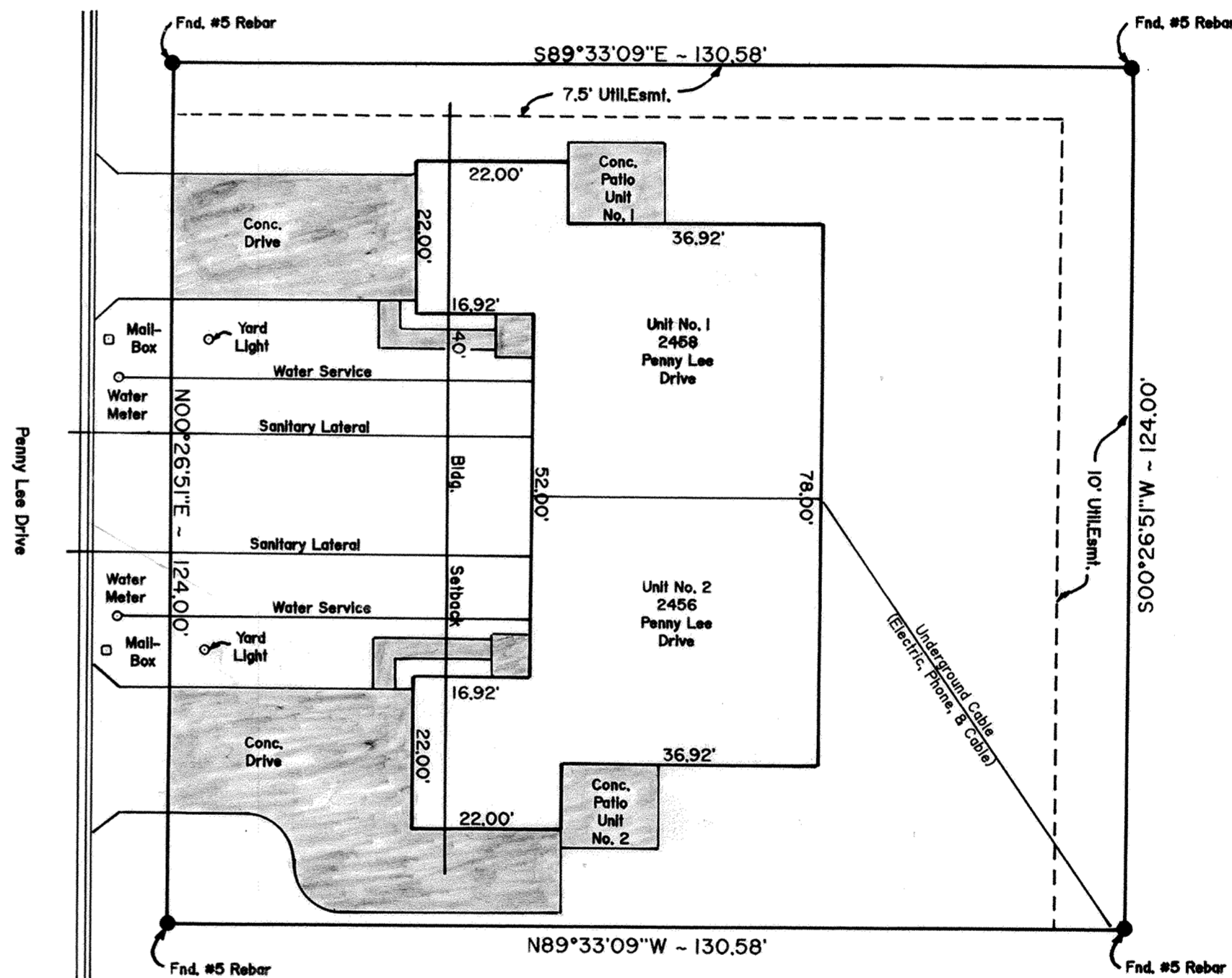
*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.

No. 9220668  
Filed for record this 18<sup>th</sup> day of Dec, 1992 at  
4:06 o'clock P.M. in the office of the Allen County Recorder  
and recorded in Plat Book 18 on Page 58.

Fee: \$82.80

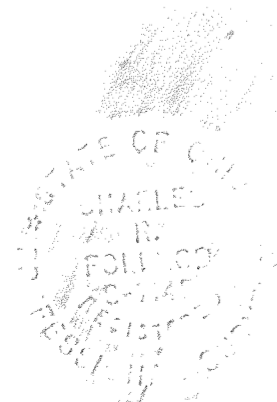
*Edward P. Kiehl*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 772 Page 264

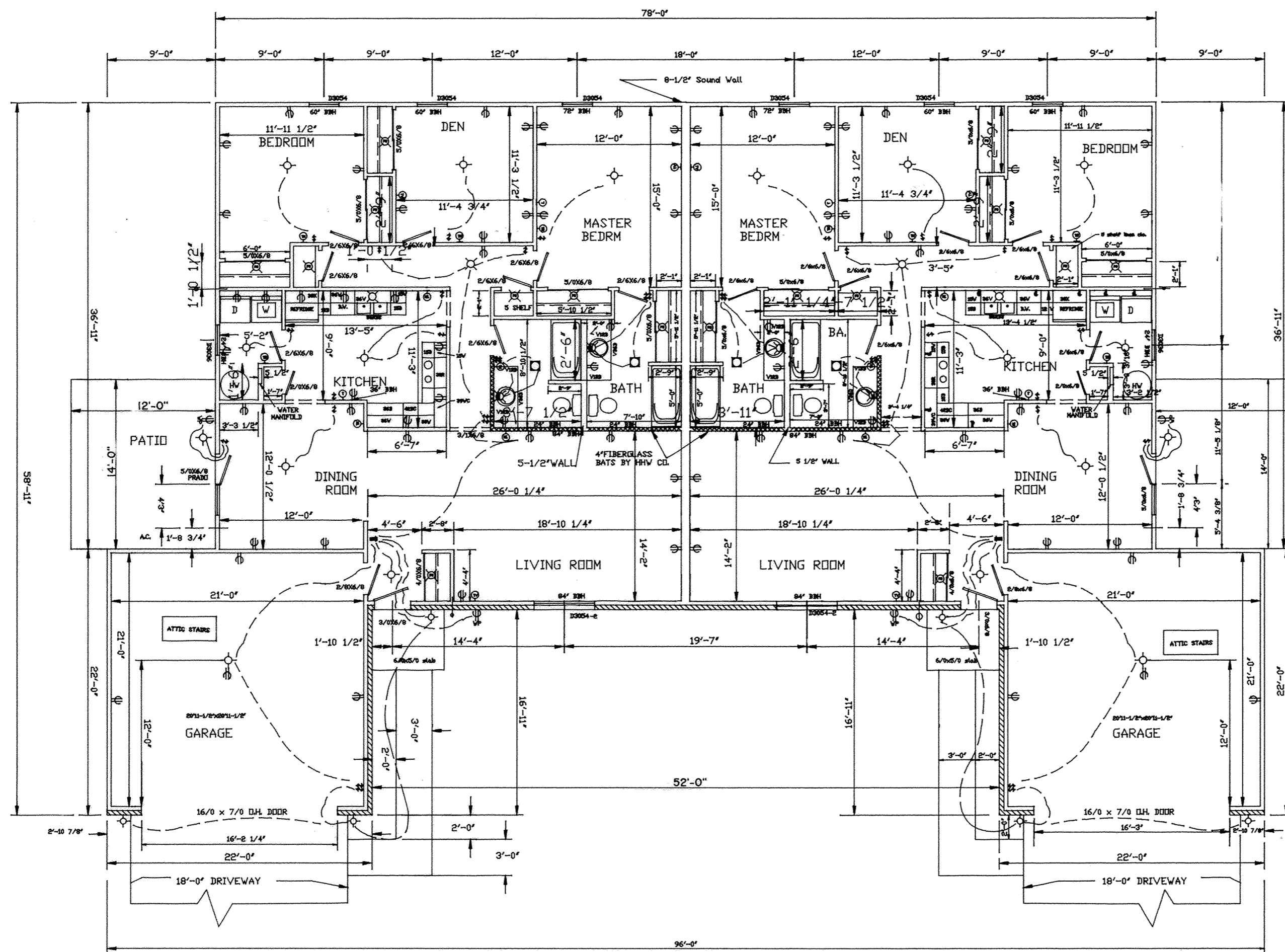


Approved for Transfer  
Allen County Tax Map Office  
By: *JGA* Date: 12/18/92

■ - Limited Common Area

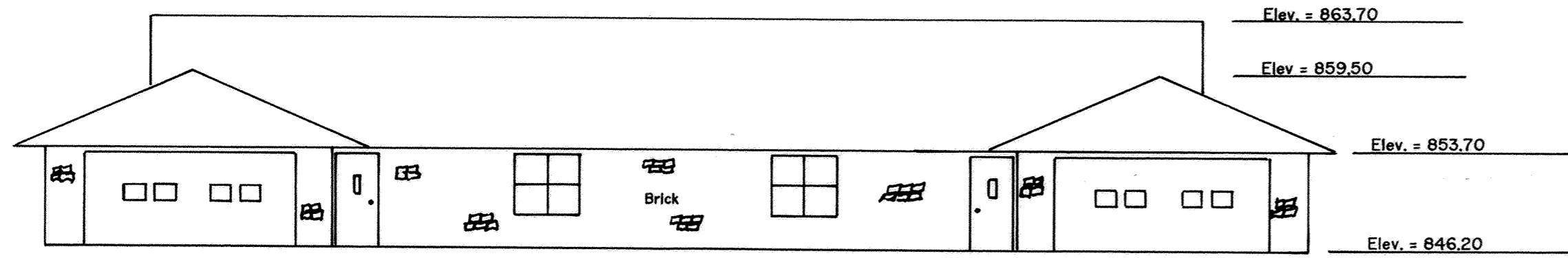


# BROOKHAVEN CONDOMINIUM NO. 25



UNIT LIVING AREA-1577.0 sq. ft.  
 GARAGE TOTAL 484 SQ.FT.  
 Unit Total -2055.0 sq.ft.  
 Bldg. Total -4110.0 sq.ft.

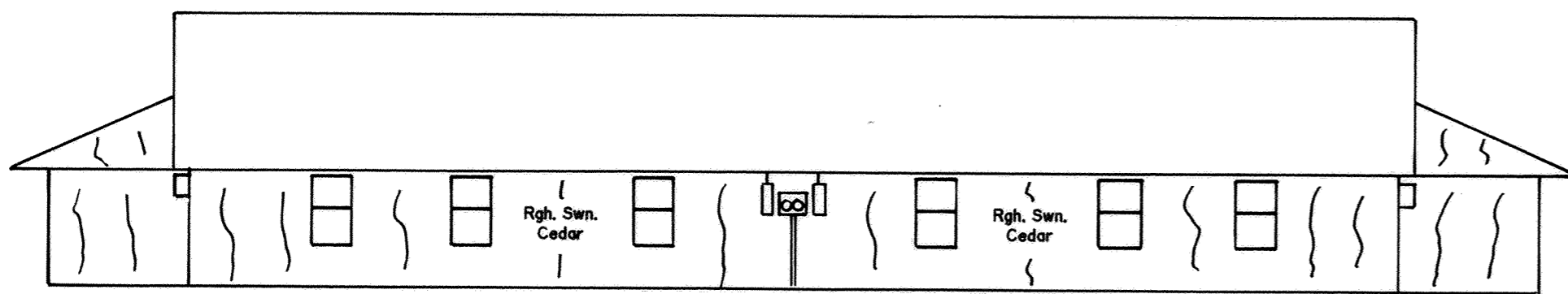
# BROOKHAVEN CONDOMINIUM NO. 25



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

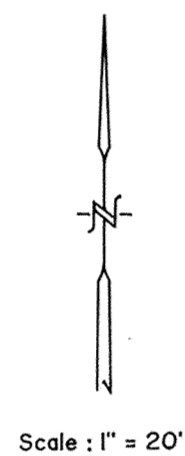
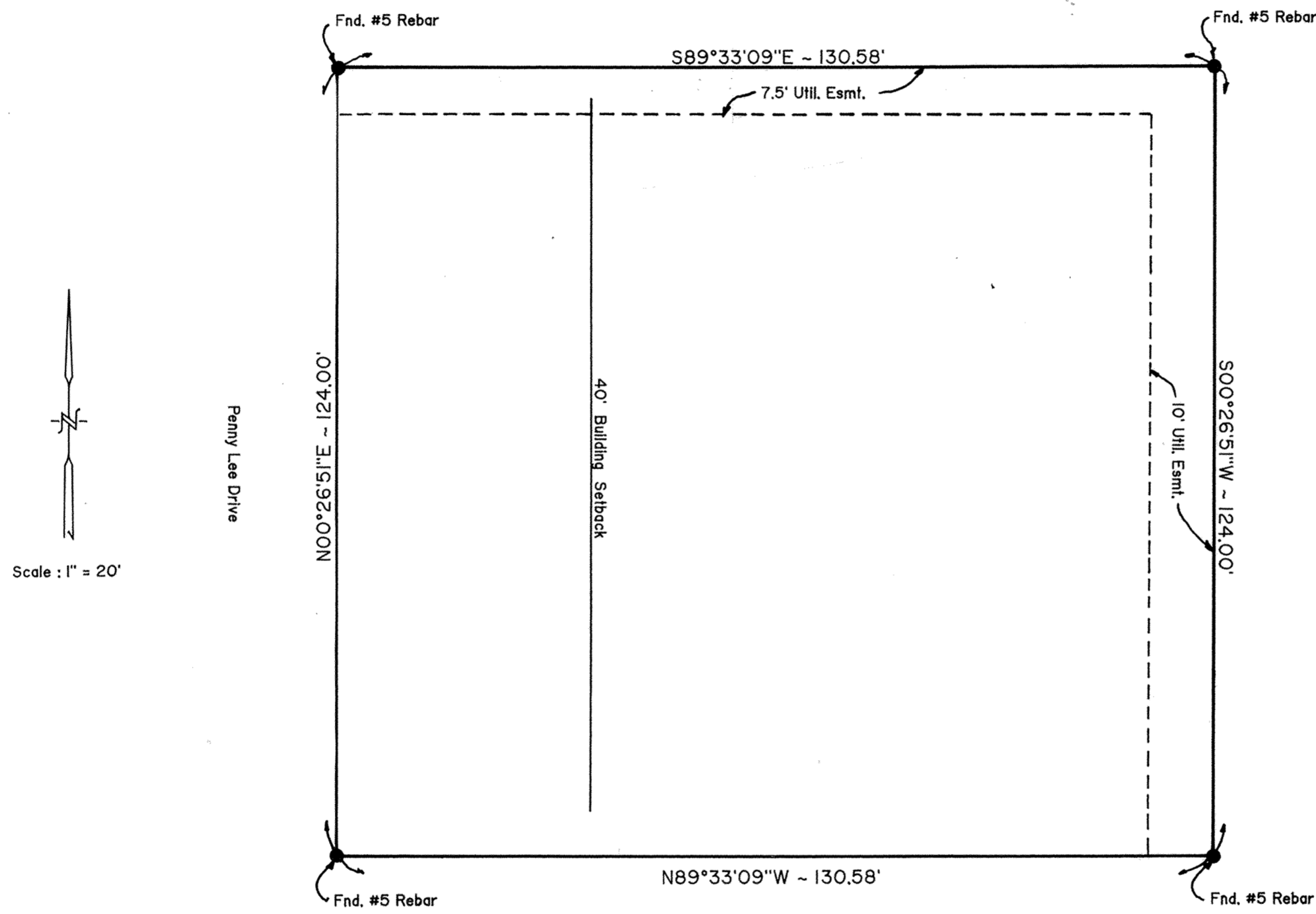


LEFT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant  
Located on South Side of Plainfield Dr.  
at the Intersection of Penny Lee Dr.  
Elev = 845.26

# BROOKHAVEN CONDOMINIUM NO. 25

## SURVEY OF DEDICATOR'S LAND

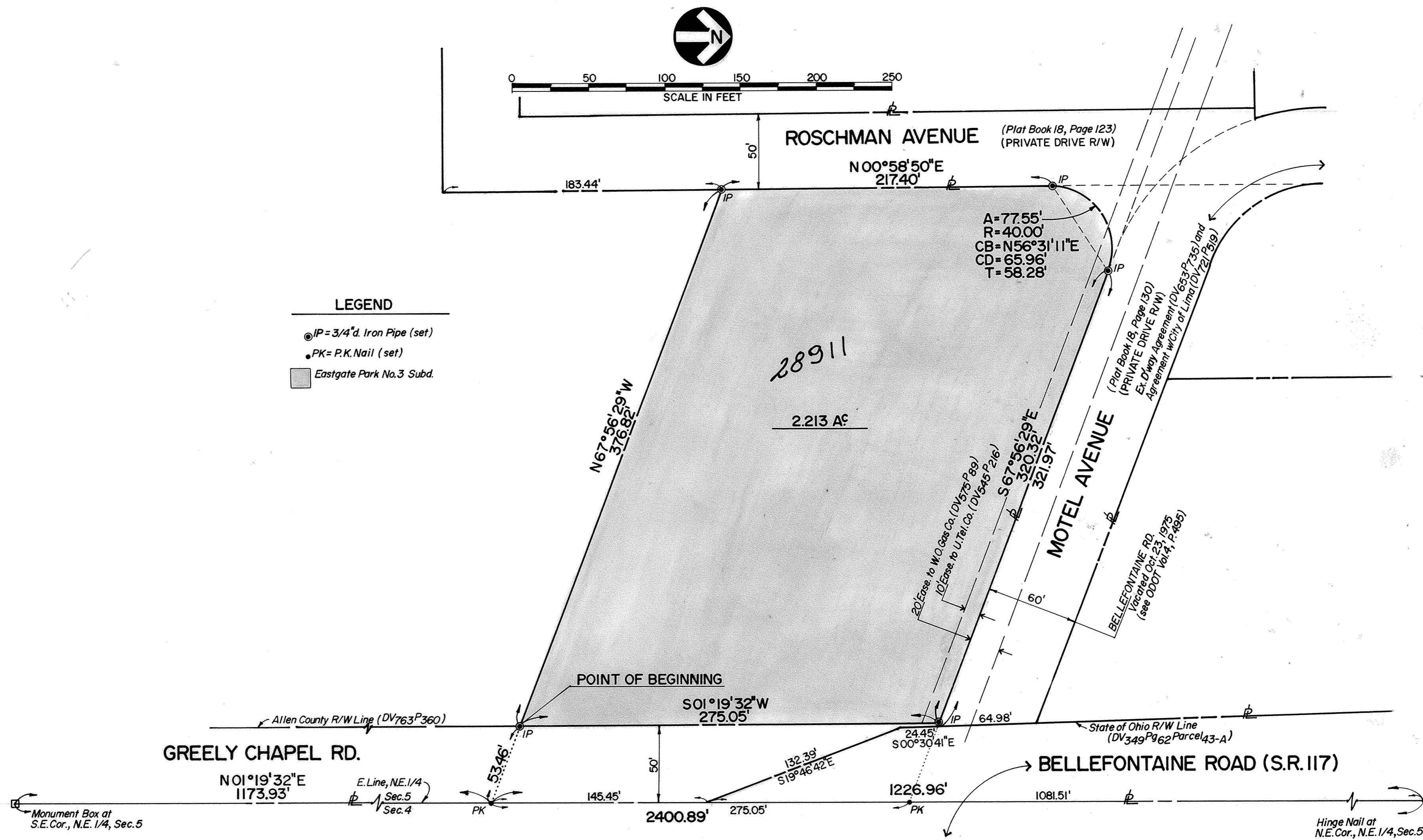


### DESCRIPTION

Being all of Lot No. 28794 in Edgewood Estates No. 16 in the NE $\frac{1}{4}$  of Section 23, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Book 18, Page 178 in the Allen County Recorder's Office, Allen County, Ohio.

# A PRIVATE SUBDIVISION, KNOWN AS EASTGATE PARK N<sup>o</sup>3 SUBDIVISION

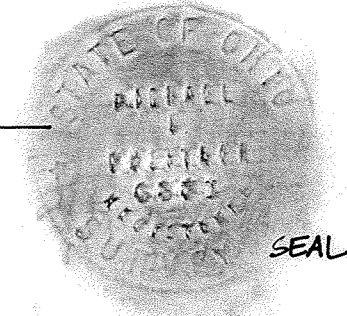
PART OF N.E. 1/4, SEC. 5, T-4-S, R-7-E,  
PERRY TOWNSHIP, ALLEN COUNTY, OHIO



**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of a survey for Eastgate Park No. 3 Subdivision is based on surveying work performed by Kohli & Kaliner Associates, Inc., as of October 13, 1992, and that markers for the boundary corners have been set as shown.

*Michael Gene Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor N<sup>o</sup> 6881



# EASTGATE PARK No. 3 SUBDIVISION (A PRIVATE SUBDIVISION)

## EASTGATE PARK No. 3 SUBDIVISION DESCRIPTION:

Part of the grantor's lands in the northeast quarter of Section 5, Township-4-South, Range-7-East, Perry Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a found monument box placed by the Allen County Engineer at the southeast corner of said northeast quarter; thence northerly with the east line of said northeast quarter (legal centerline of Greely Chapel Road) at N 01°19'32"E, 1173.93 feet; thence west-northwesterly through the existing right-of-way of Greely Chapel Road (with an extension of the south line of the parcel herein described) at N 67°56'29"W, 53.46 feet to a 3/4-inch iron pipe (set) in west right-of-way line of Greely Chapel Road and the POINT OF BEGINNING; thence continuing west-northwesterly through the grantor's lands at N 67°56'29"W, 376.82 feet to a 3/4-inch iron pipe (set) in east line of a private street known as Roschman Avenue; thence northerly with the east line of Roschman Avenue at N 00°58'50"E, 217.40 feet to a 3/4-inch iron pipe (set) at a point of curvature in said east line; thence northerly, northeasterly, and easterly on a curve to the right (concave southeasterly) an arc distance of 77.55 feet to a 3/4-inch iron pipe (set) at a point of tangency in the south line of a private street known as Motel Avenue (radius of this curve is 40.00 feet; chord bears N 56°31'11"E, 65.96 feet); thence east-southeasterly with the south line of Motel Avenue at S 67°56'29"E, 320.32 feet to a 3/4-inch iron pipe (set) in the west right-of-way line of Greely Chapel Road; thence southerly with said west right-of-way line at S 01°19'32"W, 275.05 feet to the POINT OF BEGINNING. This parcel contains 2.213 acres, being subject to all legal easements or other restrictions of record.

This description was prepared by Kohli & Kaliher Associates, Inc., based on our surveying work through October 13, 1992. Bearings are based on record bearings of other property lines in the vicinity, as surveyed by Kohli & Kaliher.

*Michael G. Buettner*

Michael G. Buettner  
Ohio Registered Surveyor No. 6881  
Dec. 22, 1992



## DEDICATION

RYAN'S FAMILY STEAK HOUSES, INC., a South Carolina Corporation, the owners of the land contained in the herein plat, hereby adopt said plat and dedicate these lands as Eastgate Park No. 3 Subdivision. Private streets shown herein were platted previously as referenced.

In witness whereof, we have hereunto signed our names this 18th day of January, 1993, and affixed the corporate seal.

In the presence of:

Lisa J. Merrell

Benjamin H. Bridges III

Ryan's Family Steak Houses, Inc., by:

John C. Jamison  
JOHN C. JAMISON  
V.P. of Real Estate

Janet J. Alitz  
Janet J. Alitz  
Corporate Secretary



## ACKNOWLEDGEMENT

State of South Carolina, Greenville County, SS.

Before me, a Notary Public in and for said State and County, personally appeared John C. Jamison - Vice President of Real Estate, who acknowledged that he did sign the hereon plat of Eastgate Park No. 3 Subdivision and that the signing thereof was his free act and deed.

In witness whereof, I have set my hand and seal this 18th day of January, 1993.

Daniel D. Sloan  
Notary Public

MY COMMISSION EXPIRES: 7/30/2002



## COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 1st day of February, 1993.  
Fee: .50

H. Dean French, Auditor  
Auditor of Allen County, Ohio

## COUNTY RECORDER'S CERTIFICATE

No. 9301846  
Filed for record in the Allen County, Ohio, Recorder's Office this 1st day of Feb, 1993 at 10:25 o'clock AM, and recorded in Allen County, Ohio, Plat Book 19 on Page 62.  
Fee: 62.10

Edward S. Keil, Jr.  
Recorder of Allen County, Ohio

## APPROVAL OF THE CITY PLANNING COMMISSION

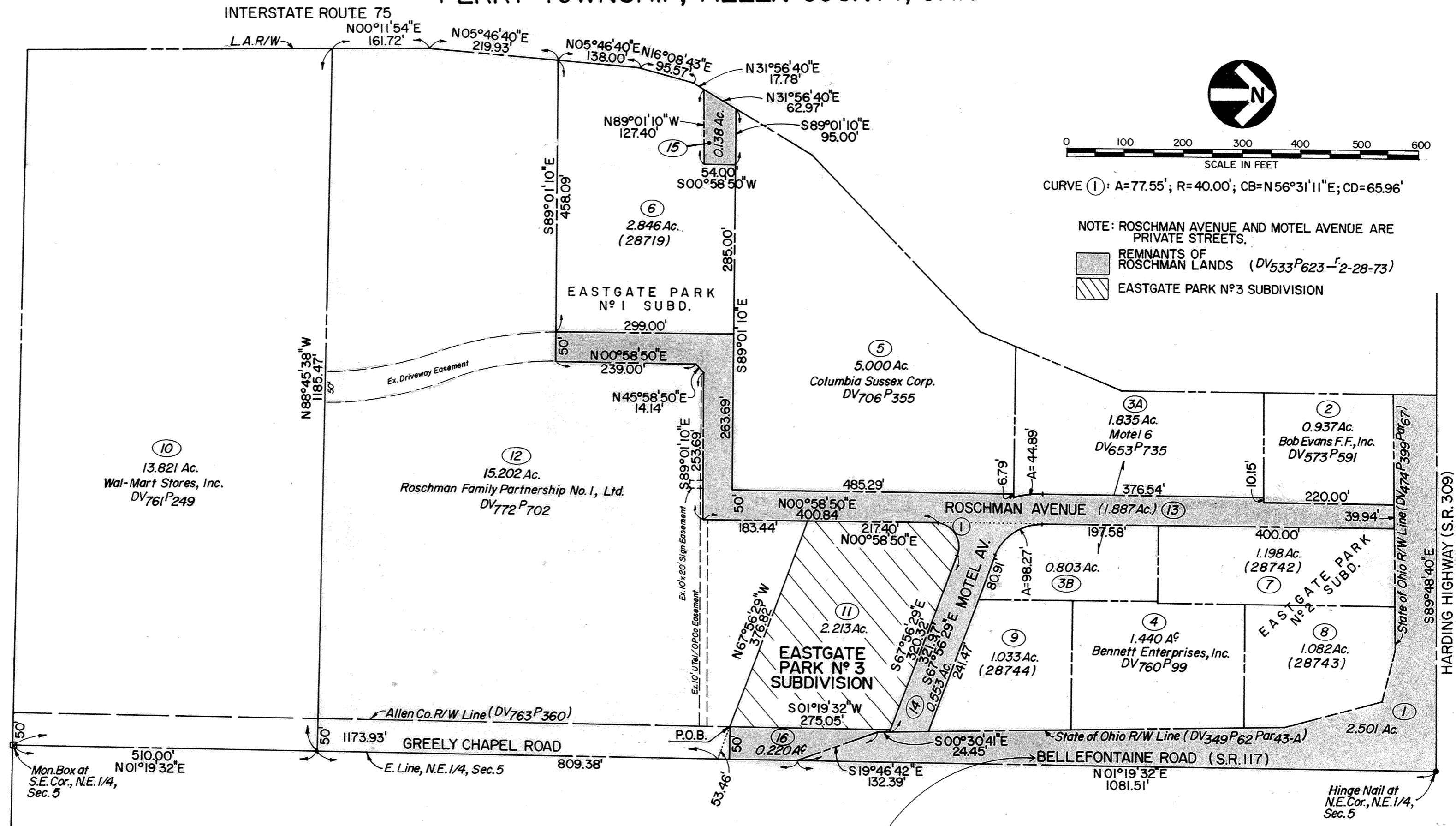
This plat, having been approved by the City Planning Commission of the City of Lima, Ohio, I, the Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of the City and Commission, approve and accept this plat this

22 day of January, 1993.

Mike Ryan  
Mayor of the City of Lima Ohio and  
Chairman of the City Planning Commission

# A SURVEY OF DEDICATOR'S LANDS FOR EASTGATE PARK N<sup>o</sup>3 SUBDIVISION

A PRIVATE SUBDIVISION IN  
PERRY TOWNSHIP, ALLEN COUNTY, OHIO



0 100 200 300 400 500 600  
SCALE IN FEET

CURVE ①: A=77.55'; R=40.00'; CB=N 56°31'11" E; CD=65.96'

NOTE: ROSCHMAN AVENUE AND MOTEL AVENUE ARE PRIVATE STREETS.

REMNANTS OF ROSCHMAN LANDS (DV533P623-2-28-73)  
EASTGATE PARK N<sup>o</sup>3 SUBDIVISION

**SUMMARY OF AREAS SUBTRACTED FROM ROSCHMAN LANDS:**  
ORIGINAL AREA → 52.709 Ac. (Calc'd MGB-Dec.92)

- 0.937 ②
- 1.835 ③A
- 0.803 ③B
- 1.440 ④
- 5.000 ⑤
- 2.846 ⑥
- 1.198 ⑦
- 1.082 ⑧
- 1.033 ⑨
- 13.821 ⑩
- 2.213 ⑪
- 15.202 ⑫

5.299 Ac. ( SHADED AREA)

**CHECK SUM OF SHADED AREAS:**

- 2.501 Ac. ①
- 1.887 ⑬
- 0.553 ⑭
- 0.138 ⑮
- 0.220 ⑯

5.299 Ac. (Roschman claims title by DV533P623)  
(cf., Allen County Tax Parcel 47-0500-01-010)

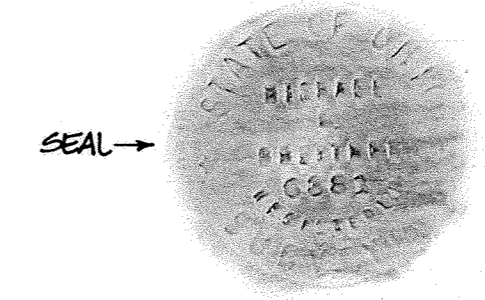
**DESCRIPTION OF DEDICATOR'S LANDS**

It is understood that all of the dedicator's lands are described as those same lands (2.213Ac) herein platted as Eastgate Park N<sup>o</sup>3 Subdivision. See sheet 2 of 3 for metes and bounds description.

**SURVEYOR'S CERTIFICATION**

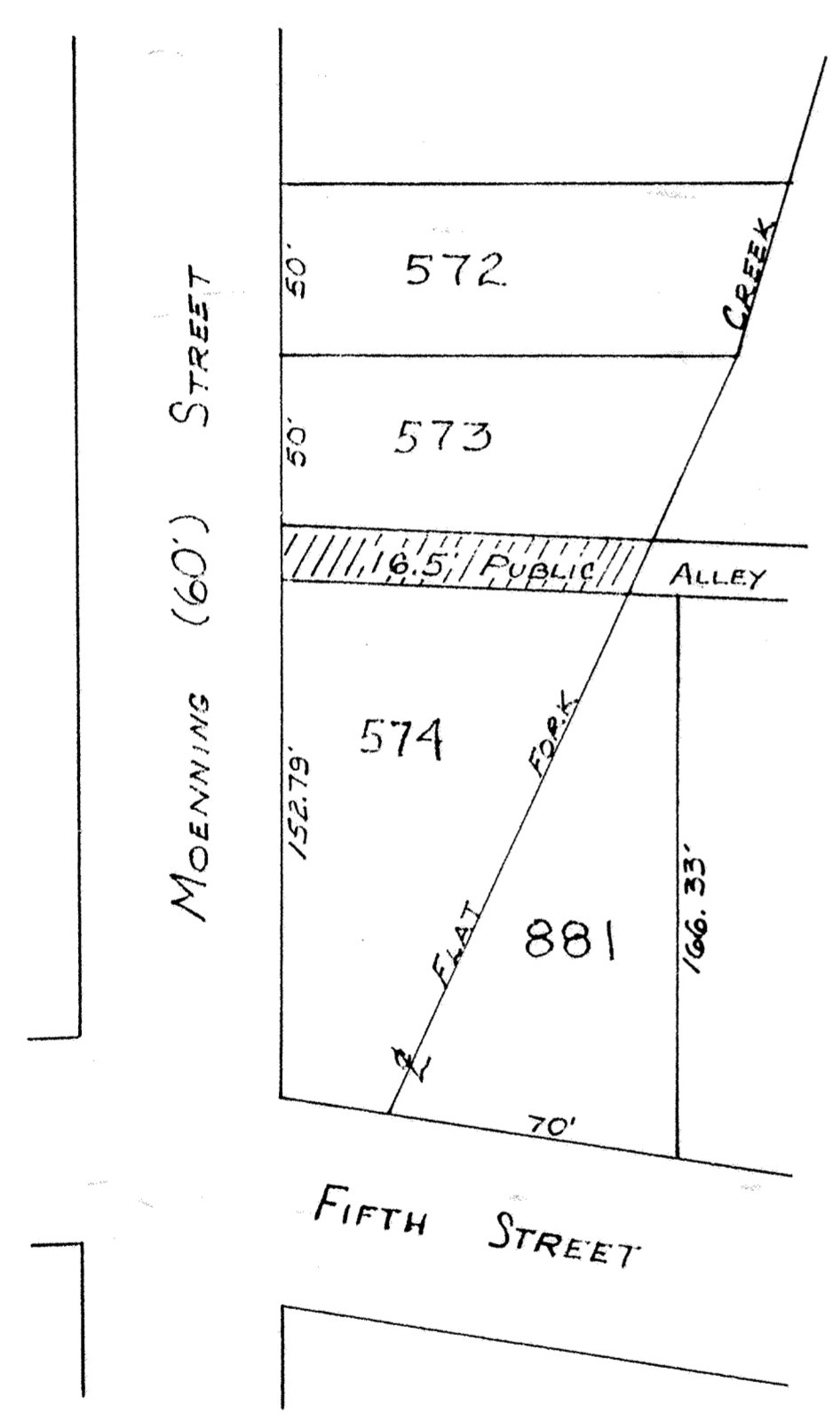
I hereby certify that this plat of a survey of the dedicator's lands for Eastgate Park No.3 Subdivision is based on surveys made by Kohli & Kaliner Associates, Inc., as of December 31, 1992.

*Michael G. Buttner*  
Michael G. Buttner  
Ohio Registered Surveyor No. 6881

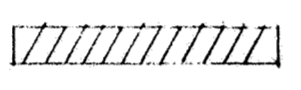




# ALLEY VACATION CITY OF DELPHOS



SCALE: 1" = 50'



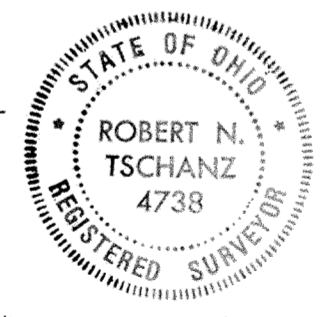
AREA TO VACATED

### LEGAL DESCRIPTION

Being a 16½ foot Public Alley lying between Lots Number 573 and 574 in the Henry G. Wemmer's Addition to the City of Delphos, Ohio and more particularly described as follows:

BEGINNING at the southwest corner of said Lot Number 573, said point being on the east right-of-way line of Moening Street; thence, east along the south line of said Lot Number 573 and the north line of said Public Alley to the southeast corner of said Lot Number 573, said point being on the centerline of Flat Fork Creek; thence, southwesterly along said centerline to the northeast corner of said Lot Number 574; thence, west along the north line of said Lot Number 574 and the south line of said Public Alley to the northwest corner of said Lot Number 574, said point being on the east right-of-way line of Moening Street; thence, north along said right-of-way line, 16.50 feet to the PLACE OF BEGINNING.

*Robert N. Tschanz*  
Robert N. Tschanz



9306890

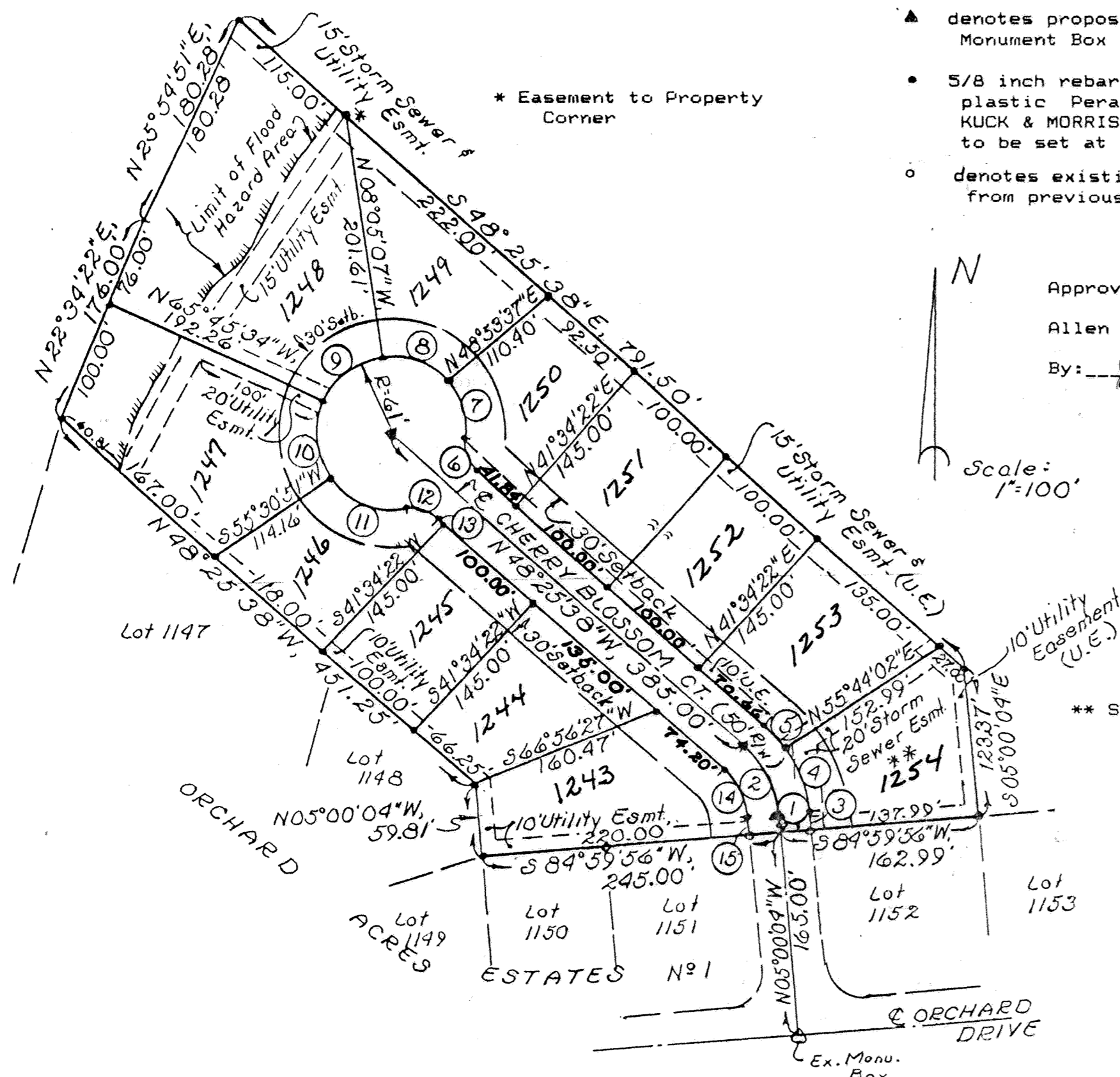
FILED AND RECORDED  
APRIL 27, 1993 AT 11:05 AM  
PLAT BK 19 PG 65  
EDWARD P. KIRK  
ALLEN COUNTY RECORDER  
FEE \$20.70

DEED VOL 775 PG 844

# ORCHARD ACRES ESTATES No. 2

## Part of S 1/2, Section 7, T-3-S, R-6-E, Village of Elida, Allen County, Ohio.

For Amendment And Modification  
of Restrictions See Deed Vol # 795 Pg 75



**LEGEND:**

- ▲ denotes proposed Monument Box Assembly (3)
- 5/8 inch rebar topped with a plastic Peramark cap stamped KUCK & MORRISEY L.S. 6470 to be set at all lot corners.
- denotes existing 5/8 inch rebar from previous subdivision found

Approved for transfer  
Allen County Tax Map Office.  
By: JR Date: 4/28/95

Scale: 1"=100'

\*\* See Plat for Orchard Acres Estates No. 1, Plat Book No. 18, Page 73, Sheet 3 of 3 for actual location of this 20' Storm Sewer Easement.

CURVE NO.	LOCATION	RADIUS	ARC	CHORD	DELTA	TANGENT
1	☉	Tangent		N 05°00'04" W, 14.42'		
2	☉	85.00'	64.42'	N 26°42'51" W, 62.89'	43°25'34"	33.85'
3	R/W	Tangent		N 05°00'04" W, 14.42'		
4	R/W	110.00'	56.18'	N 19°38'01" W, 55.58'		
5	R/W	110.00'	27.19'	N 41°20'48" W, 27.12'		
6	R/W	30.00'	27.65'	N 22°01'12" W, 26.69'		
7	R/W	61.00'	48.44'	N 18°21'34" W, 47.17'		
8	R/W	61.00'	60.66'	N 69°35'45" W, 58.19'		
9	R/W	61.00'	61.40'	S 53°04'40" W, 58.84'		
10	R/W	61.00'	62.52'	S 05°07'21" E, 59.82'		
11	R/W	61.00'	71.07'	S 67°51'50" E, 67.12'		
12	R/W	30.00'	27.65'	S 74°50'04" E, 26.69'		
13	R/W	Tangent		S 48°25'38" E, 3.30'		
14	R/W	60.00'	45.48'	S 26°42'51" E, 44.40'		
15	R/W	Tangent		S 05°00'04" E, 14.42'		

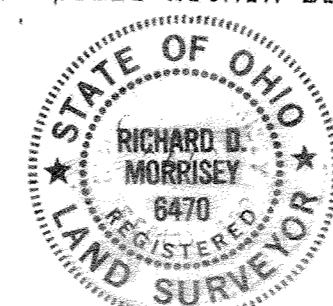
**DESCRIPTION**

Being a parcel of land situate in part of the northeast fraction of the south half of Section 7, T-3-S, R-6-E, American Township and being within the Village of Elida, Allen County, Ohio and more particularly described as follows:

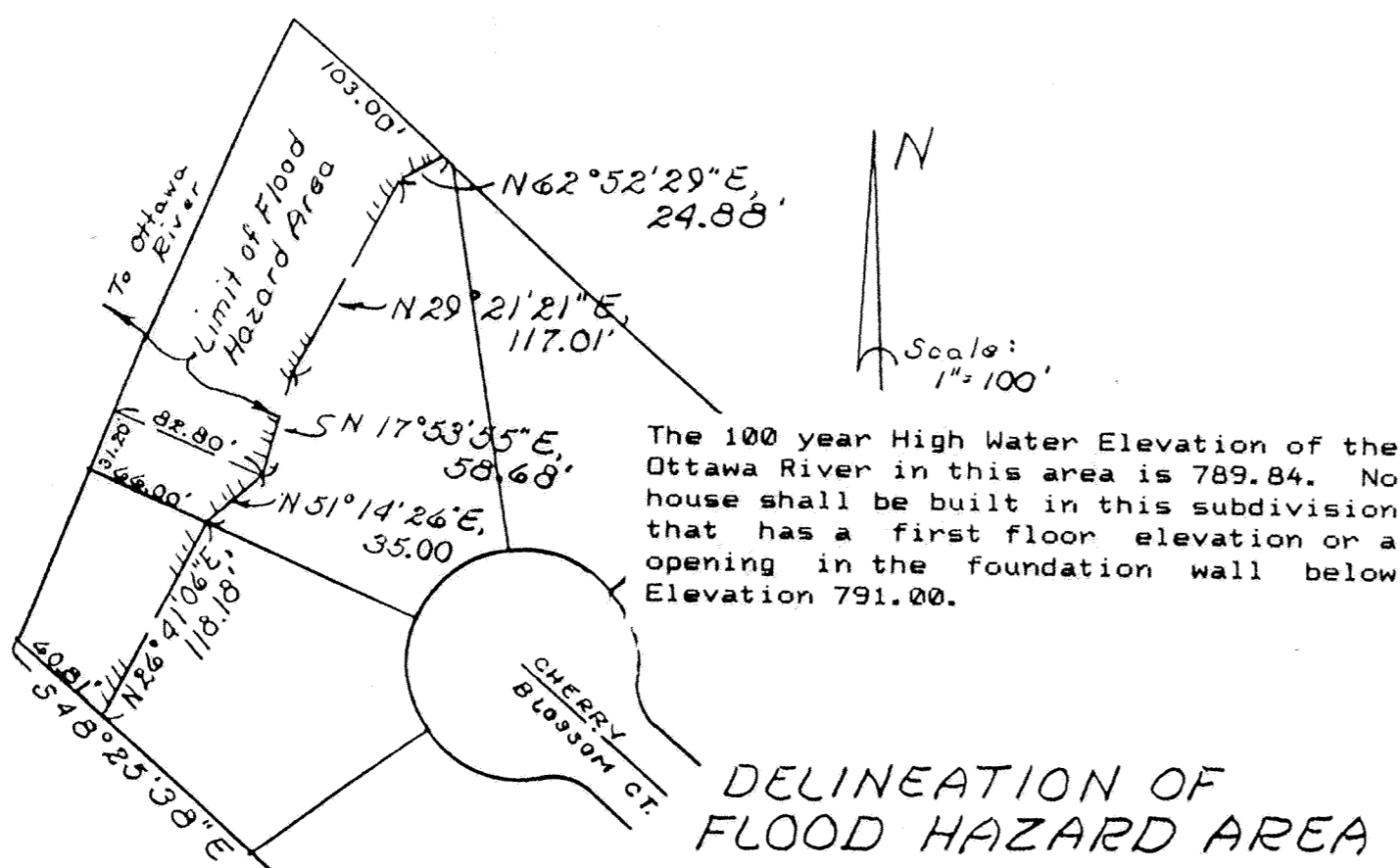
Commencing at a monument box found at the intersection of the centerline of Orchard Drive and the centerline of Cherry Blossom Court as shown on the Plat for Orchard Acres Estates No. 1 as recorded in Plat Book No. 18 on Page 73 in the Allen County Recorder's Office; thence N 05°00'04" W with said centerline of said Cherry Blossom Court, 165.00 feet to the intersection of said centerline with the north line of said Orchard Acres Estates No. 1 and the PLACE OF BEGINNING; thence S 84°59'56" W with the north line of said Orchard Acres Estates No. 1, 245.00 feet to a 5/8 inch rebar found at the northwest corner of Lot No. 1150 in said Orchard Acres Estates No. 1; thence N 05°00'04" W continuing with said north line, 59.81 feet to a 5/8 inch rebar found; thence N 48°25'38" W continuing with said north line, 451.25 feet to the northwest corner of said Orchard Acres Estates No. 1; thence N 22°34'22" E, 176.00 feet to a 5/8 inch rebar set; thence N 25°54'51" E, 180.28 feet to a 5/8 inch rebar set; thence S 48°25'38" E, 791.50 feet to a 5/8 inch rebar set; thence S 05°00'04" E, 123.37 feet to a 5/8 inch rebar found at the northeast corner of Lot No. 1152 in said Orchard Acres Estates No. 1; thence S 84°59'56" W with the north line of said Orchard Acres Estates No. 1, 162.99 feet to the PLACE OF BEGINNING containing 5.729 acres more or less and subject to all legal easements of record.

**SURVEYOR'S CERTIFICATION**

I hereby certify that his plat is based on a true and accurate survey made by me in December, 1992 and that all markers will be in place within six (6) months from the date of recording.



*Richard D. Morrisey*  
Richard D. Morrisey  
Registered Land Surveyor, Ohio L.S. 6470  
KUCK AND MORRISEY, INC.  
Consulting Engineers and Surveyors



# ORCHARD ACRES ESTATES N<sup>o</sup> 2

## RESTRICTION

1. Building sites shall be used and occupied solely and exclusively for private residential purposes by a single family, including family servants.
2. No building or structures other than residential structures not to exceed 2 1/2 stories in height, together with customary out-buildings, such as private garages, storage sheds, home workshops and greenhouses, incidental to the residential use, of such building sites shall be erected, maintained or permitted upon any lot.
3. Out-buildings, such as private garages, storage sheds, home workshop and greenhouses etc. shall use the same siding or brick as used on the main residential building. All homes must have a garage which holds at least two motor vehicles. Carports of any kind are not permitted.
4. All buildings shall be constructed of new materials and no building or other structure whatsoever erected elsewhere or assembled elsewhere shall be permitted to be moved upon any lot.
5. No building shall be located on any lot nearer to the front lot line nor nearer to a side street line than the minimum building setback lines shown on this recorded plat.
6. No residential structure shall be erected on any building site the inhabitable area thereof excluding basements, open porches and garages shall be less than 1,600 square feet for a one story building and not less than 2,000 square feet for a one and a half story, two story or tri-level building. For tri-level building the main level plus the upper level plus one-half the finished lower level shall be added to obtain the square footage.
7. No structure, trailer, basement, tent, shed, garage, barn or other out-buildings shall be used on any lot at any time either as a temporary or permanent dwelling.
8. Only open type fence or hedge not to exceed four (4) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the front wall of the house. The only exceptions to this restriction shall be as follows:
  - a) As required by State Law (i.e., pools)
  - b) By property owners whose lot lines abut the South, East, North and West boundaries of Orchard Acres Estates Subdivision in its entirety, and not the proerty lines of each subsection as each subsection is developed. For this area only, closed fencing up to Six (6) feet in height will be allowed.
9. No inoperable motor vehicles; no trailer, motor homes, campers, recreational vehicle, boat or boat trailer, snowmobile or snowmobile trailer, air-craft or motorcycle; nor any truck larger than three-quarter tons shall be parked on any lot for more than 72 hours during any 30 day period, unless stored wholly within a private garage.
10. No lot shall be used in any manner to explore for or to exploit any source of water, oil or other hydrocarbons, gravel, earth or earth substances, or minerals of any kind.
11. No animals, bees, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats and other household pets, provided they are housed within the structure, kept intact within the owners property lines and not kept, bred or maintained for commercial purposes.
12. No trash, litter or debris of any kind shall be placed or permitted to accumulate upon any lot other than in closed sanitary receptacles. No noxious odors shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly or detrimental to any occupant of the subdivision. No hazardous or offensive activities shall be carried on any lot, nor shall anything be done thereon which may be an annoyance or a nuisance to other occupany of the subdivision. Without limiting any of the foregoing, no loudspeakers, horns, whistles, bells or other sound-producing devices, except security devices used exclusively for security purposes, shall be located or used on the exterior of any building on any lot, nor shall any exterior lights be installed or used, the principal beam of which would shine onto adjoining lots. No clotheslines or other drying or airing facilities are permitted on the exterior of any building.

## RESTRICTIONS (cont'd)

13. No sign shall be displayed to the public view on any lot, except that each owner may erect and maintain one sign of not more than one square foot giving his/her name and address and one sign of not more than five square feet offering the premises for sale or rent or used by the builder to advertise the property during the construction or sale period.
14. No antenna for the transmission or reception of television signals, radio, or any other form of electromagnetic radiation shall be erected, used or maintained on any lot outside of any building, whether attached to a building or otherwise.
15. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on his/her lot.
16. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the plat.
17. Off street parking must be provided at each home site for at least six (6) automobiles. Two (2) of which can be in the garage and the balance of which can be in the driveway.
18. All driveways must be finished concrete only. Lot owners are responsible for the cut in the curb for said driveway.
19. Lot owners are responsible for the concrete sidewalks in front (and side on corner lots) per construction drawings.
20. All homes must be completed within nine (9) months of ground breaking. No cinder block or cement blocks shall be visible on the exterior of any building on any lot, except on the foundation of said building.
21. A Homeowner's Association shall be formed consisting of the following parties:
  - a) One (1) of the Shareholders of North Elida Development Company, Inc.
  - b) Three (3) homeowners, all of whom own lots or homes in the area known as Orchard Acres Estates.
  - c) William F. Kluge, Attorney-At-Law.
 The purpose of the Homeowner's Association is to monitor building and ensure compliance with all restrictive covenants.
22. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
23. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourth majority of the lot owners.

## DEDICATION

NORTH ELIDA DEVELOPMENT COMPANY, INC. the owner of the land contained in the hereon plat, hereby adopts the said plat and dedicates the land contained within the streets to use and benefit of the public forever. Utility easements are established as shown on the plat.

In Witness Whereof, the undersigned officers of NORTH ELIDA DEVELOPMENT COMPANY, INC. have hereon signed their names this 25<sup>th</sup> day of April, 1993.

Witness: Norman F. Swickrath NORTH ELIDA DEVELOPMENT COMPANY, INC.  
William R. Jacobs President  
Wanda J. Swickrath Vice President

## ACKNOWLEDGEMENT

Before me a Notary Public in and for said State and County, personally appeared the above mentioned officers of NORTH ELIDA DEVELOPMENT COMPANY, INC. owners of the land contained on this plat who acknowledged that they did sign the hereon plat of ORCHARD ACRES ESTATES NO. 2 and that the signing was their free act and deed.

In Witness Whereof, I hereunto set my hand and seal this 25<sup>th</sup> day of April, 1993.

My Commission expires Dec. 28, 1993  
Susan A. Morrissey  
 Notary Public, Allen County, Ohio.



## APPROVAL OF VILLAGE OF ELIDA

This plat having been approved by the Village Council of the Village of Elida, Allen County, Ohio, I the Mayor of the Village of Elida, Ohio, hereby, on behalf of said Village, approve and accept this plat this 27<sup>th</sup> day of April, 1993.

Robert E. Willet  
 Mayor, Village of Elida, Ohio.

## COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 28<sup>th</sup> day of April, 1993.

Fee: \$600  
H. Dean French I.R.S.  
 Auditor of Allen County, Ohio.

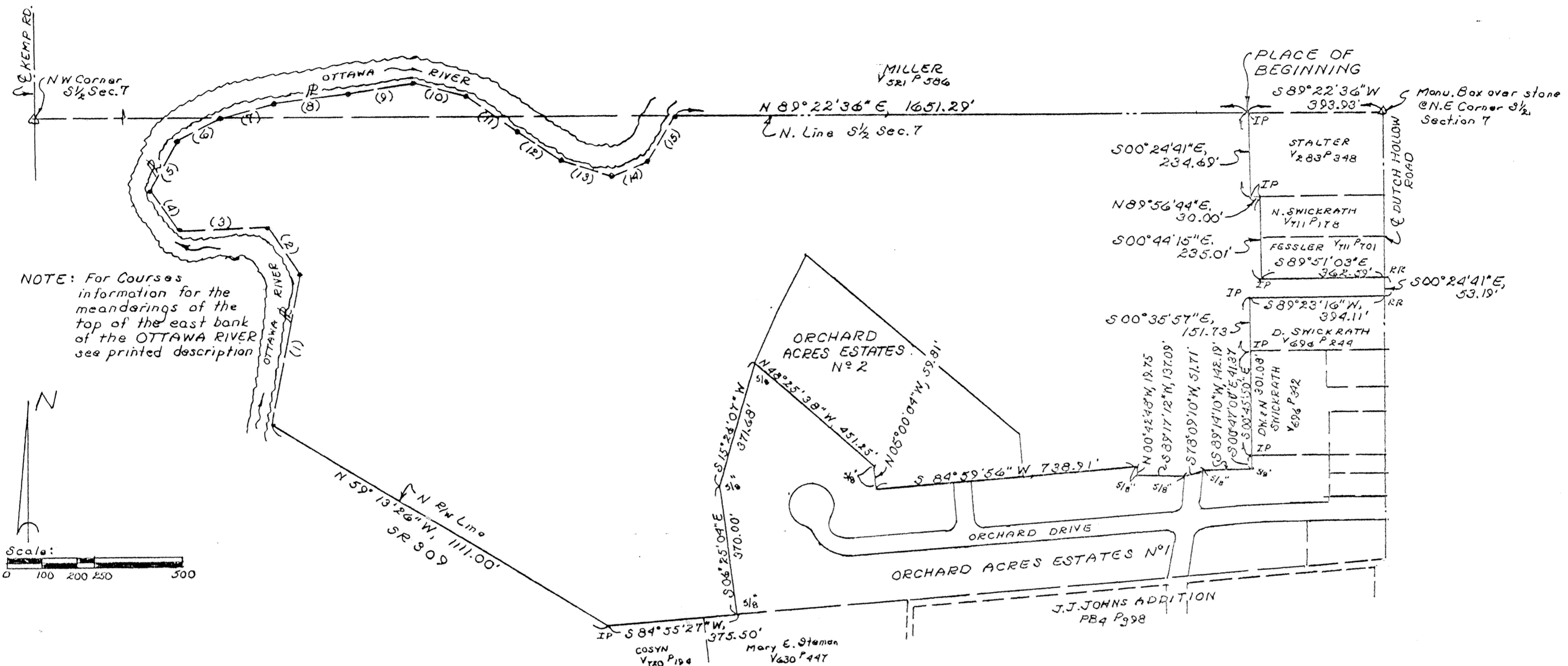
## COUNTY RECORDER'S CERTIFICATION

No. 9306935  
 Filed for record in the Allen County, Ohio Recorder's Office this 28<sup>th</sup> day of April, 1993 at 8:29 o'clock P.M. and recorded in Allen County, Ohio Plat Book 19 on Page 66.

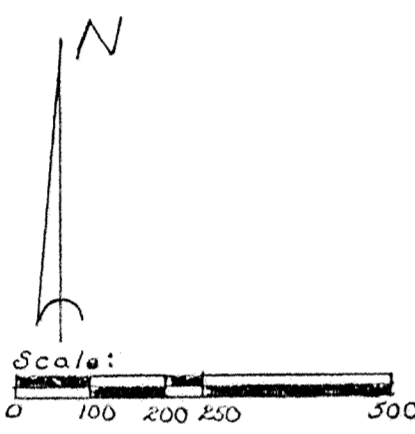
Fee: \$62.10  
Edward P. Kiehl  
 Recorder of Allen County, Ohio.  
Janet McNamee  
Chris Dwyer

# ORCHARD ACRES ESTATES No 2

## SURVEY OF DEDICATOR'S LANDS



NOTE: For Courses information for the meanderings of the top of the east bank of the OTTAWA RIVER see printed description



### DESCRIPTION

Being a parcel of land situate in part of the northeast quarter and the southeast fractions of the south half of Section 7, T-3-S, R-6-E, with the Village of Elida, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box over a stone found at the northeast corner of said south half of said Section 7; thence S 89°22'36" W with the north line of said south half, 393.92 feet to an iron pipe found and the PLACE OF BEGINNING; thence S 00°24'41" E, 234.69 feet to an iron pipe found; thence N 89°56'44" E, 30.00 feet to an iron pipe found; thence S 00°44'15" E, 235.01 feet to an iron pipe found; thence S 89°51'03" E, 362.59 feet to a railroad spike found on the centerline of Dutch Hollow Road; thence S 00°24'41" E with said centerline, 53.19 feet to a railroad spike found; thence S 89°23'16" W, 394.11 feet to an iron pipe found; thence S 00°35'57" E, 151.73 feet to an iron pipe found; thence S 00°45'50" E, 301.08 feet to an iron pipe found; thence S 00°47'00" E, 41.37 feet to a 5/8 inch rebar found at the northeast corner of Lot No. 1157 in Orchard Acres Estates No. 1; thence westerly and southwesterly the following nine courses that define the meanderings of the north line and west line of said Orchard Acres Estates No. 1: S 89°14'10" W, 142.19 feet to a 5/8 inch rebar found; S 78°09'10" W, 51.71 feet to a 5/8 inch rebar found; S 89°17'12" W, 137.09 feet to a 5/8 inch rebar found; N 00°42'48" W, 19.75 feet to a 5/8 inch rebar found; S 84°59'56" W, 738.91 feet to a 5/8 inch rebar found; N 05°00'04" W, 59.81 feet to a 5/8 inch rebar found; N 48°25'38" W, 451.25 feet to a 5/8 inch rebar found; S 15°26'07" W, 371.68 feet to a 5/8 inch rebar found; S 06°25'04" E, 370.00 feet to a 5/8 inch rebar found at the southwest of said Orchard Acres Estates No. 1; thence S 84°55'27" W, 375.50 feet to an iron pipe found on the north right-of-way line of Elida Road (State Route 309); thence N 59°13'26" W with said north right-of-way line (passing through an iron pipe found at 964.03 feet), 1111.00 feet to a point on the top of the east bank of the Ottawa River; thence generally

### DESCRIPTION (cont'd)

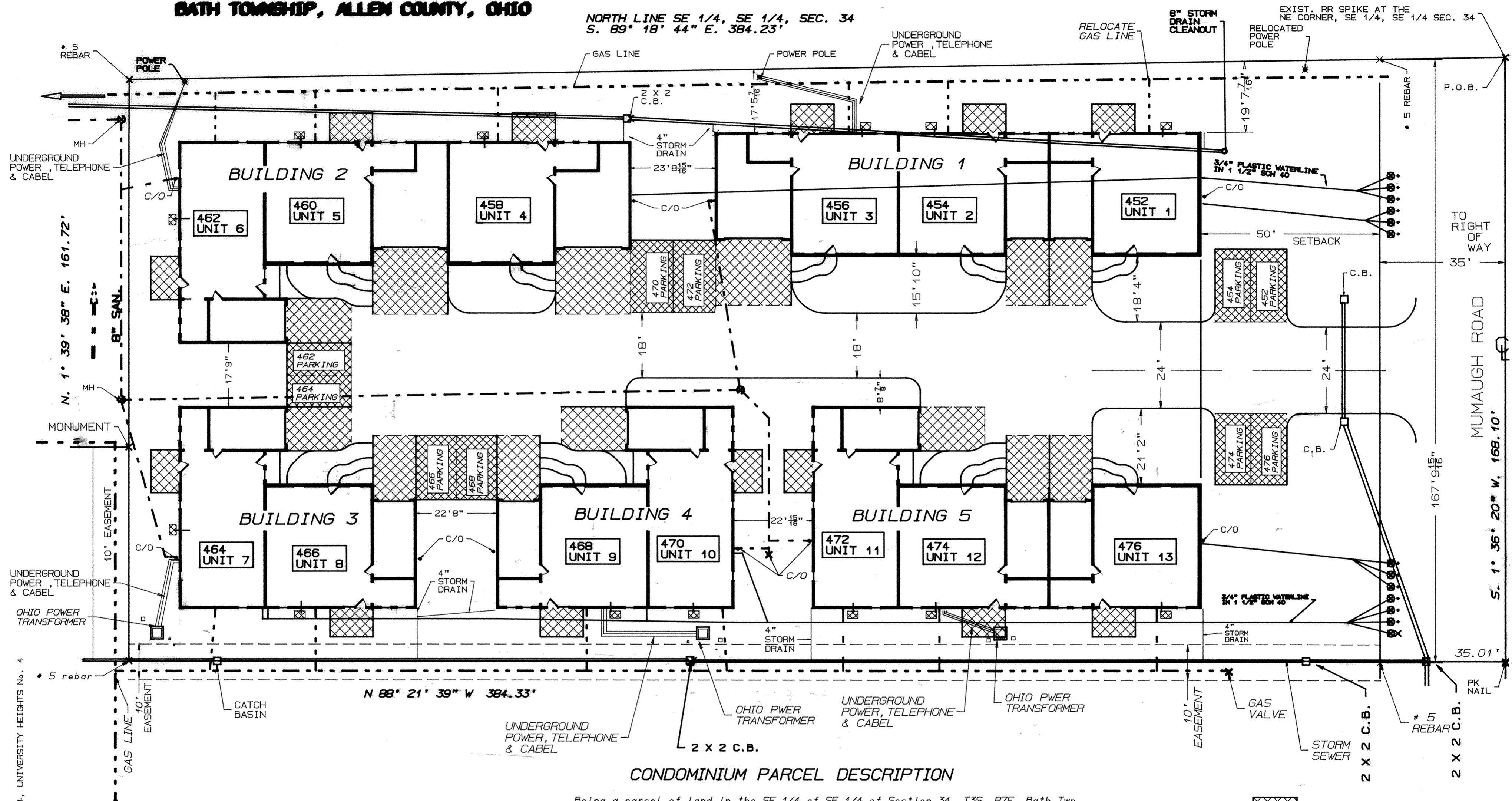
northerly and easterly the following fifteen course that define the meanderings of said top of bank (note: based on Original Government Survey, the property line is actually the mean low water line of the Ottawa River; however for purposes of determining area, these meanderings have become a part of the description): (1) N 08°59'54" E, 446.40 feet to an iron pipe found; (2) N 33°12'29" W, 161.37 feet to an iron pipe found; (3) S 85°49'26" W, 251.76 feet to an iron pipe found; (4) N 34°41'02" W, 146.62 feet to an iron pipe found; (5) N 26°23'42" E, 157.21 feet to an iron pipe found; (6) N 61°22'32" E, 145.54 feet to an iron pipe found; (7) N 75°38'05" E, 151.27 feet to an iron pipe found; (8) N 82°21'05" E, 211.78 feet to an iron pipe found; (9) N 80°02'19" E, 193.55 feet to an iron pipe found; (10) S 76°33'06" E, 149.05 feet to an iron pipe found; (11) S 56°19'48" E, 182.27 feet to an iron pipe found; (12) S 57°04'46" E, 150.13 feet to an iron pipe found; (13) S 72°58'54" E, 149.87 feet to an iron pipe found; (14) N 67°51'35" E, 112.75 feet to an iron pipe found; (15) N 29°53'01" E, 144.76 feet to an iron pipe found on the north line of the south half of Section 7 of American Township (also the north corporation limits of the Village of Elida); thence N 89°22'36" E with said north line, 1651.29 feet to the PLACE OF BEGINNING containing 73.252 acres more or less and subject to all highways and other legal easements of record.

PT SE 1/4, SECTION 34, T3S, R7E  
BATH TOWNSHIP, ALLEN COUNTY, OHIO

UNIVERSITY HEIGHTS CONDOMINIUMS NO. 22

ADDENDUM No. 1  
SHEET 1 of 9  
EXHIBIT " B "

NORTH LINE SE 1/4, SE 1/4, SEC. 34  
S. 89° 18' 44" E. 384.23'



CONDOMINIUM PARCEL DESCRIPTION

Being a parcel of land in the SE 1/4 of SE 1/4 of Section 34, T3S, R7E, Bath Twp., Allen Co., Ohio, more particularly described as follows:

Beginning at an existing RR spike at the northeast corner of the SE 1/4 of the SE 1/4 of Section 34, thence the following courses:

1. S. 1°-36'-20"W. (assumed bearing) on the east line of the SE 1/4 (centerline of Mumaugh Rd. ), 168.10' to a set PK nail;
  2. N. 88°-21'-39"W., 384.33' to a set # 5 rebar;
  3. N. 1°-39'-38"E. on the east line and the northerly extension thereof of Lot 27484 in University Heights No. 4 Subdivision, 161.72' to a set # 5 rebar on the north line of the SE 1/4 of the SE 1/4, passing an existing concrete monument at the northeast corner of Lot 27484;
  4. S. 90°-18'44"E. on the north line of the SE 1/4 of SE 1/4 of the SE 1/4, 384.23' to the POINT OF BEGINNING.
- The above described parcel contains 1.455 acre, more or less, subject to all legal highways and easements of record.

Denotes Limited Common Area

No. 9309967 Fee 186.30

Filed for record this 11<sup>th</sup> day of June, 1993  
at 11:43 O' clock A.M. in the office of the Allen County  
Recorder and recorded in Platt Book 19 on  
Page 69

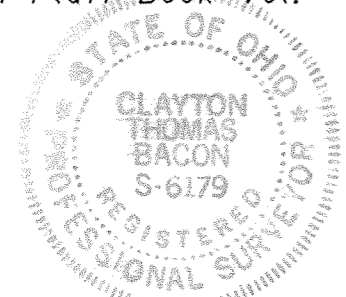
Edward P. Kuhl, Jr.  
RECORDER, ALLEN COUNTY, OHIO

Approved for Transfer  
Allen County Tax Map  
Office: JR Date 6/11/93

DRAWINGS and CERTIFICATION

This set of drawings attached hereto: consisting of a plot plan of UNIVERSITY HEIGHTS CONDOMINIUMS No. 22, four pages of floor plans and four page of typical elevations for the five buildings; show, insofar as is graphically possible: (1) the particulars of the buildings in the condominiums, including but not limited to, the layout, location, designation, and dimensions of each unit therein; and (2) the layout, location and dimensions of the common areas and facilities. The undersigned, being, respectively, a registered surveyor and a licensed professional engineer, hereby certify that said drawings accurately show the buildings as constructed.

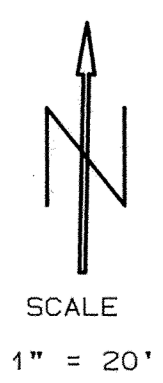
The original drawings for UNIVERSITY HEIGHTS CONDOMINIUMS No.22 are recorded in Platt Book Vol. Pg. Allen County Recorder's Office.



Clayton J. Bacon

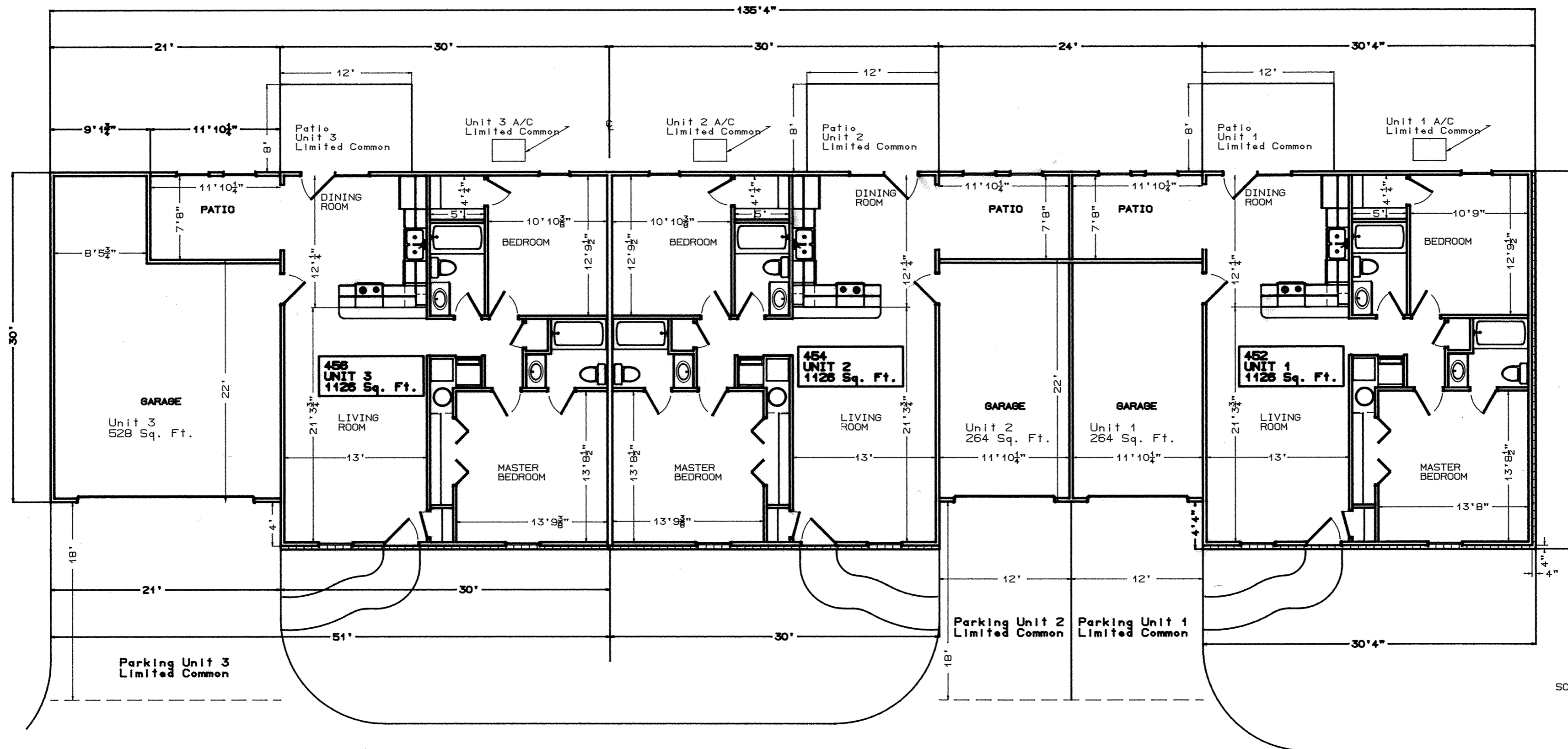
Clayton T. Bacon, Reg. Sur. # 6179

FOR DECLARATIONS SEE DEED VOL. 777 PAGE 780



# University Heights Condominiums No. 22

ADDENDUM No.1  
SHEET 2 of 9  
EXHIBIT " B "

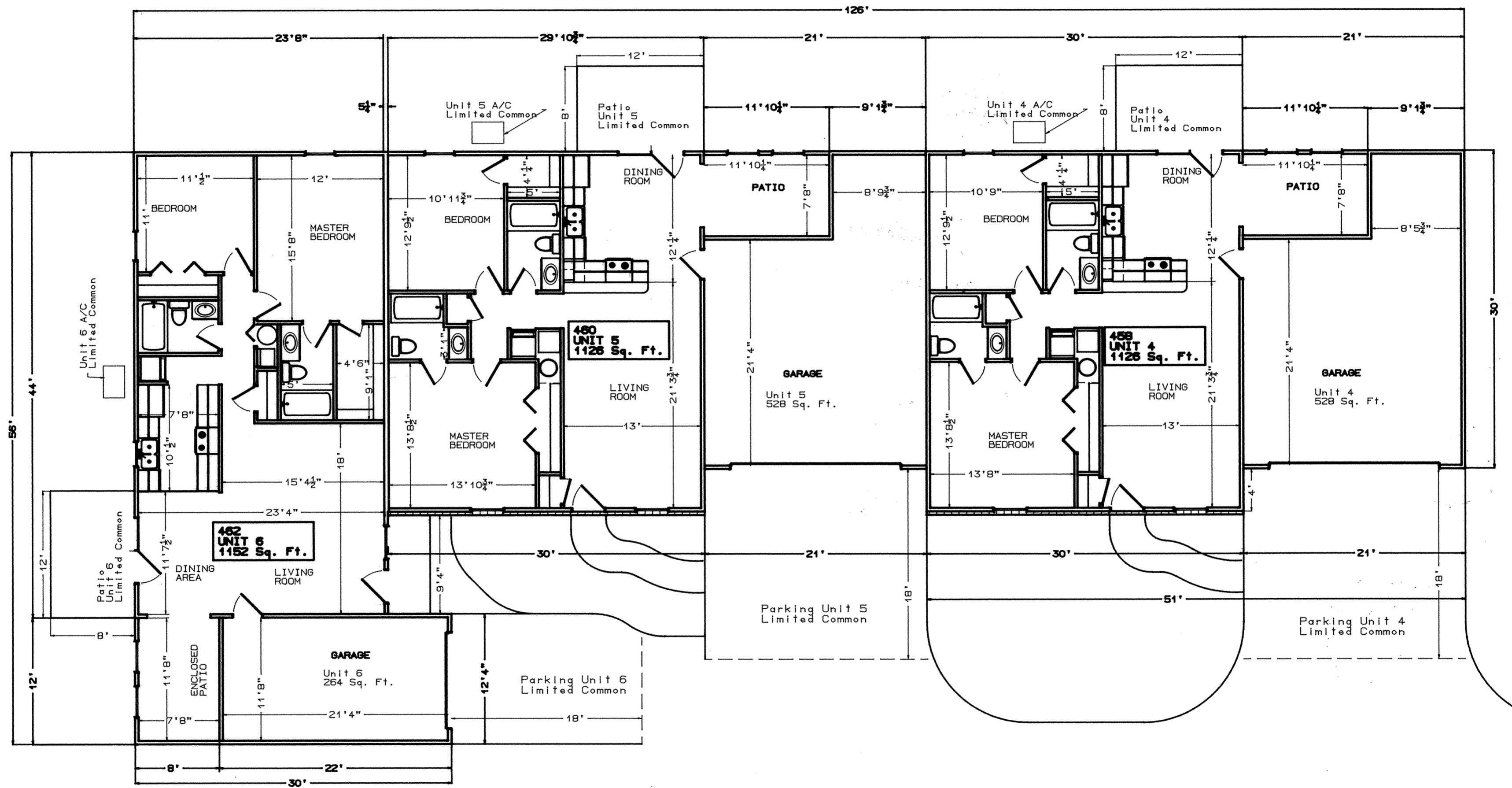


SCALE 1/8" = 1' 0"

## Building No. 1

# University Heights Condominiums No. 22

ADDENDUM No.1  
SHEET 3 of 9  
EXHIBIT " B "

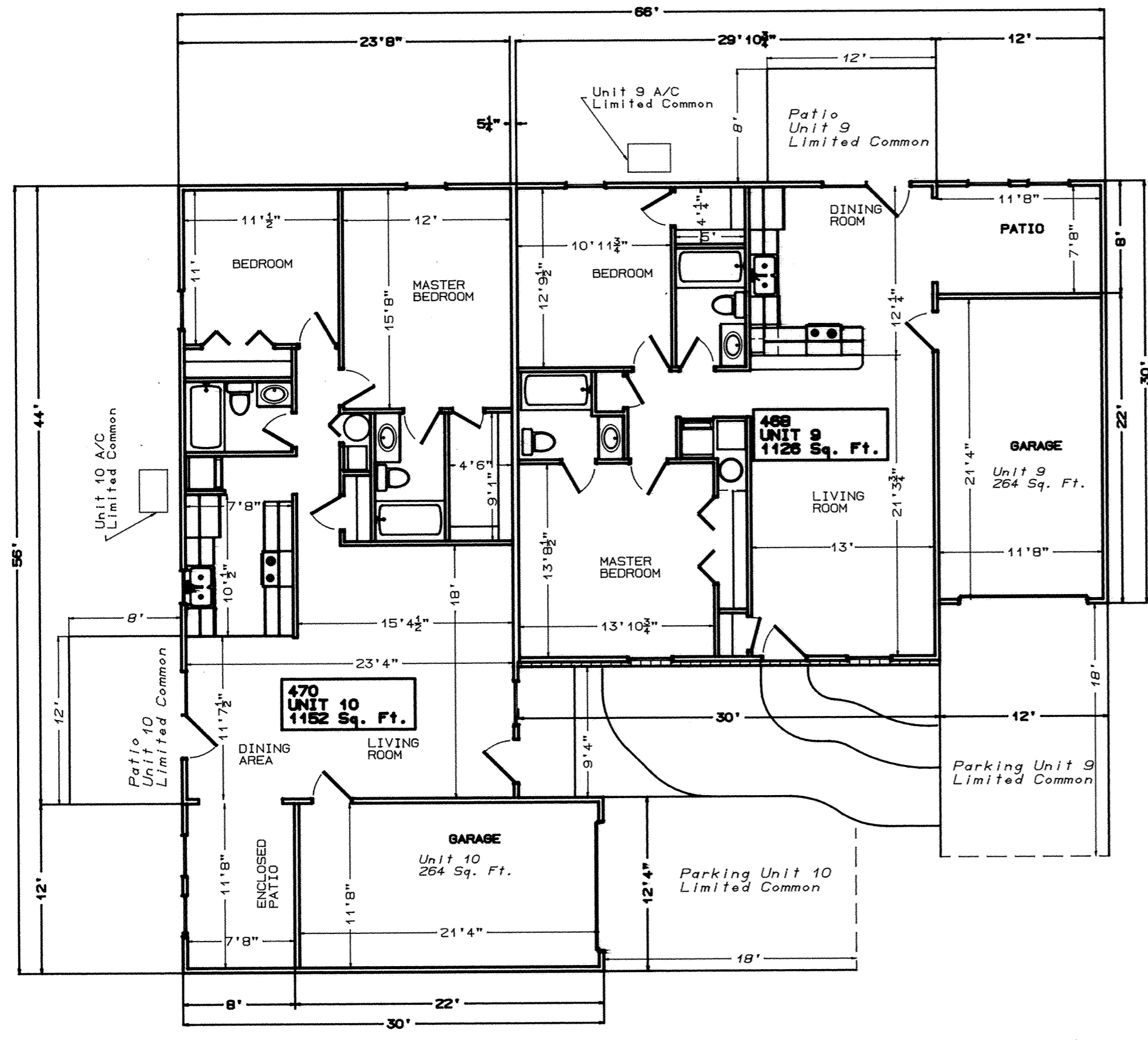


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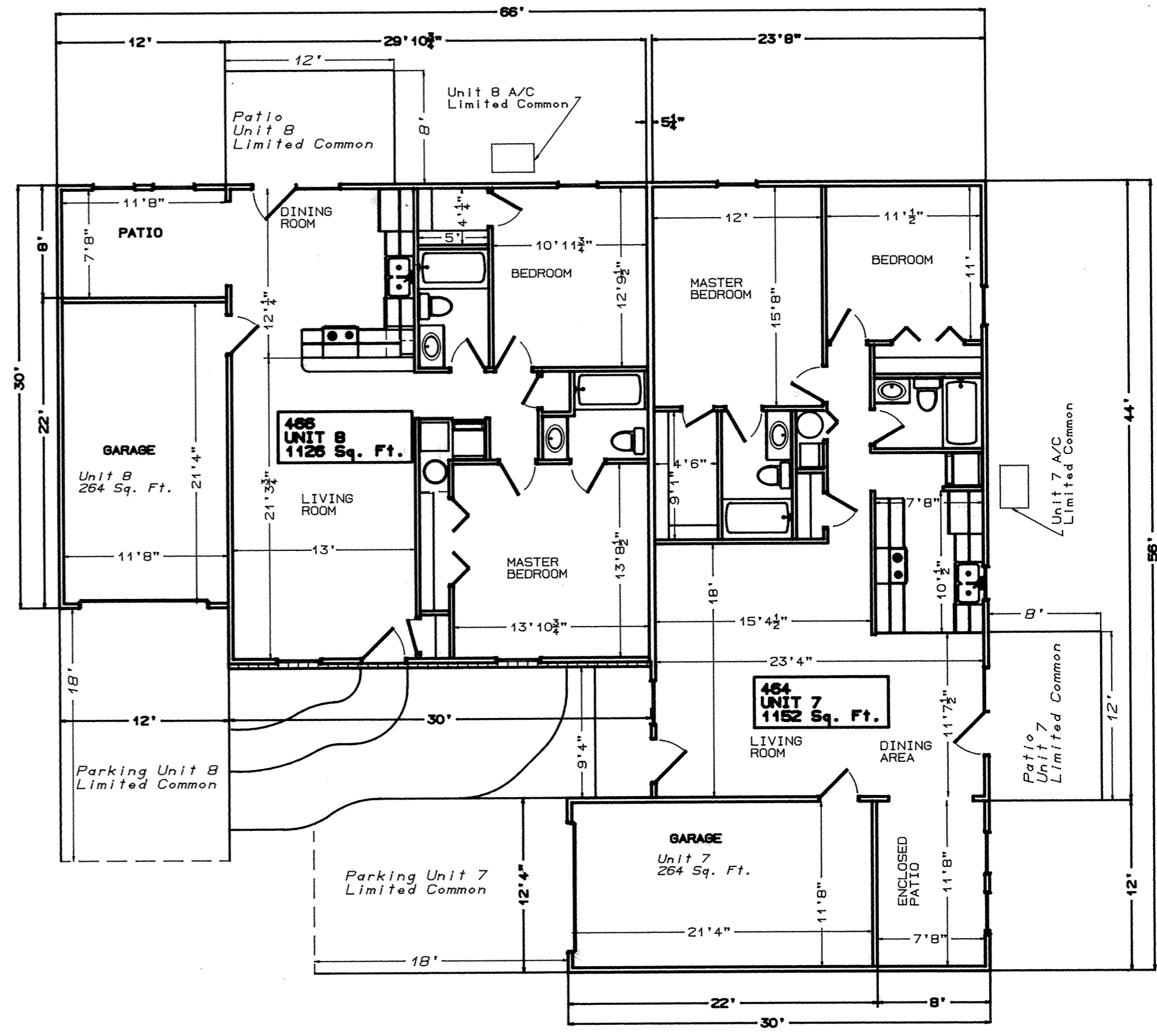
## Building No. 2

# University Heights Condominiums No. 22

ADDENDUM No.1  
SHEET 4 of 9  
EXHIBIT " B "



BUILDING 4



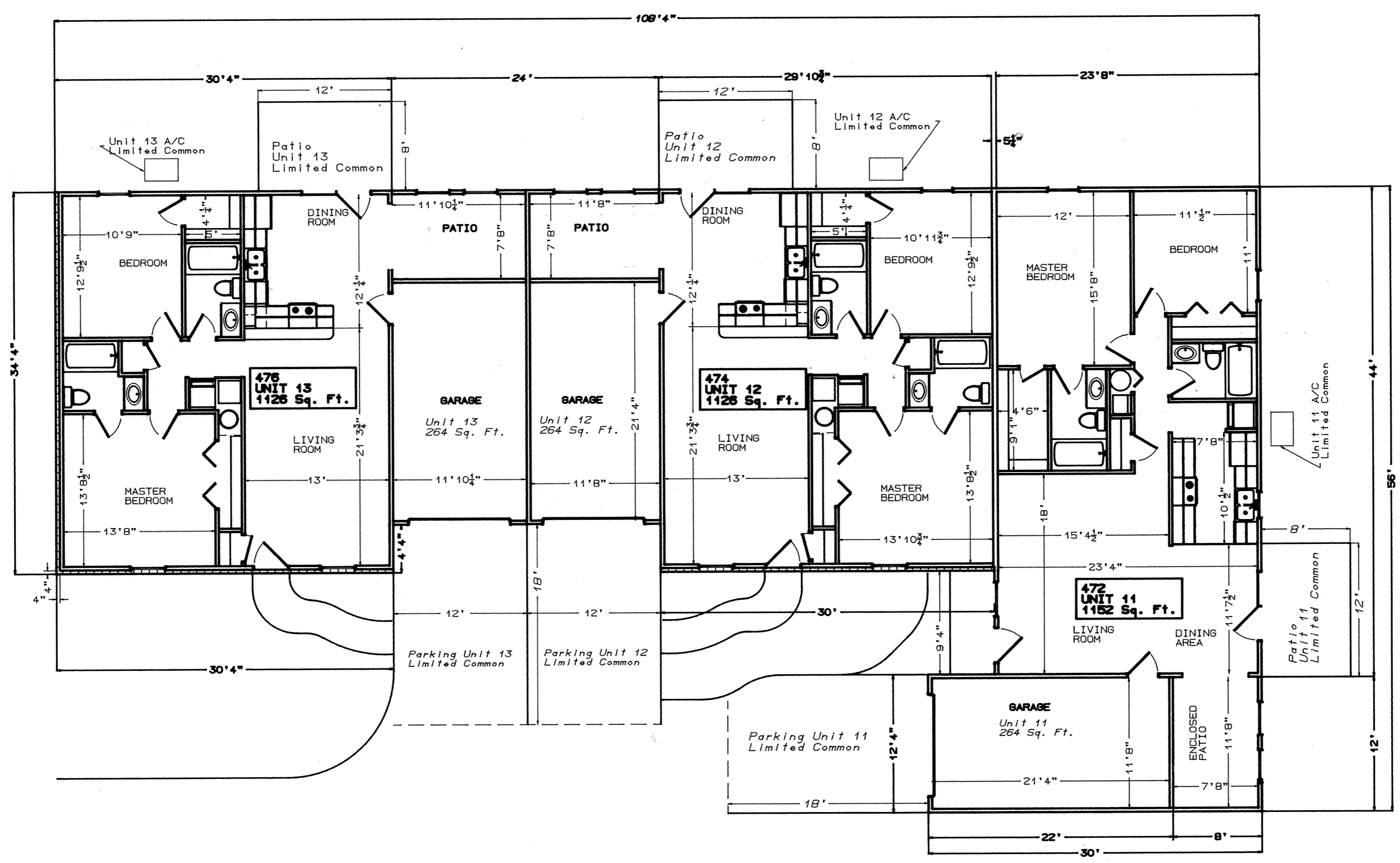
BUILDING 3

SCALE 1/8" = 1' 0"



# University Heights Condominiums No. 22

ADDENDUM No.1  
SHEET 5 of 9  
EXHIBIT " B "

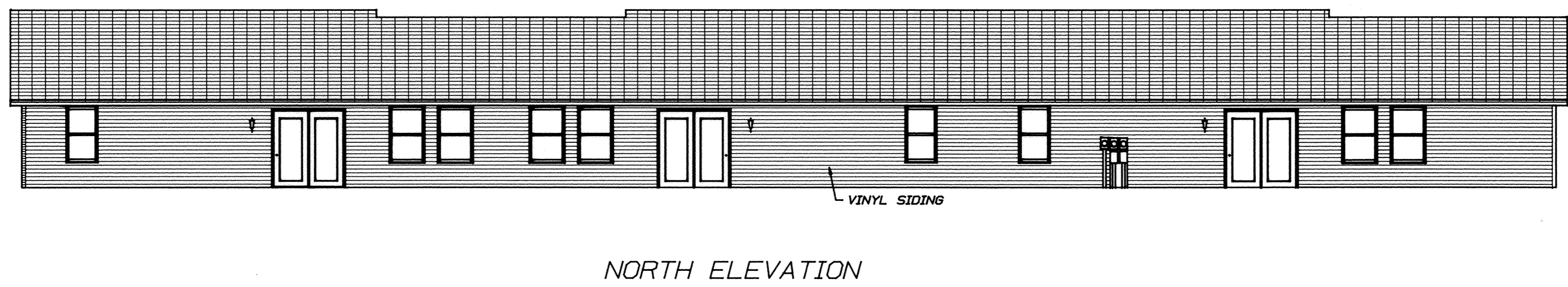
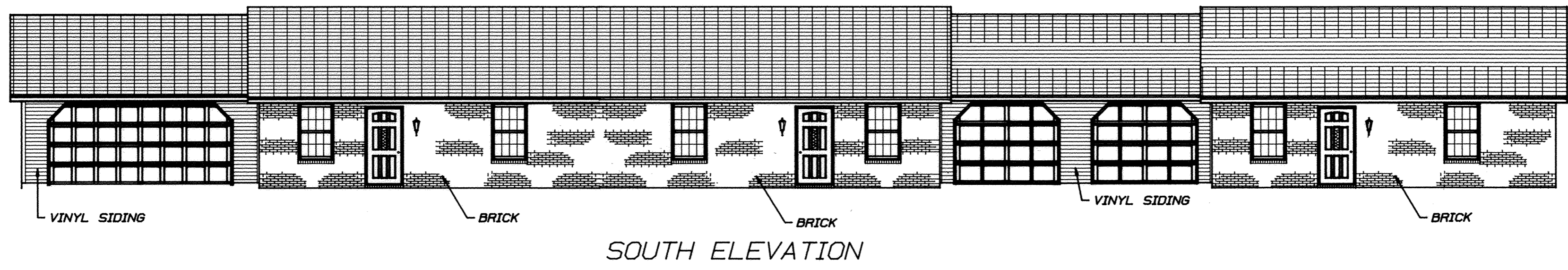


SCALE 1/8" = 1' 0"

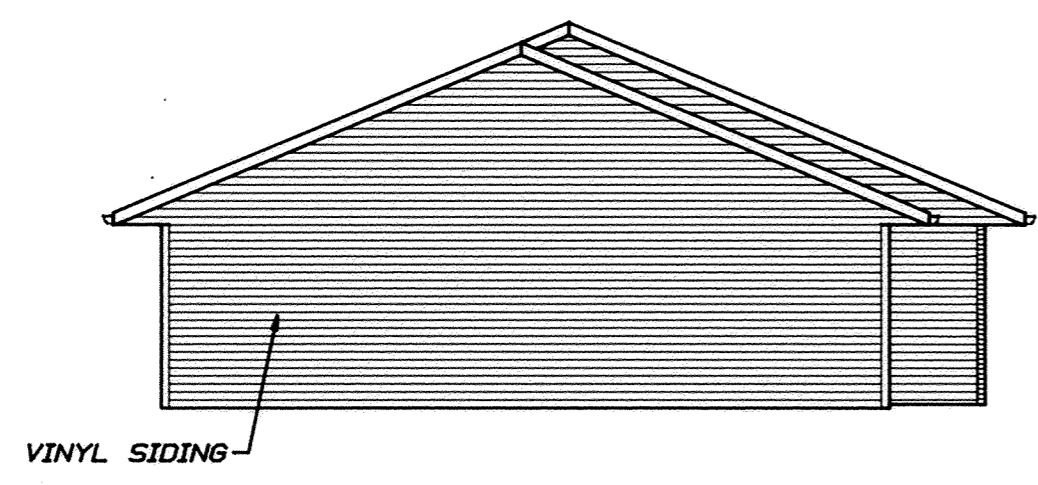
## BUILDING 5

UNIVERSITY HEIGHTS CONDOMINIUMS No. 22

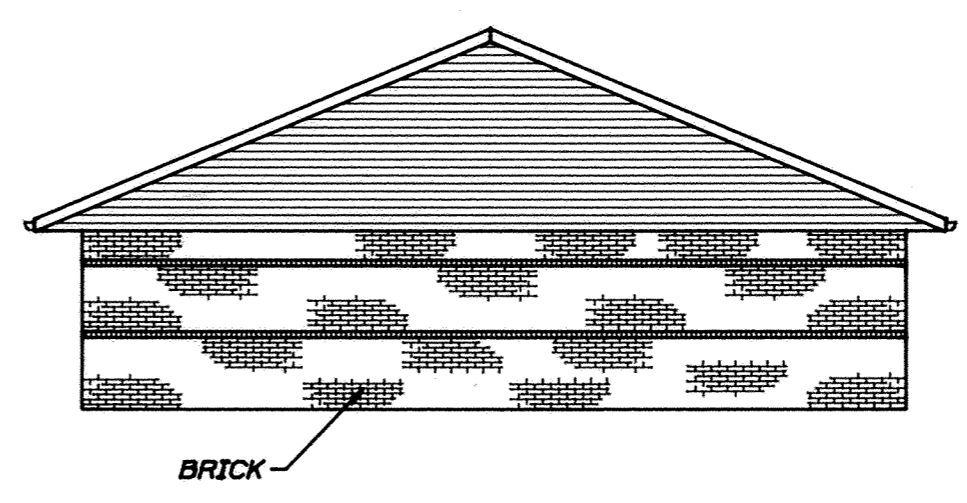
ADDENDUM No. 1  
SHEET 6 of 9  
EXHIBIT " B "



FLOOR ELEV. 100.00  
FLAT CEILING ELEV. 108.10 UNITS 1, 2, 3  
LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.64 UNITS 1, 2, 3



WEST ELEVATION

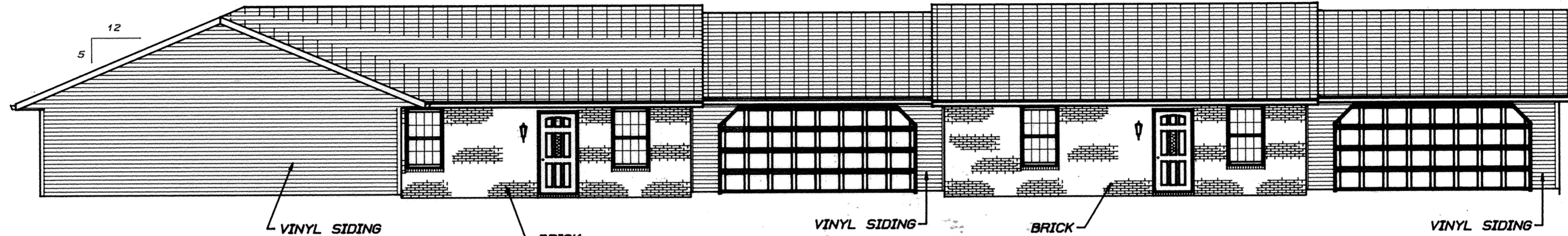


EAST ELEVATION

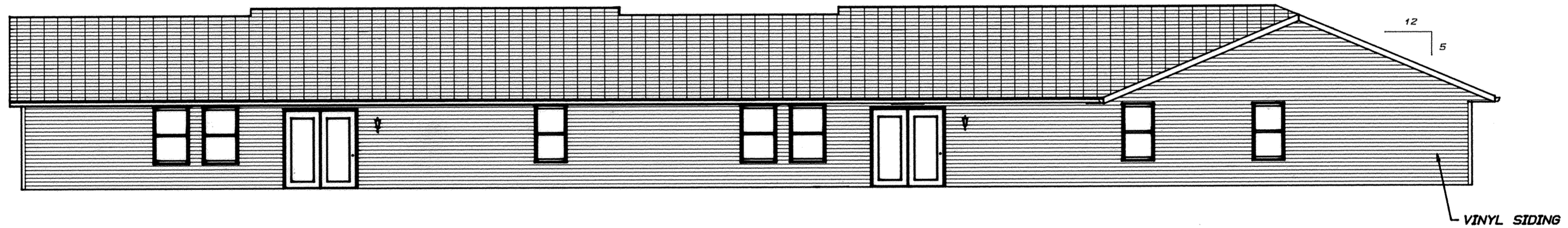
BUILDING No. 1

UNIVERSITY HEIGHTS CONDOMINIUMS No. 22

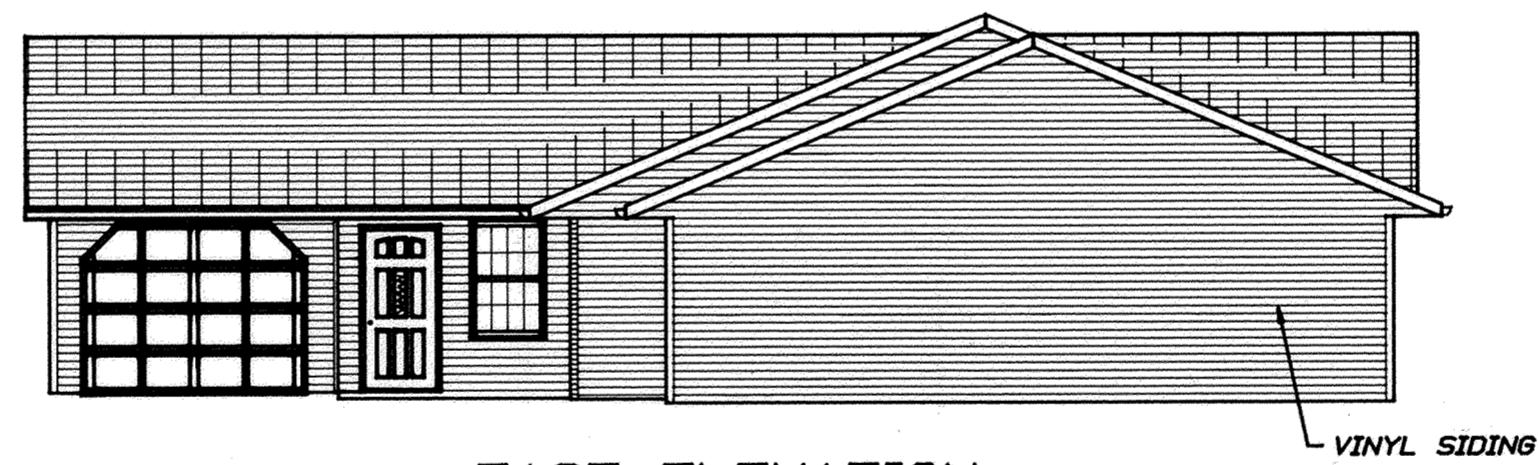
ADDENDUM No. 1  
SHEET 7 of 9  
EXHIBIT " B "



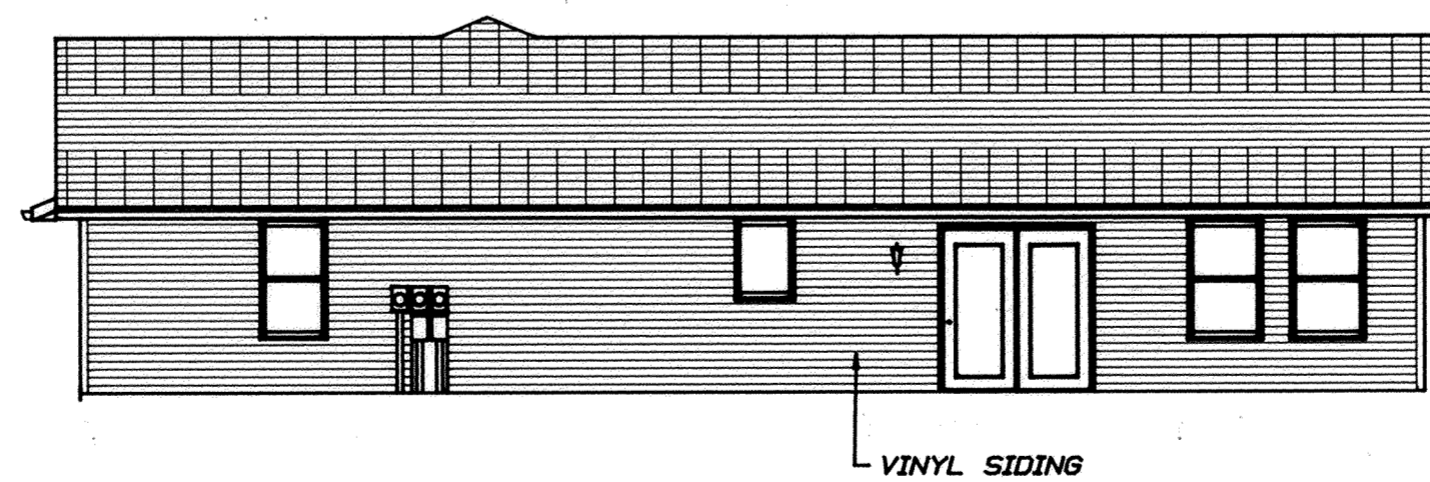
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



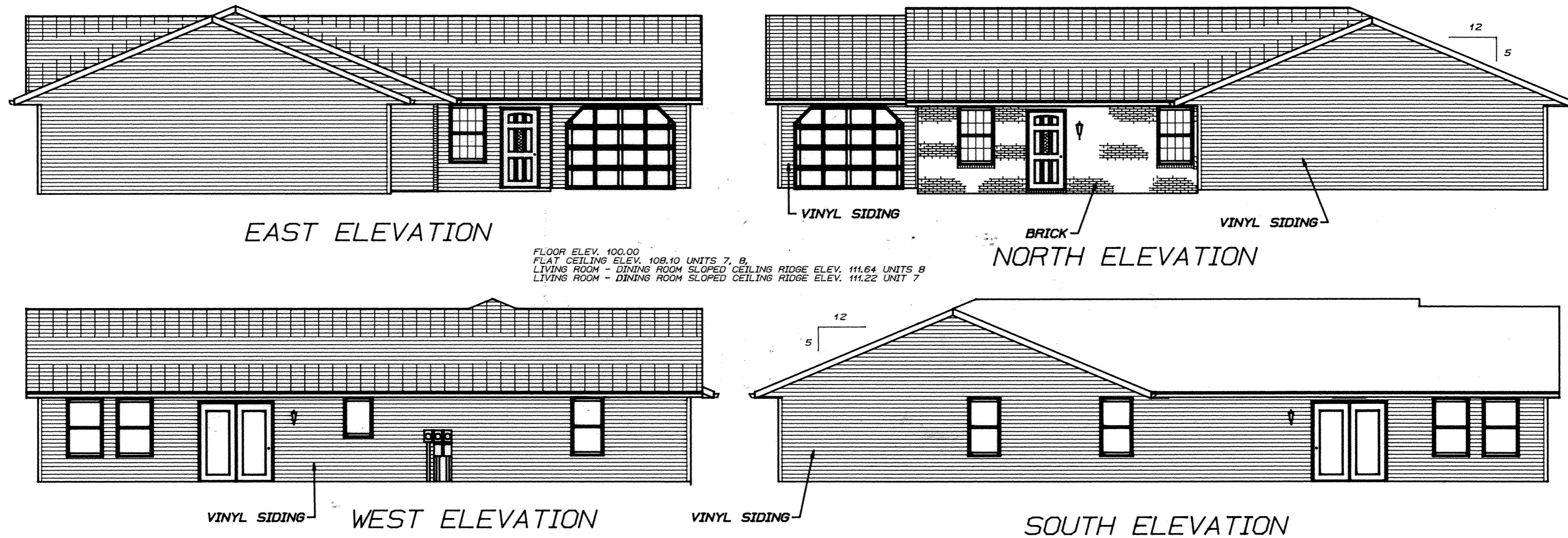
WEST ELEVATION

FLOOR ELEV. 100.00  
 FLAT CEILING ELEV. 108.10 UNITS 4, 5, 6  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.64 UNITS 4, 5  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.22 UNIT 6

BUILDING No. 2

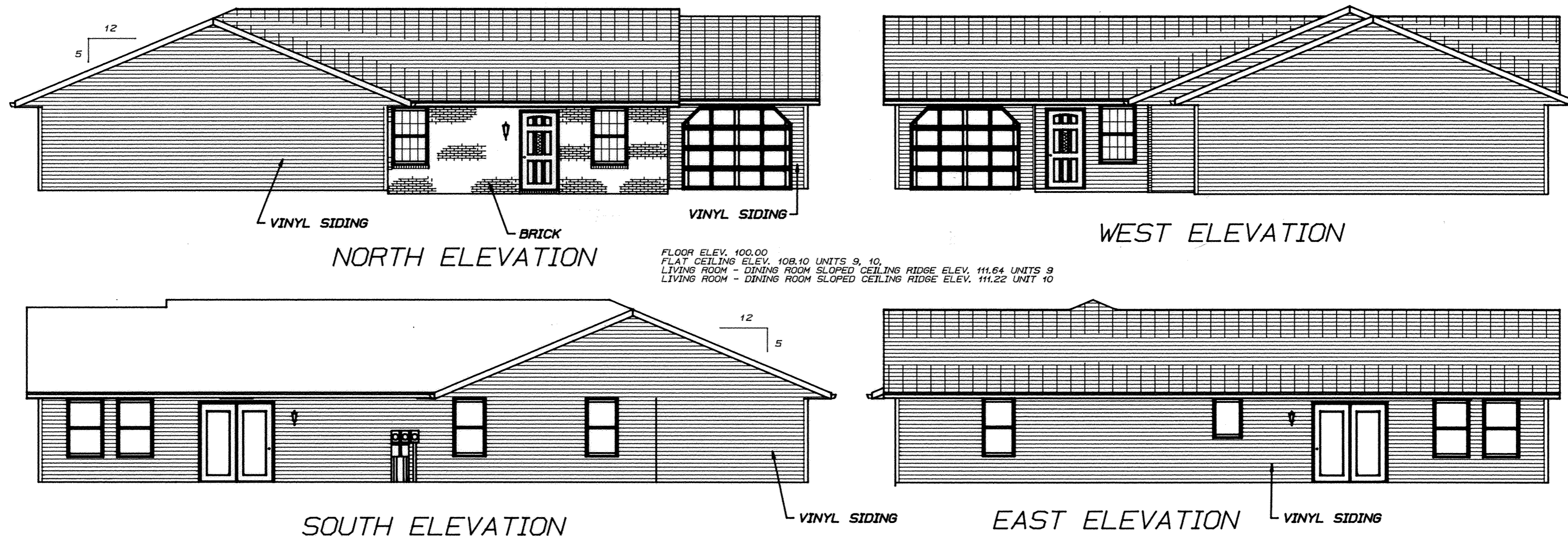
UNIVERSITY HEIGHTS CONDOMINIUMS No. 22

ADDENDUM No. 1  
SHEET 8 of 9  
EXHIBIT " B "



FLOOR ELEV. 100.00  
 FLAT CEILING ELEV. 108.10 UNITS 7, 8  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.64 UNITS 8  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.22 UNIT 7

BUILDING No. 3

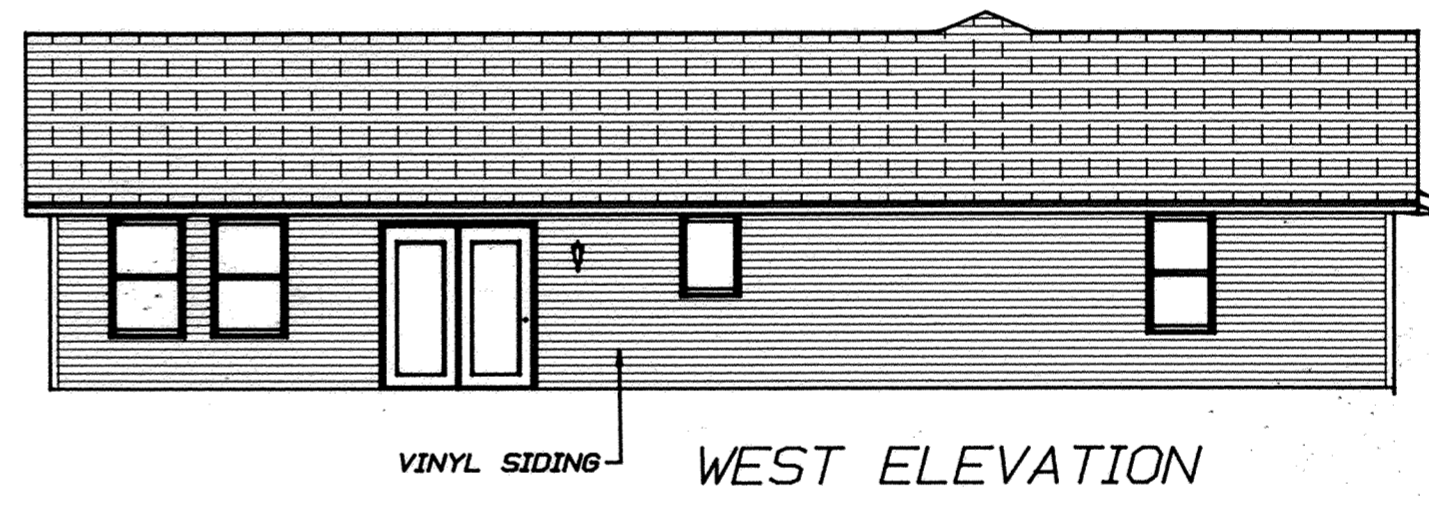


FLOOR ELEV. 100.00  
 FLAT CEILING ELEV. 108.10 UNITS 9, 10  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.64 UNITS 9  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.22 UNIT 10

BUILDING No. 4

UNIVERSITY HEIGHTS CONDOMINIUMS No. 22

ADDENDUM No. 1  
SHEET 9 of 9  
EXHIBIT " B "



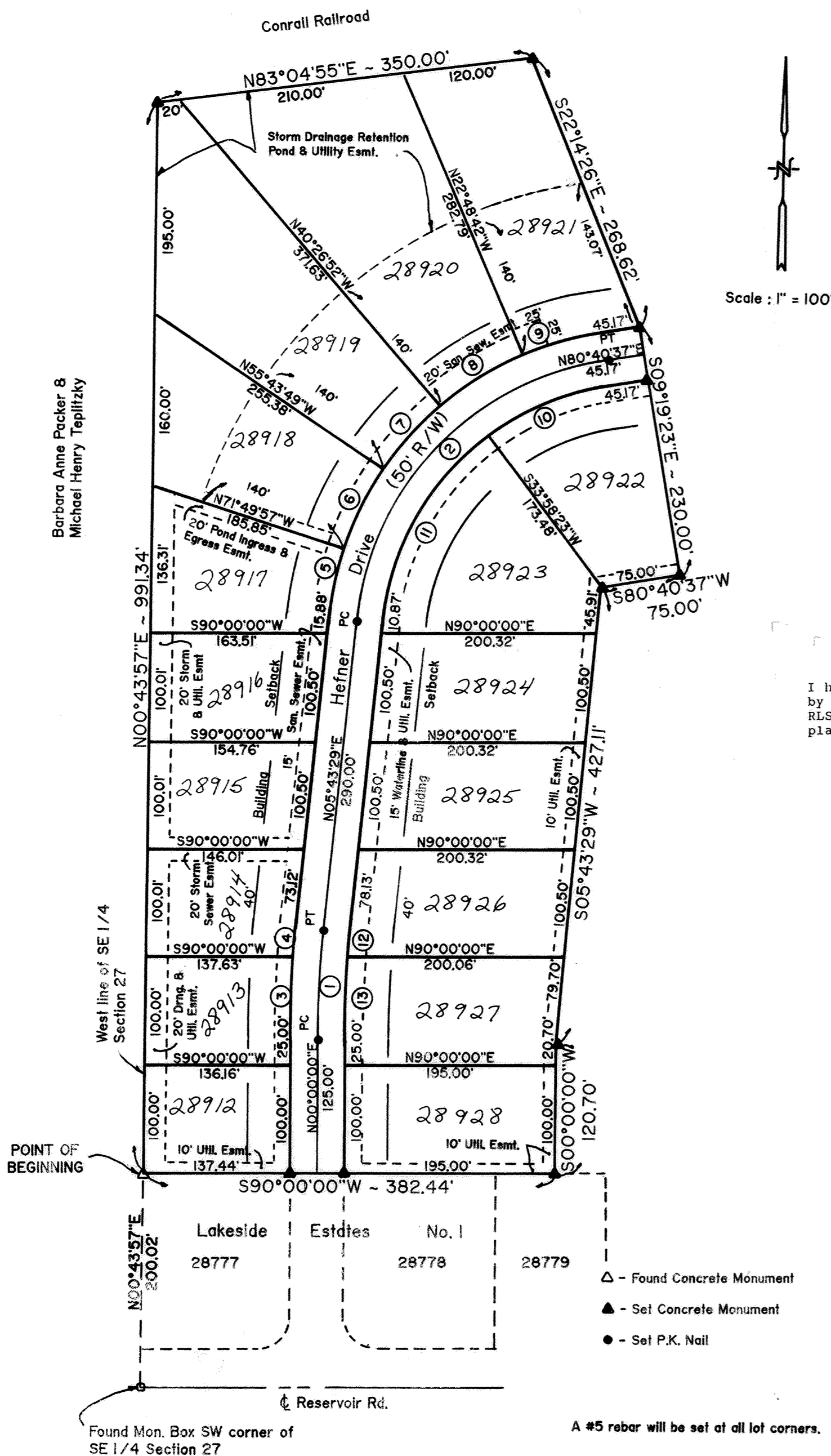
FLOOR ELEV. 100.00  
 FLAT CEILING ELEV. 108.10 UNITS 11, 12, & 13  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.64 UNITS 12 & 13  
 LIVING ROOM - DINING ROOM SLOPED CEILING RIDGE ELEV. 111.22 UNIT 11



BUILDING No. 5

# LAKESIDE ESTATES NO. 2

PART OF SW 1/4 OF SE 1/4 SECTION 27, T-3-S, R-7-E  
BATH TOWNSHIP, ALLEN CO., OHIO



**DESCRIPTION**

Being a parcel of land in the SE 1/4 of Section 27, T3S, R7E, Bath Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of said SE 1/4, thence N0°43'57"E with the west line of said SE 1/4, 200.02' to a found concrete monument at the Northwest corner of Lot No. 28777 as recorded in Lakeside Estates No. 1 in Plat Book 18, Page 175 and being the POINT OF BEGINNING; thence the following courses:

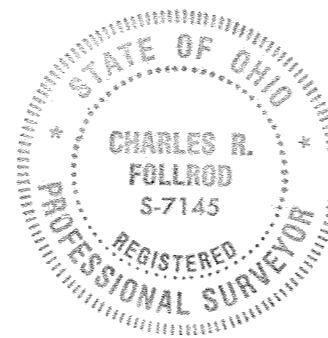
- N0°43'57"E with the west line of said SE 1/4, 991.34' to a set concrete monument;
- N83°04'55"E with the south right of way line of the Conrail Railroad, 350.00' to a set concrete monument;
- S22°14'26"E, 268.62' to a set concrete monument;
- S9°19'23"E, 230.00' to a set concrete monument;
- S8°04'37"W, 75.00' to a set concrete monument;
- S5°43'29"W, 427.11' to a set concrete monument;
- S0°00'00"W, 120.70' to a set concrete monument;
- S9°00'00"W, 382.44' to the POINT OF BEGINNING.

The above described parcel contains 9.652 acres, more or less, subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Reservoir Road (N90°00'00"E)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat is based on a true and accurate survey made by me in May 1992. A 5/8 inch rebar topped with a plastic cap stamped RLS 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.



*Charles R. Follrod*  
Professional Surveyor No. 7145  
C & K Consulting Co.

**APPROVAL OF THE PLANNING COMMISSION**

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 24<sup>th</sup> day of June, 1993.

*David Berg*  
Mayor, City of Lima, Ohio  
Chairman, City Planning Commission

**COUNTY RECORDER'S CERTIFICATION**

9310915  
Filed for record this 24<sup>th</sup> day of June, 1993, at 11:42 o'clock in the office of the County Recorder and recorded in Plat Book 19 on page 78.

*Jul 6 2 10*

*Edward P. Kent*  
Recorder, Allen County, Ohio

**COUNTY AUDITOR'S CERTIFICATION**

This plat filed for transfer this 24<sup>th</sup> day of June, 1993.

*H. Dean French*  
Auditor, Allen County, Ohio

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	C.L.	1000'	99.92'	N02°51'45"E	99.87'
2	C.L.	270'	353.20'	N43°12'03"E	328.55'
3	R/W	1025'	75.07'	N02°05'53"E	75.05'
4	R/W	1025'	27.35'	N04°57'38"E	27.35'
5	R/W	295'	64.06'	N11°56'46"E	63.94'
6	R/W	295'	82.91'	N26°13'07"E	82.63'
7	R/W	295'	78.69'	N41°54'40"E	78.45'
8	R/W	295'	90.80'	N58°22'13"E	90.45'
9	R/W	295'	69.45'	N73°55'57"E	69.29'
10	R/W	245'	105.40'	S68°21'07"W	104.59'
11	R/W	245'	215.10'	S30°52'33"W	208.25'
12	R/W	975'	22.34'	S05°04'06"W	22.34'
13	R/W	975'	75.07'	S02°12'21"W	75.06'

# LAKESIDE ESTATES NO. 2

## PROTECTIVE COVENANTS

1. **USE OF LOTS:** Said premises shall be solely and exclusively for residential purposes. No buildings or structures or any additions thereto or any alterations thereof shall be erected, reconstructed, placed, or suffered to remain upon said premises other than one detached single-family dwelling whose size, location, type, cost, use, and materials of construction thereof, shall have been approved in writing, by the Architectural Committee, which shall from time to time be appointed by the grantor. A true copy of said plans, specifications, and details shall have been lodged permanently with the Architectural Committee. No mobile homes, double wide mobile homes, modular, or prefabricated housing shall be permitted on the premises. The color scheme, the grade plan of the lot, including the grade elevations of said buildings and structures shall also have been in writing by the Grantor. No buildings or structures, except as conform to said plans, etc., shall be erected, or placed or suffered to remain on any lot nearer to the boundary lines of such lot than the minimum building setback lines as shown on the recorded plat of this subdivision. For the purposes of this restriction, eaves, steps, and porches shall not be considered as a part of such structure.
2. **BUILDING RESTRICTION:** No one-floor dwelling shall have a ground floor area of less than 1600 square feet. No two-story dwelling shall be permitted on any lot in this phase of the subdivision with a ground floor area which is less than 1000 square feet. For the purposes of this covenant the area of open porches and garages shall not be included. The premises are intended for residential housing only and not for speculation.
3. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot, other than one sign of not more than five square feet advertising the property for sale or rent, except signs used by a builder or developer to advertise the property during the construction and sale period.
4. **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind shall be raised, or kept on any lot, except dogs, cats, or other household pets, provided they are not kept, bred, or maintained for any commercial purposes.
5. **TRASH-GARBAGE:** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Household garbage shall be kept in sanitary containers out of view of the adjacent property owners and the public. All equipment for the storage of such material shall be kept in a clean and sanitary condition.
6. **SIGHT DISTANCE AT INTERSECTIONS:** No walls, fences, or hedges except retaining walls not extending above ground level, shall be erected or planted on any building site between the front property line and the rear wall to the residence and it shall not exceed three feet in height above the top of the ground and it must be of the open wire type, such as chain link fence.
7. **EASEMENTS-UTILITIES:** Easements and rights-of-way are reserved in and over such said lots as are shown on said plat, for the construction, operation, and maintenance of poles, wires, therewith for the transmission of electricity, telephone, drainage facilities, and other purposes, also the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat, and for any other public or quasi-public utility or function maintained, furnished, or performed in any method beneath the surface of the ground. Easements shown upon plat may also be used by utility companies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery, or other surface improvements.
8. **WELLS:** No oil, gas, or water wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building or site.
9. **PARKING:** Off-street parking must be provided at each home site. No on-street parking will be permitted in the subdivision.
10. **ANNOYANCES:** No noxious or offensive activity shall be carried on or upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. (i.e. engine noise, party noise, or illegal drugs.)
11. **OCCUPANCY:** No house may be occupied until completed.
12. **GARBAGE:** Garbage and other wastes shall be kept only in sanitary containers which shall be kept in a clean and sanitary condition, and shall be so placed and screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of any lot boundary at any time, except during refuse collection.
13. **ADDITIONAL STRUCTURES:** No structure of a temporary nature, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as residence either temporary or permanently. The owner shall keep the premises free from weeds, trash, and miscellaneous materials which might distract from the value of the surrounding premises. A small attractive storage building is acceptable. Appearance of all buildings and grounds must be maintained in conformity with neighborhood.

14. **ROADWAYS:** Owners of each lot shall be prohibited from filling roadway, roadway side ditches or drainage swales. All underground tile and storm drains shall not be cut off or obstructed.
15. **PONDS:** The maintenance and repair of ponds and outlet pipes from ponds shall be the responsibility of the lot owners whose property borders on said ponds. Liability insurance coverage covering the pond must be maintained by the owners of the lots bordering the ponds.
16. **COVENANT PERIODS:** These covenants are to run with the land and shall be binding on all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the landowners of the lots has been recorded, agreeing to change said covenants in whole or in part.
17. **CONTRACT-DEED RESTRICTIONS:** These conditions, limitations, and restrictions set forth herein shall be considered part of any contract, deed, lease, or instrument relating to any lot in LAKESIDE ESTATES SUBDIVISION, without being incorporated therein, and the acceptance of any contract, deed, lease, or instrument relating thereto shall operate as a covenant to use the premises in conformity with the conditions, limitations, and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of, or have any lot or parcel of land situated in LAKESIDE ESTATES SUBDIVISION.
18. **LEGAL ENFORCEMENT:** Enforcement shall be by proceeding at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages, invalidation or any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and affect.
19. **MINERAL RIGHTS:** All mineral rights reserved.
20. **PONDS:** The ponds shall not be filled in at anytime. The original size of the ponds shall be maintained by the lot owners whose properties border on said ponds. The finished bottom elevation, bank slopes, overall shape and outlet pipe of the Storm Drainage Retention Pond shall not be altered from the original construction drawing design for any purpose.

## DEDICATION

Evonne Hefner Armstrong, being the sole owner of the described premises, does hereby voluntarily consent to the execution of said plat and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

OWNER

WITNESS

*Evonne Hefner Armstrong*  
Evonne Hefner Armstrong

*Janice Morgan*

## ACKNOWLEDGEMENT

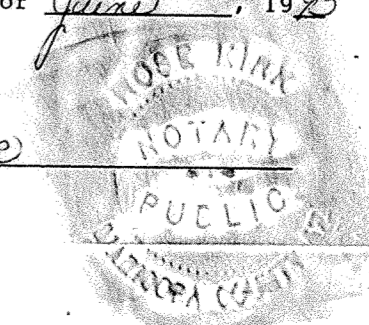
STATE OF <sup>Ohio</sup>~~OHIO~~  
ALLEN COUNTY  
*Maurice*

Before me, a notary public in and for said State and County, did personally appear the above signed OWNER who acknowledged that she signed the hereon plat and the signing thereof was her free act and deed. IN WITNESS thereof, I affix my hand and seal this *27th* day of *June*, 19*83*

My Commission Expires

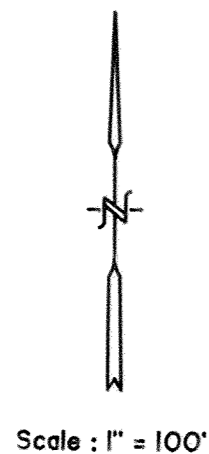
My Commission Expires Sept. 29, 1995

*Bow Kue*  
Notary Public

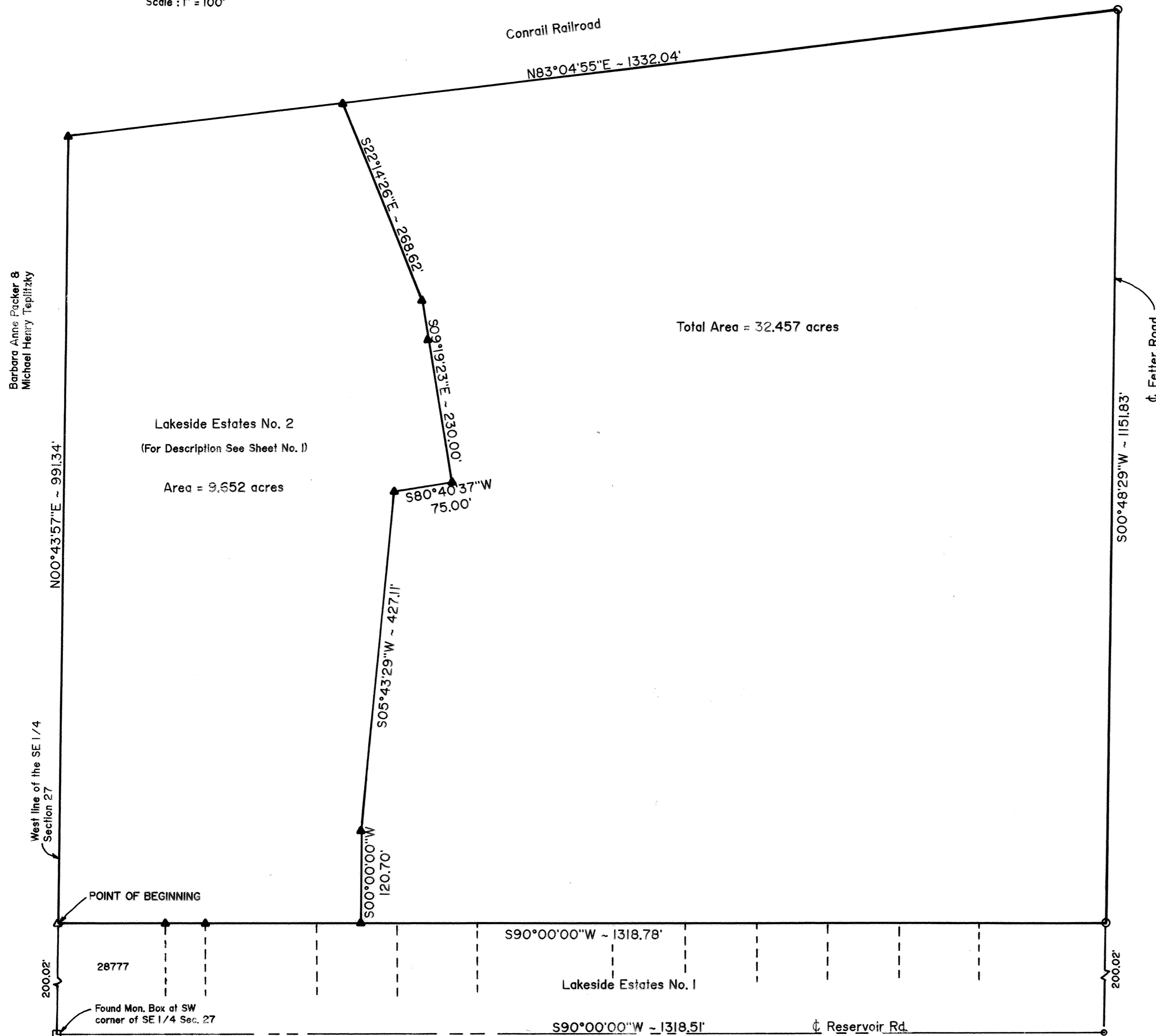


# LAKESIDE ESTATES NO. 2

## SURVEY OF DEDICATOR'S LAND



Scale : 1" = 100'



### DESCRIPTION

Being a parcel of land in the SE $\frac{1}{4}$  of Section 27, T3S, R7E, Bath Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of said SE $\frac{1}{4}$ , thence N0°43'57"E with the west line of said SE $\frac{1}{4}$ , 200.02' to a found concrete monument at the Northwest corner of Lot No. 28777 as recorded in Lakeside Estates No. 1 in Plat Book 18, Page 175 and being the POINT OF BEGINNING; thence the following courses:

1. N0°43'57"E with the west line of said SE $\frac{1}{4}$ , 991.34' to a set concrete monument;
2. N83°04'55"E with the south right of way line of the Conrail Railroad, 1332.04' to a found P.K. nail on the centerline of Fetter Road;
3. S0°48'29"W with the centerline of Fetter Road, 1151.83' to a found P.K. nail;
4. S90°00'00"W parallel to the centerline of Reservoir Road, 1318.78' to the POINT OF BEGINNING.

The above described parcel contains 32.457 acres, more or less, subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Reservoir Road (N90°00'00"E)

- △ - Found Concrete Monument
- △ - Set Concrete Monument
- - Found P.K. Nail
- - Found Nail & Shiner



DESCRIPTION

Being 50-foot wide Ash Street, 50-foot wide Elm Street, and 50-foot wide Walnut Street, located in the Village of Conant, Allen County, Ohio, and being more particularly described as follows:

Beginning for the same at the intersection of the East line of Conant Road with the South line of Ash Street -

Thence North, along the East line of Conant Road for a distance of 50.00 feet to the Southwest corner of Lot 24 in Leonard Place's Addition to Conant and the North line of Ash Street -

Thence East, along the North line of Ash Street and the South line of Lots 13 through 24 in Leonard Place's Addition to Conant for a distance of 600.00 feet to the Southeast corner of Lot 13 in said subdivision and the West line of Elm Street -

Thence North, along the West line of Elm Street and the East line of Lots 12 and 13 in said subdivision for a distance of 316.00 feet to the Northeast corner of Lot 12 in said subdivision and the South line of Walnut Street -

Thence West, along the South line of Walnut Street for a distance of 600.00 feet to the East line of Conant Road -

Thence North, along the East line of Conant Road for a distance of 50.00 feet to the North line of Walnut Street -

Thence East, along the North line of Walnut Street for a distance of 650.00 feet to the East line of Elm Street -

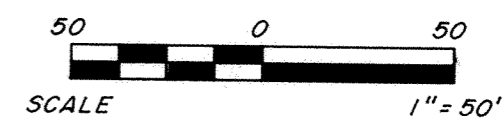
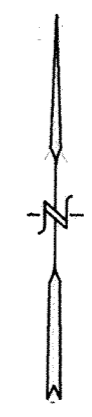
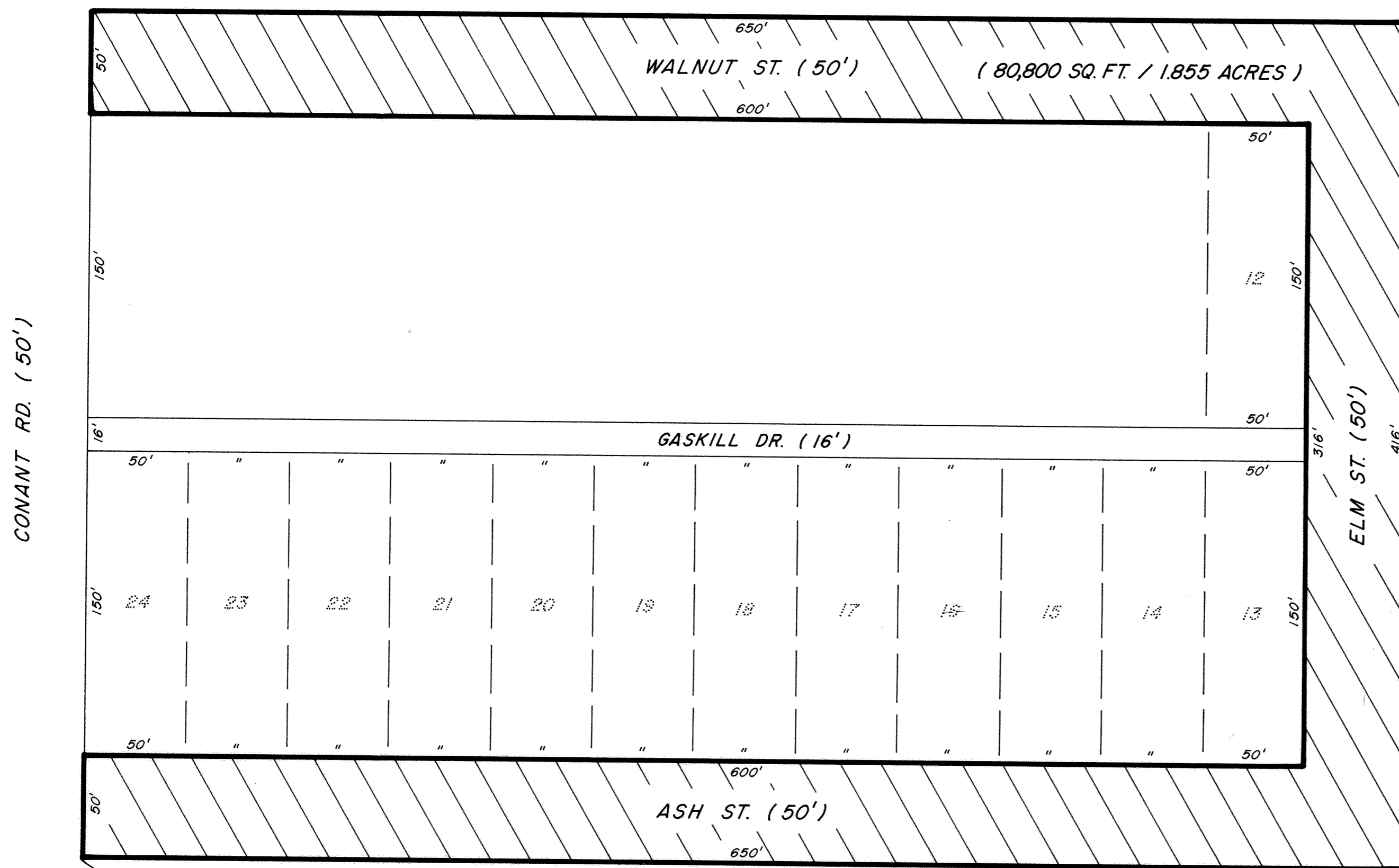
Thence South, along the East line of Elm Street for a distance of 416.00 feet to the South line of Ash Street -

Thence West, along the South line of Ash Street for a distance of 650.00 feet to the point of beginning.

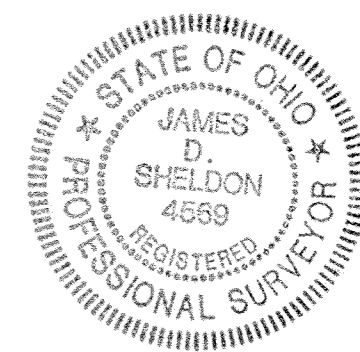
Containing 80,800 square feet or 1.855 acres of land.

# VACATION PLAT OF ASH, ELM and WALNUT STREETS IN THE VILLAGE OF CONANT, ALLEN COUNTY, OHIO

*James D. Sheldon*  
JAMES D. SHELDON  
REG. SURVEYOR # 4569



9311090  
Filed and Recorded  
June 28, 1993  
at 2:08 P.M.  
Edward P. Kirk  
Recorder  
see 20.70  
Plat Vol 19 pg 81  
see deed vol 778 pg 440



PREPARED: JULY 17, 1992  
BY: J.D. SHELDON P.E. INC.  
1280 N. COLE ST.  
LIMA, OHIO

- DENOTES AREA TO BE VACATED.

# STREET VACATION

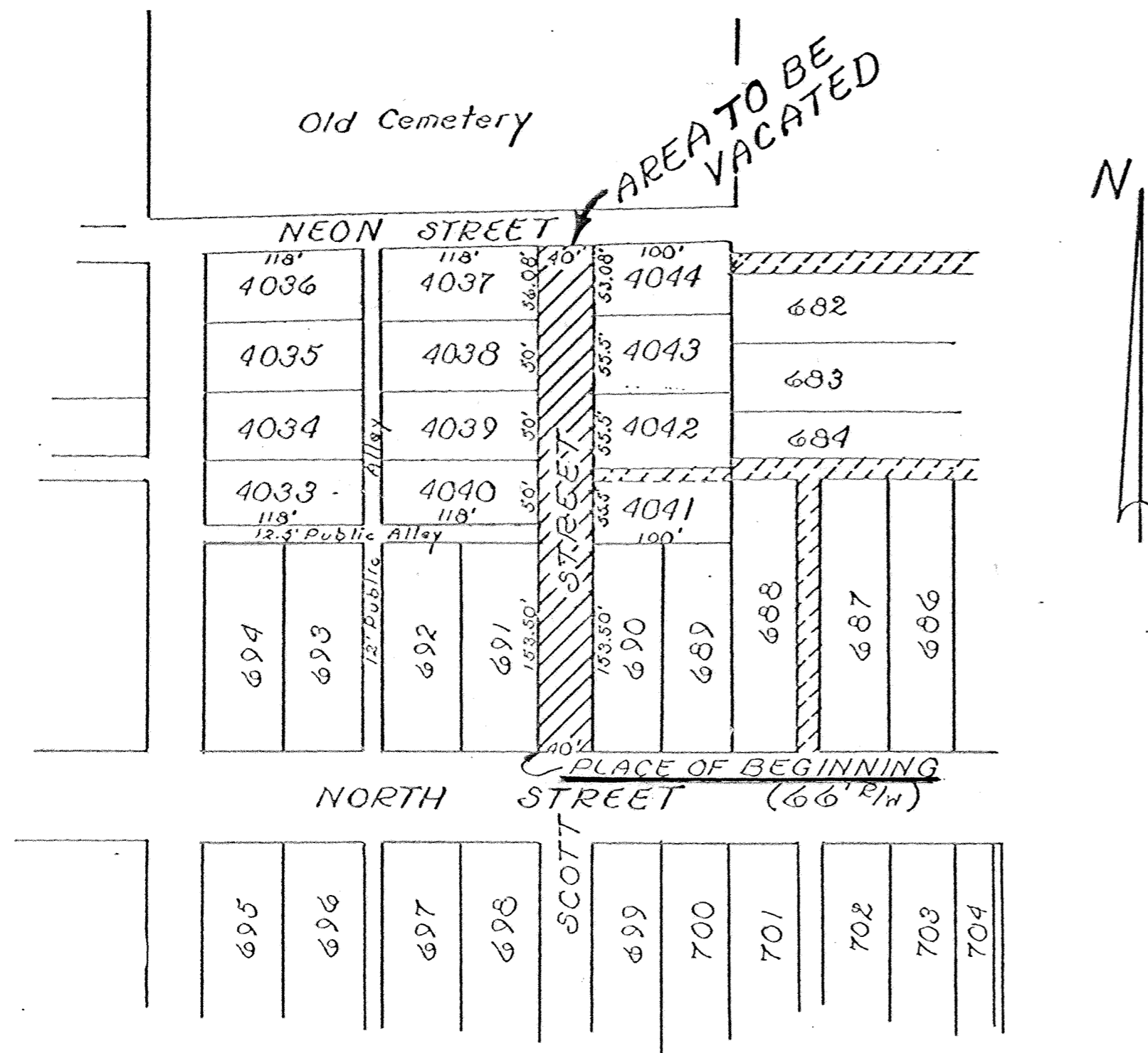
## CITY OF LIMA

### ALLEN COUNTY, OHIO

DESCRIPTION

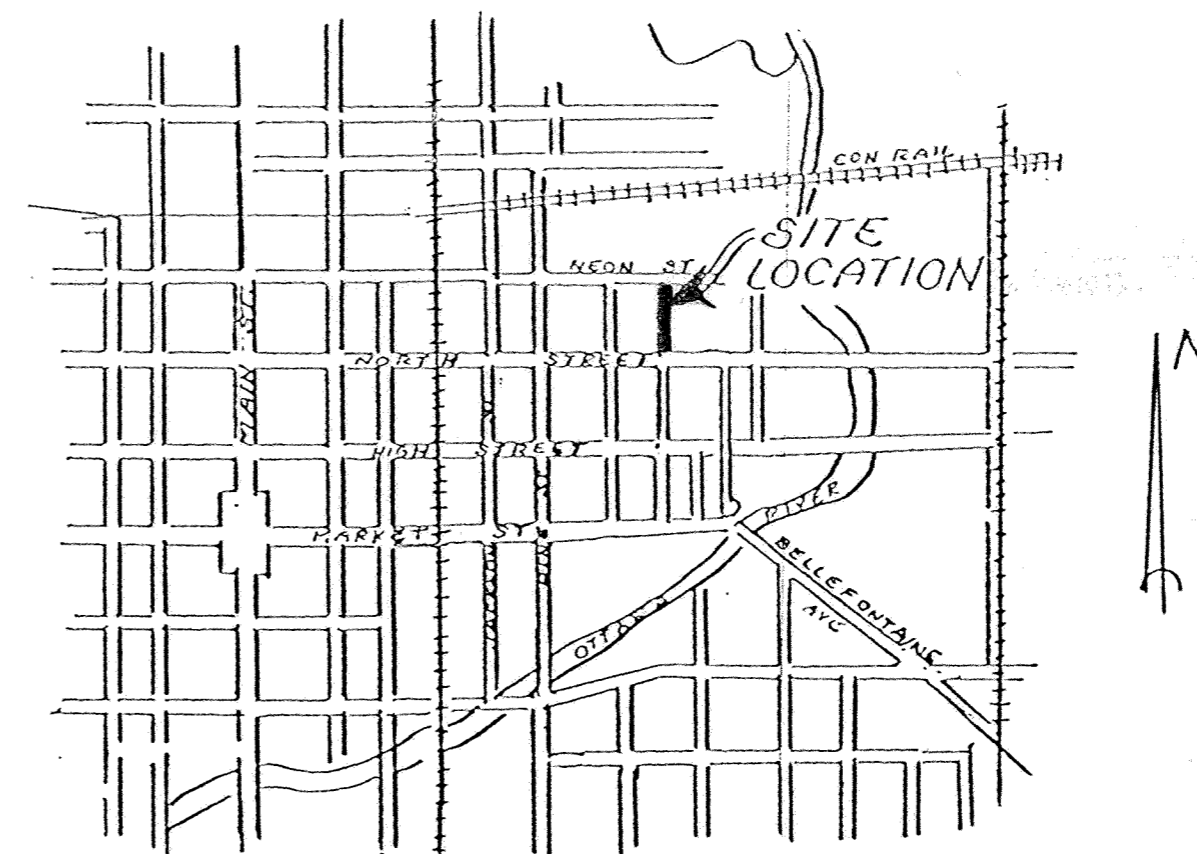
Being a part of Scott Street as shown on the Plat of J. B. Roberts Addition to the City of Lima and on the Plat of B. C. Faurot's 2nd Addition to the City of Lima, Allen County, Ohio and more particularly described as follows:

BEGINNING at the southeast corner of Lot Number 691 in said J. B. Roberts Addition; thence north with the east line of said Lot Number 691 (also the west right-of-way line of Scott Street), 153.50 feet to the northeast corner of said Lot Number 691; thence continuing with said west right-of-way line across an existing 12.5 foot alley, 12.5 feet to the southeast corner of Lot Number 4040 in said B. C. Faurot's 2nd Addition; thence north with the east line of Lots Number 4040, 4039, 4038 and 4037 in said B. C. Faurot's 2nd Addition (also the west right-of-way line of Scott Street), 206.08 feet to the northeast corner of Lot Number 4037 in said B. C. Faurot's 2nd Addition; thence easterly, 40.0 feet to the northwest corner of Lot Number 4044 in said B. C. Faurot's 2nd Addition; thence south with the west line of Lots Number 4044, 4043, 4042 and 4041 in said B. C. Faurot's 2nd Addition (also the east right-of-way line of Scott Street), 219.58 feet to the southwest corner of Lot Number 4041 in said B. C. Faurot's 2nd Addition (also being the northwest corner of Lot Number 690 in J. B. Roberts Addition); thence continuing south with the west line of said Lot number 690 (also being the east right-of-way line of Scott Street), 153.50 feet to the southwest corner of said Lot Number 690; thence westerly 40.0 feet to the PLACE OF BEGINNING.

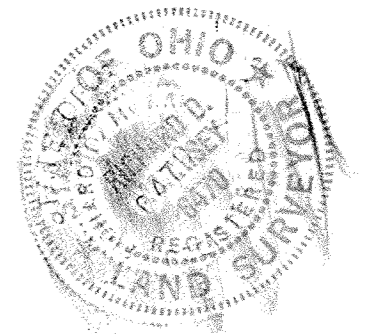


*Richard D. Morrissey*  
 Registered Surveyor, No. 6470  
 KUCK AND MORRISEY, INC.  
 Consulting Engineers and Surveyors

9311564  
 FILED AND RECORDED  
 July 2, 1993 AT 2:01 PM  
 PLAT BK 19 pg 82  
 EDWARD P. KIRK  
 ALLEN COUNTY RECORDER  
 8 20.70  
 SEE DEED VOL 778 pg 681



LOCATION MAP

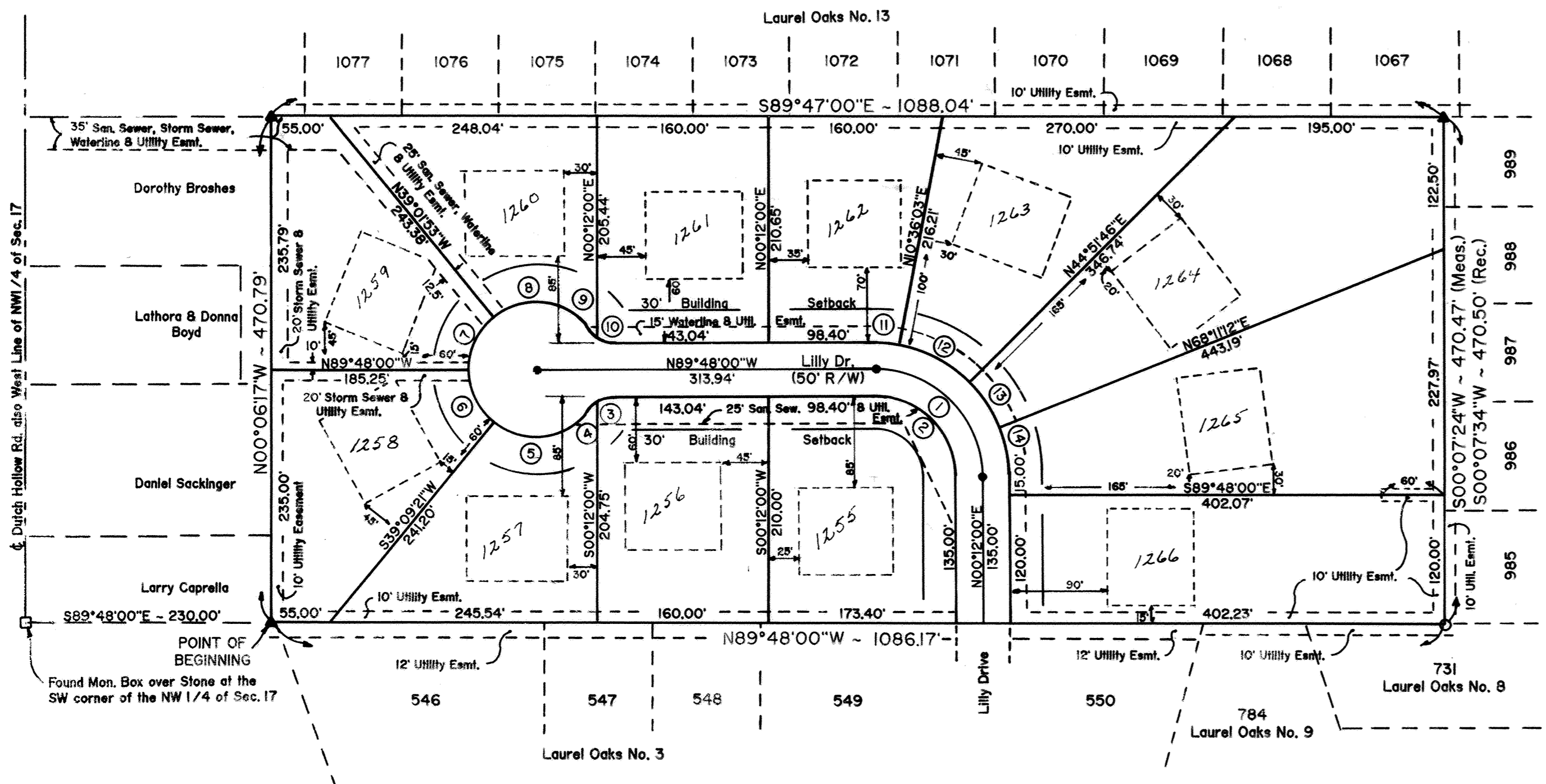


# LAUREL WOOD COVE

PART OF NW 1/4 SECTION 17, T-3-S, R-6-E  
AMERICAN TOWNSHIP, ALLEN CO., OH.



Scale: 1" = 100'



**DESCRIPTION**

Being a parcel of land in the NW 1/4 of Section 17, T3S, R6E, American Township, Allen County, Ohio, and more particularly described as follows:

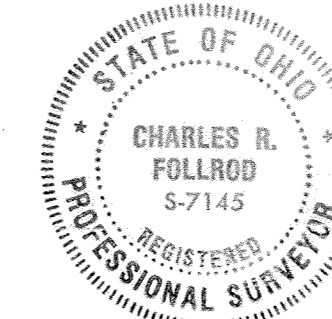
Commencing at a found monument box at the Southwest corner of the NW 1/4 of said Section 17, thence S89°48'00"E, 230.00' to a set concrete monument being the POINT OF BEGINNING; thence the following courses:

1. N0°06'17"W parallel to the west line of said NW 1/4, 470.79' to a set concrete monument;
2. S89°47'00"E, 1088.04' to a set concrete monument;
3. S0°07'24"W, 470.47' to a found iron pin;
4. N89°48'00"W with the south line of said NW 1/4, 1086.17' to the POINT OF BEGINNING.

The above described parcel contains 11.745 acres, more or less, subject to all legal highways and easements of record.

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat is based on a true and accurate survey made by me in May 1993. A 5/8 inch rebar topped with a plastic cap stamped C & K Consulting Co. P.S. 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.



*Charles R. Follrod*  
Professional Surveyor No. 7145  
C & K Consulting Co.

**APPROVAL OF THE PLANNING COMMISSION**

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 29<sup>th</sup> day of June, 1993.

*David Brown*  
Mayor, City of Lima, Ohio  
Chairman, City Planning Commission

**COUNTY RECORDER'S CERTIFICATION**

Filed for record this 8<sup>th</sup> day of July, 1993, at 11:03 AM o'clock in the office of the County Recorder and recorded in Plat Book 19 on page 83.

*June 22, 1993*

*Edward P. Kirk*  
Recorder, Allen County, Ohio

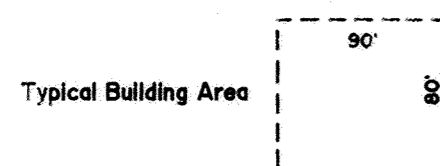
**COUNTY AUDITOR'S CERTIFICATION**

This plat filed for transfer this 8<sup>th</sup> day of July, 1993.

*H. Dean French*  
Auditor, Allen County, Ohio

- - Iron Pin Found
- ▲ - Concrete Monument Set
- - P.K. Nail Set

A #5 rebar will be set at all lot corners.



Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	C.L.	100'	157.08'	N44°48'00"W	141.42'
2	R/W	75'	117.81'	N44°48'00"W	106.07'
3	R/W	30'	18.02'	S72°59'20"W	17.75'
4	R/W	30'	9.63'	S46°34'54"W	9.59'
5	R/W	61'	97.70'	S83°16'14"W	87.59'
6	R/W	61'	54.34'	N25°19'20"W	52.56'
7	R/W	61'	54.05'	N25°35'03"E	52.30'
8	R/W	61'	98.00'	S83°00'30"E	87.79'
9	R/W	30'	9.63'	S46°10'55"E	9.59'
10	R/W	30'	18.02'	S72°35'19"E	17.75'
11	R/W	125'	22.69'	S84°35'59"E	22.66'
12	R/W	125'	74.75'	S62°16'06"E	73.64'
13	R/W	125'	50.88'	S33°28'31"E	50.53'
14	R/W	125'	48.03'	S10°48'24"E	47.73'

# LAUREL WOOD COVE

As part of a general plan for the development of the real estate, which is more fully described in Exhibit "A" and as shown on the foregoing survey map recorded in Plat Book Volume \_\_\_\_\_, Page \_\_\_\_\_, as a residential area, and for the common advantage and benefit of the purchasers of any of the lots shown on said recorded survey map, the restrictions, covenants, reservations, liens, and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest; and the restrictions, covenants, reservations, easements, liens, and charges applicable for each tract, lot or parcel shall inure to the benefit of and be enforceable by the purchaser or purchasers of every other tract, lot or parcel and their successors in interest.

The tract, lots and parcels of real estate shown and described on the survey map are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

1. The words (lots) or building site shall be construed to mean and shall refer to one or more lots shown on the foregoing plat.

Architectural Approval

No residential dwelling shall be erected on any lot unless the building plans, specifications and plot plan showing locations of such structures have been approved by the Developer. Developer shall give notice of approval or rejection within fourteen (14) days after receipt of such plans and specifications. Developer agrees that approval of such plans and specifications shall not be unreasonably withheld.

Criteria considered in granting approval for residential structures shall be conformity with commonly accepted building standards, harmony of external design and color with existing homes in the area designated as Laurel Wood Cove and proposed height of foundation in relation to ground elevation. Construction of any out building or fence shall be only if such items are designed to be limited in nature, compatible with surrounding architecture and of no apparent detriment to the overall looks of the area designated as Laurel Wood Cove.

After the Developer has sold nine (9) lots, an Architectural Committee consisting of three (3) individuals, who are owners of lots in Laurel Wood Cove, shall be appointed by the Developer. The Architectural Committee shall assume full responsibility for approving any building plans for residential structures, any outbuildings, or fences that are to be constructed on the referenced land. In the event of the death or resignation of any member of the committee originally appointed, the remaining members shall have the power to appoint new members to fill vacancies.

The following material will be provided by the lot owner to the Developer or Architectural Committee, as the case may be:

- a) A formal site plan with final grade heights and landscape layouts;
- b) A formal set of floor plans in 1/8" or 1/4" scale
- c) A formal set of building elevations and listing of materials and specifications
- d). A formal set of building specifications.

In the event such Developer or Architectural Committee, as the case may be, fails to approve or disapprove said plans and specifications with thirty (30) days after submitted to them, then such approval shall not be required, provided the design is in harmony with similar structures in said plat and conforms to all other covenants, restrictions and conditions set forth herein.

Construction Requirements

Every house must be constructed by an established building contractor engaged in the building business full time and approved by the Developer or Architectural Committee, as the case may be.

Each dwelling shall be constructed of new materials and in no case shall an existing structure be moved onto any lot.

2. No residential structure shall be erected on any building site, the habitable floor area of which exclusive of basement, open porches and garages shall be less than 2,200 square feet for two-story structures and not less than 1,800 square feet for ranch style structures. The same square footage for two story residences shall be required on tri-level structures, on the main floor plus the upper level plus one-half the finished lower level shall be added to obtain the square footage. Vinyl siding shall be permitted if approved by the Developer or Architectural Committee.

3. Said building sites shall be used and occupied solely and exclusively for private residential purposes by a single family, including family servants.

4. No buildings or structures other than one family residences shall not exceed two and one-half stories in height, together with customary out-buildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building site within the designated building square. Any out-building must conform in style and architecture to the appearance of the house, with approval of Developer or Architectural Committee being required.

5. All buildings shall be constructed of new material and no building or other structure whatsoever erected elsewhere shall be permitted to be moved upon any building site without the written permission of the Developer or Architectural Committee.

6. No house may be occupied until completed. House must be completed in eight (8) months from time of commencing construction.

7. Owners of each lot shall be prohibited from filling roadway swales.

8. No animal, livestock or poultry shall be kept or maintained on any of said building sites, except ordinary household pets which do no constitute an annoyance or nuisance, nor shall any house or travel trailers, campers or motor homes or boats or boat trailers or snow mobile or snow mobile trailers, or any other such type equipment be stored or permitted to remain upon any building site, except inside of a permanent structure.

9. No signs, advertisements or billboards (except "For Rent" or "For Sale" signs) may be erected or maintained on any building site.

10. No oil or gas wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building site.

11. No trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or may become an annoyance or nuisance.

12. All lots shall be seeded and landscaped according to what is customary, normal and usual for the residence which is being constructed. All exterior site work shall be approved by the Developer or Architectural Committee. The owner or owners of any residence constructed upon any building site in the area designated as Laurel Wood Cove shall professionally landscape such building site in such a manner that the value of such landscape construction is not less than 5% of the fair market value of the residence. Landscape construction is defined as outdoor patio space, retaining walls, walkways, lawn, shrubbery, tree work, and outdoor yard lights. Said landscaping shall be shown on the plot plan and be approved by the Architectural Committee as to quality, quantity and harmony with existing landscaping in the area of said building site and as to location with respect to topographic and natural lot drainage. Landscaping construction to be completed within eighteen (18) months from start of construction.

13. No walls, fences or hedges, except retaining walls not extending above ground level, shall be erected or planted on any building site between the front property line and the front wall of the residence. No chain link or farm wire fences shall be installed. Material for fences and location of the same must have approval of the Developer or Architectural Committee.

14. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers in a location hidden from public view. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and shall be kept in a location which is hidden from public view.

15. All utilities providing service to any dwelling house or building accessory thereto shall be located underground.

16. Each residence constructed on the lots shall be connected to the existing sanitary sewer system, and no septic tanks shall be permitted.

17. All lots shall be subject to the setback lines which are more fully delineated in the drawings as set forth in Plat book Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Allen County Plat Records.

18. Each property owner shall be responsible for maintaining the existing landscaped berms, and no owner shall remove, alter, or modify the berms without the approval of three-fourths of the owners.

19. Easements for the installation and maintenance of sewer, water and other utilities and drainage facilities are reserved as shown on the recorded survey map set forth in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Plat Book records of Allen County, Ohio. Any lot area designed for natural flow of surface water shall at all times be kept free from any obstruction to such natural flow surface water and any improvements made on or under any easement shall be made at the risk of the owner of the building site on which such improvements are made. All utilities servicing lots shall be located underground at the expense of the lot owner.

20. No swimming pools of any kind shall be permitted to be placed or suffered to remain on any lot unless the same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than one (1) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to infant, inflatable or portable wading pools.

21. All driveways shall be constructed at designated spots as delineated on the survey map recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, of the Plat Book Records of the Allen County recorders's Office. All driveways shall be surfaced with asphalt or concrete within two (2) years from time of issuance of the building permit.

22. All easements, restrictions, covenants and conditions as set forth and described on the survey map in Plat Book Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Plat Records of the Allen County Recordors's Office, are covenants running with the land and are reserved for the benefit of all owners and shall be binding on all future owners of all building sites and all persons claiming under them until January 1, 2012, after which time said restrictions, covenants and conditions shall be automatically extended for successive periods of ten (10) years each, provided that the owners of three-fourths majority of the building sites may, in writing, change, modify, alter, amend or annul any of the restrictions, reservations or conditions at any time.

23. Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.

24. No owner of any lot within this subdivision shall interfere with the flow of storm runoff water through roadway drainage swales, creeks or drainage pipes on their lot.

DEDICATION

R.J. Stone Development Group Inc. being the OWNER of the described premises, does hereby voluntarily consent to the execution of said plat and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

OWNER

R.J. Stone Development Group Inc.

BY:

R. Jeffrey Stone, President

WITNESSES

*[Signatures of witnesses]*

ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF ALLEN

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.

IN WITNESS thereof, I affix my hand and seal this 8th day of July, 1993.

My commission expires

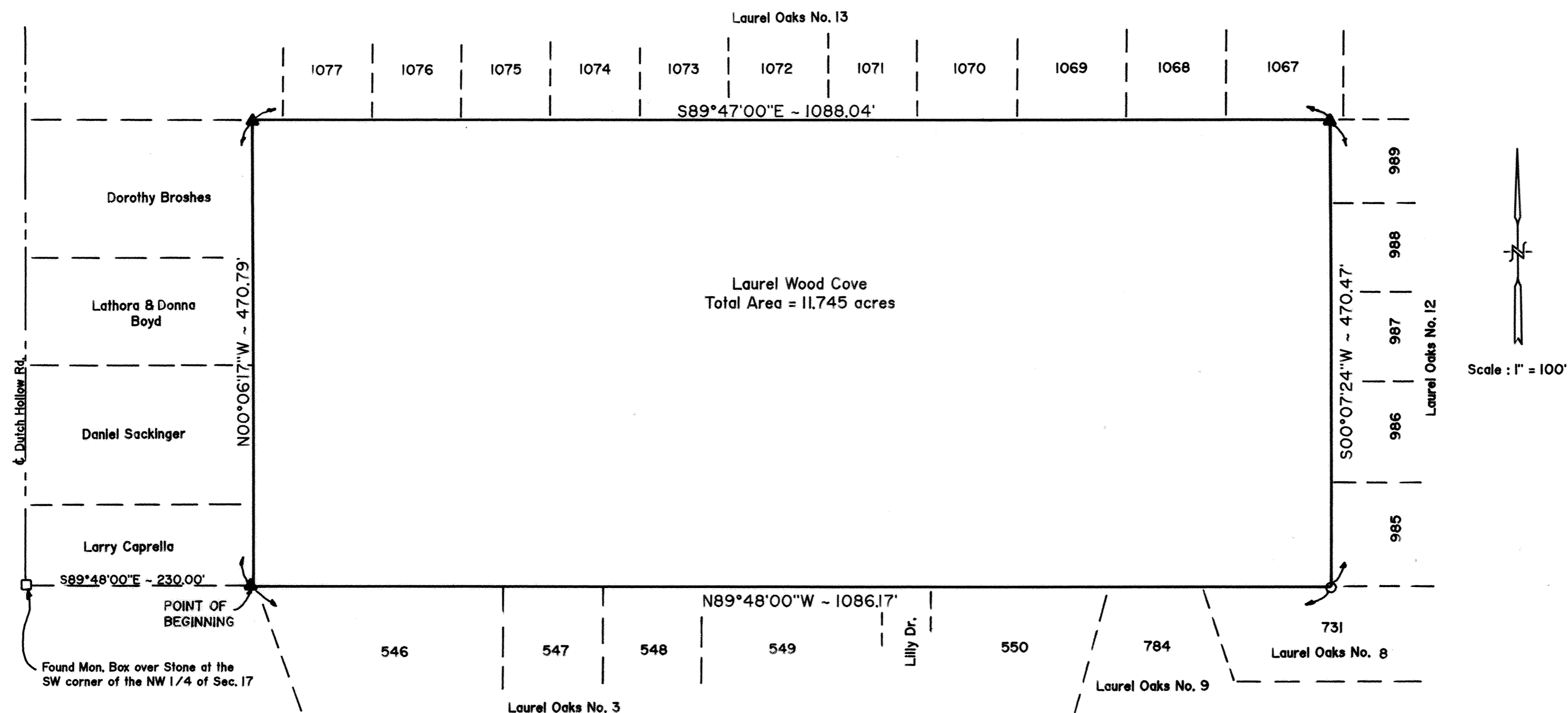
1-28-98

Notary Public

*[Notary Signature]*

# LAUREL WOOD COVE

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

- - Iron Pin Found
- ▲ - Concrete Monument Set

Being a parcel of land in the NW $\frac{1}{4}$  of Section 17, T3S, R6E, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the NW $\frac{1}{4}$  of said Section 17, thence  $S89^{\circ}48'00''E$ , 230.00' to a set concrete monument being the POINT OF BEGINNING; thence the following courses:

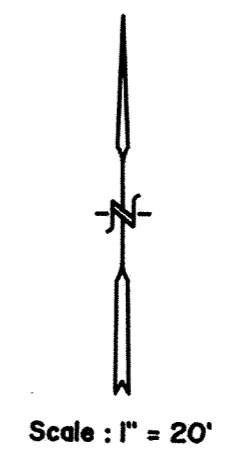
1.  $N00^{\circ}06'17''W$  parallel to the west line of said NW $\frac{1}{4}$ , 470.79' to a set concrete monument;
2.  $S89^{\circ}47'00''E$ , 1088.04' to a set concrete monument;
3.  $S00^{\circ}07'24''W$ , 470.47' to a found iron pin;
4.  $N89^{\circ}48'00''W$  with the south line of said NW $\frac{1}{4}$ , 1086.17' to the POINT OF BEGINNING.

The above described parcel contains 11.745 acres, more or less, subject to all legal highways and easements of record.

# BROOKHAVEN CONDOMINIUM NO. 26

LOT NO. 28798

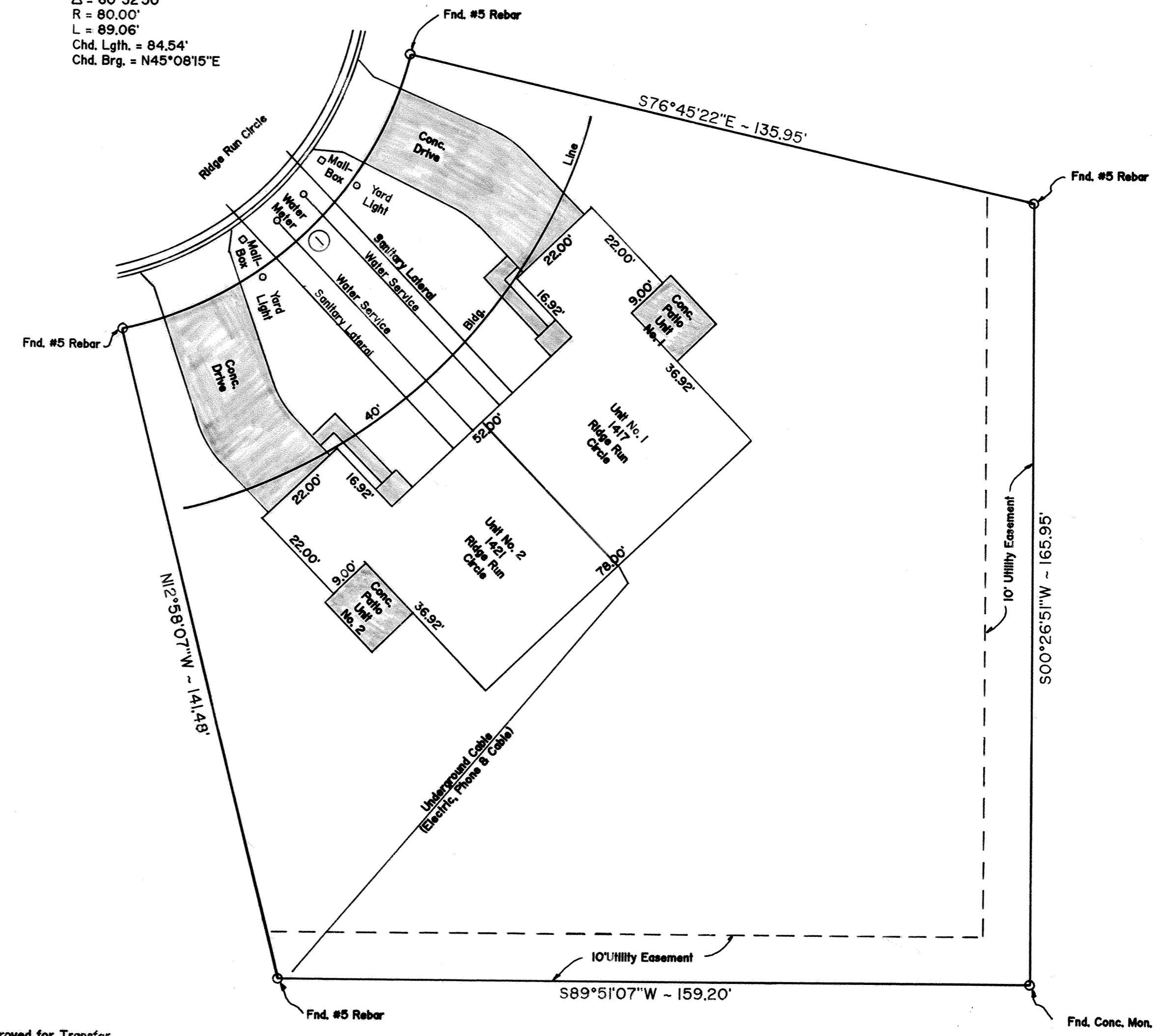
EDGEWOOD ESTATES NO. 16



Curve No. 1  
 $\Delta = 60^\circ 32' 50''$   
 $R = 80.00'$   
 $L = 89.06'$   
 $\text{Chd. Lgth.} = 84.54'$   
 $\text{Chd. Brg.} = N45^\circ 08' 15'' E$

BROOKHAVEN CONDOMINIUM NO. 26 consists of Lot No. 28798 in Edgewood Estates No. 16 as recorded in Plat Book 18 on Page 178 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of BROOKHAVEN CONDOMINIUM NO. 26, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.



*Charles R. Follrod*  
 Professional Surveyor No. 7145  
 Charles R. Follrod, P.S.  
 C & K Consulting Co.

*Charles R. Follrod*  
 Professional Engineer No. 51318  
 Charles R. Follrod, P.E.  
 C & K Consulting Co.

No. 9313291  
 Filed for record this 30<sup>th</sup> day of July, 1993 at  
3:46 o'clock P.M. in the office of the Allen County  
 Recorder and recorded in Plat Book 19 on Page 86.

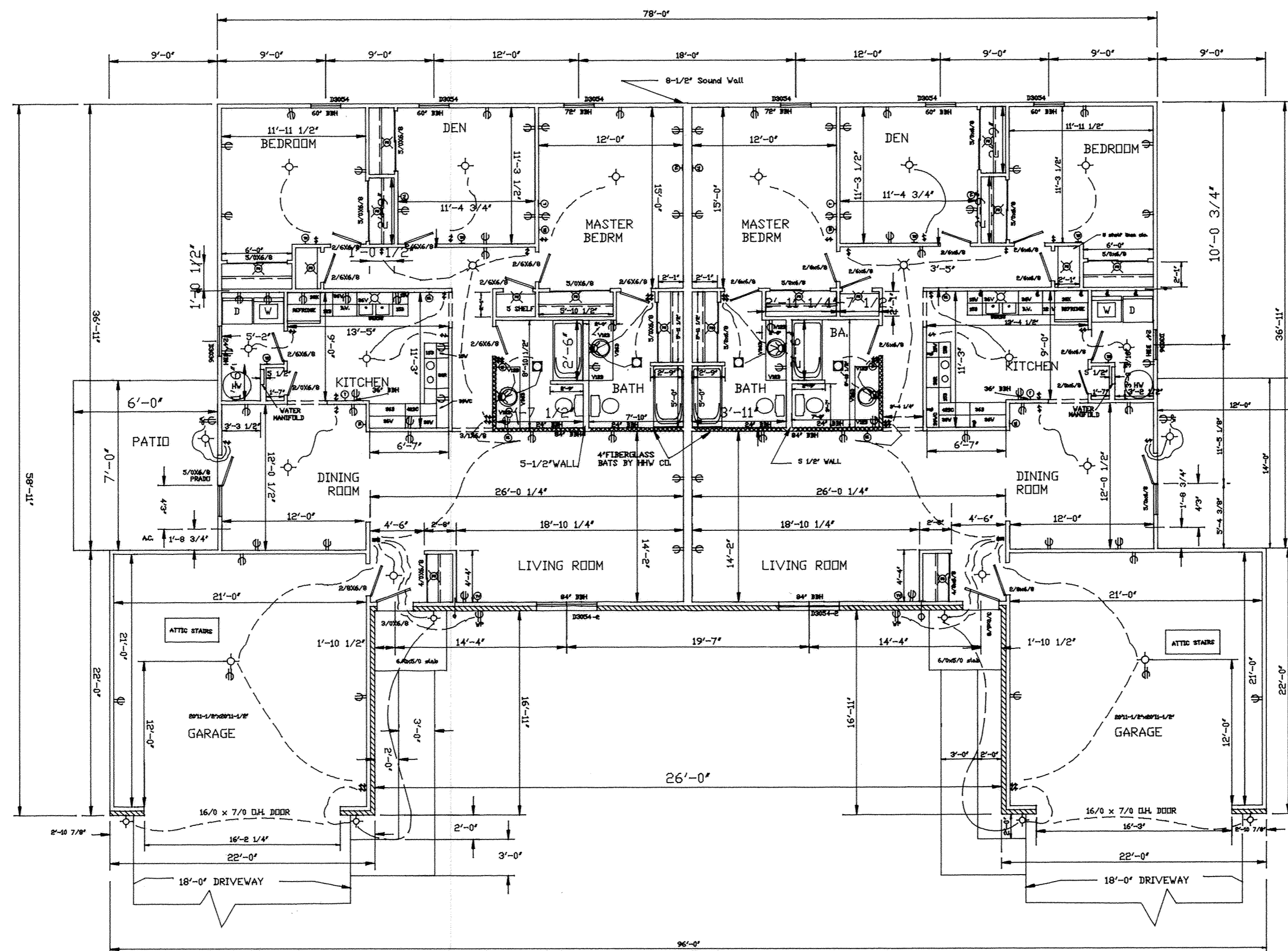
Fee: \$82.80  
*Edward P. Kish*  
 RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 779 Page 881

Approved for Transfer  
 Allen County Tax Map Office  
 By: *J.R.* Date: 7-20-93

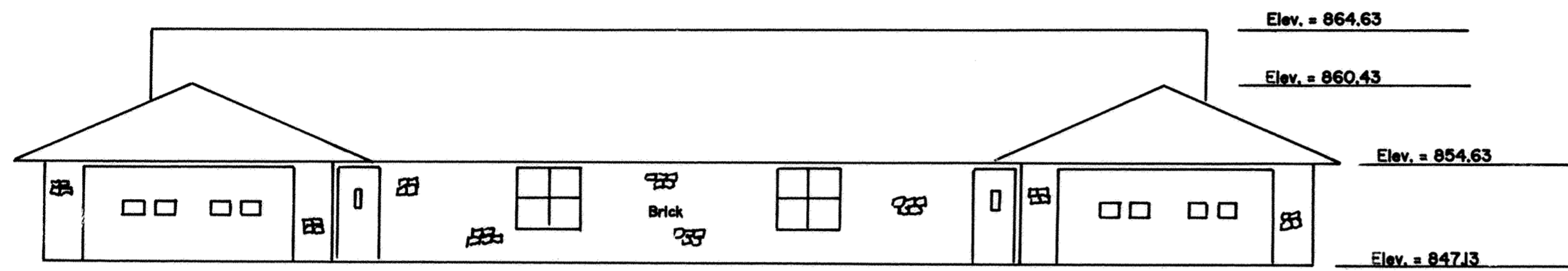
■ - Limited Common Area

# BROOKHAVEN CONDOMINIUM NO. 26

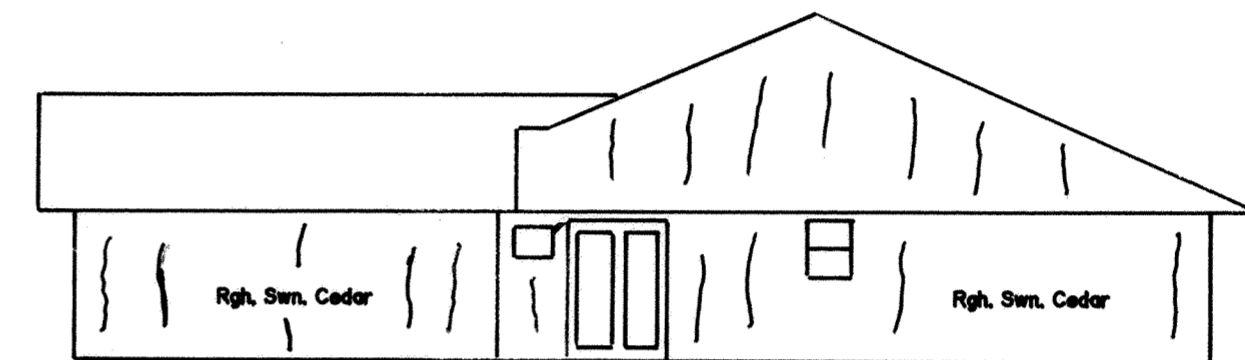


UNIT LIVING AREA-1577.0 sq. ft.  
 GARAGE TOTAL 484 SQ.FT.  
 Unit Total -2055.0 sq.ft.  
 Bldg. Total -4110.0 sq.ft.

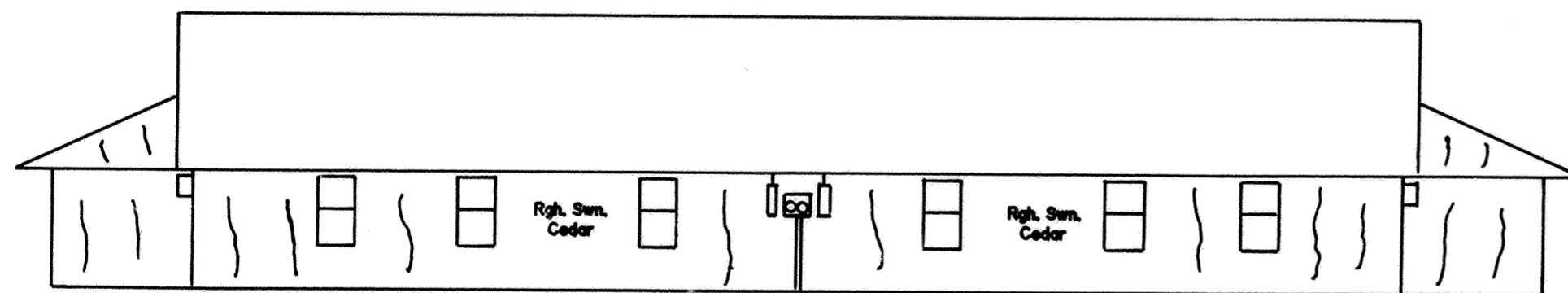
# BROOKHAVEN CONDOMINIUM NO. 26



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



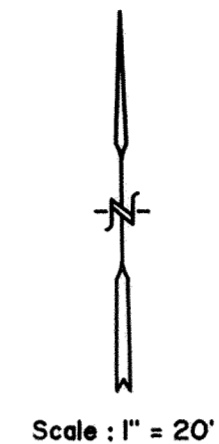
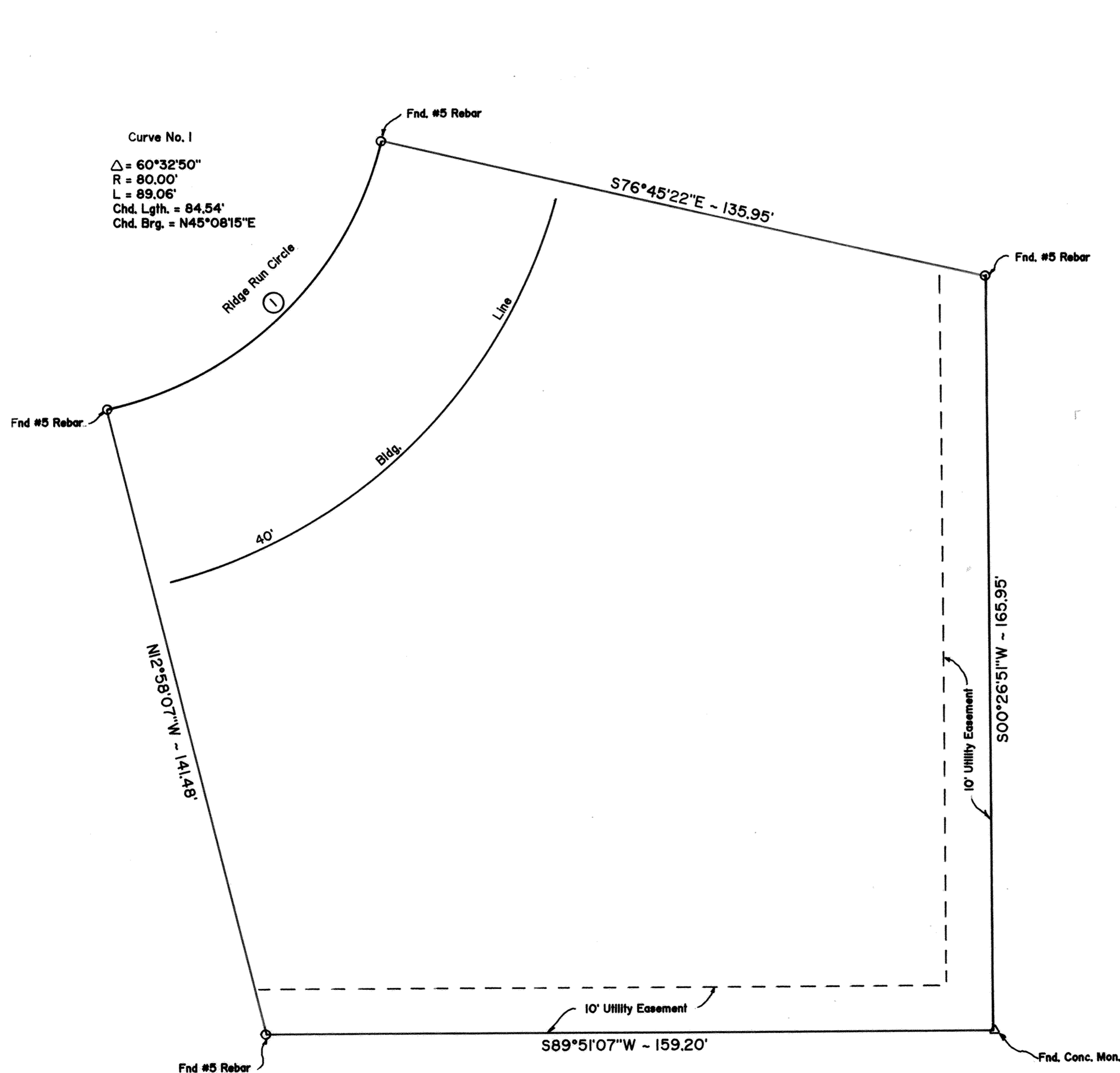
LEFT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant  
 Located on South Side of Plainfield Dr.  
 at the Intersection of Penny Lee Dr.  
 Elev. = 845.26



# BROOKHAVEN CONDOMINIUM NO. 26

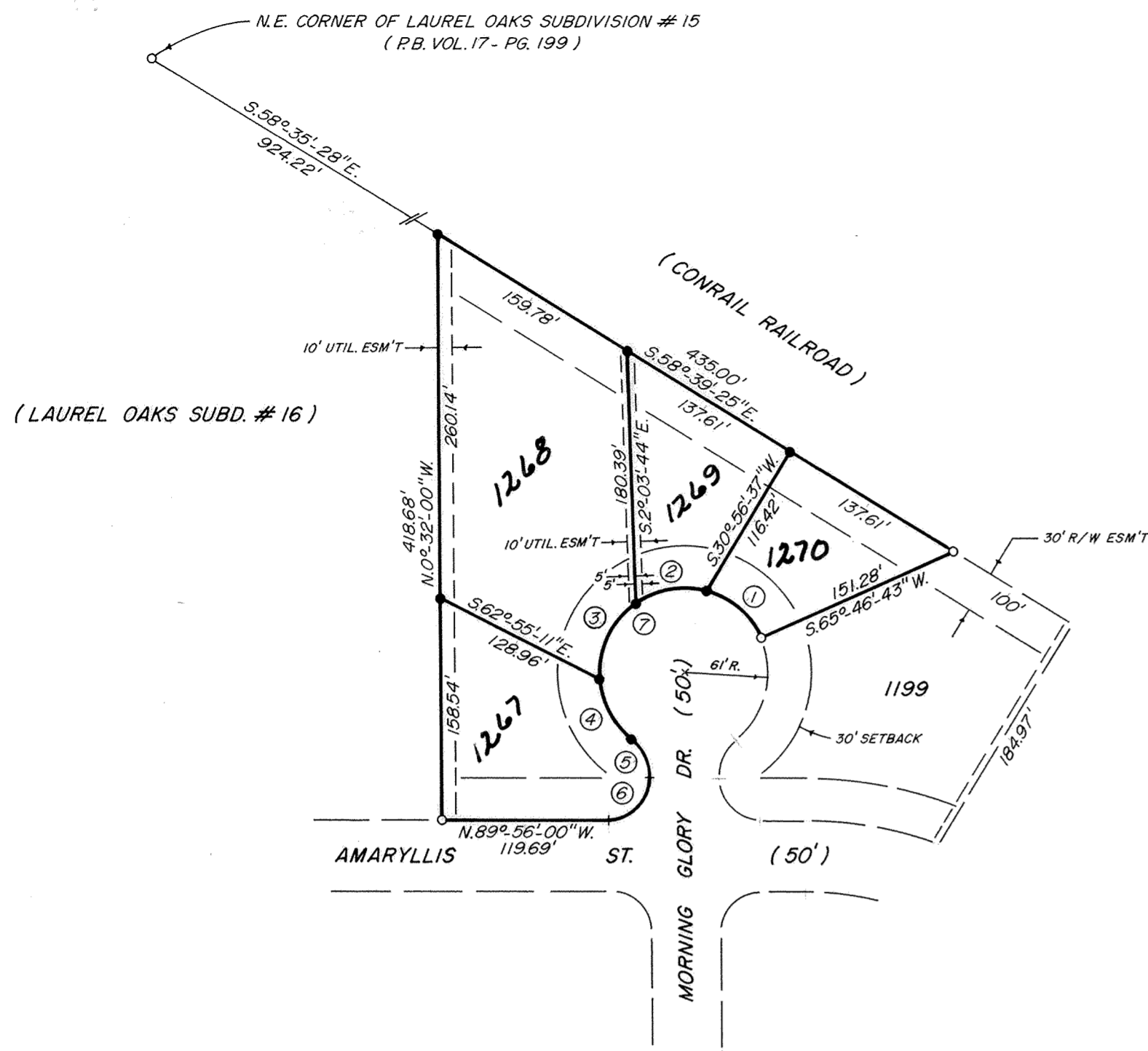
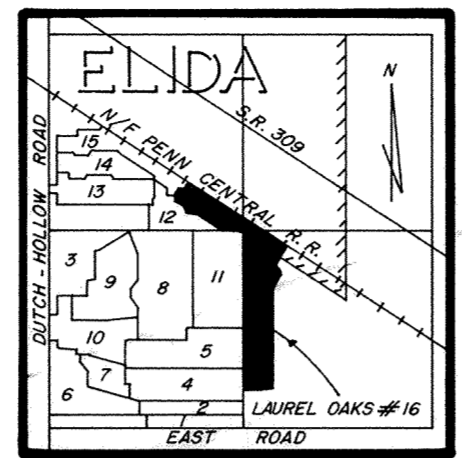
## SURVEY OF DEDICATOR'S LAND



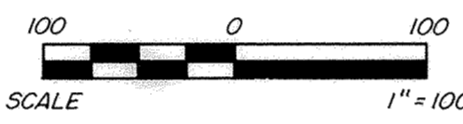
### DESCRIPTION

Being all of Lot No. 28798 in Edgewood Estates No. 16 in the NE $\frac{1}{4}$  of Section 23, T3S, R6E, American Township, Allen County, Ohio, as shown on the recorded plat in Plat Book 18, Page 178 in the Allen County Recorder's Office.

**REPLAT OF LOTS 1200 THRU 1202  
LAUREL OAKS SUBDIVISION # 16**  
T3S - R6E  
VILLAGE OF ELIDA  
ALLEN COUNTY, OHIO  
( AS RECORDED IN PLAT BOOK 18 - PAGE 76 )



CURVE NO.	RADIUS	LENGTH	CHORD	BEARING
1	61.00'	53.65'	51.93'	N.49°24'29"W
2	61.00'	53.65'	51.93'	S.80°12'15"W
3	61.00'	64.03'	61.13'	S.24°56'23"W
4	61.00'	49.73'	48.37'	S.28°29'11"E
5	35.00'	31.35'	30.31'	S.26°11'32"E
6	30.00'	47.44'	42.65'	S.44°46'01"W
7	61.00'	221.06'	118.47'	S.51°58'19"W



**LEGEND**

- - I.P. SET
- - I.P. FOUND

**NOTE:** RESTRICTIONS ARE SAME AS PLATTED IN LAUREL OAKS SUBDIVISION # 16.

**DESCRIPTION**

BEING A PARCEL OF LAND SITUATED IN THE VILLAGE OF ELIDA, ALLEN COUNTY, OHIO, TOWNSHIP 3 SOUTH, RANGE 6 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING FOR REFERENCE AT AN IRON PIN FOUND MARKING THE N.E. CORNER OF LAUREL OAKS SUBDIVISION # 15 -  
 THENCE SOUTH 58°35'28" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CONRAIL, FOR A DISTANCE OF 924.22 FEET TO A 5/8" IRON PIN SET MARKING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL TO BE DESCRIBED BY THIS INSTRUMENT -  
 THENCE SOUTH 58°39'25" EAST, ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 435.00 FEET TO AN IRON PIN FOUND -  
 THENCE SOUTH 65°46'43" WEST, FOR A DISTANCE OF 151.28 FEET TO AN IRON PIN FOUND -  
 THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 221.06 FEET, AND A CHORD BEARING SOUTH 51°58'19" WEST, FOR A DISTANCE OF 118.47 FEET -  
 THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 31.35 FEET, AND A CHORD BEARING SOUTH 26°11'32" EAST, FOR A DISTANCE OF 30.31 FEET -  
 THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.44 FEET, AND A CHORD BEARING SOUTH 44°46'01" WEST, FOR A DISTANCE OF 42.65 FEET -  
 THENCE NORTH 89°56'00" WEST, ALONG THE NORTH LINE OF AMARYLLIS STREET FOR A DISTANCE OF 119.69 FEET TO AN IRON PIN FOUND -  
 THENCE NORTH 0°32'00" WEST, FOR A DISTANCE OF 418.68 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 1.88 ACRES OF LAND, SUBJECT, HOWEVER, TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

**APPROVAL BY VILLAGE OF ELIDA**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF ELIDA ON THIS 6<sup>th</sup> DAY OF Aug. 1993.  
 THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN 90- (NINETY) DAYS OF THIS APPROVAL.

Robert E. Willet (MAYOR)  
Rick Smith (PRES. COUNCIL)  
 ROBERT E. WILLET  
 RICK SMITH

**ALLEN COUNTY AUDITOR**

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 10<sup>th</sup> DAY OF August 1993.

H. Dean French by KL  
 (ALLEN COUNTY AUDITOR)  
 H. DEAN FRENCH

9313869  
**ALLEN COUNTY RECORDER**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON 10<sup>th</sup> of Aug 1993, AND THAT IT WAS RECORDED ON Aug 10 1993, IN VOLUME 19 PAGE 90 IN THE PLAT RECORDS OF ALLEN COUNTY, OHIO 9:01 AM  
Edward P. Kirk  
 (ALLEN COUNTY RECORDER)  
 EDWARD P. KIRK

**OWNERS DEDICATION AND ACKNOWLEDGEMENT**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID RE-PLAT AND DEDICATE THE EASEMENTS SHOWN ON THIS RE-PLAT TO THE PUBLIC FOR THEIR USE FOREVER.

OWNER Richard M. Good  
 WITNESS Dani J. Klifky  
David W. Good  
 DAVID W. GOOD

**NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY**

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF August 1993 PERSONALLY CAME THE SAID OWNERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Sheldon Davis  
 NOTARY PUBLIC IN & FOR SAID COUNTY & STATE  
 SHIRLEY SHELDON DAVIS

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THIS REPLAT IS BASED ON A TRUE AND ACCURATE SURVEY MADE UNDER MY SUPERVISION IN JUNE, 1993 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

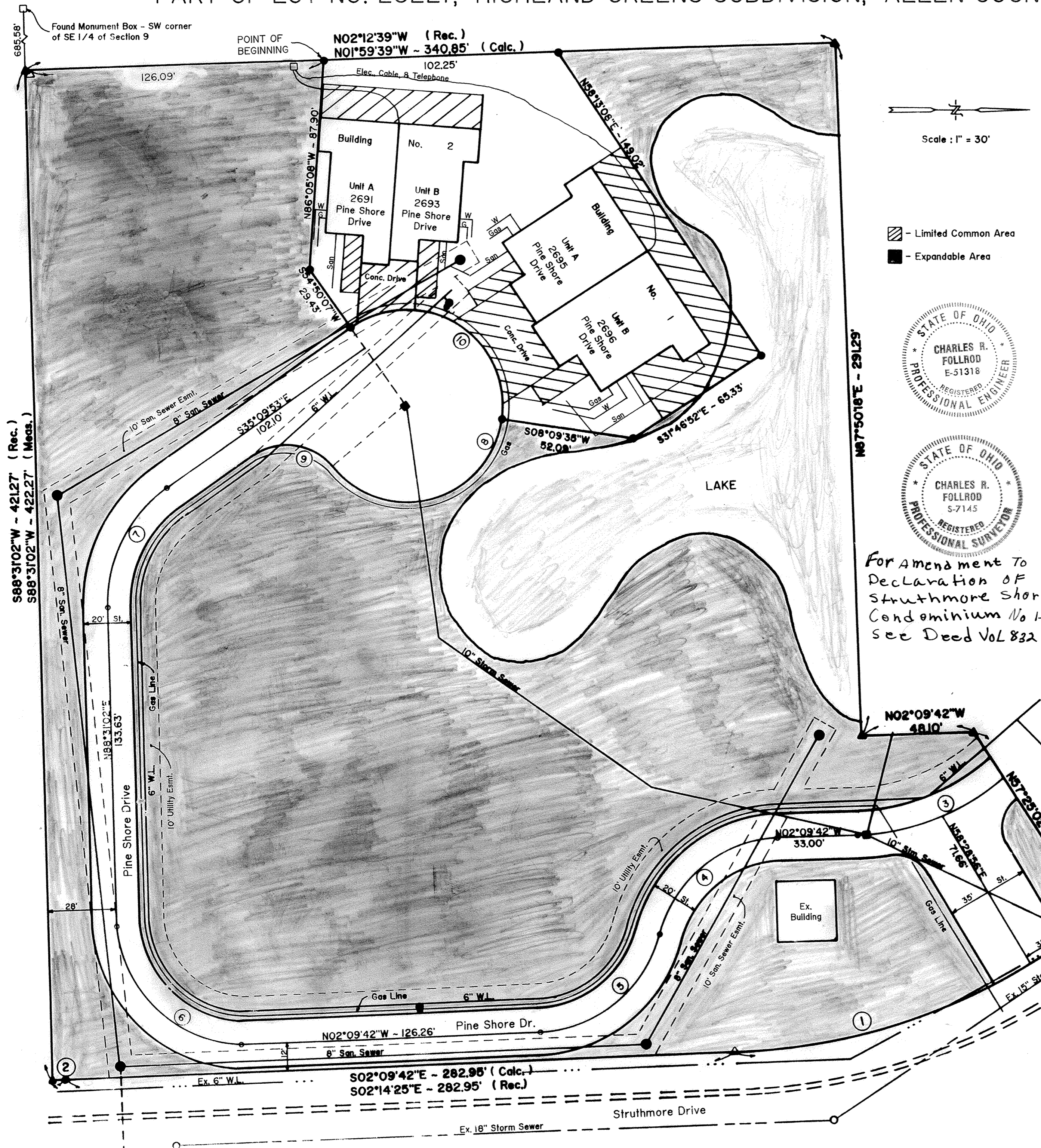
James D. Sheldon  
 JAMES D. SHELDON  
 REG. SURVEYOR # 4569



PREPARED: JUNE 28, 1993  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO

# STRUTHMORE SHORES CONDOMINIUMS NO. 1

PART OF LOT NO. 25221, HIGHLAND GREENS SUBDIVISION, ALLEN COUNTY, OHIO



STRUTHMORE SHORES CONDOMINIUMS NO. 1 consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 1, two pages of floor plans, four pages of elevation views of the buildings and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.

No. 9315926  
Filed for record this 13<sup>th</sup> day of Sept, 1993 at 2:51 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 19 on Page 91.

Fee: \$165.60  
*Edward P. Keel, Jr.*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 781 Page 334.

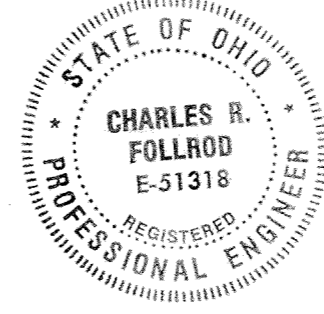
**DESCRIPTION**  
(Struthmore Shores Condominiums No. 1)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, T45, R5E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the SE $\frac{1}{4}$  of said Section 9, thence N88°31'02"E with the south line of said SE $\frac{1}{4}$ , 685.58' to a set concrete monument (being S30°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 126.09' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot No. 25221, 102.25' to a set #5 rebar;
2. N58°13'08"E, 149.02' to a set #5 rebar;
3. S31°46'52"E, 65.33' to a set #5 rebar;
4. S08°09'35"W, 52.09' to a set #5 rebar;
5. Southwesterly on a curve to the left an arc length of 93.08', said curve having a radius of 40.00', a delta angle of 133°19'28" and an L.C. of S31°29'52"W, 73.45' to a set #5 rebar;
6. S54°50'07"W, 29.43' to a set #5 rebar;
7. N86°05'08"W, 87.90' to the POINT OF BEGINNING.

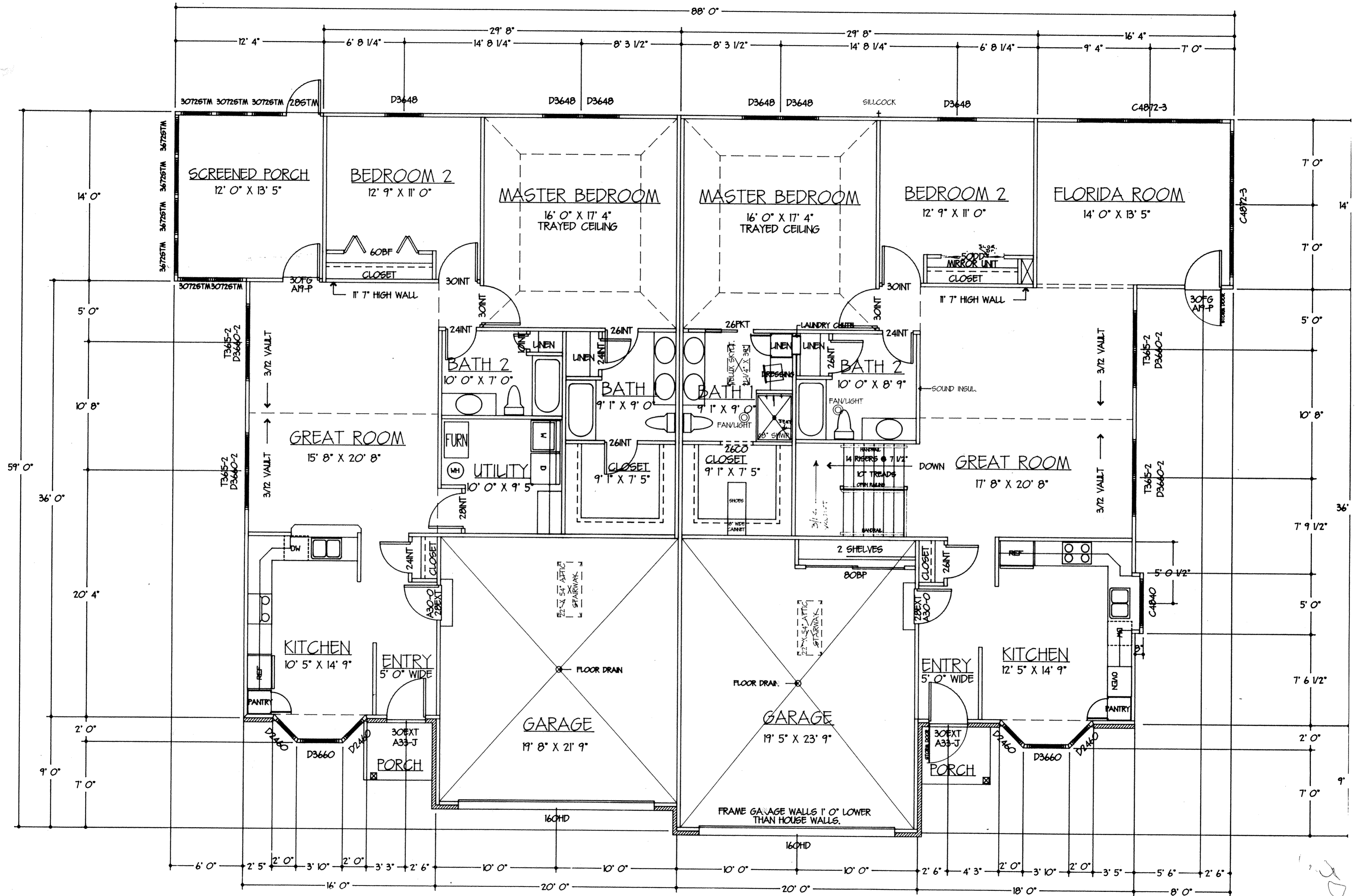
The above described parcel contains 0.449 acres, more or less, subject to all legal highways and easements of record.



For Amendment to Declaration of Struthmore Shores Condominium No 1-2-3 see Deed Vol 832 pg 596

- △ - Found Concrete Monument
- ▲ - Set Concrete Monument
- - Set #5 Rebar

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	R/W-Struthmore Dr.	256.48'	163.99'	S20°28'44"E	161.21'
2	R/W-Struthmore Dr.	256.48'	4.55'	S01°39'13"E	4.55'
3	C.L. Street	100.00'	67.27'	N21°25'59"W	66.01'
4	C.L. Street	55.00'	69.64'	N38°25'59"W	65.08'
5	C.L. Street	55.00'	69.64'	N38°25'59"W	65.08'
6	C.L. Street	50.00'	79.13'	N43°10'40"E	71.13'
7	C.L. Street	60.00'	58.98'	S63°19'26"E	56.63'
8	Cul-de-sac	40.00'	185.70'	S82°22'14"E	56.70'
9	Edge of Street	25.00'	37.35'	S07°37'46"W	33.97'
10	Edge of Cul-de-sac	40.00'	93.08'	S31°29'51"W	73.45'

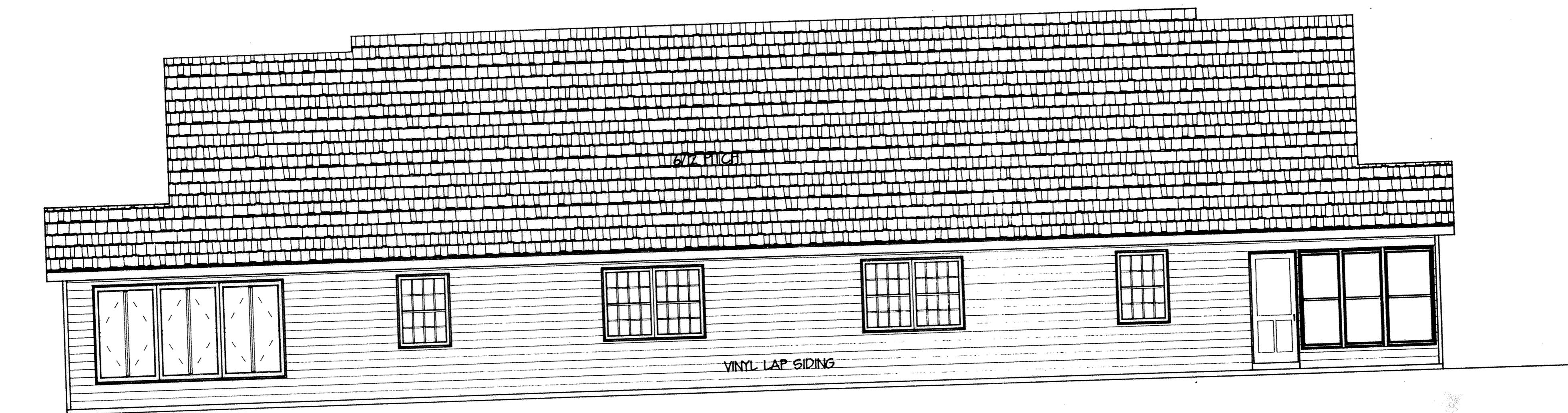


**BUILDING NO. 1**



B.M. - Top Bolt of Fire Hydrant Located on West Side  
of Struthmore Dr. just North of Pine Shore Dr.  
Elev = 865.71

# FRONT ELEVATION



# REAR ELEVATION

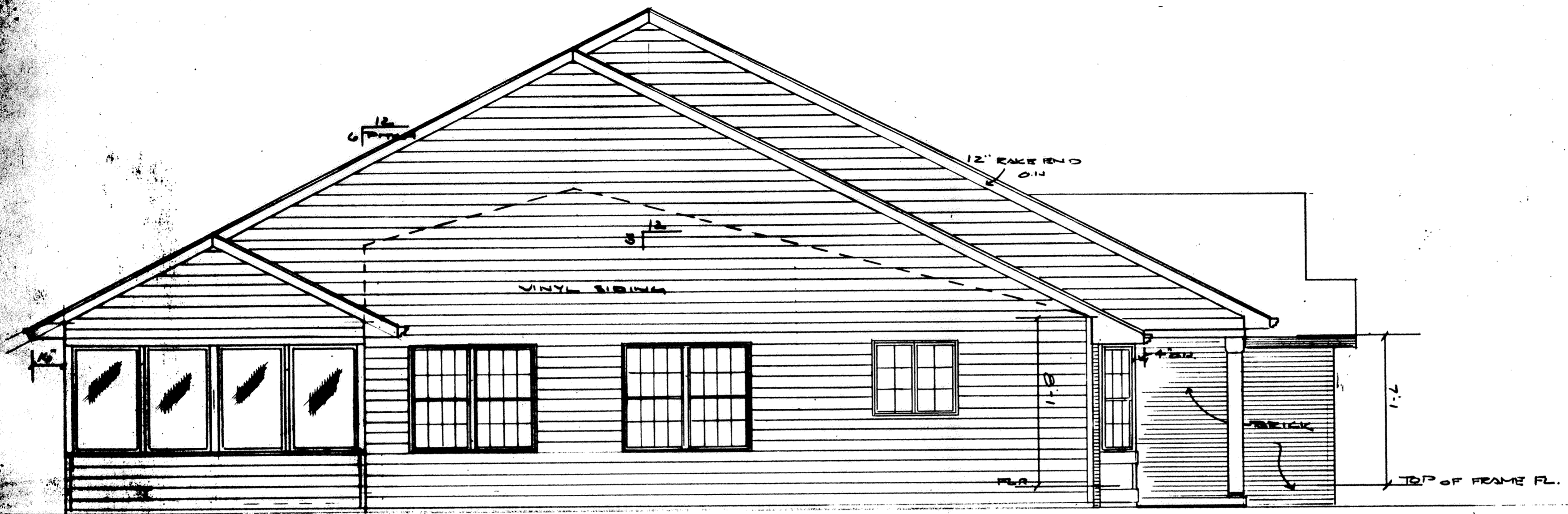


LEFT ELEVATION

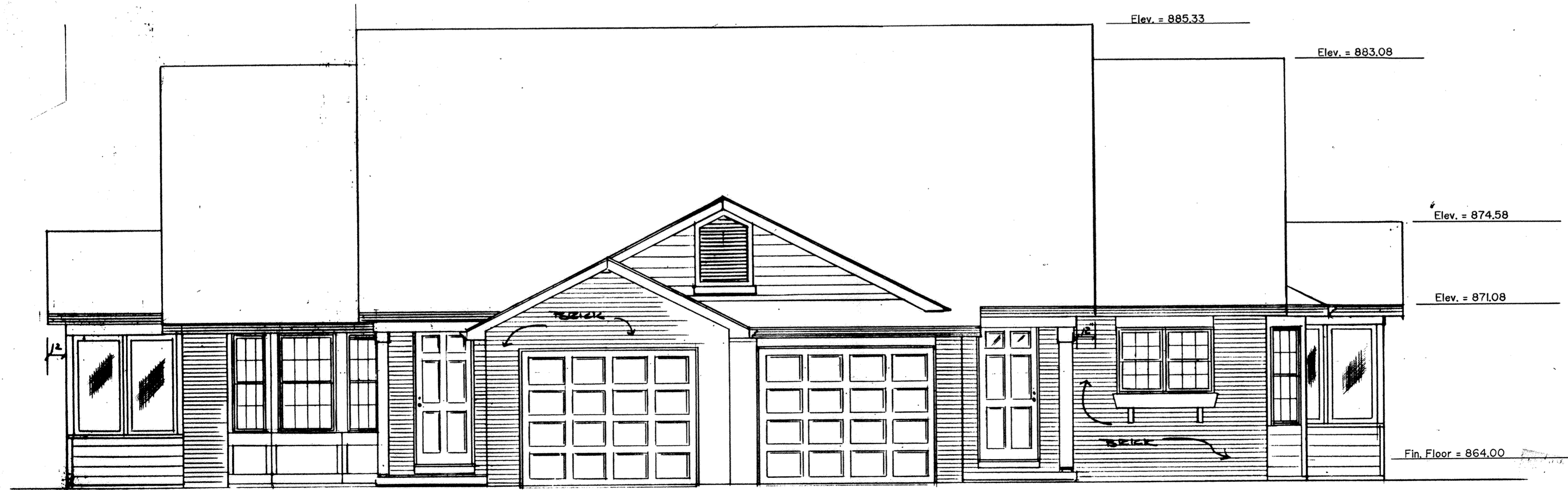


RIGHT ELEVATION





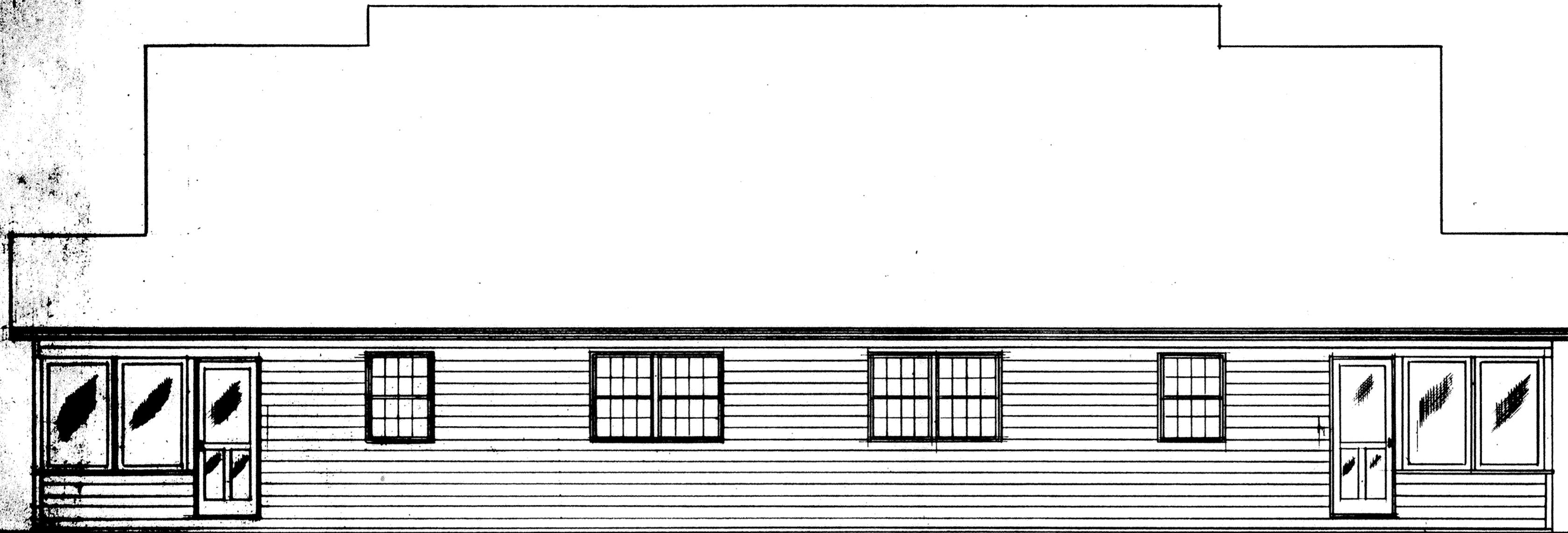
LEFT END ELEVATION  
1/4" = 1'-0" SCALE



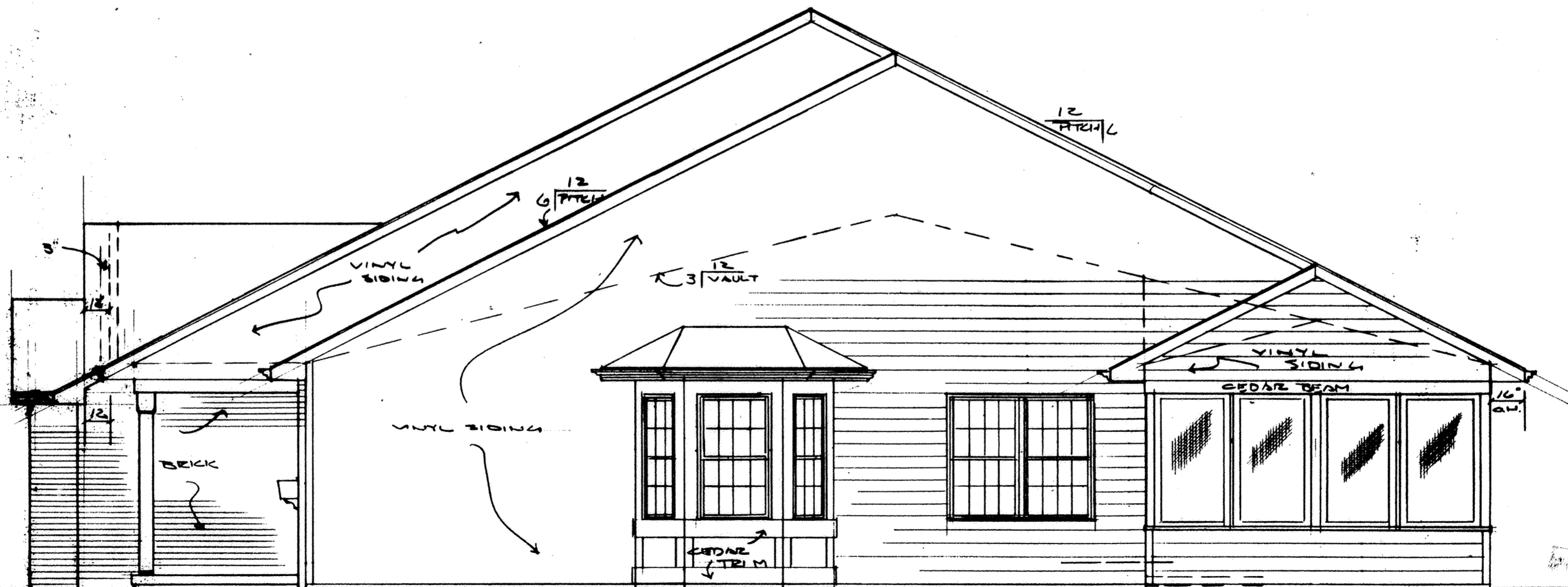
FRONT ELEVATION  
1/4" = 1'-0" SCALE

B.M. - See B.M. on Sheet 3 of 8





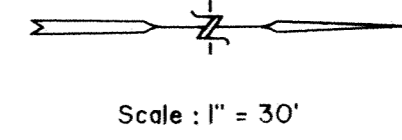
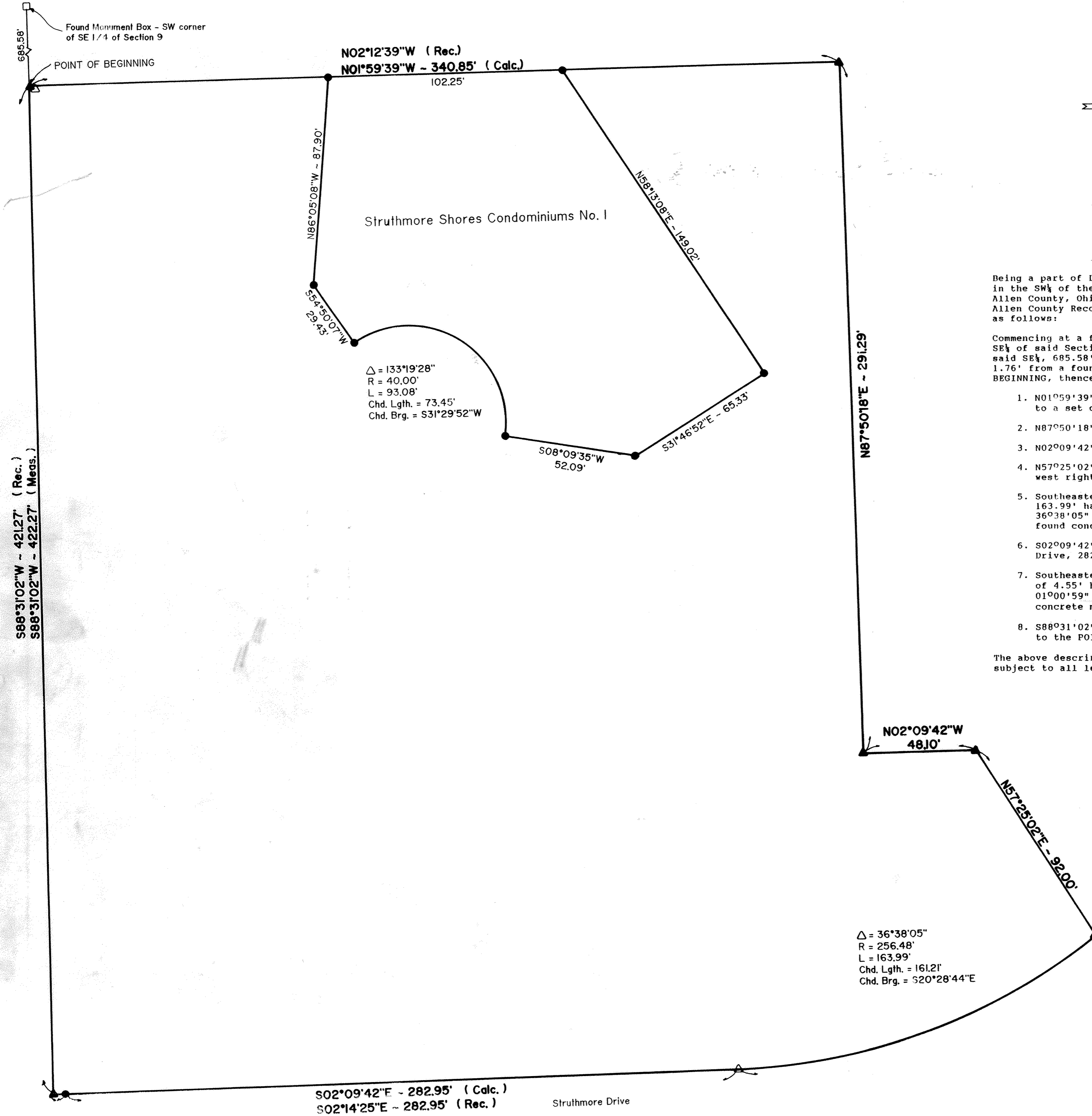
REAR ELEVATION  
1/4" = 1'-0" SCALE



RIGHT SIDE ELEVATION  
1/4" = 1'-0" SCALE

# STRUTHMORE SHORES CONDOMINIUMS NO. 1

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

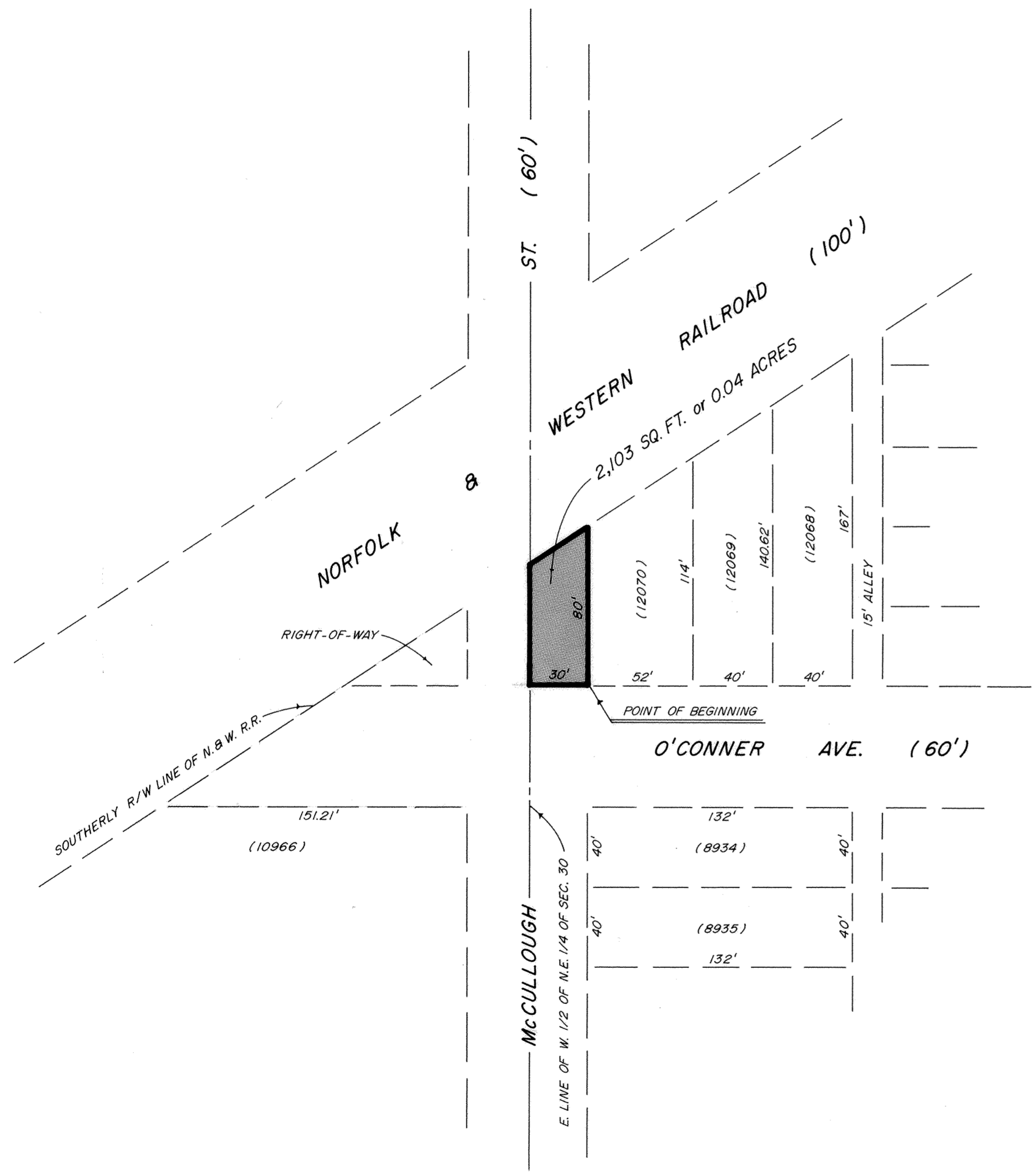
Commencing at a found monument box at the Southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument) and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot 25221, 340.85' to a set concrete monument;
2. N87°50'18"E, 291.29' to a set concrete monument;
3. N02°09'42"W, 48.10' to a set concrete monument;
4. N57°25'02"E, 92.00' to a set concrete monument on the west right of way line of Struthmore Drive;
5. Southeasterly on a curve to the right an arc distance of 163.99' having a radius of 256.48', a delta angle of 36°38'05" and an L.C. of S20°28'44"E, 161.21' to a found concrete monument;
6. S02°09'42"E with the west right of way line of Struthmore Drive, 282.95' to a set #5 rebar;
7. Southeasterly on a curve to the right an arc distance of 4.55' having a radius of 256.48', a delta angle of 01°00'59" and an L.C. of S01°39'13"E, 4.55' to a set concrete monument;
8. S88°31'02"W with the south line of said Lot 25221, 422.27' to the POINT OF BEGINNING.

The above described parcel contains 3.508 acres more or less subject to all legal highways and easements of record.

- △ - Found Concrete Monument
- ▲ - Set Concrete Monument
- - Set #5 Rebar

# VACATION PLAT OF PART OF McCULLOUGH STREET IN THE CITY OF LIMA ALLEN COUNTY, OHIO



### DESCRIPTION

Being part of 60-foot wide McCullough Street located in the City of Lima, Allen County, Ohio, and being more particularly described as follows:

Beginning for the same at the southwest corner of Lot 12070 in Belmont Extension Addition to the City of Lima and the intersection of the east line of McCullough Street with the north line of O'Connor Avenue -

Thence West along the north line of O'Connor Avenue for a distance of 30.00 feet -

Thence North along the centerline of McCullough Street and the east line of the West 1/2 of the Northeast 1/4 of Section 30 to the southerly right-of-way line of the Norfolk & Western Railroad -

Thence northeasterly along said railroad right-of-way to the northwest corner of Lot 12070 -

Thence South along the east line of McCullough Street and the west line of Lot 12070 for a distance of 80.00 feet to the point of beginning.

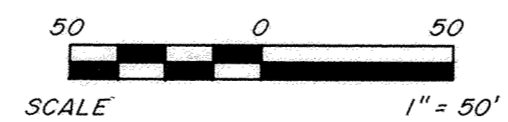
Containing in all 2,103 square feet or 0.04 acres of land.

*James D. Sheldon*  
 JAMES D. SHELDON  
 REG. SURVEYOR # 4569



9316056  
 Filed and Recorded  
 Sept 15, 1993  
 9:23 am Plat Book 19 Page 99  
 Fee 20.70  
 Ordinance  
 Allen County Ohio  
 Edward P. Kirk  
 Recorder.

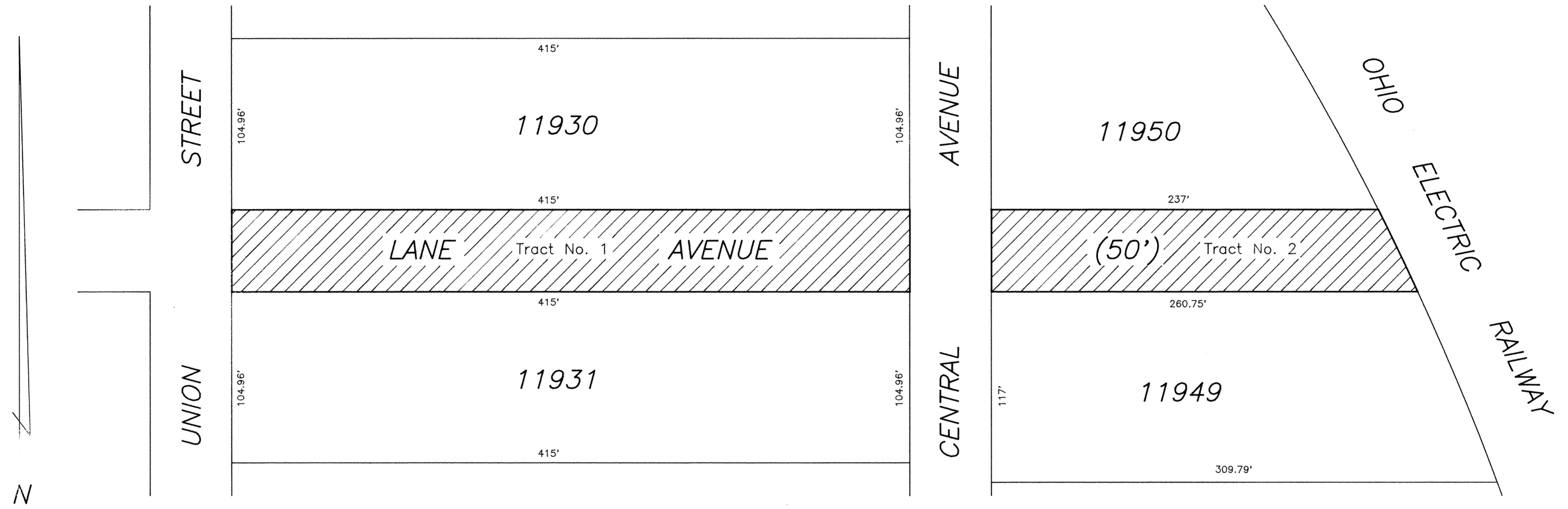
NOTE: SHADED AREA DENOTES AREA TO BE VACATED.



REVISED: AUGUST 30, 1993  
 PREPARED: AUGUST 4, 1992  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO

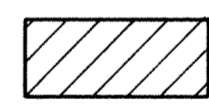
# STREET VACATION

CITY OF LIMA  
ALLEN COUNTY, OHIO



Scale: 1" = 50'

### LEGAL DESCRIPTIONS

 Areas being vacated

#### Tract No. 1

Being a part of Lane Avenue as platted in Northern Heights Extension to the City of Lima, Allen County, Ohio and more particularly described as follows:

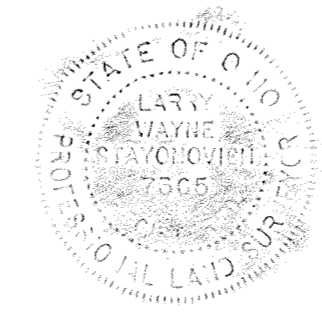
Beginning at the northeast corner of the intersection of N. Union Street and Lane Avenue, also being the southwest corner of Lot 11930; thence easterly with the north right-of-way line of Lane Avenue 415 feet to the southeast corner of Lot 11930; thence southerly with the west right-of-way line of N. Central Avenue, 50 feet to the northeast corner of Lot 11931; thence westerly with the south right-of-way line of Lane Avenue, 415 feet to the northwest corner of Lot 11931; thence northerly with the east right-of-way line of N. Union Street, 50 feet to the southwest corner of Lot 11930, being the Place of Beginning.

#### Tract No. 2

Being a part of Lane Avenue as platted in Northern Heights Extension to the City of Lima, Allen County, Ohio and more particularly described as follows:

Beginning at the northeast corner of the intersection of N. Central Avenue and Lane Avenue, also being the southwest corner of Lot 11950; thence easterly with the north right-of-way line of Lane Avenue, 237 feet to the southeast corner of Lot 11950; thence southerly with the west right-of-way line of the former Ohio Electric Railway to the northeast corner of Lot 11949; thence westerly with the south right-of-way line of Lane Avenue, 260.75 feet to the northwest corner of Lot 11949; thence northerly with the east right-of-way line of N. Central Avenue, 50 feet to the southwest corner of Lot 11949, being the Place of Beginning.

*Larry W. Stayonovich*  
Larry W. Stayonovich  
Professional Surveyor No. 7365



9316416  
RECORDED  
SEPT 21, 1993 AT 8:00 AM  
PLAT BK 19 PG 100  
EDWARD P. KIRK  
ALLEN COUNTY RECORDER  
\*20.70

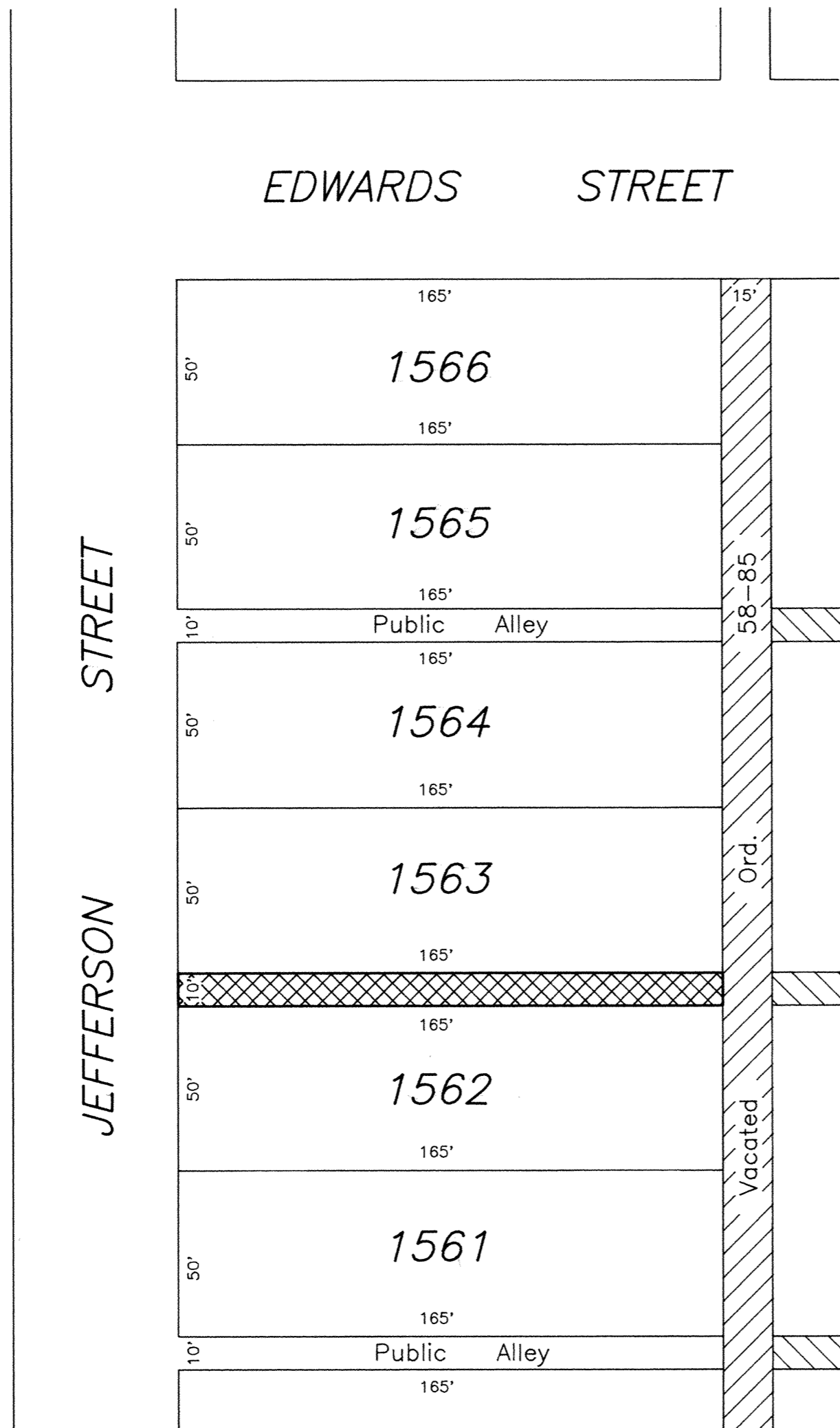
SEE ORDINANCE DDDD Vol 781  
Pg 579


# ALLEY VACATION

CITY OF LIMA  
ALLEN COUNTY, OHIO



Scale: 1" = 40'



 Alley being vacated

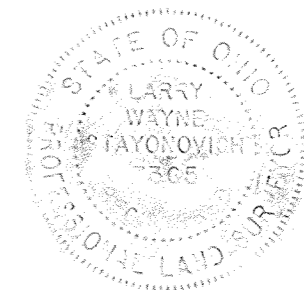
### LEGAL DESCRIPTION

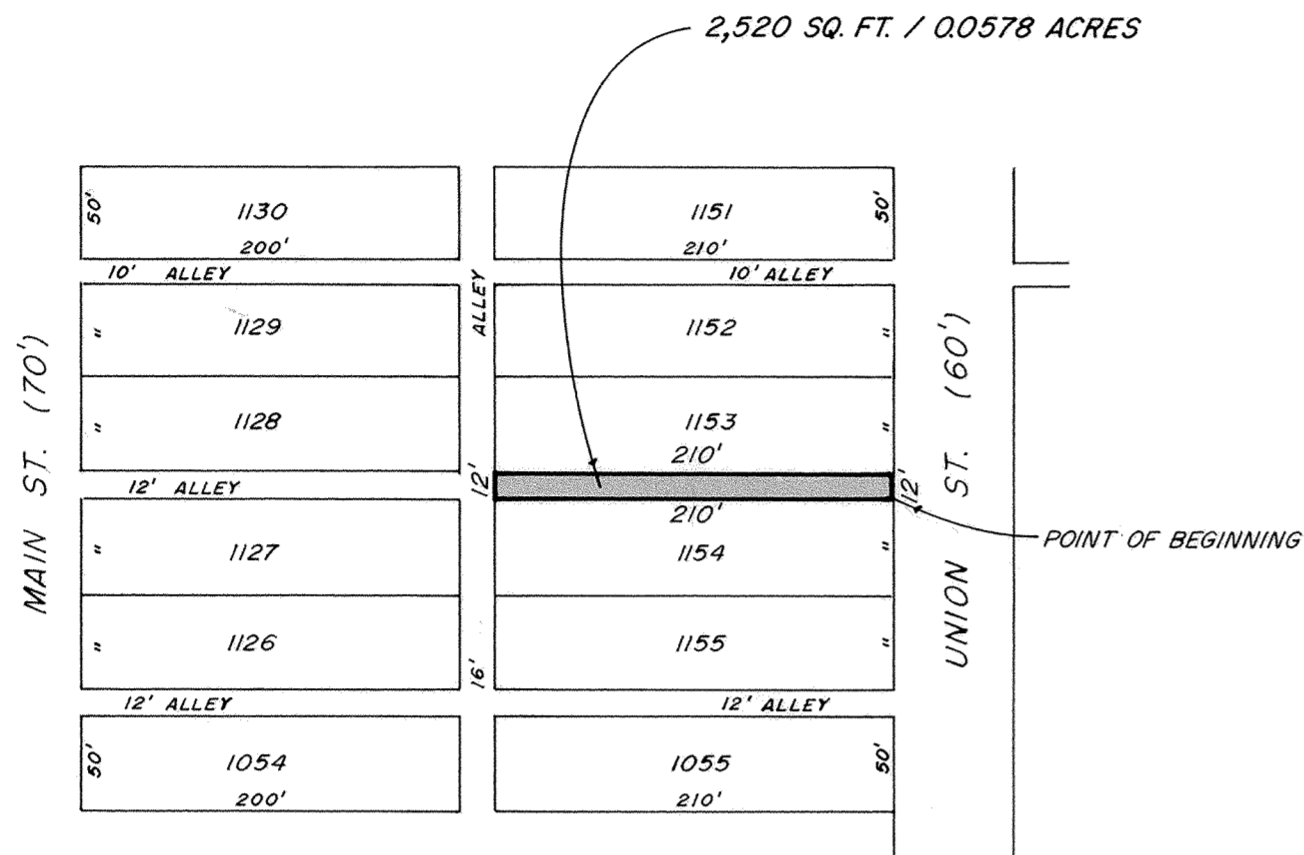
Being a 10 foot public alley as platted in Parmenter's Addition to the City of Lima, Allen County, Ohio and more particularly described as follows:

Beginning at the southwest corner of Lot 1563; thence easterly with the south line of Lot 1563, 165 feet to the southeast corner of Lot 1563; thence southerly with the west line of a vacated 15 foot alley as recorded in Plat Book 17, Page 123 in the Office of the Recorder of Allen County, Ohio, 10 feet to the northeast corner of Lot 1562; thence westerly with the north line of Lot 1562, 165 feet to the northwest corner of Lot 1562; thence northerly with the east right-of-way line of Jefferson Street, 10 feet to the southwest corner of Lot 1563, being the Place of Beginning.

*Larry W. Stayonovich*  
Larry W. Stayonovich  
Professional Surveyor #7365  
9316418

RECORDED  
SEPT 21, 1993 AT 8:01 AM  
PLAT BK 19 Pg 101  
EDWARD P. KIRK  
ALLEN CTY RECORDER  
#20.70  
SEE DEED VOL 781 Pg 581





VACATION PLAT  
 OF AN ALLEY BETWEEN LOT # 1153 AND  
 LOT # 1154 IN ROBB'S THIRD ADDITION, CITY OF  
 LIMA, ALLEN COUNTY, OHIO

DESCRIPTION

Being a 12 foot wide alley lying between Lots 1153 and 1154 in Robb's Third Addition to the City of Lima, Allen County, Ohio and being more particularly described as follows:

Beginning for the same at a point marking the northeast corner of Lot 1154 and the west line of Union Street -

Thence westerly, along the north line of Lot 1154, for a distance of 210.00 feet to the northwest corner of Lot 1154 -

Thence northerly, for a distance of 12.00 feet to the southwest corner of Lot 1153 -

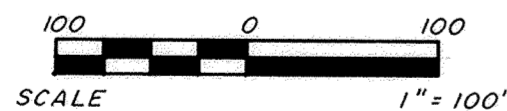
Thence easterly, along the south line of Lot 1153, for a distance of 210.00 feet to the southeast corner of Lot 1153 and the west line of Union Street -

Thence southerly, along the west line of Union Street, for a distance of 12.00 feet to the point of beginning.

Containing 2,520 square feet or 0.0579 acres of land.

*Thomas J. Ludwig*  
 Thomas J. Ludwig  
 Reg. Surveyor #7483

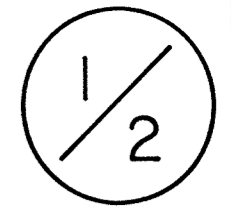
NOTE  
 SHADED AREA DENOTES PUBLIC ALLEY TO BE VACATED



9316420  
 RECORDED  
 SEPT 21, 1993 AT 8:02 AM  
 PLAT BK 19 PG 102  
 EDWARD P. KIRK  
 ALLEN CITY RECORDER  
 \$20.70  
 DEED VOL 781 PG 583



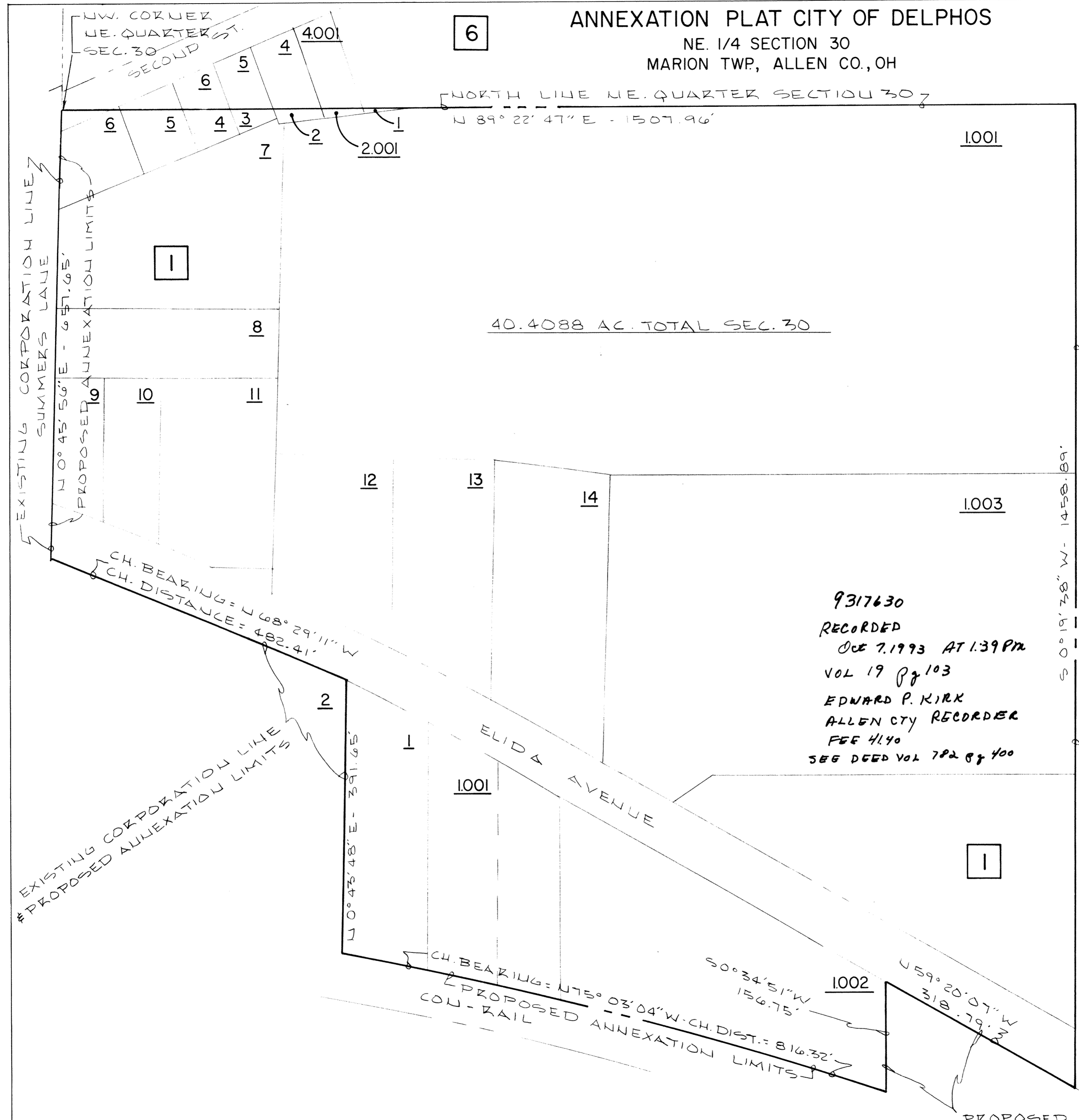
PREPARED: FEBRUARY 2, 1993  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO



# ANNEXATION PLAT CITY OF DELPHOS

NE. 1/4 SECTION 30  
MARION TWP., ALLEN CO., OH

6



40.4088 AC. TOTAL SEC. 30

9317630  
RECORDED  
OCT 7, 1993 AT 1:39 PM  
VOL 19 Pg 103  
EDWARD P. KIRK  
ALLEN CTY RECORDER  
FEE 41.40  
SEE DEED VOL 782 Pg 400

SCALE: 1"=100'

### ANNEXATION DESCRIPTION

CITY OF DELPHOS, OHIO

Situated in the Township of Marion, County of Allen and State of Ohio and being a part of the Northeast Quarter of Section 30, Township 2 S, Range 5 E and morefully described as follows:

Commencing for boundary of the Northwest corner of the Northeast Quarter of Section 30 (the same being the Southwest corner of the Southeast Quarter of Section 19); thence North 89° 22' 47" East 1507.96 feet, along the North line of said Northeast Quarter, to a point on the West right-of-way line of Elida Road; thence South 0° 19' 38" West 1458.89 feet, along said right-of-way line, to a point on the Southerly right-of-way line of Elida Avenue; thence North 59° 20' 07" West 318.79 feet, along said Southerly right-of-way line to a point; thence South 0° 34' 51" West 156.75 feet, along the East line of a certain 2.50 acre parcel, to a point on the Northerly right-of-way line of Con-Rail; thence; along said right-of-way on a curve to the left (Δ = 8° 07' 23" R = 5762.65 feet) on a chord bearing North 75° 03' 04" West a chord distance of 816.32 feet to a point at the Southeast corner of a certain 1 acre parcel; thence North 0° 43' 48" East 391.65 feet along the East line of said 1 acre parcel and along the existing corporation line of the City of Delphos, to a point on the Southerly right-of-way line of Elida Avenue; thence a curve to the left (Δ = 7° 19' 04" R = 3779.72 feet) along said Southerly right-of-way line and said corporation line on the cord bearing North 68° 29' 11" West a chord distance of 482.41 feet to a point on the West line of the Northeast Quarter of Section 30; thence North 0° 45' 56" East 657.65 feet, along said West line and said corporation line, to the place of beginning, containing 40.4088 acres.

This plat and description was prepared by Poggemeyer Design Group, Inc. and Donald S. Vermilya Registered Surveyor No. 5695. The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

*Donald S. Vermilya*  
Donald S. Vermilya No. 5695



RICKER DEVELOPMENT SECTIONS NO. 2, 3 & 4  
 EXISTING CORPORATION LINE  
 & PROPOSED ANNEXATION LIMITS

ANNEXATION DESCRIPTION  
 CITY OF DELPHOS, OHIO

Situated in the Township of Marion, County of Allen and State of Ohio and being a part of the Southeast Quarter of Section 19, Township 2 S, Range 5 E and morefully described as follows:

Commencing for boundary at the Southwest corner of the Southeast Quarter of Section 19 (the same being the Northwest corner of the Northeast Quarter of Section 30); thence North  $0^{\circ} 43' 03''$  West 678.01 feet, along the West line of the Southeast Quarter of Section 19 and the existing corporation line of the City of Delphos, to a point on the North right-of-way line of the Lincoln Highway; thence South  $82^{\circ} 05' 37''$  East 662.05 feet, along said North right-of-way line and said corporation line to a point; thence North  $0^{\circ} 46' 48''$  West 2038.05 feet, along the existing corporation line of the City of Delphos and the West line of a certain 31.61 acre parcel, to a point; thence North  $88^{\circ} 49' 34''$  East 652.45 feet, along said corporation line, the North line of the Southeast Quarter of Section 19 and the North line of said 31.61 acre parcel, to a point; thence South  $0^{\circ} 48' 58''$  East 2158.37 feet, along said corporation line and the East line of said 31.61 acre parcel, to a point on the South right-of-way line of Lincoln Highway; thence North  $80^{\circ} 47' 19''$  East 59.88 feet, along said corporation line and said South right-of-way line, to a point on the Westerly right-of-way line of Elida Road; thence South  $0^{\circ} 19' 38''$  West 347.24 feet, along said corporation line and said West right-of-way line, to a point on the South line of the Southeast Quarter of Section 19; thence South  $89^{\circ} 22' 47''$  West 1507.96 feet, along said South line to the place of beginning, containing 50.7554 acres.

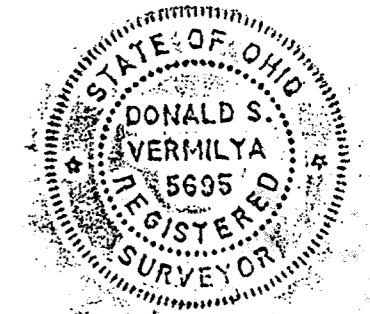
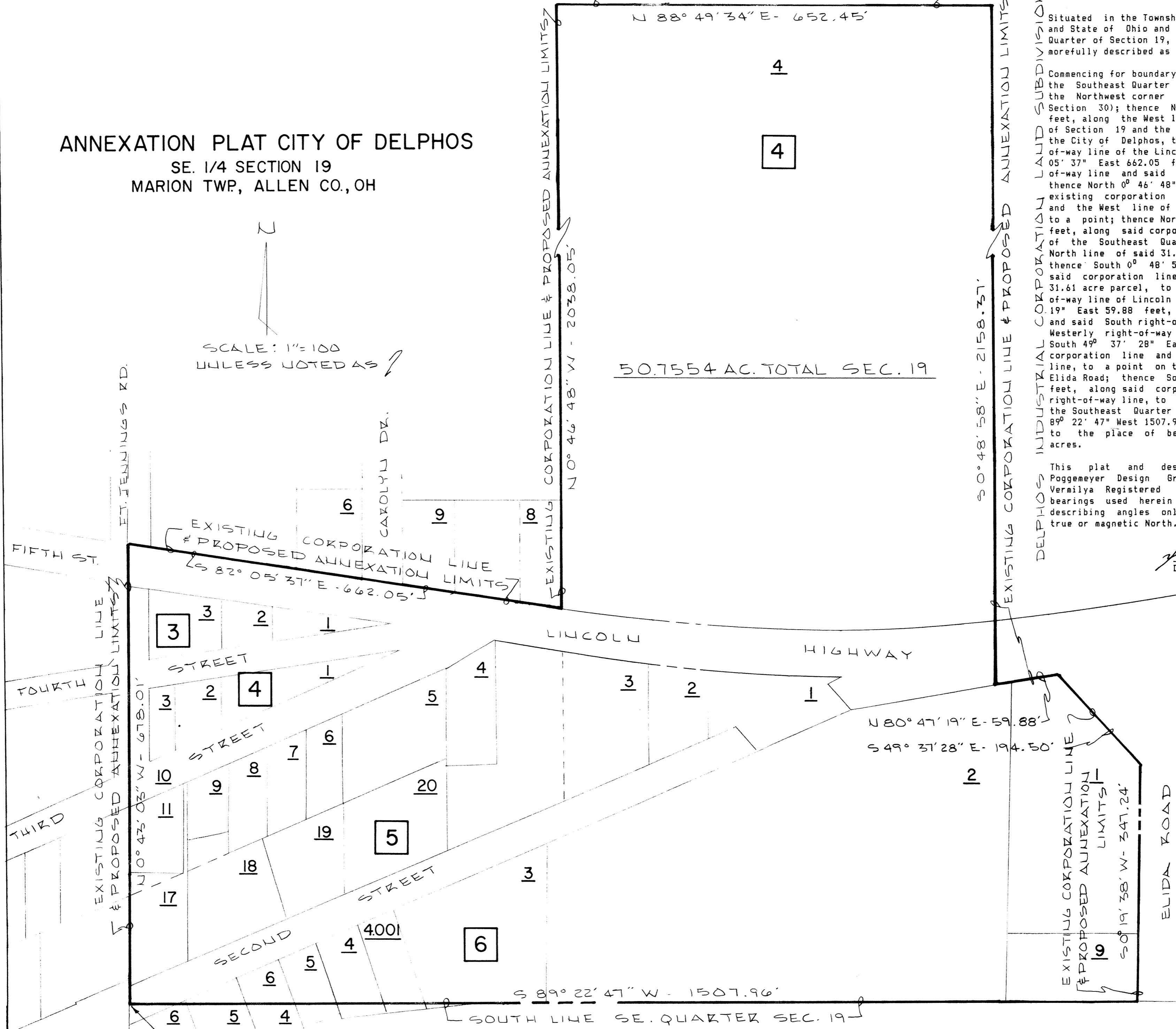
This plat and description was prepared by Poggemeyer Design Group, Inc. and Donald S. Vermilya Registered Surveyor No. 5695. The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

*Donald S. Vermilya*  
 Donald S. Vermilya No. 5695

ANNEXATION PLAT CITY OF DELPHOS  
 SE. 1/4 SECTION 19  
 MARION TWP., ALLEN CO., OH

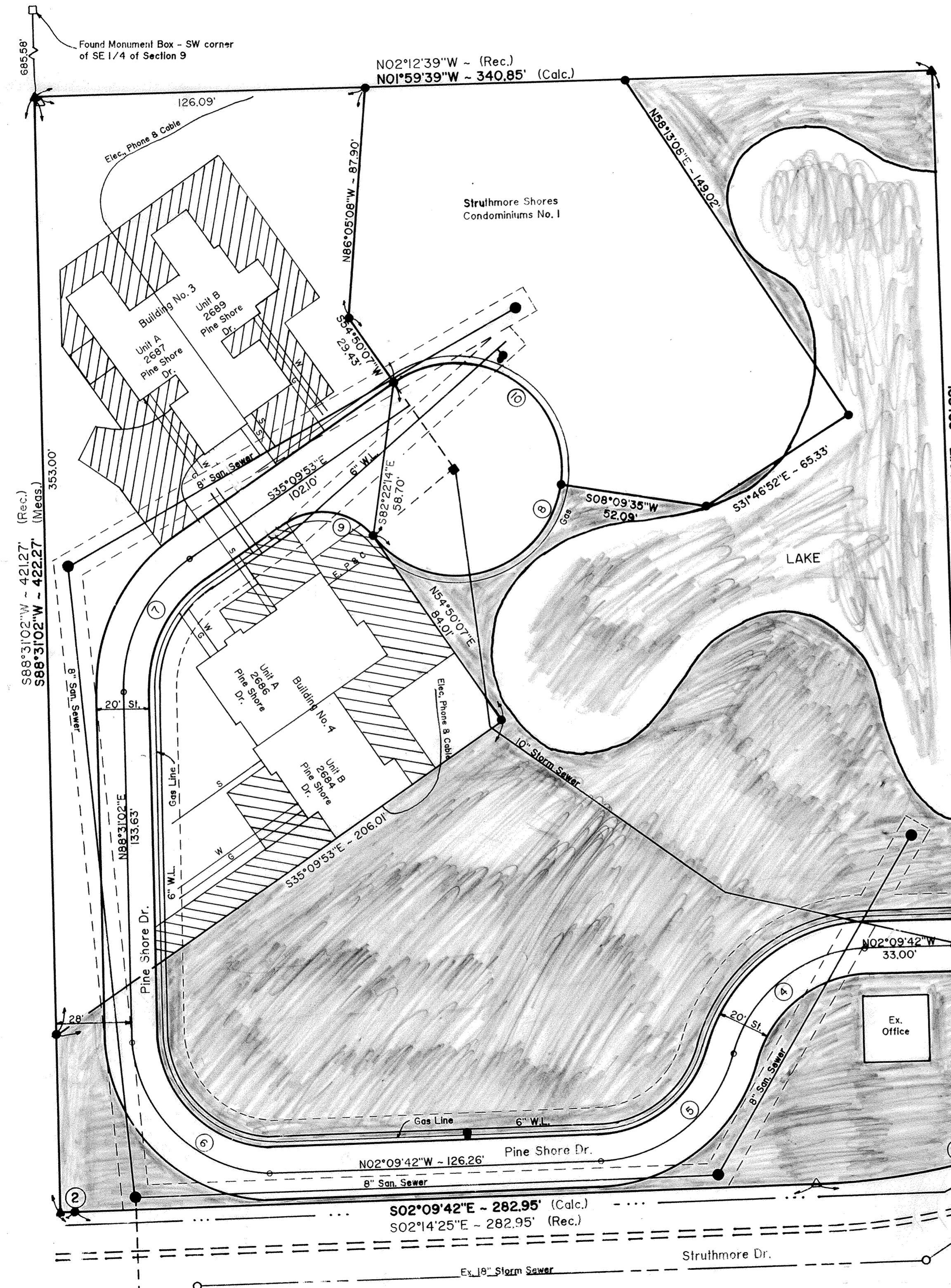
SCALE: 1"=100  
 UNLESS NOTED AS

50.7554 AC. TOTAL SEC. 19





# STRUTHMORE SHORES CONDOMINIUMS NO. 2

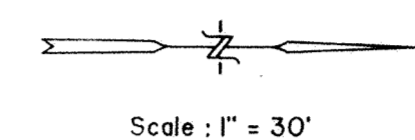


STRUTHMORE SHORES CONDOMINIUMS NO. 2 consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 2, two pages of floor plans, four pages of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.



- Limited Common Area
- Expandable Area



No. 9318567  
Filed for record this 22nd day of Oct, 1993 at 10:14 o'clock A.M. in the office of the Allen County Recorder and recorded in Plat Book 19 on Page 105.

Fee: 186.30

*Edward P. Korb*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 183 Page 38.

**DESCRIPTION**  
(Struthmore Shores Condominiums No. 2)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the SE 1/4 of said Section 9, thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument) and being the POINT OF BEGINNING, thence the following courses:

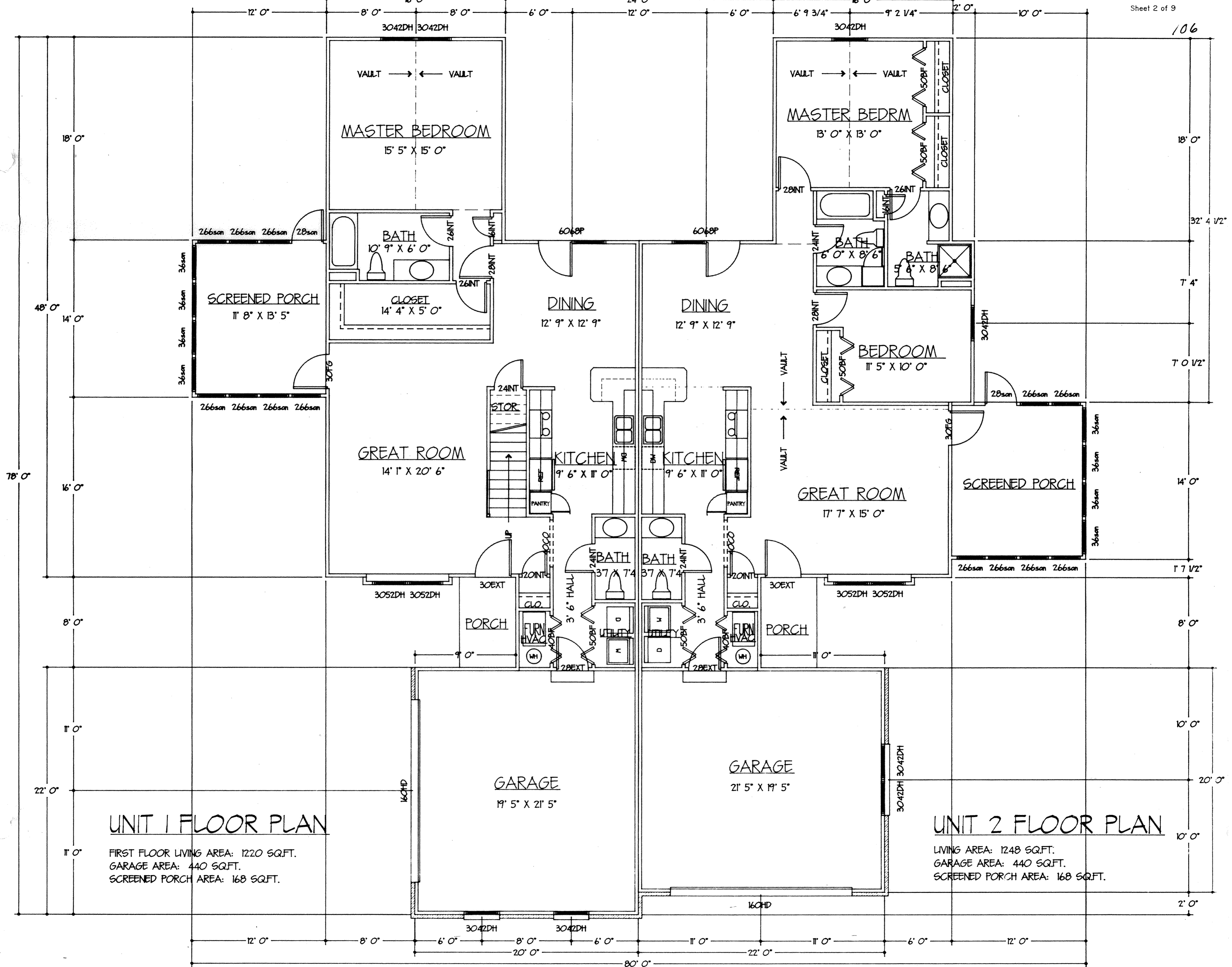
1. N01°59'39"W with the west line of said Lot No. 25221, 126.09' to a set #5 rebar;
2. S86°05'08"E, 87.90' to a set #5 rebar;
3. N54°50'07"E, 29.43' to a set #5 rebar;
4. S82°22'14"E, 58.70' to a set #5 rebar;
5. N54°50'07"E, 84.01' to a set #5 rebar;
6. S35°09'53"E, 206.01' to a set #5 rebar;
7. S88°31'02"W with the south line of said SE 1/4 (also being the south line of Lot No. 25221), 353.00' to the POINT OF BEGINNING.

The above described parcel contains 0.949 acres more or less subject to all legal highways and easements of record.

For Amendment To  
Declarations of  
Struthmore Shores  
Condominium No 1-23  
See Deed Vol 832 Pg 546

- Found Concrete Monument
- Set Concrete Monument
- Set #5 Rebar

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	R/W-Struthmore Dr.	256.48'	163.99'	S20°28'44"E	161.21'
2	R/W-Struthmore Dr.	256.48'	4.55'	S01°39'13"E	4.55'
3	C.L. Street	100.00'	67.27'	N21°25'59"W	66.01'
4	C.L. Street	55.00'	69.64'	N38°25'59"W	65.08'
5	C.L. Street	55.00'	69.64'	N38°25'59"W	65.08'
6	C.L. Street	50.00'	79.13'	N43°10'40"E	71.13'
7	C.L. Street	60.00'	58.98'	S63°19'26"E	56.63'
8	Cul-de-sac	40.00'	185.70'	S82°22'14"E	58.70'
9	Edge of Street	25.00'	37.35'	S07°37'46"W	33.97'
10	Edge of Cul-de-sac	40.00'	93.08'	S31°29'51"W	73.45'

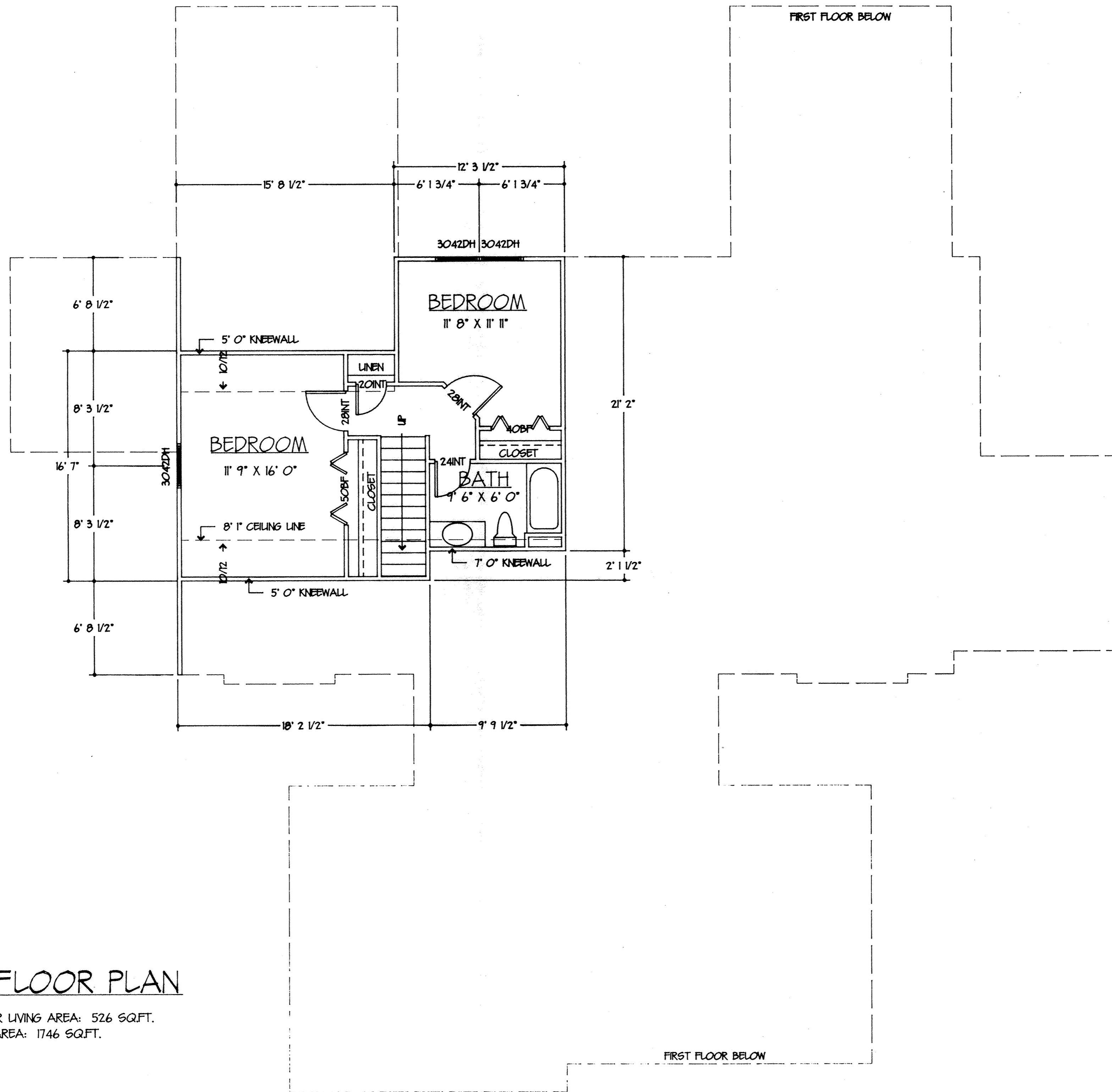


### UNIT 1 FLOOR PLAN

FIRST FLOOR LIVING AREA: 1220 SQ.FT.  
 GARAGE AREA: 440 SQ.FT.  
 SCREENED PORCH AREA: 168 SQ.FT.

### UNIT 2 FLOOR PLAN

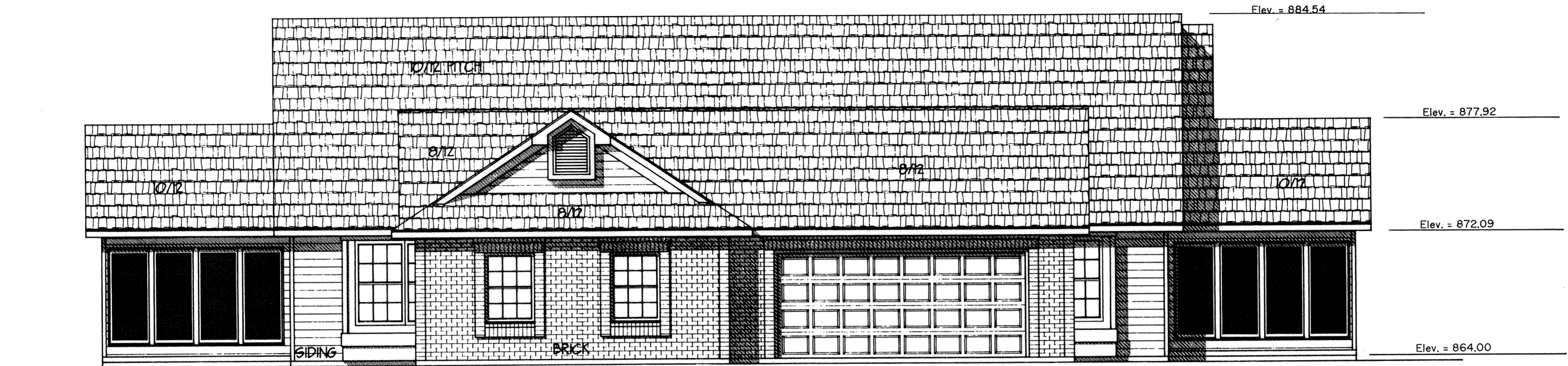
LIVING AREA: 1248 SQ.FT.  
 GARAGE AREA: 440 SQ.FT.  
 SCREENED PORCH AREA: 168 SQ.FT.



### UNIT 1 FLOOR PLAN

SECOND FLOOR LIVING AREA: 526 SQ.FT.  
TOTAL LIVING AREA: 1746 SQ.FT.

**BLDG. 3**



FRONT ELEVATION

B.M. - Top Bolt of Fire Hydrant Located on West Side of Struthmore Dr. just North of Pine Shore Dr. Elev. = 865.71



REAR ELEVATION

BLDG. 3

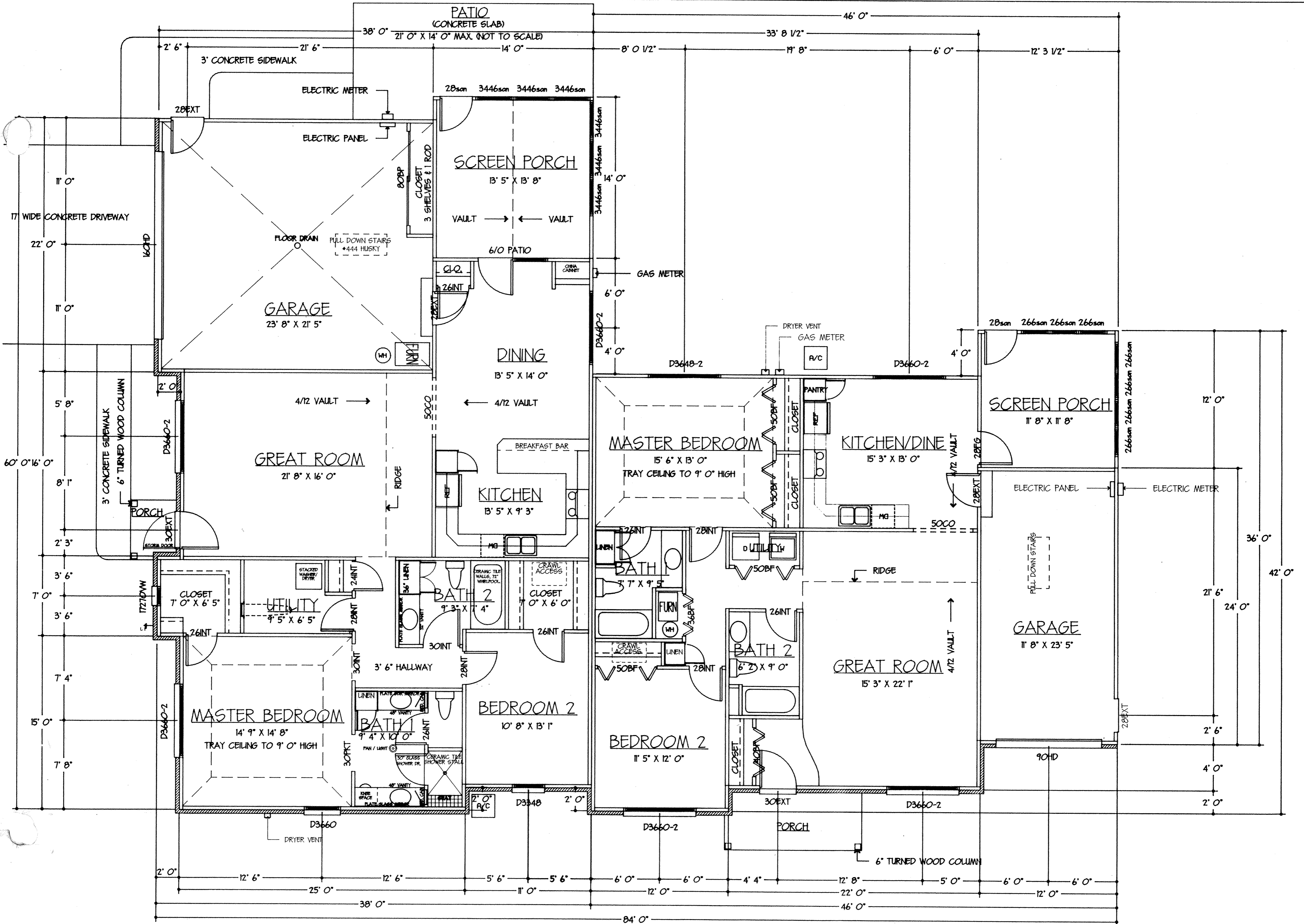


LEFT ELEVATION



RIGHT ELEVATION

BLDG. 3



**BUILDING NO. 4**



FRONT ELEVATION

For B.M. See Sheet No. 4



REAR ELEVATION

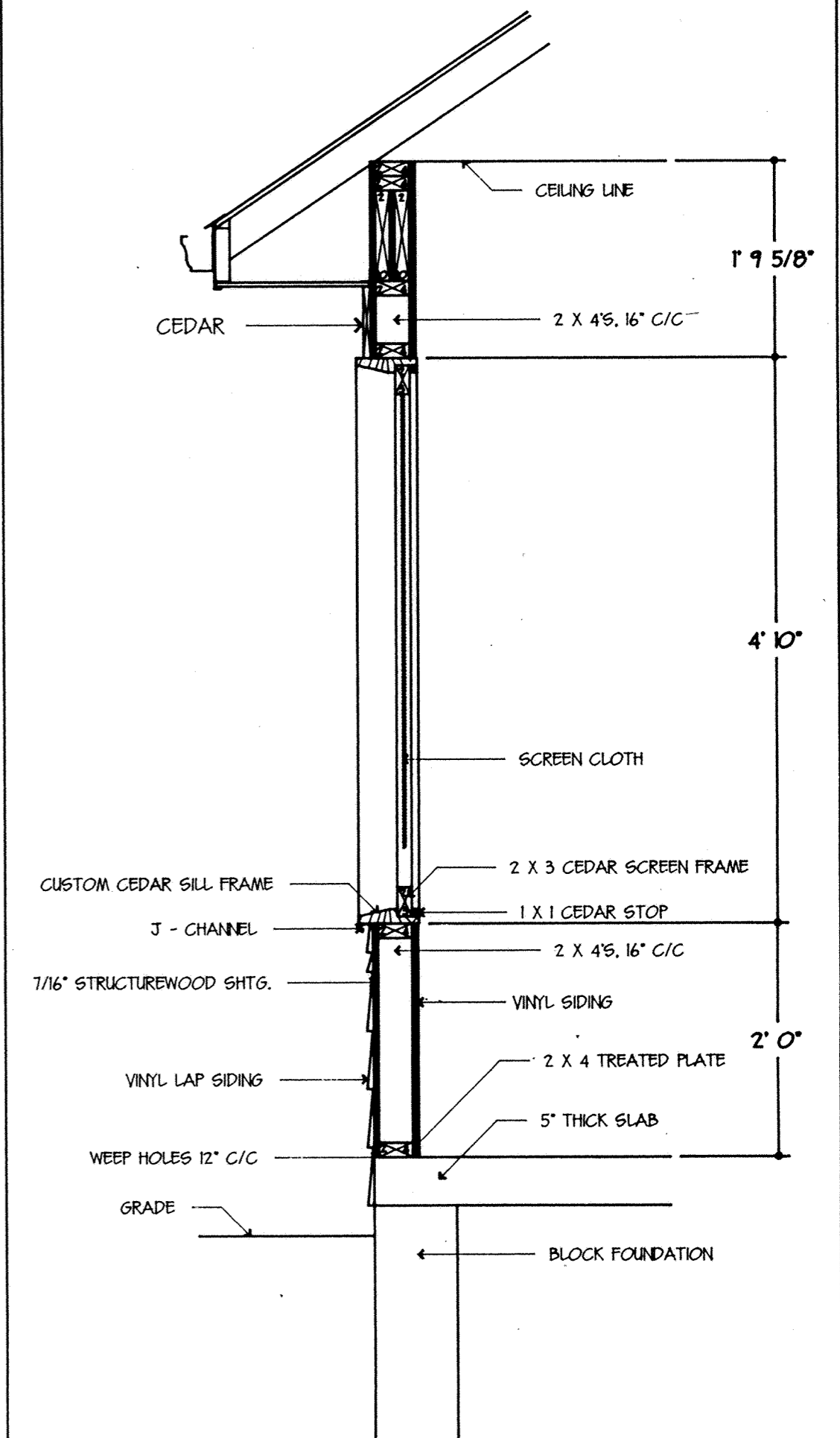
BLDG. 4



LEFT ELEVATION



RIGHT ELEVATION



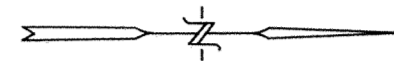
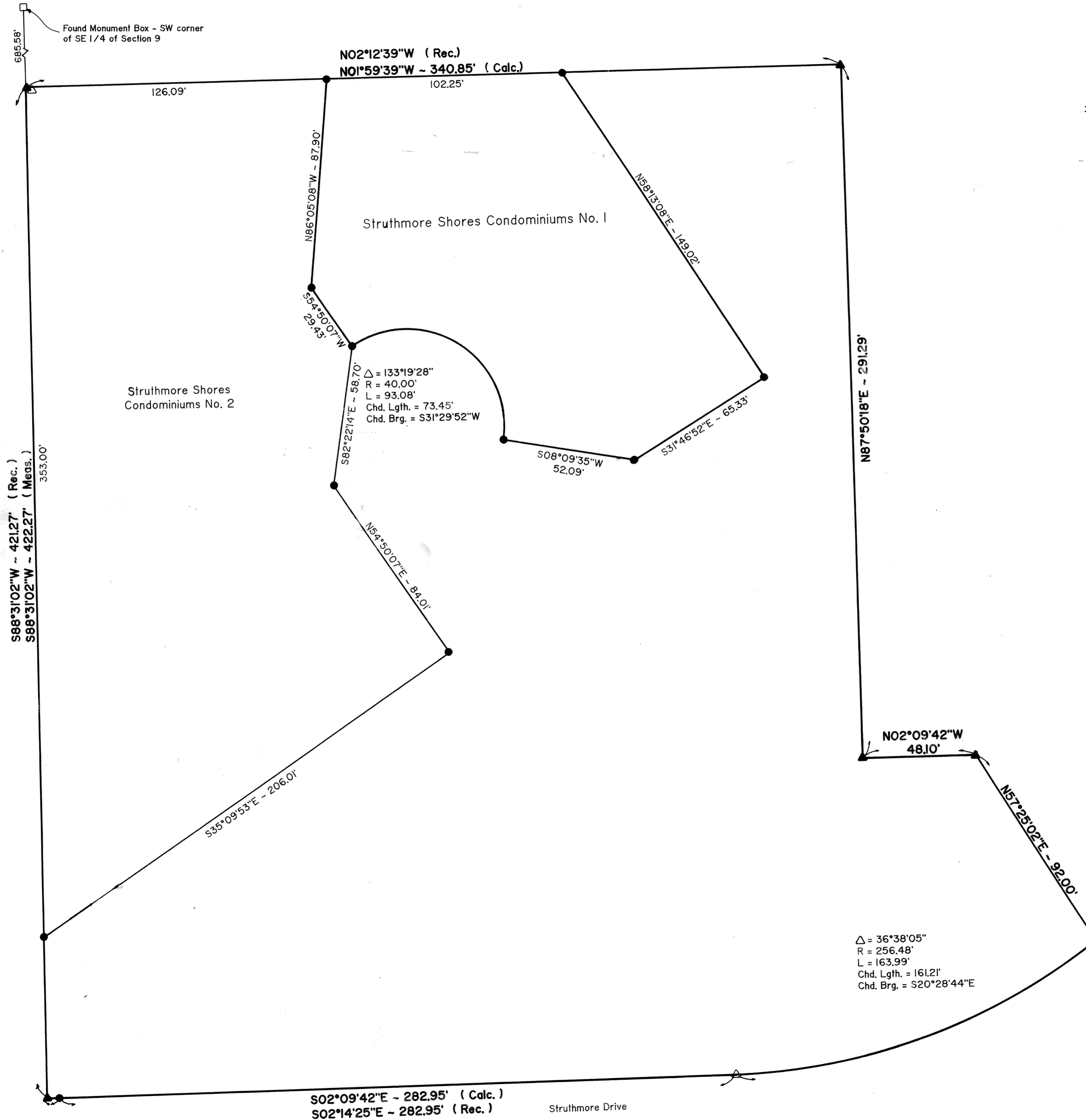
SCREENED PORCH WALL DETAIL

1" = 1'-0"



# STRUTHMORE SHORES CONDOMINIUMS NO. 2

## SURVEY OF DEDICATOR'S LAND



Scale : 1" = 30'

**DESCRIPTION**

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument) and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot 25221, 340.85' to a set concrete monument;
2. N87°50'18"E, 291.29' to a set concrete monument;
3. N02°09'42"W, 48.10' to a set concrete monument;
4. N57°25'02"E, 92.00' to a set concrete monument on the west right of way line of Struthmore Drive;
5. Southeasterly on a curve to the right an arc distance of 163.99' having a radius of 256.48', a delta angle of 36°38'05" and an L.C. of S20°28'44"E, 161.21' to a found concrete monument;
6. S02°09'42"E with the west right of way line of Struthmore Drive, 282.95' to a set #5 rebar;
7. Southeasterly on a curve to the right an arc distance of 4.55' having a radius of 256.48', a delta angle of 01°00'59" and an L.C. of S01°39'13"E, 4.55' to a set concrete monument;
8. S88°31'02"W with the south line of said Lot 25221, 422.27' to the POINT OF BEGINNING.

The above described parcel contains 3.508 acres more or less subject to all legal highways and easements of record.

**Save and Except**

(Struthmore Shores Condominiums No. 1)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the SE 1/4 of said Section 9, thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 126.09' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot No. 25221, 102.25' to a set #5 rebar;
2. N58°13'08"E, 149.02' to a set #5 rebar;
3. S31°46'52"E, 65.33' to a set #5 rebar;
4. S08°09'35"W, 52.09' to a set #5 rebar;
5. Southwesterly on a curve to the left an arc length of 93.08', said curve having a radius of 40.00', a delta angle of 133°19'28" and an L.C. of S31°29'52"W, 73.45' to a set #5 rebar;
6. S54°50'07"W, 29.43' to a set #5 rebar;
7. N86°05'08"W, 87.90' to the POINT OF BEGINNING.

The above described parcel contains 0.449 acres, more or less, subject to all legal highways and easements of record.

- △ - Found Concrete Monument
- ▲ - Set Concrete Monument
- - Set #5 Rebar

# STREET DEDICATIONS

## NORTH PART OF PRIVATE DRIVE PLATTED AS ROSCHMAN AVENUE, & ALL OF PRIVATE DRIVE PLATTED AS MOTEL AVENUE

### PT. N.E. 1/4, SEC. 5, T-4-S, R-7-E, PERRY TOWNSHIP, ALLEN COUNTY, OHIO

#### LEGAL DESCRIPTION

Part of the northeast quarter of Section 5, Township-4-South, Range-7-East, Perry Township, Allen County, Ohio, described as follows:

Commencing at the northeast corner of said northeast quarter; thence westerly with the north line of said northeast quarter (same as legal centerline of Harding Highway, a.k.a. State Route 309) at N 89°48'40"W, 408.93 feet; thence southerly through the right-of-way of Harding Highway (S.R. 309) at S 00°58'50"W, 72.90 feet to the south right-of-way line of same, and the POINT OF BEGINNING; thence continuing southerly with the east line of an existing private driveway platted as Roschman Avenue (Plat Book 18, Page 123) at S 00°58'50"W, 597.58 feet to a point of curvature; thence generally southeasterly on a curve to the left an arc distance of 98.27 feet (radius of 81.69 feet; chord bears S 33°28'49"E, 92.45 feet) to a point of tangency; thence southeasterly with the north line of an existing private driveway platted as Motel Avenue (Plat Book 18, Page 130) at S 67°56'29"E, 322.38 feet to the west right-of-way line of Greely Chapel Road (established by Deed Volume 349, Page 62, Parcel 43-A); thence southerly with said west line at S 00°30'41"E, 64.98 feet; thence northwesterly with the south line of said Motel Avenue at N 67°56'29"W, 332.75 feet to a point of curvature; thence generally northwesterly on a curve to the right an arc distance of 177.20 feet (radius is 147.31 feet; chord bears N 33°28'49"W, 166.71 feet) to a point of tangency in the west line of said Roschman Avenue; thence northerly with said west line at N 00°58'50"E, 376.54 feet to the south line of a parcel granted to Bob Evans Farm Foods, Inc. (Deed Volume 573, Page 591); thence easterly with said south line at N 89°47'15"E (record bearing is N 89°48'50"E), 10.15 feet to the southeast corner of said Bob Evans parcel; thence northerly with the east line of said Bob Evans parcel at N 00°57'35"E (record bearing is N 00°56'50"E), 220.00 feet to the south right-of-way line of said Harding Highway; thence easterly with said south line at N 89°47'13"E, 39.94 feet to the POINT OF BEGINNING. This area to be dedicated is 1.255 acres, subject to all legal easements or other restrictions of record.

This description is based on surveying work by Kohli & Kaliher Associates, Inc., through March 1, 1993. Bearings are based on record bearings of other property lines in this vicinity, as surveyed by Kohli & Kaliher.



*Michael Gene Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor No. 6881

#### DEDICATION

John A. Roschman and Betty L. Roschman, the owners of the land contained in the hereon plat, hereby adopts the said plat and dedicate the lands contained within these streets to the use and benefit of the public forever.

In Witness whereof, we have hereunto signed our names this 18<sup>th</sup> day of October, 1993.

In the presence of:

*[Signature]* John A. Roschman  
*[Signature]* Betty L. Roschman

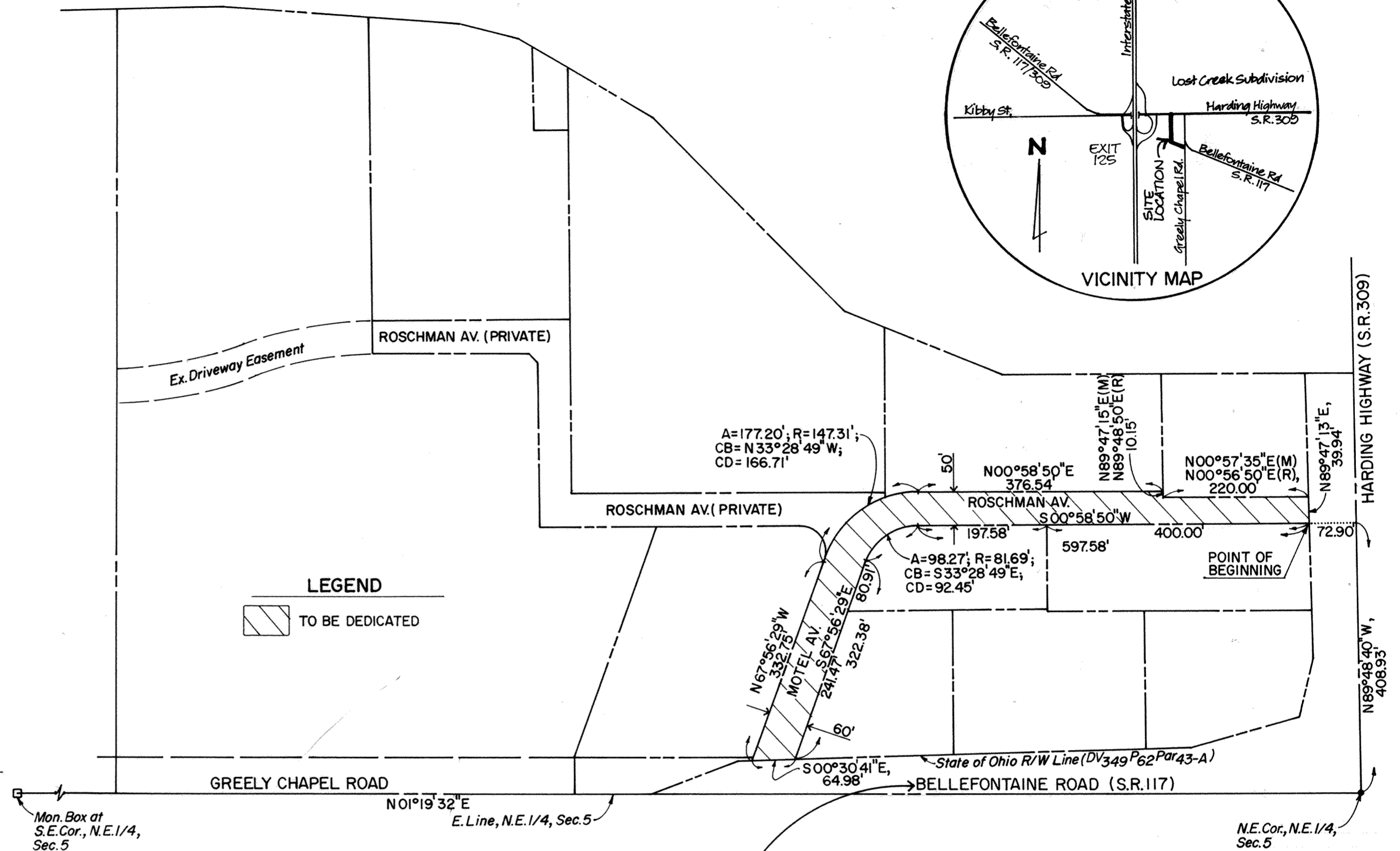
#### ACKNOWLEDGEMENT

State of Ohio, Allen County, SS:  
Before me, a Notary Public in and for said state and county, personally appeared John A. Roschman and Betty L. Roschman, who acknowledged that they did sign the hereon Street Dedication Plat and that the signing thereof was their free act and deed.

In Witness Whereof, I have set my hand and seal this 18<sup>th</sup> day of October, 1993.

NOTARY PUBLIC STATE OF OHIO  
BY COMMISSION EXPI. MAR. 1, 1998  
BONDED THRU GENERAL INS. CO.

*[Signature]*  
Notary Public, Allen County, Ohio



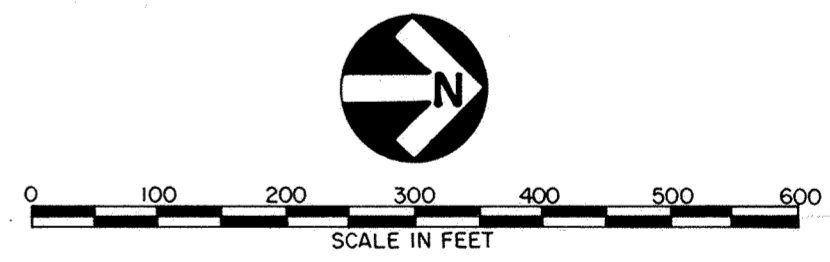
#### LEGEND

TO BE DEDICATED

#### APPROVAL OF THE CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the Mayor of the City of Lima, Ohio, and the Chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 27 day of October, 1993.

*[Signature]*  
Mayor of the City of Lima, Ohio and  
Chairman of the City Planning Commission



#### COUNTY RECORDER'S CERTIFICATE

No. 9318967  
Filed for record in the Allen County, Ohio Recorder's Office this 28<sup>th</sup> day of October, 1993 at 9:05 o'clock A m. and recorded in Allen County, Ohio, Plat Book 19 on Page 114. Fee 41.40.

*[Signature]*  
Recorder of Allen County, Ohio

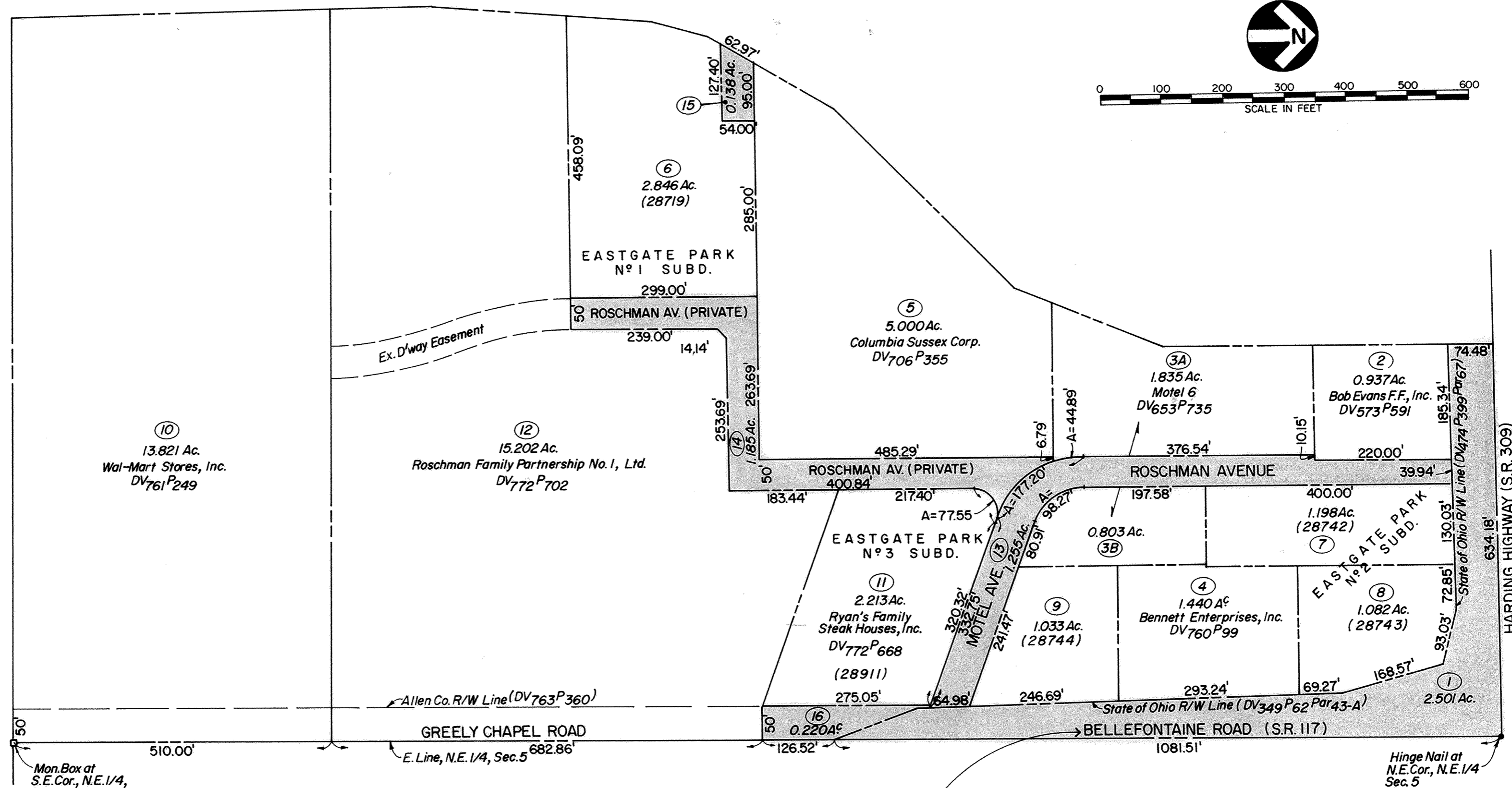
#### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 28<sup>th</sup> day of October, 1993. Fee .50¢

*[Signature]*  
Auditor of Allen County, Ohio

# A PLAT OF DEDICATOR'S LANDS

PT. NE. 1/4, SEC. 5, T-4-S, R-7-E,  
 PERRY TOWNSHIP, ALLEN COUNTY, OHIO



**SUMMARY OF AREAS SUBTRACTED FROM ROSCHMAN LANDS:**  
 ORIGINAL AREA → 52.709 Ac. (Calc'd MGB—Dec.'92)

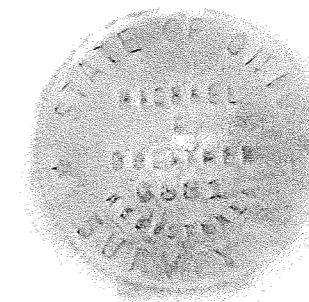
- 0.937 (2)
- 1.835 (3A)
- 0.803 (3B)
- 1.440 (4)
- 5.000 (5)
- 2.846 (6)
- 1.198 (7)
- 1.082 (8)
- 1.033 (9)
- 13.821 (10)
- 2.213 (11)
- 15.202 (12)

5.299 Ac. (SHADED AREA)

**CHECK SUM OF SHADED AREAS:**

- 2.501 Ac. (1)
- 1.255 (13)
- 1.185 (14)
- 0.138 (15)
- 0.220 (16)

5.299 Ac. (Roschman claims title by DV533P623)  
 (cf., Allen County Tax Parcel N# 47-0500-01-010)

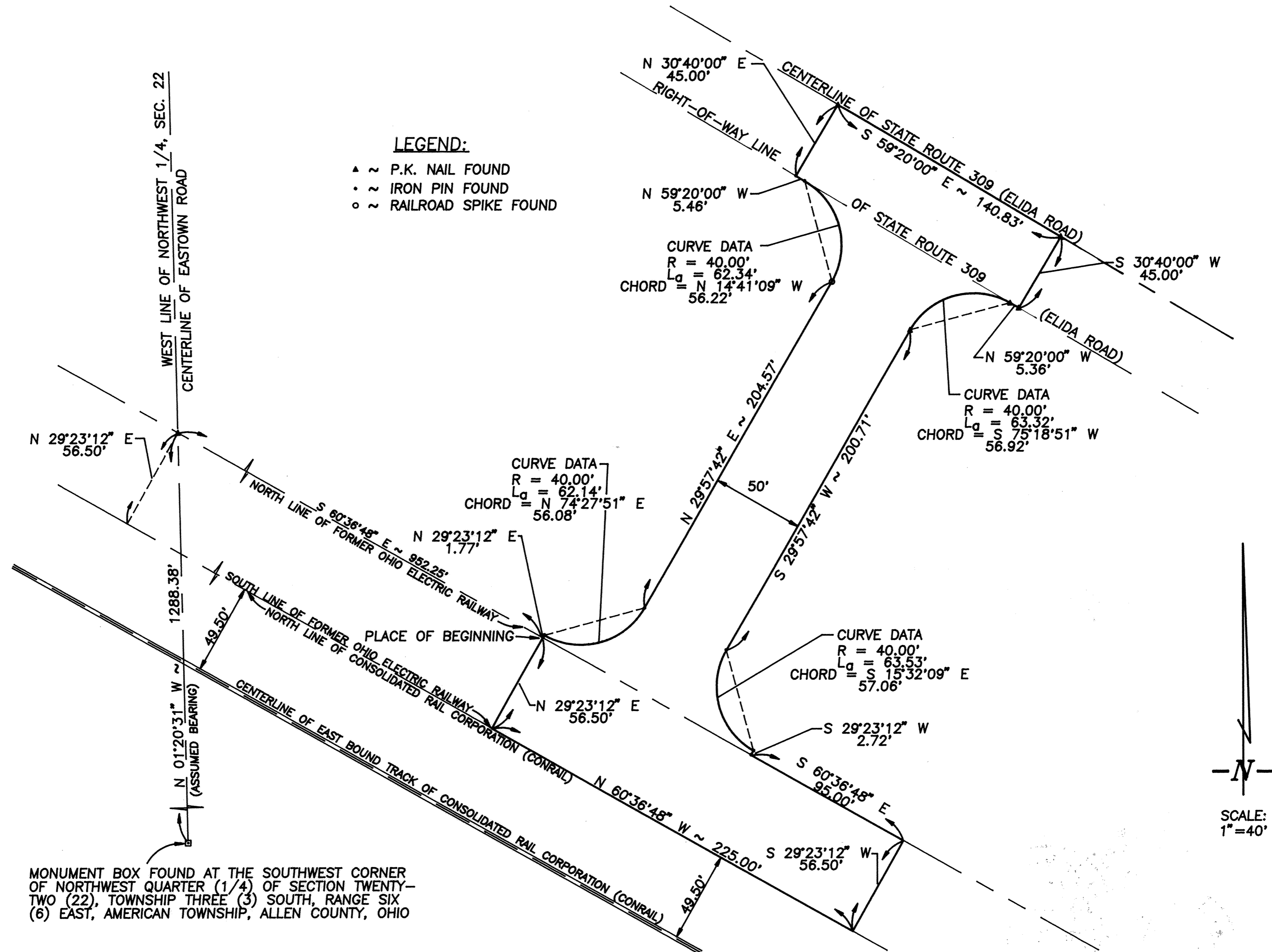


*Michael Gene Buettnr*  
 Michael Gene Buettnr  
 Ohio Registered Surveyor N# 6681  
 Prepared by MGB  
 Kohli & Kalther Associates, Inc.

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE - PHASE II

IN THE NW 1/4 OF SECTION 22, T3S, R6E  
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO



# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE - PHASE II

IN THE NW 1/4 OF SECTION 22, T3S, R6E  
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTION

Being a parcel of land situated in the Northwest Quarter (1/4) of Section Twenty-two (22), Township Three (3) South, Range Six (6) East, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the southwest corner of the said Northwest Quarter (1/4) of Section Twenty-two (22).

Thence North one degree twenty minutes thirty-one seconds West (N01°-20'-31"W) with the west line of the said Northwest Quarter (1/4) of Section Twenty-two (22), one thousand two hundred eighty-eight and thirty-eight hundredths (1,288.38) feet to a P.K. nail found at the intersection of the west line of the said Northwest quarter and the north line of the former Ohio Electric Railway, said north line of the former Ohio Electric Railway being parallel to and North twenty-nine degrees twenty-three minutes twelve seconds East (N29°-23'-12"E) and perpendicular to the north line of the Consolidated Rail Corporation (Conrail), fifty-six and fifty hundredths (56.50) feet. The said P.K. nail found is the same point as described in Deed Volume 695, page 389, Parcel Two, as being the beginning point as described therein.

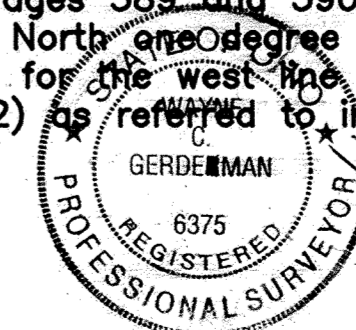
Thence South sixty degrees thirty-six minutes forty-eight seconds East (S60°-36'-48"E) with the north line of the former Ohio Electric Railway, nine hundred fifty-two and twenty-five hundredths (952.25) feet to a 5/8 inch iron pin found at the PLACE OF BEGINNING.

- 1.) Thence North twenty-nine degrees twenty-three minutes twelve seconds East (N29°-23'-12"E), perpendicular to the north line of the former Ohio Electric Railway, one and seventy-seven hundredths (1.77) feet to an iron pin found.
- 2.) Thence with a non-tangent curve concaved to the northwest, having a radius of forty and zero hundredths (40.00) feet, an arc length of sixty-two and fourteen hundredths (62.14) feet, a chord bearing of North seventy-four degrees twenty-seven minutes fifty-one seconds East (N74°-27'-51"E), and a chord length of fifty-six and eight hundredths (56.08) feet to an iron pin found.
- 3.) Thence North twenty-nine degrees fifty-seven minutes forty-two seconds East (N29°-57'-42"E), two hundred four and fifty-seven hundredths (204.57) feet to a railroad spike found.
- 4.) Thence with a curve to the left, having a radius of forty and zero hundredths (40.00) feet, an arc length of sixty-two and thirty-four hundredths (62.34) feet, a chord bearing of North fourteen degrees forty-one minutes nine seconds West (N14°-41'-09"W) and a chord length of fifty-six and twenty-two hundredths (56.22) feet to a 5/8 inch iron pin found on the South right-of-way line of State Route 309 (Elida Road).
- 5.) Thence North fifty-nine degrees twenty minutes zero seconds West (N59°-20'-00"W) with the south right-of-way line of State Route 309 (Elida Road), five and forty-six hundredths (5.46) feet to a 5/8 inch iron pin found.
- 6.) Thence North thirty degrees forty minutes zero seconds East (N30°-40'-00"E), perpendicular to the south line of State Route 309 (Elida Road), forty-five and zero hundredths (45.00) feet to a P.K. nail found on the centerline of State Route 309 (Elida Road).
- 7.) Thence South fifty-nine degrees twenty minutes zero seconds East (S59°-20'-00"E) with the centerline of State Route 309 (Elida Road), one hundred forty and eighty-three hundredths (140.83) feet to a P.K. nail found.

- 8.) Thence South thirty degrees forty minutes zero seconds West (S30°-40'-00"W), perpendicular to the centerline of State Route 309 (Elida Road), forty-five and zero hundredths (45.00) feet to a P.K. nail found on the south right-of-way line of State Route 309 (Elida Road).
- 9.) Thence North fifty-nine degrees twenty minutes zero seconds West (N59°-20'-00"W) with the south right-of-way line of State Rout 309 (Elida Road), five and thirty-six hundredths (5.36) feet to a P.K. nail found.
- 10.) Thence with a curve to the left, having a radius of forty and zero hundredths (40.00) feet, an arc length of sixty-three and thirty-two hundredths (63.32) feet, a chord bearing of South seventy-five degrees eighteen minutes fifty-one seconds West (S75°-18'-51"W), a chord length of fifty-six and ninety-two hundredths (56.92) feet to a P.K. nail found.
- 11.) Thence South twenty-nine degrees fifty-seven minutes forty-two seconds West (S29°-57'-42"W), two hundred and seventy-one hundredths (200.71) feet to a 5/8 inch iron pin found.
- 12.) Thence with a curve to the left, having a radius of forty and zero hundredths (40.00) feet, an arc length of sixty-three and fifty-three hundredths (63.53) feet, a chord bearing of South fifteen degrees thirty-two minutes nine seconds East (S15°-32'-09"E), and a chord length of fifty-seven and six hundredths (57.06) feet to a 5/8 inch iron pin found.
- 13.) Thence South twenty-nine degrees twenty-three minutes twelve seconds West (S29°-23'-12"W), perpendicular to the north line of the former Ohio Electric Railway, two and seventy-two hundredths (2.72) feet to a iron pin found on the north line of the former Ohio Electric Railway.
- 14.) Thence South sixty degrees thirty-six minutes forty-eight seconds East (S60°-36'-48"E) with the north line of the former Ohio Electric Railway, ninety-five and zero hundredths (95.00) feet.
- 15.) Thence South twenty-nine degrees twenty-three minutes twelve seconds West (S29°-23'-12"W), perpendicular to the north line of the former Ohio Electric Railway, fifty-six and fifty hundredths (56.50) feet to the south line of the former Ohio Electric Railway, also being the north line of the Consolidated Rail Corporation (Conrail).
- 16.) Thence North sixty degrees thirty-six minutes forty-eight seconds West (N60°-36'-48"W) with the south line of the former Ohio Electric Railway, two hundred twenty-five and zero hundredths (225.00) feet.
- 17.) Thence North twenty-nine degrees twenty-three minutes twelve seconds East (N29°-23'-12"E), perpendicular to the south line of the former Ohio Electric Railway, fifty-six and fifty hundredths (56.50) feet to the PLACE OF BEGINNING.

This parcel of land contains 0.800 acres, subject to all legal easements and rights-of-way.

The description for the above mentioned parcel of land is based on deed descriptions recorded in Deed Volume 695, Pages 389 and 390; and Deed Volume 781, Pages 8 and 9. An assumed bearing of North one degree twenty minutes thirty-one seconds West (N01°-20'-31"W) was used for the west line of the said Northwest Quarter (1/4) of Section Twenty-two (22) as referred to in Deed Volume 781, Page 9.



Wayne C. Gerdeman, P.E., P.S.  
Registered Surveyor No. 6375

# DEDICATION PLAT FOR ROAD PURPOSES

## FOR AMERICAN AVENUE - PHASE II

IN THE NW 1/4 OF SECTION 22, T3S, R6E

AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

### DEDICATION

The Board of Trustees of American Township, Allen County, Ohio, the owner of the above described parcel of land, hereby dedicates the right-of-way as shown, to the public for their use forever, signed this 29<sup>th</sup> of September, 1993.

WITNESSES:

BOARD OF TOWNSHIP TRUSTEES  
OF AMERICAN TOWNSHIP:

Timothy J. Piper  
Wayne C. Anderson

Harold E. Metzger  
Harold E. Metzger  
Merle H. Miller  
Merle H. Miller  
Larry K. Vandemark  
Larry K. Vandemark

### ACKNOWLEDGEMENT

State of Ohio; County of Allen, SS  
Before me, a Notary Public in and for said County and State, did personally appear the above owner who acknowledged the signing of this document, to be their free act and deed in testimony thereof I affix my hand and seal this 29<sup>th</sup> day of September, 1993.

Wayne C. Anderson  
Notary Public

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Planning Commission approve and accept this plat, this 27 day of October, 1993.

David Bergan  
Mayor & Chairman of City  
Planning Commission

### AUDITOR'S CERTIFICATION

Filed for transfer this 8<sup>th</sup> day of November, 1993 at 12:59  
o'clock P.M. in the office of the Allen County Auditor.

Y. Dean French  
Allen County Auditor KL

### RECORDER'S CERTIFICATION

No. 9319831  
Filed for record this 8<sup>th</sup> day of Nov, 1993 at 1:07  
o'clock P.M. in the office of the Allen County Recorder and recorded in Plat  
Book 19 Page 116.

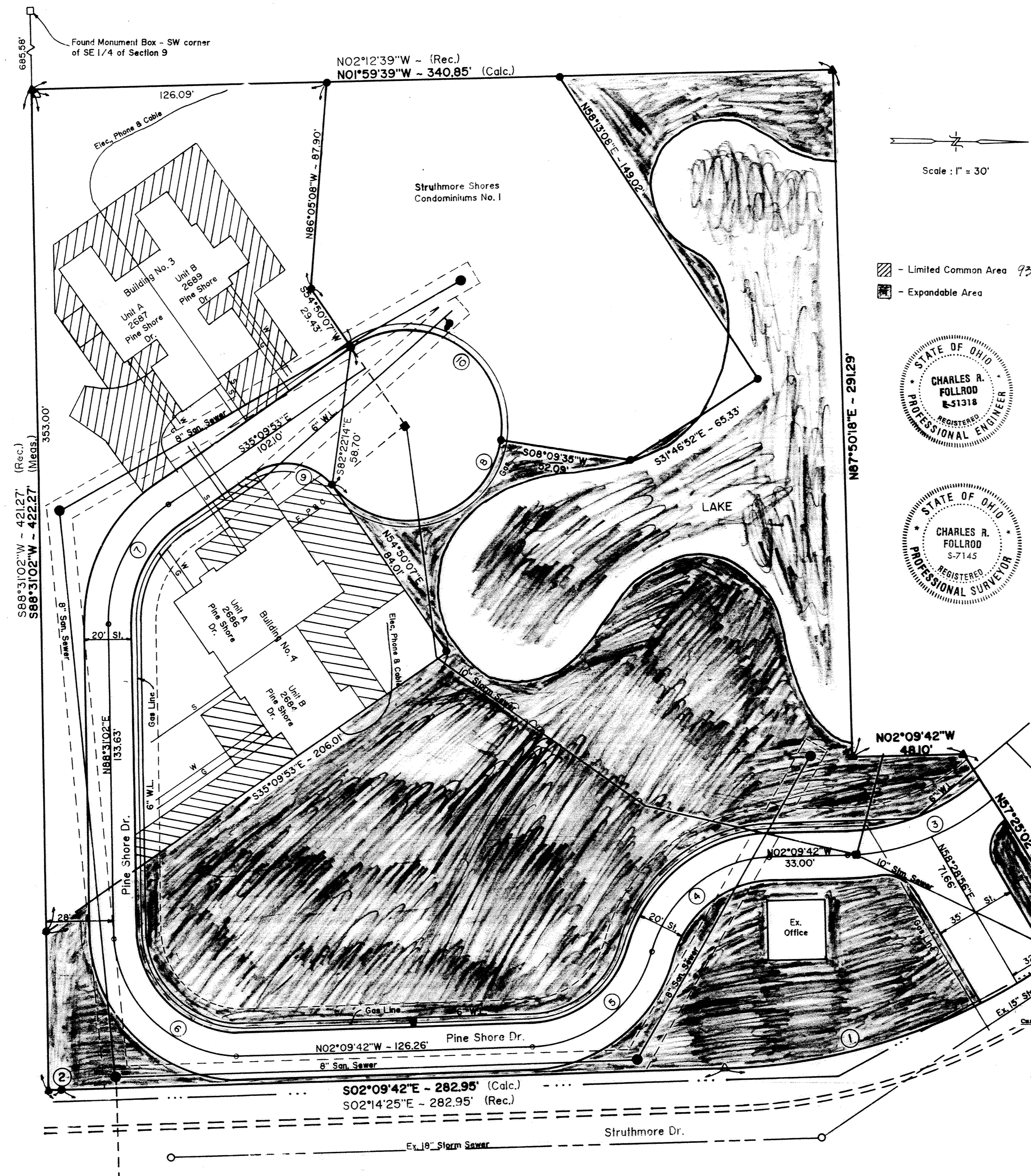
See # 62.10

Edward P. Kirk, Jr.  
Allen County Recorder

# STRUTHMORE SHORES CONDOMINIUMS NO. 1

105  
119

Phase Two



STRUTHMORE SHORES CONDOMINIUMS NO. 2 consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 2, two pages of floor plans, four pages of elevation views of the buildings and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

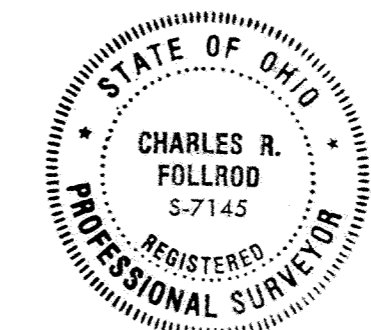
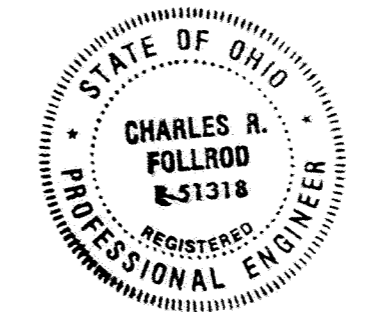
*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.

- Limited Common Area 9321177 No. **9318569**  
- Expandable Area

Filed for record this 22nd day of Oct, 1993 at 10:14 o'clock A.M. in the office of the Allen County Recorder and recorded in Plat Book 19 on Page 105.  
 11:50 AM 19 pg 119 platt

Fee: 186.30  
186.30

*Edward P. Kish*  
 RECORDER, Allen County, Ohio



For DECLARATIONS see Deed Volume 783 Page 38  
784 pg 583

DESCRIPTION  
(Struthmore Shores Condominiums No. 2)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

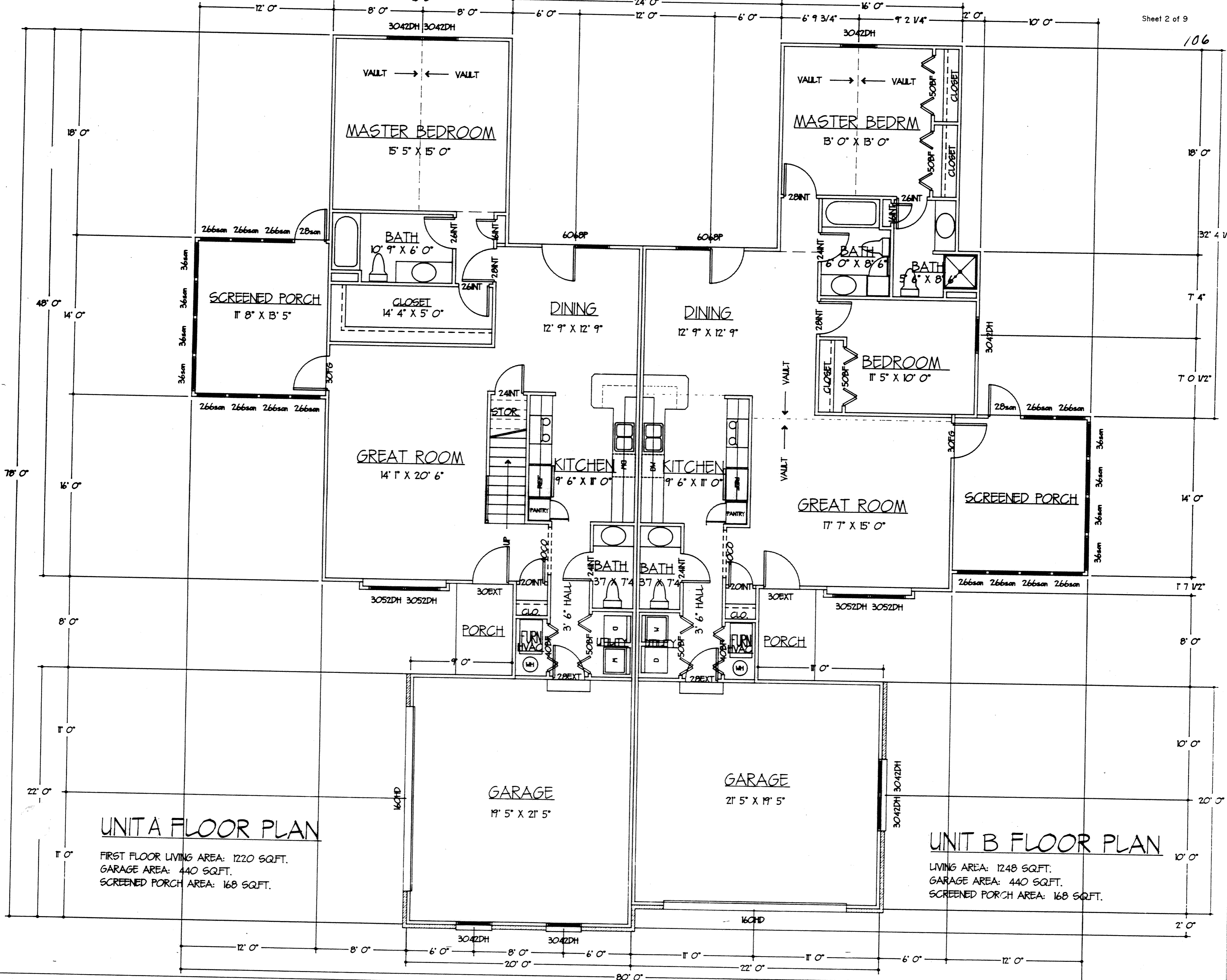
Commencing at a found monument box at the Southwest corner of the SE $\frac{1}{4}$  of said Section 9, thence N88°31'02"W with the south line of said SE $\frac{1}{4}$ , 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument) and being the POINT OF BEGINNING, thence the following courses:

- N01°59'39"W with the west line of said Lot No. 25221, 126.09' to a set #5 rebar;
- S86°05'08"E, 87.90' to a set #5 rebar;
- N54°50'07"E, 29.43' to a set #5 rebar;
- S82°22'14"E, 58.70' to a set #5 rebar;
- N54°50'07"E, 84.01' to a set #5 rebar;
- S35°09'53"E, 206.01' to a set #5 rebar;
- S88°31'02"W with the south line of said SE $\frac{1}{4}$  (also being the south line of Lot No. 25221), 353.00' to the POINT OF BEGINNING.

The above described parcel contains 0.949 acres more or less subject to all legal highways and easements of record.

- △ - Found Concrete Monument
- ▲ - Set Concrete Monument
- - Set #5 Rebar

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	R/W-Struthmore Dr.	256.48'	163.99'	S20°28'44"E	161.21'
2	R/W-Struthmore Dr.	256.48'	4.55'	S01°39'13"E	4.55'
3	C.L. Street	100.00'	67.27'	N21°25'59"W	66.01'
4	C.L. Street	55.00'	69.64'	N38°25'59"W	65.08'
5	C.L. Street	55.00'	69.64'	N38°25'59"W	65.08'
6	C.L. Street	50.00'	79.13'	N43°10'40"E	71.13'
7	C.L. Street	60.00'	58.98'	S63°19'26"E	56.63'
8	Cul-de-sac	40.00'	185.70'	S82°22'14"E	58.70'
9	Edge of Street	25.00'	37.35'	S07°37'46"W	33.97'
10	Edge of Cul-de-sac	40.00'	93.08'	S31°29'51"W	73.45'



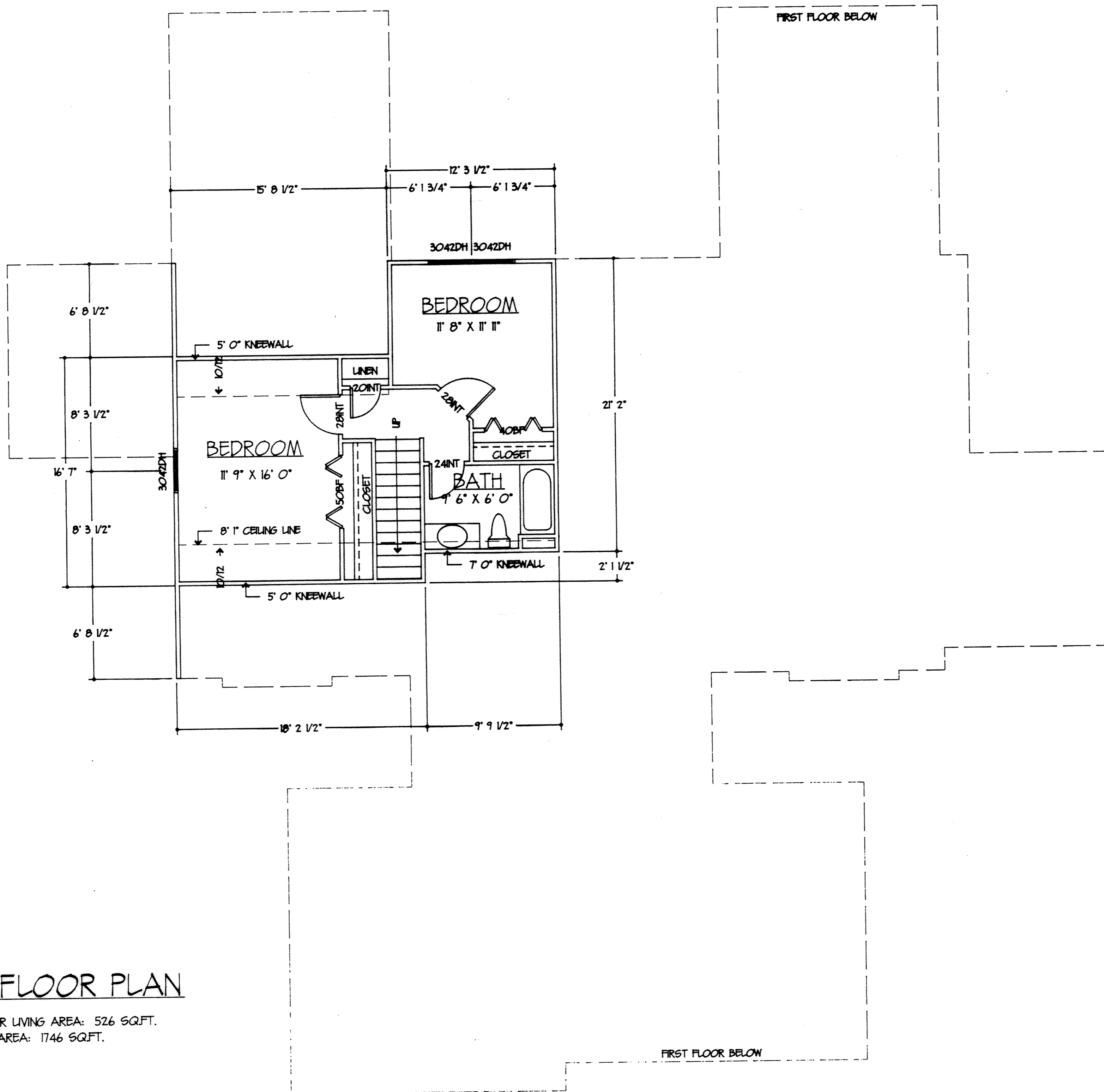
### UNIT A FLOOR PLAN

FIRST FLOOR LIVING AREA: 1220 SQ.FT.  
 GARAGE AREA: 440 SQ.FT.  
 SCREENED PORCH AREA: 168 SQ.FT.

### UNIT B FLOOR PLAN

LIVING AREA: 1248 SQ.FT.  
 GARAGE AREA: 440 SQ.FT.  
 SCREENED PORCH AREA: 168 SQ.FT.

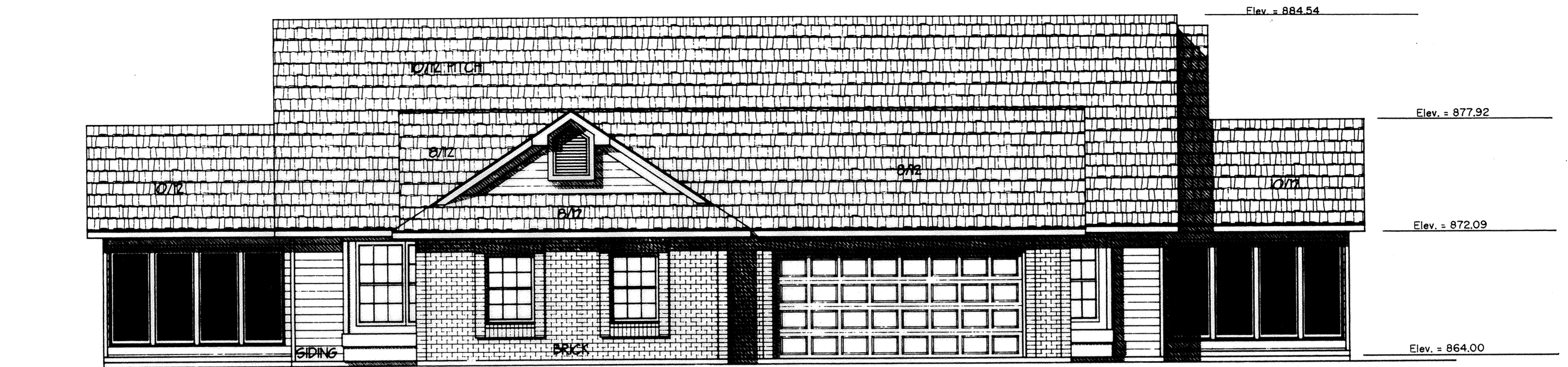




# UNIT A FLOOR PLAN

SECOND FLOOR LIVING AREA: 526 SQ.FT.  
TOTAL LIVING AREA: 1746 SQ.FT.

# BLDG. 3



FRONT ELEVATION

B.M. - Top Bolt of Fire Hydrant Located on West Side of Struthmore Dr. just North of Pine Shore Dr. Elev. = 865.71



REAR ELEVATION

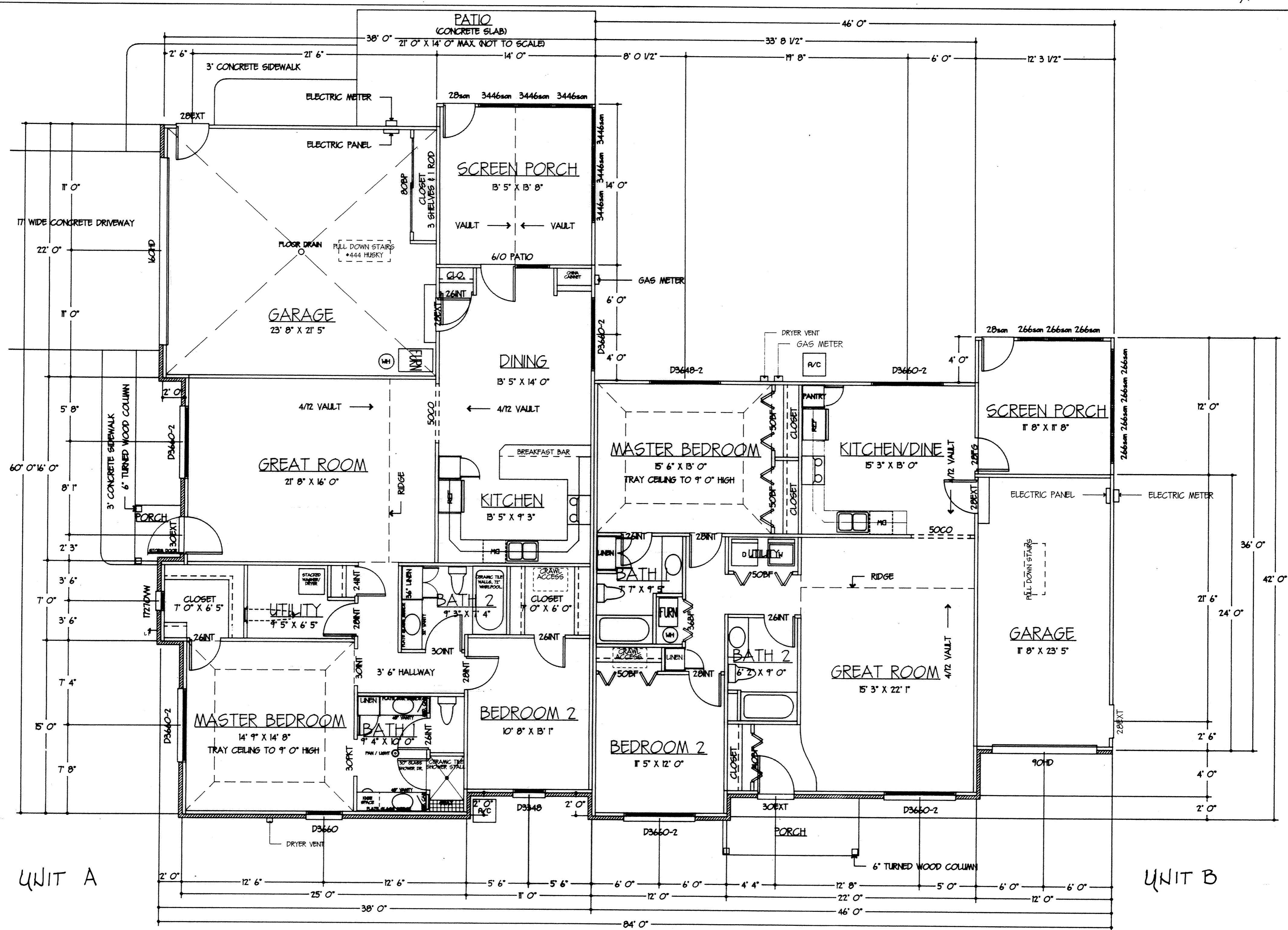
BLDG. 3



LEFT ELEVATION



RIGHT ELEVATION



BUILDING NO. 4



FRONT ELEVATION

For B.M. See Sheet No. 4



REAR ELEVATION

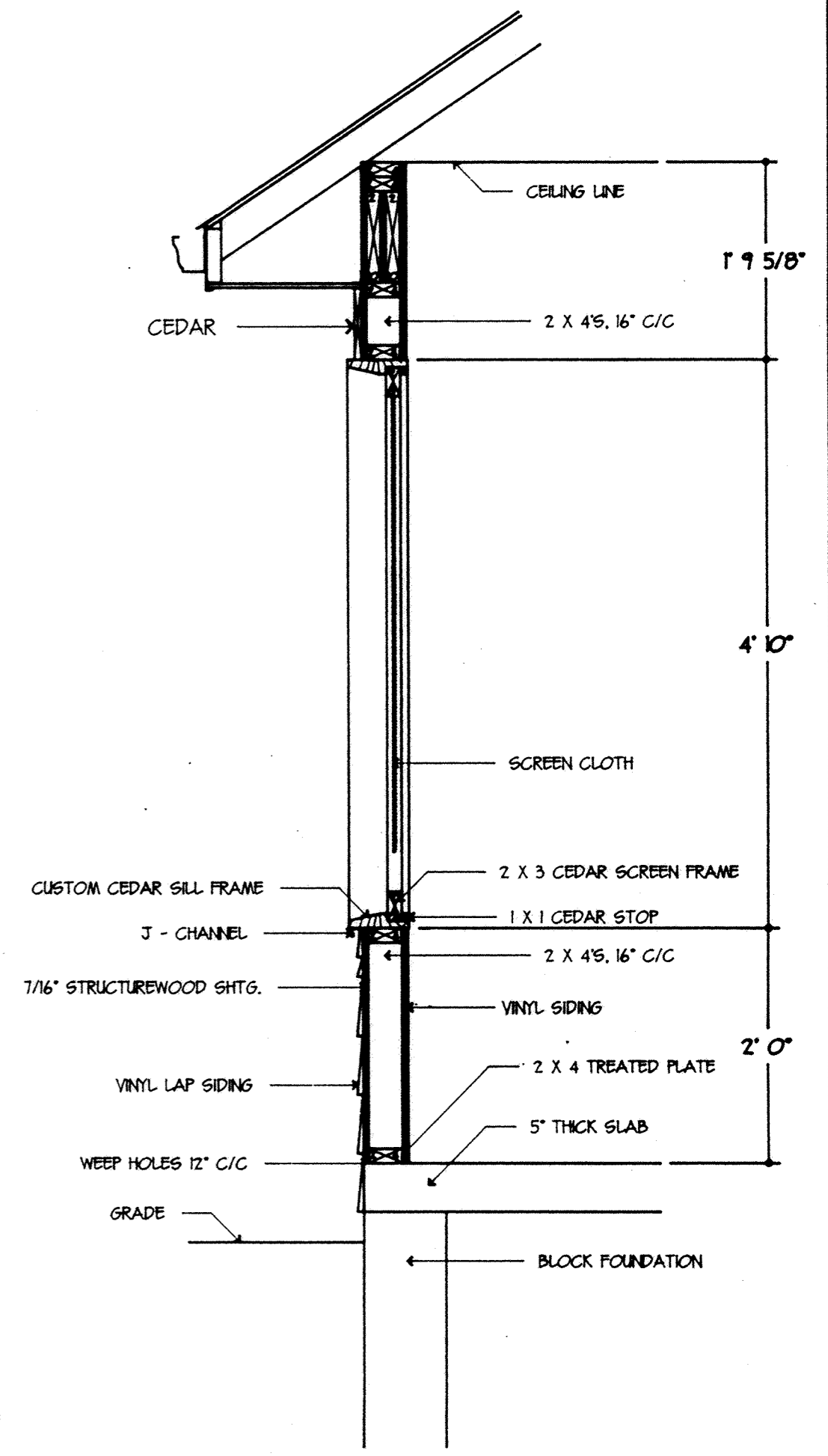
BLDG. 4



LEFT ELEVATION



RIGHT ELEVATION



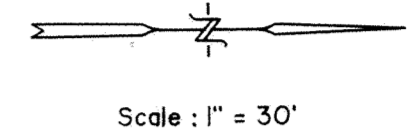
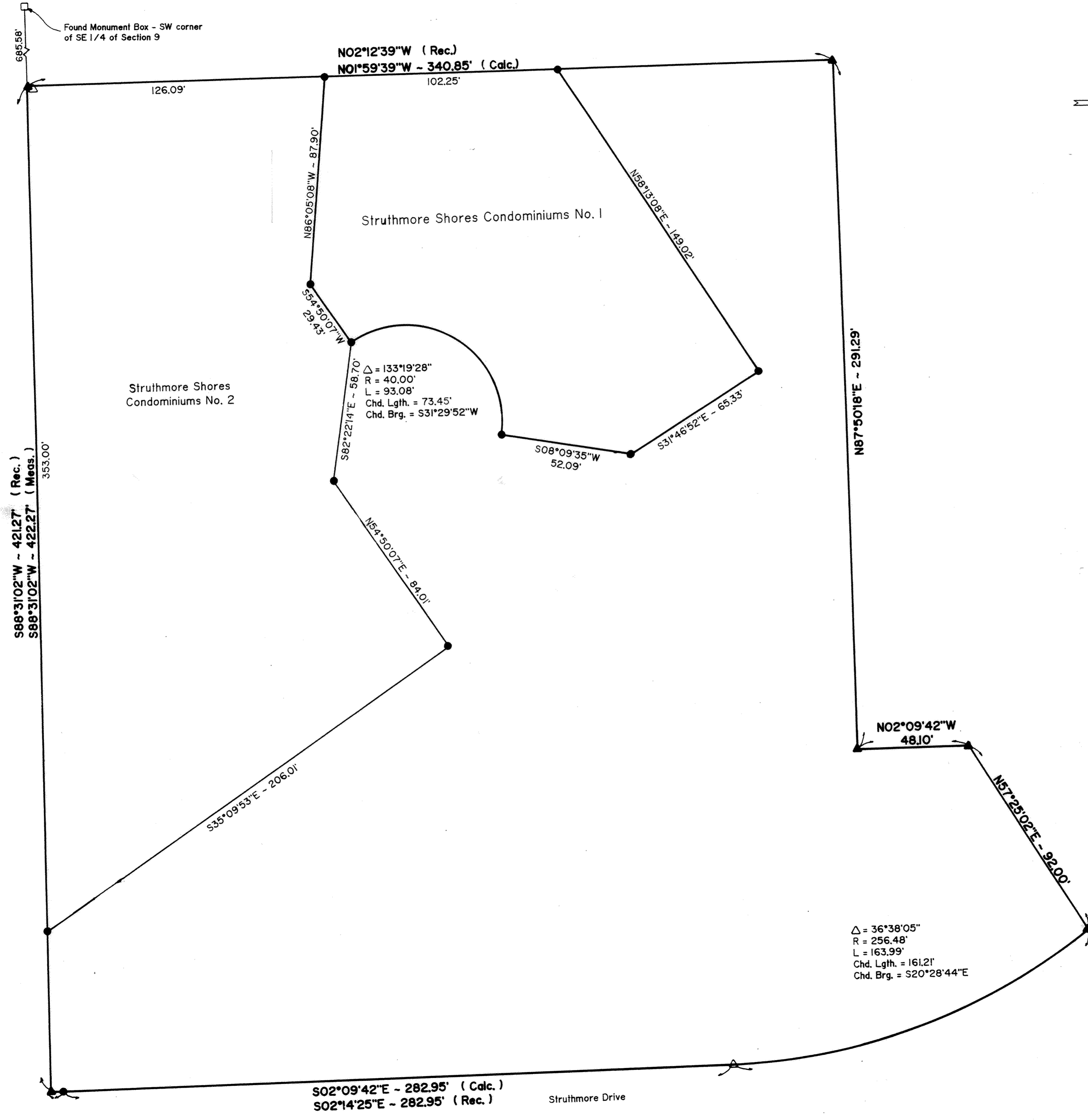
SCREENED PORCH WALL DETAIL

1 - 1'-0"

# STRUTHMORE SHORES CONDOMINIUMS NO.1

Phase Two

## SURVEY OF DEDICATOR'S LAND



**DESCRIPTION**

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW¼ of the SE¼ of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the SE¼ of said Section 9 thence N88°31'02"E with the south line of said SE¼, 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument) and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot 25221, 340.85' to a set concrete monument;
2. N87°50'18"E, 291.29' to a set concrete monument;
3. N02°09'42"W, 48.10' to a set concrete monument;
4. N57°25'02"E, 92.00' to a set concrete monument on the west right of way line of Struthmore Drive;
5. Southeasterly on a curve to the right an arc distance of 163.99' having a radius of 256.48', a delta angle of 36°38'05" and an L.C. of S20°28'44"E, 161.21' to a found concrete monument;
6. S02°09'42"E with the west right of way line of Struthmore Drive, 282.95' to a set #5 rebar;
7. Southeasterly on a curve to the right an arc distance of 4.55' having a radius of 256.48', a delta angle of 01°00'59" and an L.C. of S01°39'13"E, 4.55' to a set concrete monument;
8. S88°31'02"W with the south line of said Lot 25221, 422.27' to the POINT OF BEGINNING.

The above described parcel contains 3.508 acres more or less subject to all legal highways and easements of record.

**Save and Except**

(Struthmore Shores Condominiums No. 1)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW¼ of the SE¼ of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

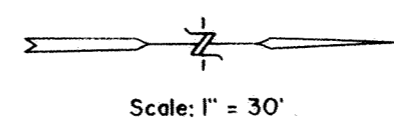
Commencing at a found monument box at the Southwest corner of the SE¼ of said Section 9, thence N88°31'02"E with the south line of said SE¼, 685.58' to a set concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 126.09' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot No. 25221, 102.25' to a set #5 rebar;
2. N58°13'08"E, 149.02' to a set #5 rebar;
3. S31°46'52"E, 65.33' to a set #5 rebar;
4. S08°09'35"W, 52.09' to a set #5 rebar;
5. Southwesterly on a curve to the left an arc length of 93.08', said curve having a radius of 40.00', a delta angle of 133°19'28" and an L.C. of S31°29'52"W, 73.45' to a set #5 rebar;
6. S54°50'07"W, 29.43' to a set #5 rebar;
7. N86°05'08"W, 87.90' to the POINT OF BEGINNING.

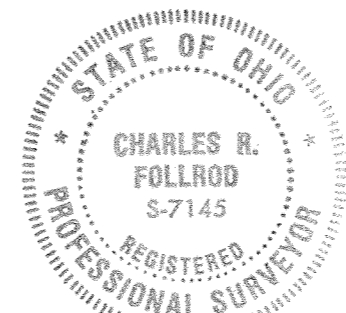
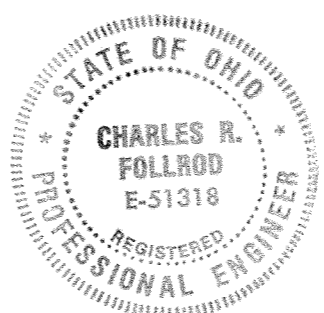
The above described parcel contains 0.449 acres, more or less, subject to all legal highways and easements of record.

- △ - Found Concrete Monument
- ▲ - Set Concrete Monument
- - Set #5 Rebar

# STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE I



- Limited Common Area
- Expandable Area



For Amendment to  
Declarations of  
Struthmore Shores  
Condominium No. 2-3  
See Deed Vol 832 pg 596

For Amended Declaration of Condominium  
for Struthmore Shores Condominium No. 2  
See Deed Vol 799 Pg 326 Plat BK 21 Pg 41

STRUTHMORE SHORES CONDOMINIUMS NO. 2-PHASE I consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE I, two pages of floor plans, two pages of elevation views of the building and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
C & K Consulting Co.

*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
C & K Consulting Co.

No. 9321880  
Filed for record this 7<sup>th</sup> day of Dec, 1993 at 11:56 o'clock A.M. in the office of the Allen County Recorder and recorded in Plat Book 19 on Page 128.

Fee: \$144.90  
see Deed BK 784  
Pg 595  
for Replat see plat bk 21 pg 41

*Edward P. Reil*  
RECORDER, Allen County, Ohio

DESCRIPTION  
(Struthmore Shores Condominiums No. 2 - Phase 1)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing from a set concrete monument at the Southwest corner of said Lot No. 25221 (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 340.85' to a found concrete monument and being the POINT OF BEGINNING, thence the following courses:

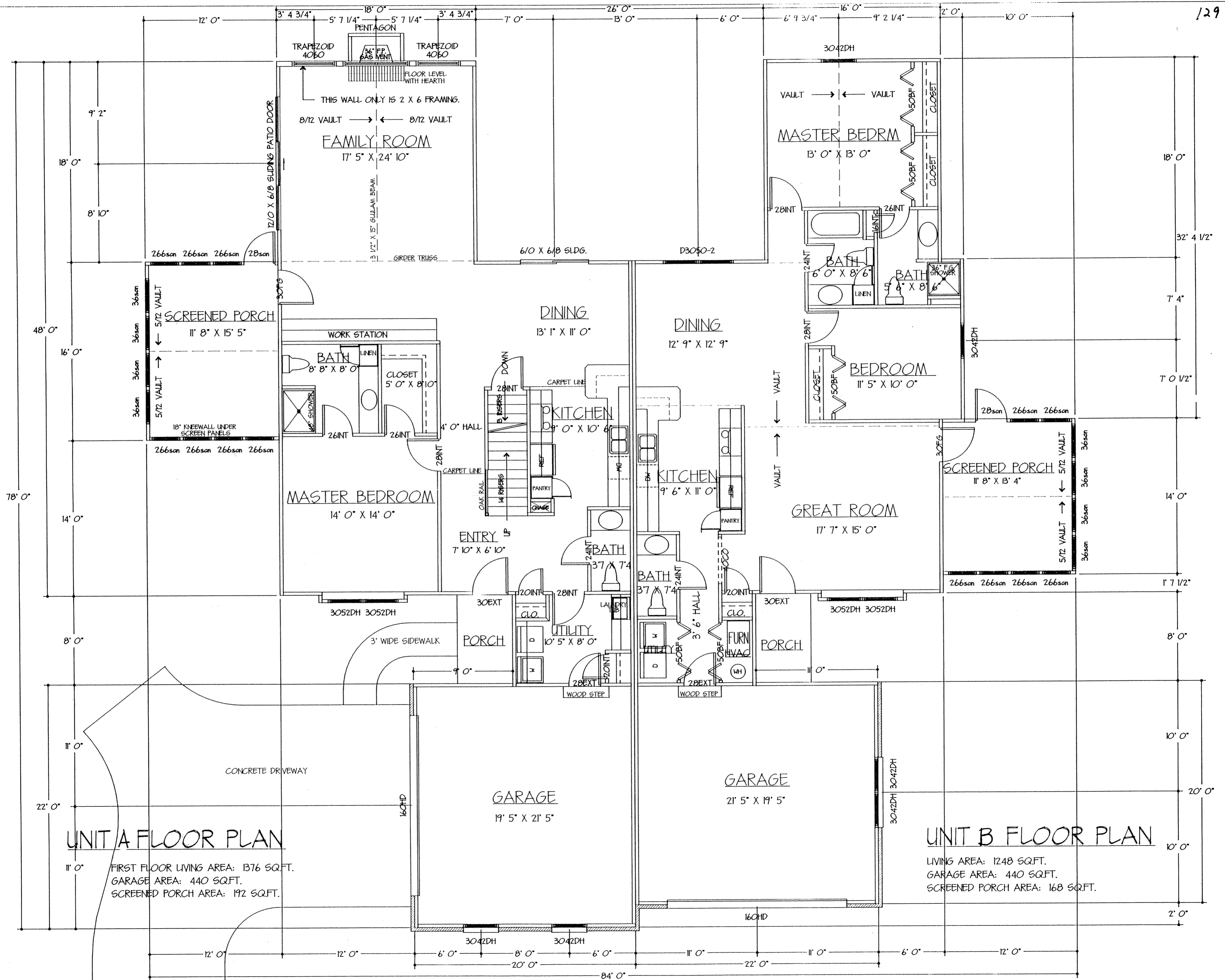
1. N01°59'39"W with the west line of said Lot No. 25221, 107.11' to a set #5 rebar;
2. N55°58'40"E, 156.99' to a set #5 rebar;
3. Southeasterly on a curve to the left an arc distance of 102.41', said curve having a radius of 145.00', a delta angle of 40°28'04" and an L.C. of S54°45'42"E, 100.30'.
4. Southeasterly on a curve to the right an arc distance of 12.97', said curve having a radius of 130.00', a delta angle of 5°43'01" and an L.C. of S72°08'13"E, 12.97' to a set #5 rebar;
5. S55°58'40"W, 236.00' to a set #5 rebar;
6. S87°50'18"W, 25.00' to the POINT OF BEGINNING.

The above described parcel contains 0.482 acres, more or less, subject to all legal highways and easements of record.

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	R/W Struthmore Dr.	316.48'	86.98'	S39°09'54"E	86.71'
2	R/W Struthmore Dr.	256.48'	36.89'	S42°55'02"E	36.86'
3	C.L. Pine Shore Dr.	140.00'	83.79'	N57°51'00"W	82.54'
4	C.L. Pine Shore Dr.	135.00'	194.40'	N33°44'33"W	178.03'
5	R/W Pine Shore Dr.	145.00'	102.41'	S54°45'42"E	100.30'
6	R/W Pine Shore Dr.	130.00'	12.97'	S72°08'13"E	12.97'

- △ - Found Concrete Monument
- - Set #5 Rebar





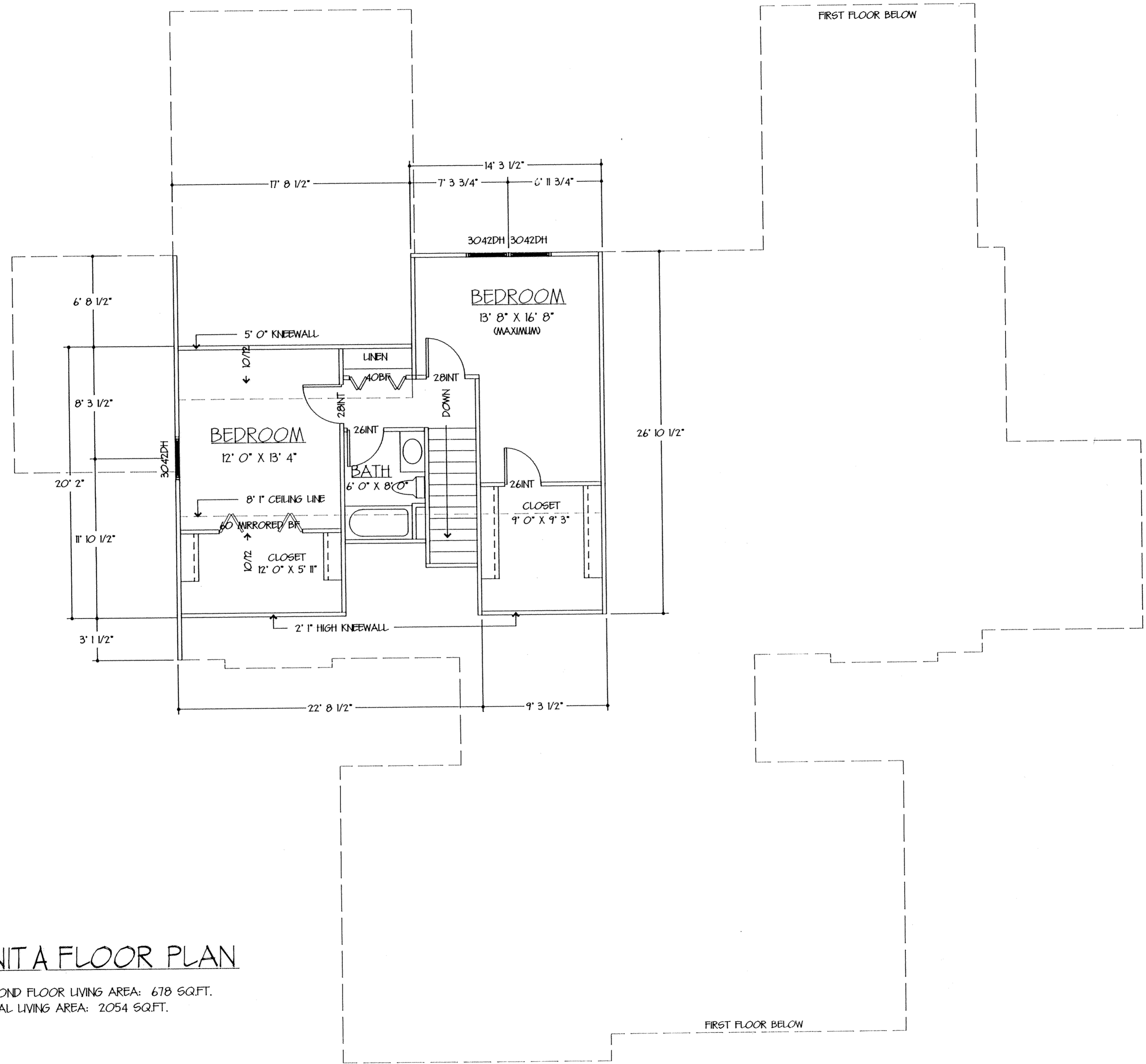
### UNIT A FLOOR PLAN

FIRST FLOOR LIVING AREA: 1376 SQ.FT.  
 GARAGE AREA: 440 SQ.FT.  
 SCREENED PORCH AREA: 192 SQ.FT.

### UNIT B FLOOR PLAN

LIVING AREA: 1248 SQ.FT.  
 GARAGE AREA: 440 SQ.FT.  
 SCREENED PORCH AREA: 168 SQ.FT.

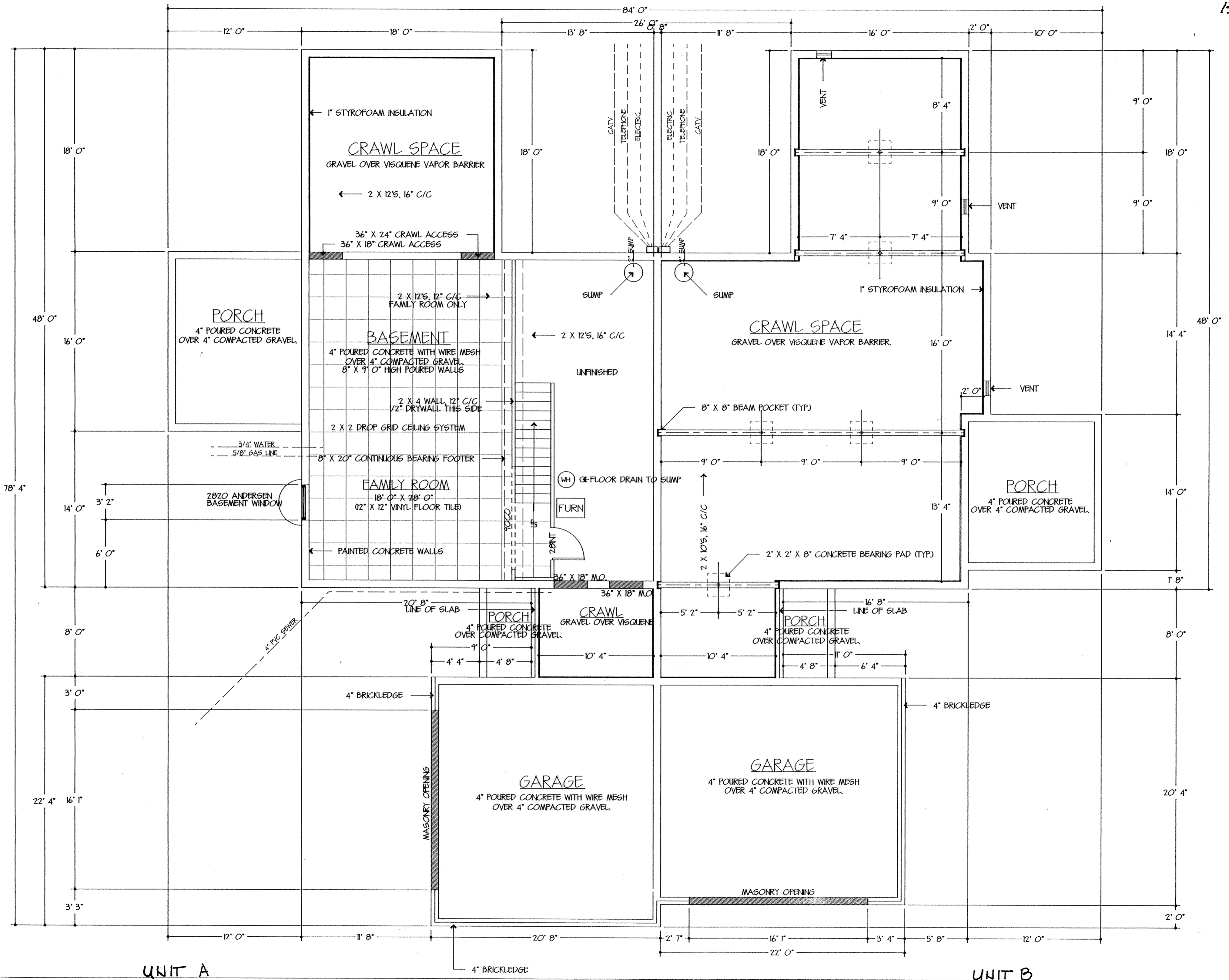
## BUILDING NO. 1



### UNIT A FLOOR PLAN

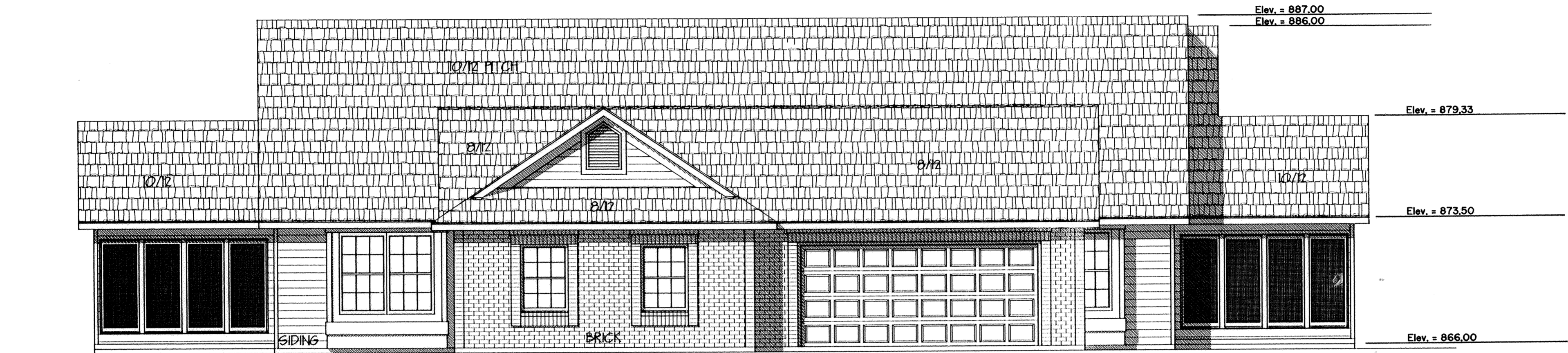
SECOND FLOOR LIVING AREA: 678 SQ.FT.  
TOTAL LIVING AREA: 2054 SQ.FT.

FIRST FLOOR BELOW



UNIT A

UNIT B



FRONT ELEVATION

B.M. - Top Bolt of Fire Hydrant Located on West Side of Struthmore Dr. just North of Pine Shore Dr. Elev. = 865.71



REAR ELEVATION



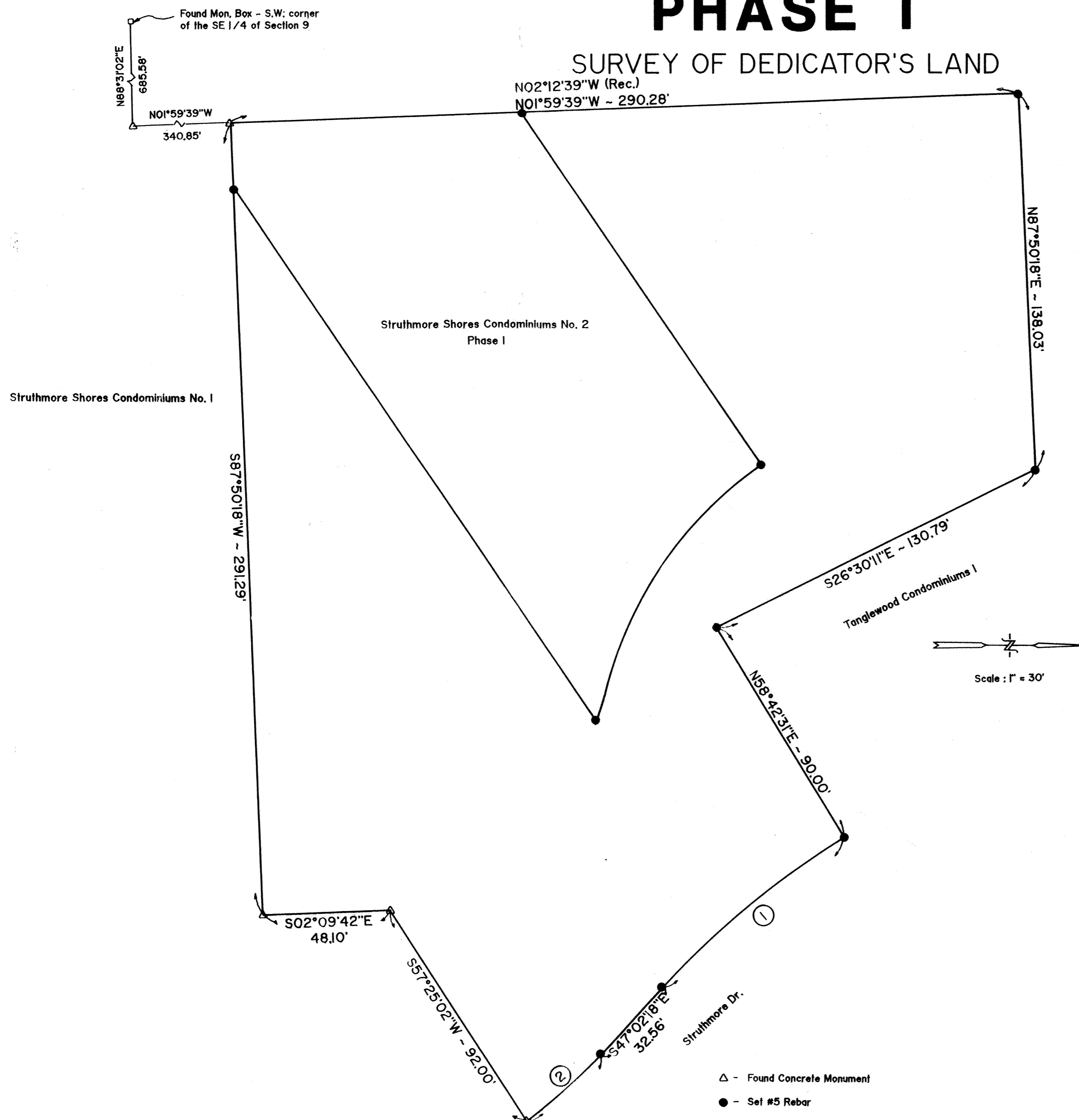
LEFT ELEVATION



RIGHT ELEVATION

# STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE I

## SURVEY OF DEDICATOR'S LAND



**DESCRIPTION**

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the Southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a found concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 340.85' to a found concrete monument and being the POINT OF BEGINNING, thence the following courses:

- N01°59'39"W with the west line of said Lot No. 25221, 290.28' to a set #5 rebar;
- N87°50'18"E, 138.03' to a set #5 rebar on the west line of Tanglewood Condominiums I;
- S26°30'11"E with the west line of Tanglewood Condominiums I, 130.79' to a set #5 rebar;
- N58°42'31"E with the south line of Tanglewood Condominiums I, 90.00' to a set #5 rebar on the west right of way line of Struthmore Dr.;
- Southeasterly on a curve to the left with the west right of way line of Struthmore Dr., an arc distance of 86.98' said curve having a radius of 316.48', a delta angle of 15°44'49" and an L.C. of S39°09'54"E, 86.71' to a set #5 rebar;
- S47°02'18"E with the west right of way line of Struthmore Dr., 32.56' to a set #5 rebar;
- Southeasterly on a curve to the right with the west right of way line of Struthmore Dr., an arc distance of 36.89' said curve having a radius of 256.48', a delta angle of 8°14'31" and an L.C. of S42°55'02"E, 36.86' to a found concrete monument;
- S57°25'02"W, 92.00' to a found concrete monument;
- S02°09'42"E, 48.10' to a found concrete monument;
- S87°50'18"W, 291.29' to the POINT OF BEGINNING.

The above described parcel contains 1.770 acres more or less subject to all legal highways and easements of record.

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	R/W Struthmore Dr.	316.48'	86.98'	S39°09'54"E	86.71'
2	R/W Struthmore Dr.	256.48'	36.89'	S42°55'02"E	36.86'

BROOKWOOD HILLS SUBDIVISION No 4-B  
 Pt. SE 1/4 SECTION 19, T-3-S, R-6-E,  
 AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO.

DESCRIPTION

Being a parcel of land situate in the Southeast quarter of Section 19, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at an Allen County Engineer's Iron Pin marking the southwest corner of said Southeast quarter of said Section 19; thence S 89°30'51" E with the south line of said Southeast quarter, 2,090.53 feet to a nail found at the intersection of said south line with the centerline of Wapak Road; thence N 29°53'45" W with said centerline of said Wapak Road, 964.50 feet to a PK nail found at the southeast corner of Brookwood Hills Subdivision No. 4-A; thence S 58°30'00" W with the south line of said Brookwood Hills Subdivision No. 4-A, 230.00 feet to a concrete monument found at the southwest corner of said Brookwood Hills Subdivision No. 4-A and the PLACE OF BEGINNING; thence continuing S 58°30'00" W with the north line of Brookwood Hills Subdivision No. 2, 226.69 feet to a PK nail found on the centerline of Bittersweet Drive; thence N 28°56'20" W with said centerline of said Bittersweet Drive, 30.00 feet to a PK nail found; thence S 60°31'20" W continuing with the north line of said Brookwood Hills Subdivision No. 2, 255.00 feet to a one inch iron pipe found at the northwest corner of Lot No. 22794 in said Brookwood Hills Subdivision No. 2; thence N 14°21'10" W with the east of Brookwood Hills Subdivision No. 3 (passing through a stone monument found at 133.20 feet), 363.72 feet to a 5/8 inch rebar found at the northeast corner of Lot No. 23273 in said Brookwood Hills Subdivision No. 3; thence S 86°12'40" W with the north line of said Brookwood Hills Subdivision No. 3 (passing through a 5/8 inch rebar found at 157.25 feet), 182.25 feet to a PK nail found on the centerline of Ivy Drive; thence N 03°23'07" W with said centerline of Ivy Drive, 79.60 feet to a PK nail set; thence S 86°36'53" W (passing through a 5/8 inch rebar found at 143.05 feet), 199.59 feet to a 5/8 inch rebar found at northwest corner of Lot No. 23262 in said Brookwood Hills Subdivision No. 3 (also the centerline of an existing creek); thence N 07°08'29" E with said centerline of said creek, 28.74 feet to a 5/8 inch rebar found; thence N 05°36'16" E continuing with said centerline of said creek, 318.38 feet to a 5/8 inch rebar found; thence N 88°06'15" E, 174.67 feet to a 5/8 inch rebar found on the north line of the south half of said Southeast quarter of said Section 19; thence S 89°24'45" E with said north line, 449.49 feet to a concrete monument found at the northwest corner of Brookwood Hills Subdivision No. 4-A; thence S 20°02'23" E with the west line of said Brookwood Hills Subdivision No. 4-A, 284.63 feet to a concrete monument found; thence S 29°01'20" E continuing with the west line of said Brookwood Hills Subdivision No. 4-A, 308.17 feet to the PLACE OF BEGINNING containing 9.094 acres more or less and subject to all highways and other legal easements of record.



Approve for transfer  
 Allen County Tax Map  
 Office.  
 By J.R. Date 12-10-93

NOTE:  
 \* Street name changes  
 at this point.

Iron Pin found  
 @ SW Corner  
 SE 1/4, Sec. 19

LEGEND  
 • denotes capped 5/8 inch  
 rebar found or set.

SURVEYOR'S CERTIFICATIONS

I hereby certify that this plat is based on a true and accurate survey made by me in November, 1990 and that all markers are or will be in place by six (6) months from the recording date of this plat.

*Richard D. Morrissey*  
 Richard D. Morrissey, L.S. 6470  
 KUCK AND MORRISSEY, INC.  
 Consulting Engineers and Surveyors



CURVE NO.	LOCATION	RADIUS	ARC	CHORD	DELTA	TANGENT	CURVE NO.	LOCATION	RADIUS	ARC	CHORD
1	℄	225.00'	93.44'	N 08°30'42" E, 92.77'	23°47'40"	47.40'	10	R/W	100.00'	35.38'	S 79°16'35" E, 35.20'
2	℄	75.00'	91.86'	N 55°29'54" E, 86.23'	70°10'43"	52.69'	11	R/W	100.00'	65.01'	S 50°30'56" E, 63.87'
3	℄	75.00'	88.13'	S 55°44'52" E, 83.15'	67°19'46"	49.95'	12	R/W	100.00'	17.12'	S 26°59'12" E, 17.10'
4	℄	TANGENT		S 22°36'33" E, 19.46'			13	R/W	TANGENT		S 28°56'30" E, 28.88'
5	R/W	250.00'	88.38'	N 06°44'33" E, 87.92'			14	R/W	TANGENT		N 28°56'20" W, 3.24'
6	R/W	250.00'	15.44'	N 18°38'22" E, 15.44'			15	R/W	50.00'	58.76'	N 55°44'52" W, 55.43'
7	R/W	100.00'	49.59'	N 34°36'52" E, 49.08'			16	R/W	50.00'	61.24'	S 55°29'53" W, 57.49'
8	R/W	100.00'	65.01'	N 67°26'41" E, 63.87'			17	R/W	200.00'	83.06'	S 08°30'42" W, 82.46'
9	R/W	100.00'	7.89'	N 88°19'44" E, 7.88'							

RESTRICTION

As part of a general plan for the development of the real estates shown on the foregoing plat, as a residential area, and for the common advantage and benefit of the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and their successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel shall inure to the benefit of and be inforcible by the purchasers of every other tract, lot or parcel and their successors in interest.

The tract, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

- 1) The words (lots) or (building site) shall be construed to mean and shall refer to one or more lots shown on the foregoing plat.
- 2) Said building sites shall be used and occupied solely and exclusively for the private residential purposes by a single family, including family servants.
- 3) No buildings or structures other than one family residences not to exceed two and one-half stores in height; together with customary out-buildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building sites shall be erected, maintained, or permitted upon any building site. Any out-buildings must conform in style and architecture to the appearance of the house.
- 4) All buildings shall be constructed of new material and no buildings or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site.
- 5) No building shall be located on any lot nearer to the front lot line nor nearer to a side street line than the minimum building setback lines shown on the recorded plat for this subdivision. No building shall be located nearer to an interior lot line than the minimum distance provided in the American Township Ordinance at the time a new residence is being constructed.
- 6) No residential structure shall be erected on any building site, the inhabitable area thereof, excluding basements, open porches, and garages shall be less than 1,400 square feet for a one story building nor 1,800 square feet for a two story building.
- 7) Only open type fence or hedge not to exceed four (4) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the front wall of the house.
- 8) No animals or livestock or poultry shall be kept or maintained on any part of said building sites, except ordinary household pets which do not constitute an annoyance or nuisance.
- 9) No inoperable motor vehicle, no trailer, motor home, camper, recreational vehicle, boat, aircraft, motorcycle, nor any truck larger than three-quarter tons shall be parked on any lot for more than 72 hours during any 30 day period, unless stored wholly within a private garage.
- 10) No signs, advertisements or billboards (except "FOR RENT" or "FOR SALE" signs) may be erected or maintained on any building site.
- 11) No lot shall be used in any manner to explore any source of oil or other hydrocarbons, gravel, earth, or earth substances, or minerals of any kind.
- 12) No trash, litter or debris of any kind shall be placed or permitted to accumulate upon any lot, other than inclosed sanitary receptacles. No noxious odors shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly or detrimental to any occupant of the subdivision. No hazardous or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to other occupants of the subdivision. Without limiting any of the foregoing, no loudspeakers, horns, whistles, bells or other sound producing devices, except security devices exclusively for security purpose shall be located or used on the exterior of any building on any lot, nor shall any exterior lights be installed or used, the principal beam of which would shine onto adjoining lots. No clotheslines or other drying or airing facilities are permitted on the exterior of any buildings.
- 13) No house may be occupied until completed.
- 14) No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on his/her lot.
- 15) All driveways must be finished concrete or asphalt concrete.

RESTRICTIONS (continued)

- 16) No antenna for transmission or reception of television signals, radio or any other form of electromagnetic radiation shall be erected, used or maintained on any lot outside any building, whether attached to a building or otherwise.
- 17) Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in anyway impair the validity of any other restrictions, covenants or conditions all of which shall remain in full force and effect.
- 18) The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of three-fourth majority of the lot owners.

DEDICATION

Being the sole owners of the land contained in the hereon plat, adopts the said plat and dedicates the land contained within the street right-of-ways to the use and benefit of the public forever. Utility easements are established as shown on the plat.

Signed this 8<sup>th</sup> day of December, 1993.

WITNESS:

OWNERS:

Susan A. Morrissey  
James T. Haidle  
James T. Haidle  
Wilda R. Haidle  
Wilda R. Haidle

ACKNOWLEDGEMENT

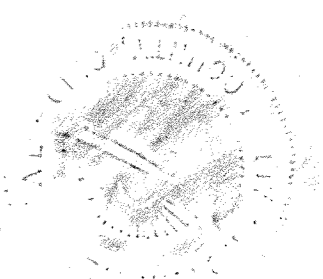
State of Ohio  
Allen County, SS

Before me, a Notary Public in and for said State and County, did personally appear the above signed owner(s) who acknowledged that they did sign the hereon plat and that the signing thereof was their free act and deed.

In witness thereof, I affix my hand and seal this 8<sup>th</sup> day of December, 1993.

My commission expires December 28, 1993

Susan A. Morrissey  
Notary Public, Allen County, Ohio.



APPROVAL OF PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I, the undersigned Mayor of the City of Lima, Ohio and chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 10<sup>th</sup> day of December, 1993.

David J. Bergan  
Mayor of the City of Lima, Ohio and  
Chairman of the City Planning  
Commission.

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 10<sup>th</sup> day of December, 1993.  
Fee: \$ 8.00  
W. Dean French KC  
Auditor, Allen County, Ohio.

COUNTY RECORDER'S CERTIFICATION

No. 9322255  
Filed for record in the Allen County Recorder's Office this 10<sup>th</sup> day of December, 1993 at 2:15 o'clock P. M. and recorded in Allen County, Ohio. Plat Book 19 on Page 135.  
Fee: \$ 62.10  
Edwards P. Nail by pro  
Recorder, Allen County, Ohio.



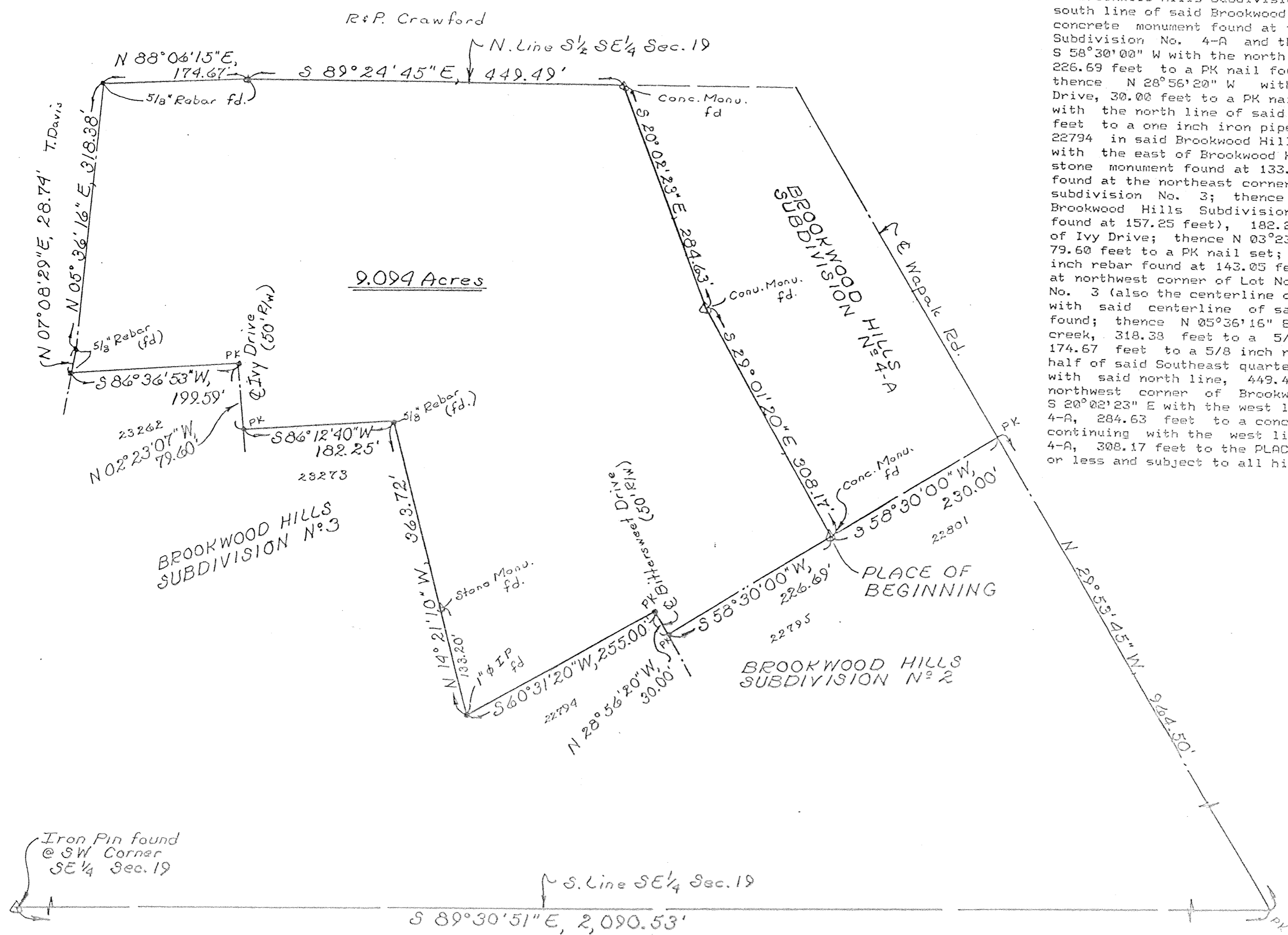
BROOKWOOD HILLS SUBDIVISION No. 4-B

SURVEY OF DEDICATOR'S LAND

DESCRIPTION

Being a parcel of land situate in the Southeast quarter of Section 19, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at an Allen County Engineer's Iron Pin marking the southwest corner of said Southeast quarter of said Section 19; thence S 89°30'51" E with the south line of said Southeast quarter, 2,090.53 feet to a nail found at the intersection of said south line with the centerline of Wapak Road; thence N 29°53'45" W with said centerline of said Wapak Road, 964.50 feet to a PK nail found at the southeast corner of Brookwood Hills Subdivision No. 4-A; thence S 58°30'00" W with the south line of said Brookwood Hills Subdivision No. 4-A, 230.00 feet to a concrete monument found at the southwest corner of said Brookwood Hills Subdivision No. 4-A and the PLACE OF BEGINNING; thence continuing S 58°30'00" W with the north line of Brookwood Hills Subdivision No. 2, 226.69 feet to a PK nail found on the centerline of Bittersweet Drive; thence N 28°56'20" W with said centerline of said Bittersweet Drive, 30.00 feet to a PK nail found; thence S 60°31'20" W continuing with the north line of said Brookwood Hills Subdivision No. 2, 255.00 feet to a one inch iron pipe found at the northwest corner of Lot No. 22794 in said Brookwood Hills Subdivision No. 2; thence N 14°21'10" W with the east of Brookwood Hills Subdivision No. 3 (passing through a stone monument found at 133.20 feet), 363.72 feet to a 5/8 inch rebar found at the northeast corner of Lot No. 23273 in said Brookwood Hills subdivision No. 3; thence S 86°12'40" W with the north line of said Brookwood Hills Subdivision No. 3 (passing through a 5/8 inch rebar found at 157.25 feet), 182.25 feet to a PK nail found on the centerline of Ivy Drive; thence N 03°23'07" W with said centerline of Ivy Drive, 79.60 feet to a PK nail set; thence S 86°36'53" W (passing through a 5/8 inch rebar found at 143.05 feet), 199.59 feet to a 5/8 inch rebar found at northwest corner of Lot No. 23262 in said Brookwood Hills Subdivision No. 3 (also the centerline of an existing creek); thence N 07°08'29" E with said centerline of said creek, 28.74 feet to a 5/8 inch rebar found; thence N 05°36'16" E continuing with said centerline of said creek, 318.38 feet to a 5/8 inch rebar found; thence N 88°06'15" E, 174.67 feet to a 5/8 inch rebar found on the north line of the south half of said Southeast quarter of said Section 19; thence S 89°24'45" E with said north line, 449.49 feet to a concrete monument found at the northwest corner of Brookwood Hills Subdivision No. 4-A; thence S 20°02'23" E with the west line of said Brookwood Hills Subdivision No. 4-A, 284.63 feet to a concrete monument found; thence S 29°01'20" E continuing with the west line of said Brookwood Hills Subdivision No. 4-A, 308.17 feet to the PLACE OF BEGINNING containing 9.094 acres more or less and subject to all highways and other legal easements of record.

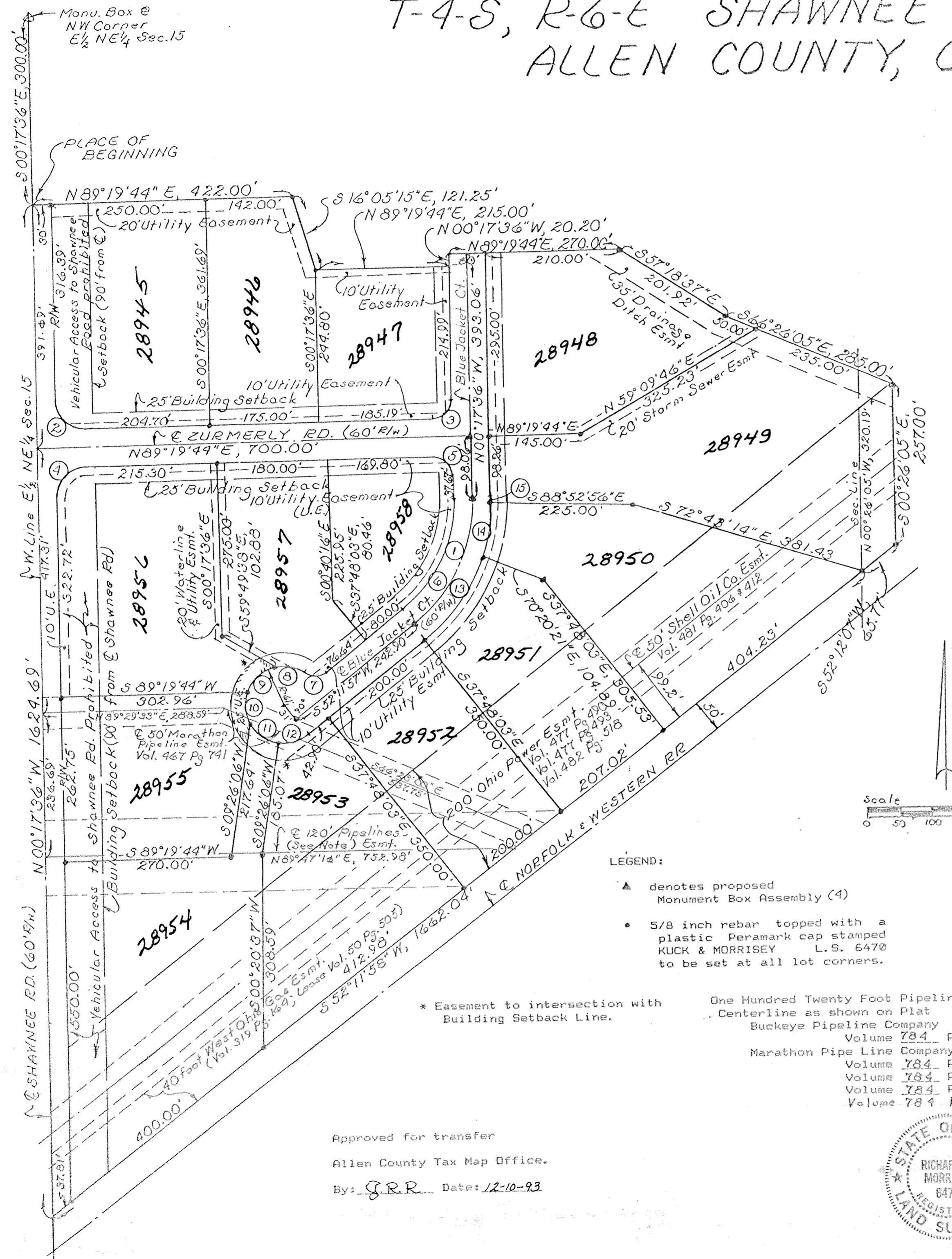


Iron Pin found @ SW Corner SE 1/4 Sec. 19

# SHAWNEE BUSINESS PARK - PHASE I

Pt. NW 1/4 SEC. 14 & Pt. NE 1/4 SEC. 15  
T-4-S, R-6-E SHAWNEE TOWNSHIP,  
ALLEN COUNTY, OHIO.

For Affidavit of Correction  
See Deed Vol 824, Pg 601



CURVE NO.	LOCATION	RADIUS	ARC	CHORD	DELTA	TANGENT
1	☐	250.00'	229.04'	N 25°57'10" E, 221.12'	52°29'33"	123.27'
2	R/W	45.00'	70.98'	S 45°28'56" E, 63.85'		
3	R/W	45.00'	70.39'	N 44°31'04" E, 63.43'		
4	R/W	30.00'	46.93'	N 44°31'04" E, 42.29'		
5	R/W	30.00'	47.32'	S 45°28'56" E, 42.57'		
6	R/W	220.00'	201.56'	S 25°57'10" W, 194.58'		
7	R/W	30.00'	37.39'	S 87°54'27" W, 35.02'		
8	R/W	61.00'	48.15'	N 78°59'41" W, 46.91'		
9	R/W	61.00'	63.57'	S 48°32'25" W, 60.73'		
10	R/W	61.00'	50.00'	S 04°47'45" E, 48.61'		
11	R/W	61.00'	57.37'	S 55°13'18" E, 55.28'		
12	R/W	61.00'	48.59'	N 75°01'01" E, 47.31'		
13	R/W	280.00'	159.01'	N 35°55'48" E, 156.88'		
14	R/W	280.00'	90.62'	N 10°23'22" E, 90.22'		
15	R/W	280.00'	6.90'	N 00°24'44" E, 6.90'		

DESCRIPTION

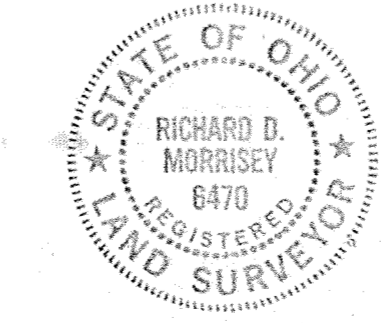
Being a parcel of land situate partially in the Northwest quarter of Section 14 and partially in the Northeast quarter of Section 15, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Northeast quarter of said Section 15; thence S 00°17'36" E with the west line of said east half (also the centerline of Shawnee Road), 300.00 feet to a PK nail set and the PLACE OF BEGINNING thence N 89°19'44" E parallel with the north line of said Northeast quarter, 422.00 feet to a 5/8 inch rebar set; thence S 16°05'15" E, 121.25 feet to a 5/8 inch rebar set; thence N 89°19'44" E, 215.00 feet to a 5/8 inch rebar set; thence N 00°17'36" W, 20.20 feet to a 5/8 inch rebar set; thence N 89°19'44" E, 270.00 feet to a 5/8 inch rebar set; thence S 57°18'37" E, 201.92 feet to a 5/8 inch rebar set; thence S 66°26'05" E, 285.00 feet to a 5/8 inch rebar set; thence S 00°26'05" E, 257.00 feet to a 5/8 inch rebar set on the north right-of-way line of the Norfolk and Western Railroad; thence S 52°12'07" W with said north right-of-way line, 65.77 feet to a 5/8 inch rebar set at the intersection of said north right-of-way line with the west line of said Northwest quarter; thence S 52°11'58" W continuing with said north right-of-way line, 1662.04 feet to a PK nail set at the intersection of said north line with the west line of the east half of said Northeast quarter of said Section 15; thence N 00°17'36" W with said west line (also the centerline of Shawnee Road), 1624.69 feet to the PLACE OF BEGINNING containing 31.301 acres more or less and subject to all highways and other legal easements of record. 30.955 acres being in the Northeast quarter of Section 15 and 0.345 acre being in the Northwest quarter of Section 14.

SURVEYOR'S CERTIFICATION

I hereby certify that his plat is based on a true and accurate survey made by me in December, 1992 and that all markers will be in place within six (6) months from the date of recording.

*Richard D. Morrissey*  
Richard D. Morrissey  
Registered Land Surveyor, Ohio L.S. 6470  
KUCK AND MORRISEY, INC.  
Consulting Engineers and Surveyors



LEGEND:

- ▲ denotes proposed Monument Box Assembly (4)
- 5/8 inch rebar topped with a plastic Peramark cap stamped KUCK & MORRISEY L.S. 6470 to be set at all lot corners.

One Hundred Twenty Foot Pipeline Easement  
Centerline as shown on Plat  
Buckeye Pipeline Company  
Volume 784 Page 474  
Marathon Pipe Line Company  
Volume 784 Page 474  
Volume 784 Page 479  
Volume 784 Page 483  
Volume 784 Page 487

Approved for transfer  
Allen County Tax Map Office.  
By: *G.R.R.* Date: 12-10-93

## RESTRICTIONS

The property contained in the Shawnee Business Park is to be made subject to the restrictions, rights, reservations, limitations, agreements, covenants, and conditions set forth below. These are being imposed to create a planned development of high quality, to assure the orderly and attractive development of the Property in an efficient and harmonious manner and to maintain a harmonious relationship among the structures and the natural vegetation and topography thereon.

These restrictions, rights, reservations, limitations, agreements, covenants, and conditions are intended to complement the Shawnee Township Zoning Ordinances and other laws, and where conflict occur, the more rigid requirement shall prevail.

## 1. INTRODUCTION

No improvement of any kind shall be constructed, erected, placed, altered, maintained or permitted to remain on any of the Building Site until the plans and specifications with respect thereto, showing the nature, shape, size, architectural design, material, location, and landscaping, paving plans, curbing and storm drainage have been submitted to and approved, in writing, by the Architectural Committee (established hereinafter).

The statement of intended use shall include all uses to which the owner or lessee will presently and in the future put the improvement which is submitted for approval.

The drawings shall include, without limitation, plot plans showing proposed land contouring or grades, buildings, parking areas with parking stalls indicated, loading facilities, access ways, other paved areas, and landscaping including planting areas, elevations and signs. The specifications shall describe types of construction, colors and materials to be used. Approval of drawings should be obtained from the Committee before application for a building permit is made and before plans are filed.

## 2. LANDSCAPING AND MOUNDING

a) Landscaping Standards and Approval. Natural resources will be utilized within the park wherever possible. Detailed landscaping plans together with irrigation plans, must be approved by the Committee. All landscaping plans must include one cherry or one apple tree for every 60 feet of roadway that the parcel borders on. All lots must leave a grass border of no less than 7 feet along any border with a roadway. The trees must be planted in the grass border along the road and appropriately spaced out around the border.

b) Outside Storage and Equipment. Outdoor storage (i.e. materials, supplies, equipment, waste containers) shall be permitted only where screened from view by a permanent wall, mounding, or other appropriate permanent screen and confined to approved locations. This provision shall not be applicable to the materials, equipment and supplies stored in relation to and as a part of the construction of the permanent structures upon a parcel, which materials, equipment and supplies shall be removed immediately upon completion of construction. Auto repair shops or other shops which would store automobiles or parts outside are prohibited.

c) Fences and Exterior Attachments. No fence, wall, or mass planting shall be erected or installed without the prior approval of the Committee. These and exterior attachments and lighting must be approved in the same manner as buildings or other improvements.

d) Lighting. All lighting, including business identification signs, must be arranged or shielded as to avoid excessive glare reflecting onto any adjacent street or into the path of oncoming vehicles or onto any adjacent parcel. All lots bordering on the interior roads must have at least one uniform street light located on the side of the parcel that borders on the interior street and must be in the 7 foot grass strip. The type and size of this light will be decided on by the Committee.

## 3. YARD REQUIREMENTS.

a) Building Lines and Construction Requirements. All buildings and improvements shall be erected in conformity with the platted building lines. All unplatted parcels and future plats will conform, in general, to the building lines of parcels already platted within the properties, particularly with adjacent parcels. In any event, starting from the right-of-way of a dedicated street all front yard building setbacks shall be not less than 25 feet around the interior of the park and 90 feet from the centerline of Shawnee road. Interior side and rear yard setback shall be not less than the average height of the building (excluding towers, chimneys and the like) to be erected on the lot or plats involved. Any accessory buildings and enclosures, whether attached to or detached from the main building shall be of similar compatible design and materials.

## RESTRICTIONS (continued)

b) Parking Requirements and Driveways. All parking areas will be paved unless approved by the Committee. Off street parking shall not be permitted within the right-of-way of a dedicated street. The number of parking spaces shall conform to any minimum set by Shawnee Township Zoning Regulations or one space for every 1 and 1/2 employees in the largest working shift whichever is greater. Waivers may be obtained from the Committee, and the Committee may, in its discretion, prohibit parking wherever the same constitutes a hazard or increases congestion or causes inconvenience.

c) Loading Areas. All loading and unloading of vehicles shall be conducted upon the parcel and not on any right-of-way. No loading dock may be placed on any side of a building having street frontage. Sufficient loading and unloading places shall be provided for each parcel with provisions for handling all freight either by railroad or truck located only on the sides or the back of the building. Loading docks and doors shall be screened from view by appropriate planting or screen walls which are compatible with the building design and materials.

d) Maintenance. The grounds of each parcel will be maintained in a neat, presentable manner. It shall be the duty of the owners, lessees, sublessees, and occupants of each and every unimproved parcel with access to a road to keep the weeds and/or grass cut in their respective portions, unless currently leased for agricultural purposes.

All owners, lessees, sublessees and occupants shall carefully maintain their parcels and all improvements of whatever nature thereon in a safe, clean and wholesome manner and in first class condition and repair at all times. All exterior painted surfaces shall be maintained in first class condition. Any metal surfaces shall be kept free of rust and corrosion.

e) Refuse Removal and Storage Facilities. All trash, refuse, and waste materials will be regularly removed from the premises of each parcel occupied, and until removal will be stored (a) in adequate containers, which such containers will be located so as not to be visible to the general public and (b) so as not to constitute any health or fire hazard or nuisance to any occupant.

f) Utilities and Services. All utilities services to the front of any building from the property line must be underground. Exterior power equipment in front and side yards must blend with other improvements.

## 4. SIGN REQUIREMENTS.

The Committee has control over all signage for the properties and must approve the size, location, height, letter styles, colors, lighting and materials. Building identification signs must be located in a landscaped setting to provide the desired continuity and street scene effect. All business identification signs must not be over 10 feet in height and must be at least 50 feet from the center of the roadway. Temporary signs will be permitted during construction or for a major activity and must be approved by the Committee for the time of installation and the time of removal. No flashing, moving, or audible signs will be permitted.

## 5. BUILDING DESIGN AND MATERIALS.

a) Materials. All exterior building materials and colors must be approved by the Committee so as to be compatible with neighboring properties.

b) Standards of Harmony. The following standards will be considered by the Committee, equally as important as any previous requirements:

(i) Conformity and harmony of external designs and general quality with the existing standards of the neighborhood and adjacent properties.

(ii) The use and suitability of the proposed building or improvement and of the materials of which it is to be built to the parcel upon which it is proposed to erect the same.

(iii) The effect of the improvement, as planned, on the outlook from the adjacent neighboring properties.

## 6. VARIANCES

In those instances where strict compliance with these specific standards would create an undue hardship by depriving the owner or lessee the reasonable use of its parcel or where, in the opinion of the Committee, there are unusual characteristics which affect the parcel or use in question and which would make strict compliance with these standards as long as the general purpose of the standards are maintained. Any variance granted from the provisions of these standards shall only be applicable to the specific parcel and conditions for which the variance was granted and shall in no respect constitute a change in or affect the terms or conditions set out in the standards as same apply to other parcels or conditions.

## RESTRICTIONS (continued)

## 7) ARCHITECTURAL REVIEW COMMITTEE.

The Committee shall initially consist of Jerome Moenter, Marvin Wilkins and Richard D. Morrissey. Two additional members will be appointed from the pool of land owners who purchase land within the first year of development. The two additional members will serve two years, at the end of which, these positions will be opened for voting from the land owners for additional two year terms. Each parcel of land will receive one vote for any voting purposes. Once the park development has been completed, Marvin Wilkins and Richard D. Morrissey will step down and the Committee will continue as a three member panel. All architectural plans must be approved by a majority vote of the Committee.

## 8. PARAGRAPH

The paragraph headings are intended for convenience only and are not intended to be a part of these restrictions or in any way to define, limit, describe the scope or intent of the particular section to which they refer.

## 9. EFFECT OF INVALIDATION.

If any provision of these restrictions is held to be invalid by any court of competent jurisdiction, the validity of such provision shall not affect the validity of the remaining provisions hereof.

## 10. APPROVALS.

Any approvals required under these restrictions shall be deemed granted if not disapproved within one (1) month after submission of a written request for approval.

## 11. AMENDMENTS.

The restrictions, rights, reservations, limitations, agreements, covenants, and conditions may be amended at any time by an affirmative vote of 75% of all lot owners in the subdivision. Each lot shall be entitled to one (1) vote and that vote cannot be split.

## 12. TERMS OF COVENANTS AND RESTRICTIONS.

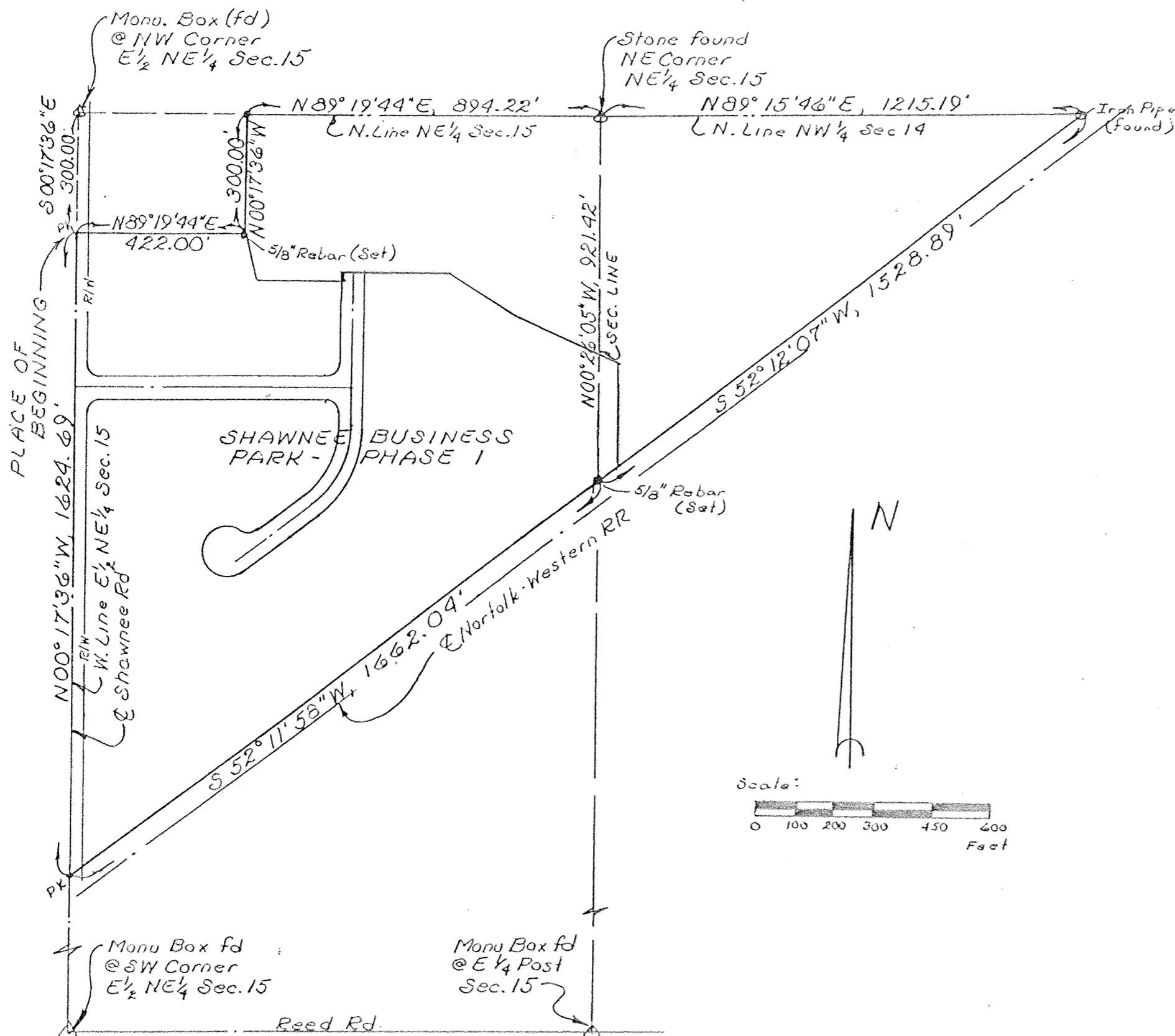
The herein enumerated restrictions, rights, reservations, limitations, agreements, covenants, and conditions shall be deemed as covenants and shall run with the land and bind all lot owners, their successors, and their heirs, executors, administrators and assigns for a period of five (5) years and shall be automatically extended for successive periods of five (5) years unless amended or repealed by a affirmative vote of 75% of all lot owners in the subdivision. Each lot shall be entitled to one (1) vote and that vote cannot be split.

## 13) ROADSIDE DRAINAGE

No owner of any lot within this subdivision shall interfere with the flow of storm runoff water through roadway drainage swales, creeks or drainage pipes on his/her lot.

# SHAWNEE BUSINESS PARK - PHASE 1

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

Being a parcel of land situate partially in the Northwest quarter of Section 14 and partially in the Northeast quarter of Section 15, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Northeast quarter of said Section 15; thence S 00° 17' 36" E with the west line of said east half (also the centerline of Shawnee Road), 300.00 feet to a PK nail set and the PLACE OF BEGINNING thence N 89° 19' 44" E parallel with the north line of said Northeast quarter, 422.00 feet to a 5/8 inch rebar set; thence N 00° 17' 36" W, 300.00 feet to a 5/8 inch rebar set on the north line of said Northeast quarter; thence N 89° 19' 44" E with said north line, 894.22 feet to a stone found at the northeast corner of said Northeast quarter of said Section 15; thence N 89° 15' 46" E with the north line of the Northwest quarter of Section 14, 1215.19 feet to an iron pipe found at intersection of said north line with the north right-of-way line of the Norfolk and Western Railroad; thence S 52° 12' 07" W with said north right-of-way line, 1528.89 feet to a 5/8 inch rebar set at the intersection of said north right-of-way line with the west line of said Northwest quarter; thence S 52° 11' 58" W continuing with said north right-of-way line, 1662.04 feet to a PK nail set at the intersection of said north line with the west line of the east half of said Northeast quarter of said Section 15; thence N 00° 17' 36" W with said west line (also the centerline of Shawnee Road), 1624.69 feet to the PLACE OF BEGINNING containing 52.995 acres more or less and subject to all highways and other legal easements of record. 40.142 acres being in the Northeast quarter of Section 15 and 12.852 acres being in the Northwest quarter of Section 14.

### DEDICATION

I, Jerome A. Moenter, being the owner of the land plated herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewers, open ditch, sanitary sewer, gas, telephone or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed this 21<sup>st</sup> day of November, 1993.

WITNESS:

*Susan A. Morrissey*  
Susan A. Morrissey

OWNER:

*Jerome A. Moenter*  
Jerome A. Moenter

### ACKNOWLEDGEMENT

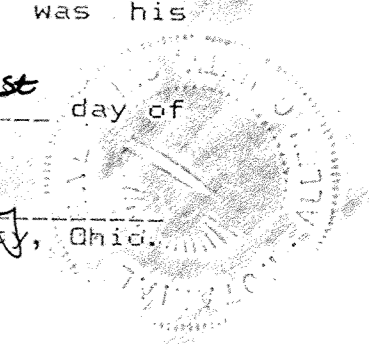
State of Ohio SS  
County of Allen

Before me, a Notary Public in and for said State and County, did personally appear the above signed OWNER who acknowledged that he did sign the hereon plat and that the signing thereof was his free act and deed.

IN WITNESS THEREOF, I affix my hand and seal this 21<sup>st</sup> day of November, 1993.

My commission expires December 28, 1993.

*Susan A. Morrissey*  
NOTARY PUBLIC, Allen County, Ohio.



### APPROVAL OF PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I, the undersigned Mayor of the City of Lima, Ohio and chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat the 19 day of December, 1993.

*David Bergin*  
Mayor of the City of Lima, Ohio and  
Chairman of the City Planning  
Commission.

### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 10<sup>th</sup> day of December, 1993.

Fee: \$7.00

*H. Deane French* KL  
Auditor of Allen County, Ohio.

### COUNTY RECORDER'S CERTIFICATION

No. 9322256

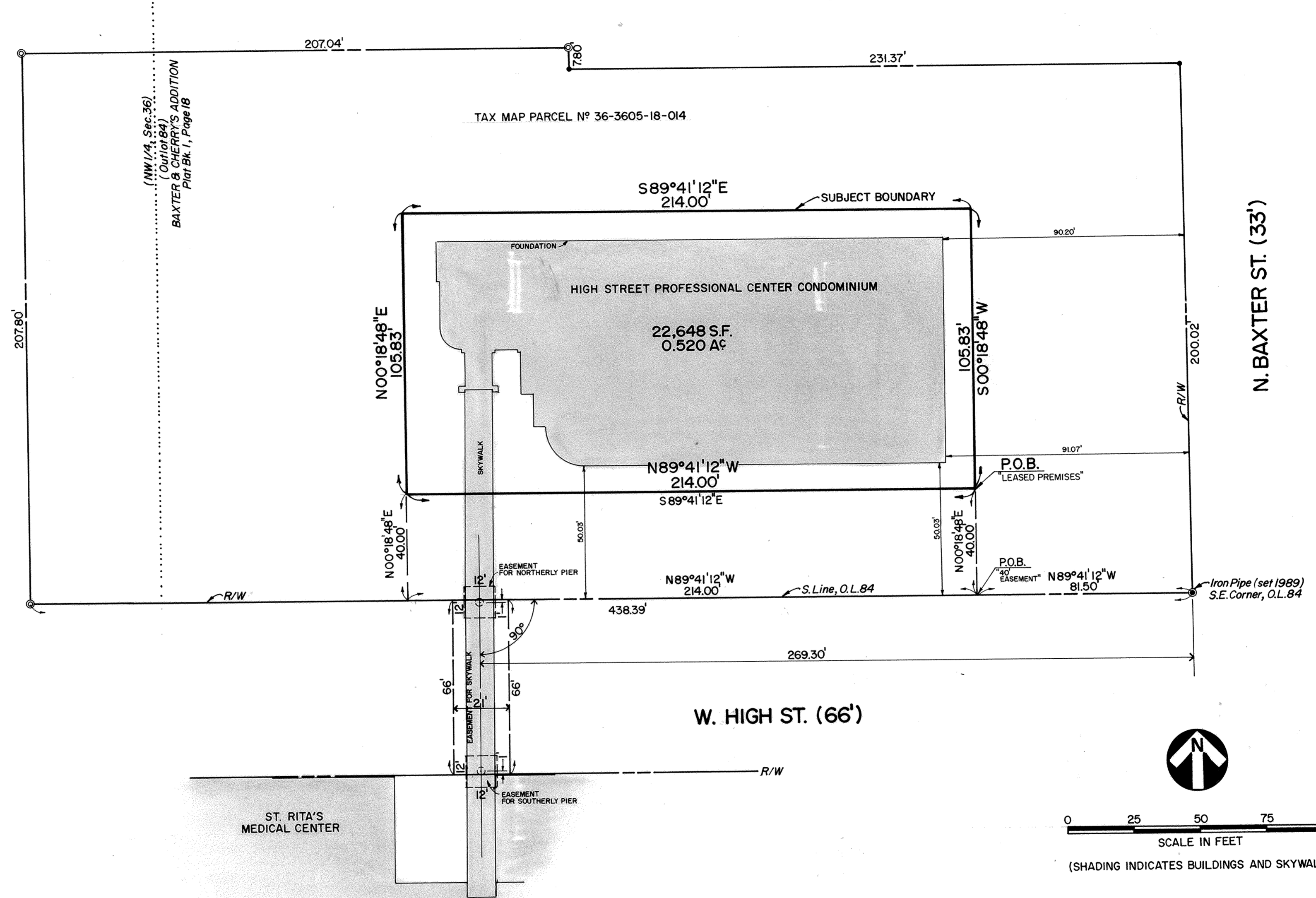
Filed for record in the Allen County, Ohio Recorder's Office this 10<sup>th</sup> day of December, 1993 at 2:16 o'clock P.M. and recorded in Allen County, Ohio Plat Book 19 on Page 138.

Fee: \$62.10

*Edward P. Keit*  
Recorder of Allen County, Ohio.

# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

PART OF OUTLOT 84 IN BAXTER AND CHERRY'S ADDITION TO THE CITY OF LIMA, ALLEN COUNTY, OHIO



COUNTY RECORDER'S CERTIFICATE

No. 9323/22  
 Filed for record in the Allen County, Ohio, Recorder's Office this 23rd day  
 of Dec, 1993 at 9:26 o'clock AM. and recorded in Allen County, Ohio,  
 Plat Book 19 on Page 141.  
 Fee: 207.00

See Deed vol 785  
pg 347

Edmund S. Kest by Jr  
 Recorder of Allen County, Ohio

CERTIFICATION

We, James R. Myers, Registered Engineer, State of Ohio No. 32719, and Michael G. Buettner, Registered Surveyor, State of Ohio No. 6881, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 10 of 10, correctly represent the location, dimensions and configurations of High Street Professional Center Condominium, as it existed on the date shown.

Dated at Lima, Ohio, December 6, 1993

KOHLI & KALIHAR ASSOCIATES, INC.

By James R. Myers Registered Engineer No. 32719  
 By Michael Gene Buettner Registered Surveyor No. 6881



# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

PART OF OUTLOT 84 IN BAXTER AND CHERRY'S ADDITION TO THE CITY OF LIMA, ALLEN COUNTY, OHIO

**SUBJECT PROPERTY**

Being a part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe (set) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 89°41'12" W, 81.50 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street; thence N 0°18'48" E, 40.00 feet to the PLACE OF BEGINNING; thence N 89°41'12" W, 214.00 feet, parallel to said South line of Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°18'48" E, 105.83 feet; thence S 89°41'12" E, 214.00 feet, parallel to the South line of Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°18'48" W, 105.83 feet to the PLACE OF BEGINNING, containing 22,648 square feet or 0.520 acres more or less and subject to all legal highways, easements, and restrictions of record.

JAF

ALSO

Together with an easement for ingress and egress, utilities, parking and other general purposes except the construction of buildings or structures on and over the within described property:

**40' EASEMENT**

Being a part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe (set) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 89°41'12" W, 81.50 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street, to the PLACE OF BEGINNING; thence continuing N 89°41'12" W, 214.00 feet, with said South line of Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°18'48" E, 40.00 feet; thence S 89°41'12" E, 214.00 feet, parallel to said South line of Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°18'48" W, 40.00 feet to the PLACE OF BEGINNING, containing 8,560 square feet or 0.196 acres more or less and subject to all legal highways, easements, and restrictions of record.

Note: The basis of bearing for this legal description is the South line of Outlot Number 84 (Old Outlot Number 19) and the North line of High Street being N 89°41'12" W. This is the bearing used in Parcel VI of the St. Rita's Medical Center Deed (Allen County Deed Vol. 678, Page 363).

JAF

ALSO

Together with the non-exclusive use of a Skywalk Easement as the same is recorded in Allen County Deed Records Volume 729, Page 438, and which easement is more particularly described as follows:

One easement for a Skywalk, [and two easements for piers of said Skywalk], located within the right-of-way of High Street (between Baxter Street and Collett Street) and being either contiguous with or extending into either part of Outlot 84 of Baxter and Cherry's Addition to the City of Lima (North of the North R/W line of High Street) or part of Inlot 1969 of Paullin's Addition to the City of Lima (South of the South R/W line of High Street), in Allen County, Ohio, being individually described as follows:

**66' x 21' EASEMENT FOR SKYWALK:**

A strip of land entirely within the right-of-way of High Street that is 21 feet in width (East-West dimension) by 66 feet in length (North-South dimension, same as R/W) the centerline of said 21 foot strip being 269.30 feet westerly from an iron pipe (set) in the north right-of-way of High Street at its intersection with the west right-of-way line of Baxter Street; said centerline being also at right angles to the right-of-way lines of High Street. It is understood that the proposed Skywalk will be 11 feet in width, with 5 feet at both East and West sides of Skywalk to be included within the easement area.

MGB

**12' x 12' EASEMENT FOR NORTHERLY PIER:**

A square parcel of land having sides 12 feet in length, the northerly five feet of said square being part of Outlot 84 of Baxter and Cherry's Addition, and the southerly seven feet being part of the right-of-way of High Street; the center point of said 12-foot square is 269.30 feet westerly from and 1.00 feet southerly from an iron pipe (set) in the North right-of-way line of High Street at its intersection with the West right-of-way line of Baxter Street.

MGB

**12' x 12' EASEMENT FOR SOUTHERLY PIER:**

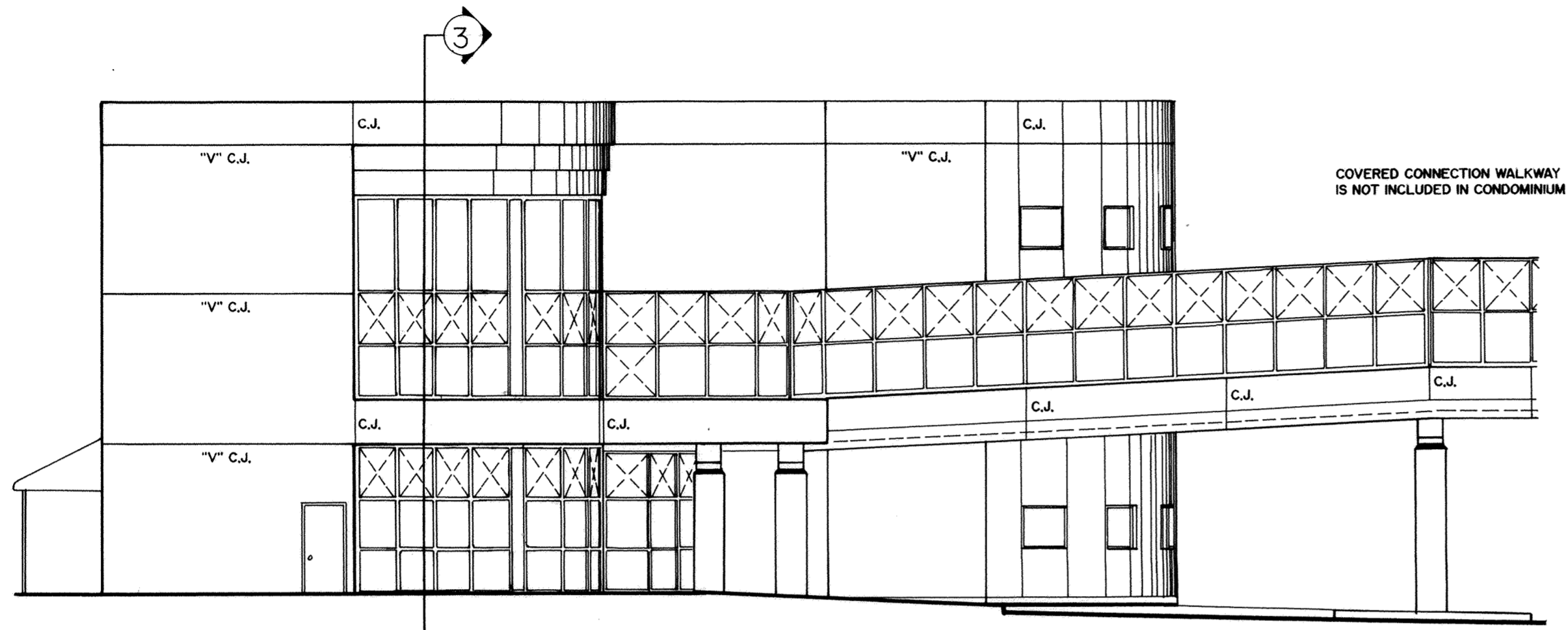
A square parcel of land having sides 12 feet in length, the southerly five feet of said square being part of Inlot 1969 of Paullin's Addition, and the northerly seven feet being part of the right-of-way of High Street; the center point of said 12-foot square is 269.30 feet westerly from and 65.00 feet southerly from an iron pipe (set) in the North right-of-way line of High Street at its intersection with the West right-of-way line of Baxter Street.

MGB

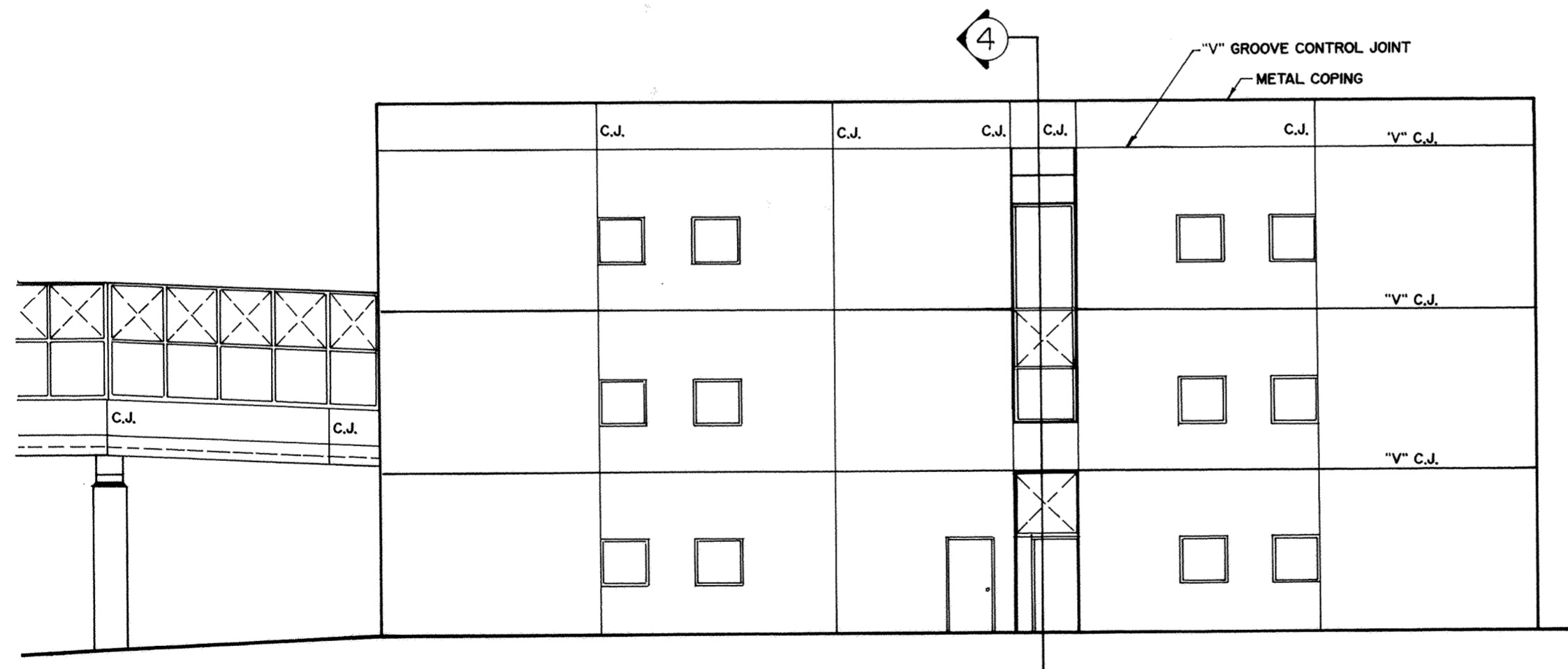
DESCRIPTIONS PREPARED BY &/OR CHECKED BY:

*Michael G. Buettner*  
Michael G. Buettner  
Ohio Registered Surveyor No. 6881

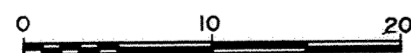
# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM





WEST ELEVATION

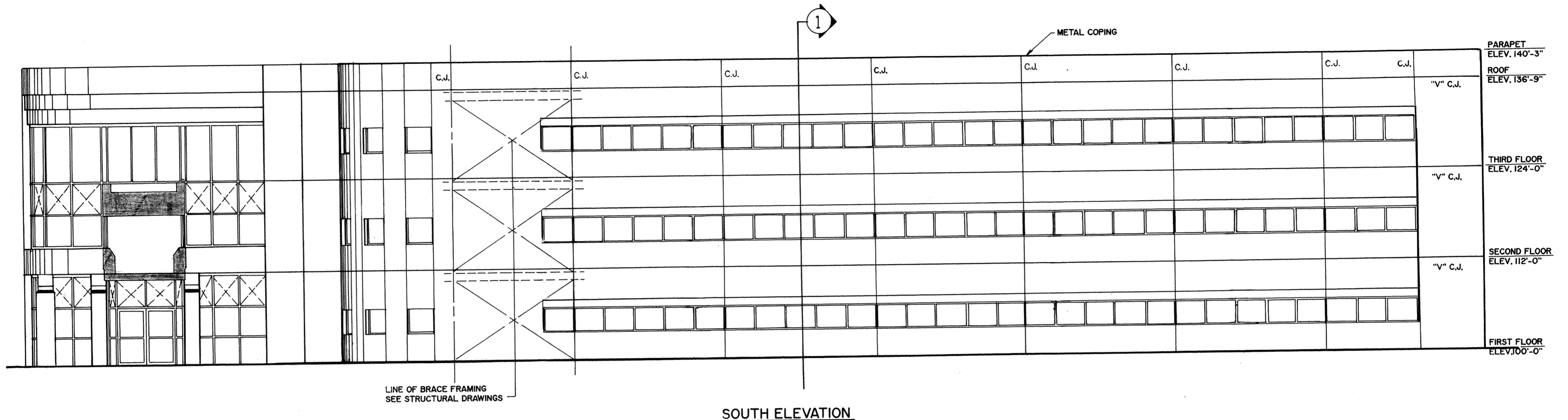


EAST ELEVATION

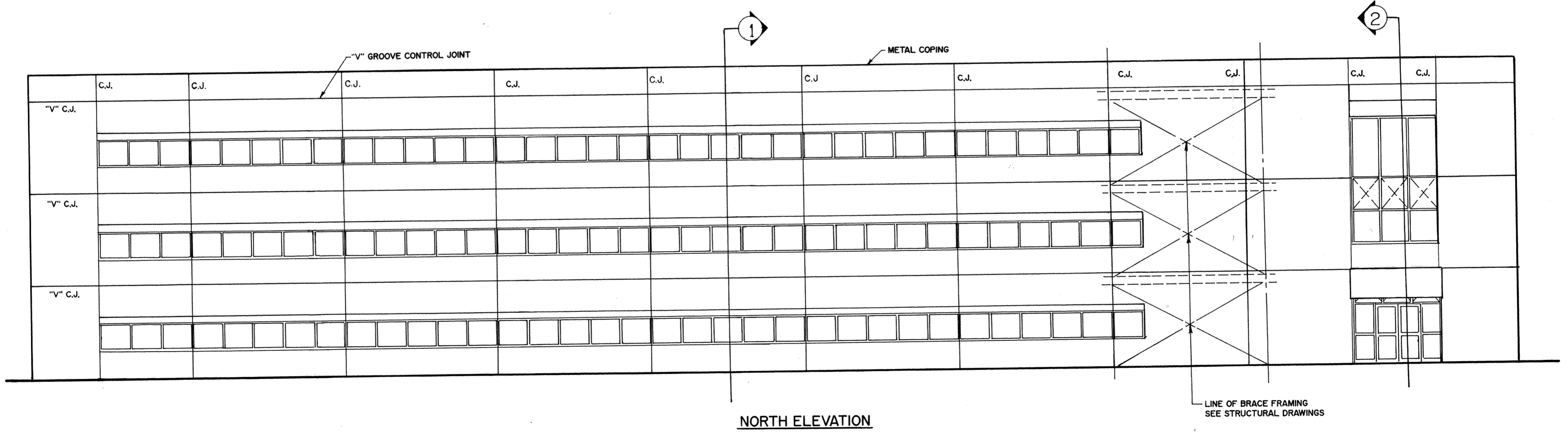


-  ALUM. WINDOW, CURTAIN WALLS, AND BRONZE TINTED INSULATED GLASS IN DARK BRONZE ANODIZED FRAMES
-  BRONZE TINTED SPANDREL GLASS

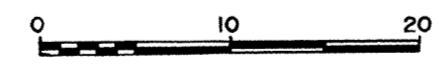
# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



**SOUTH ELEVATION**



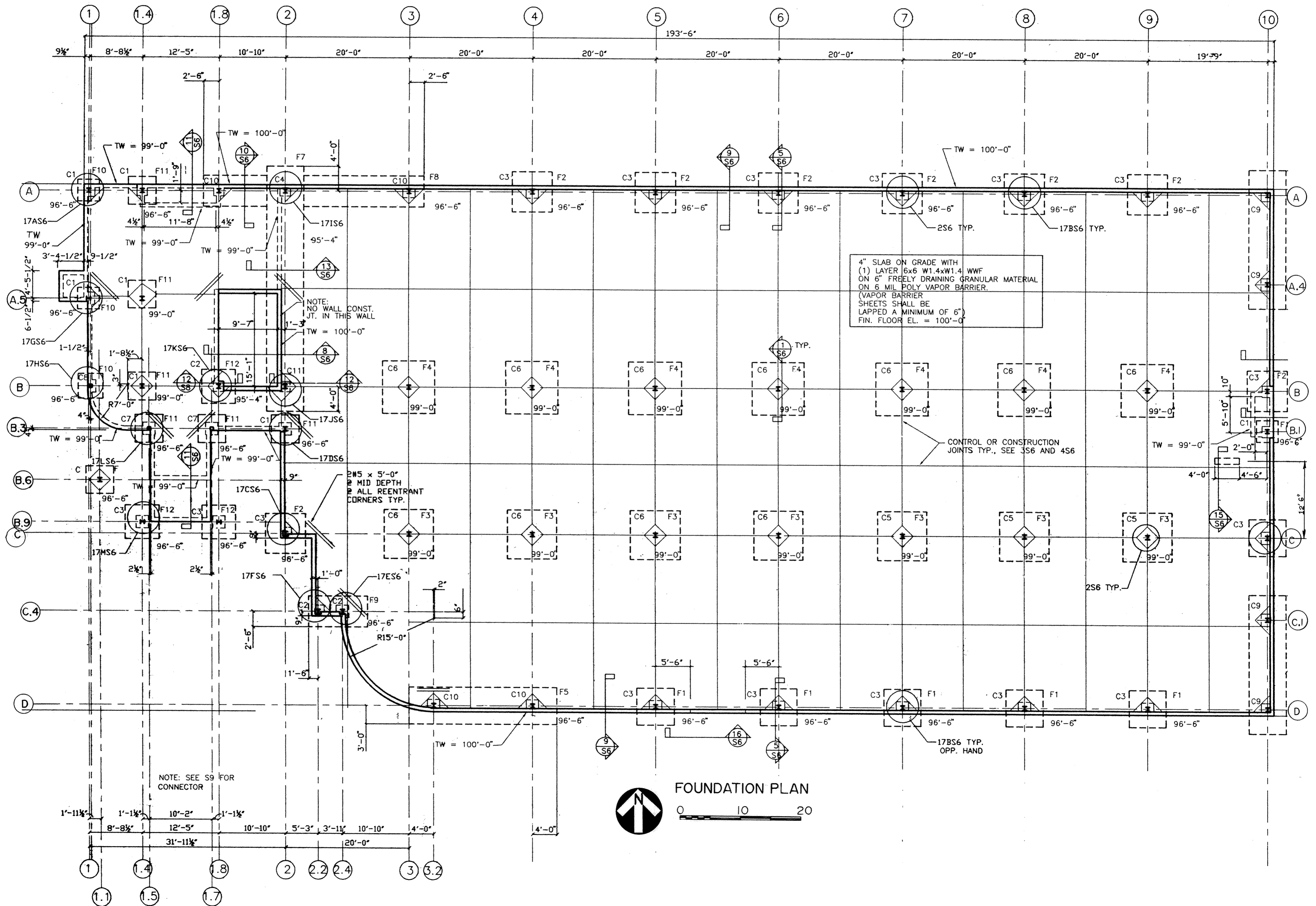
**NORTH ELEVATION**



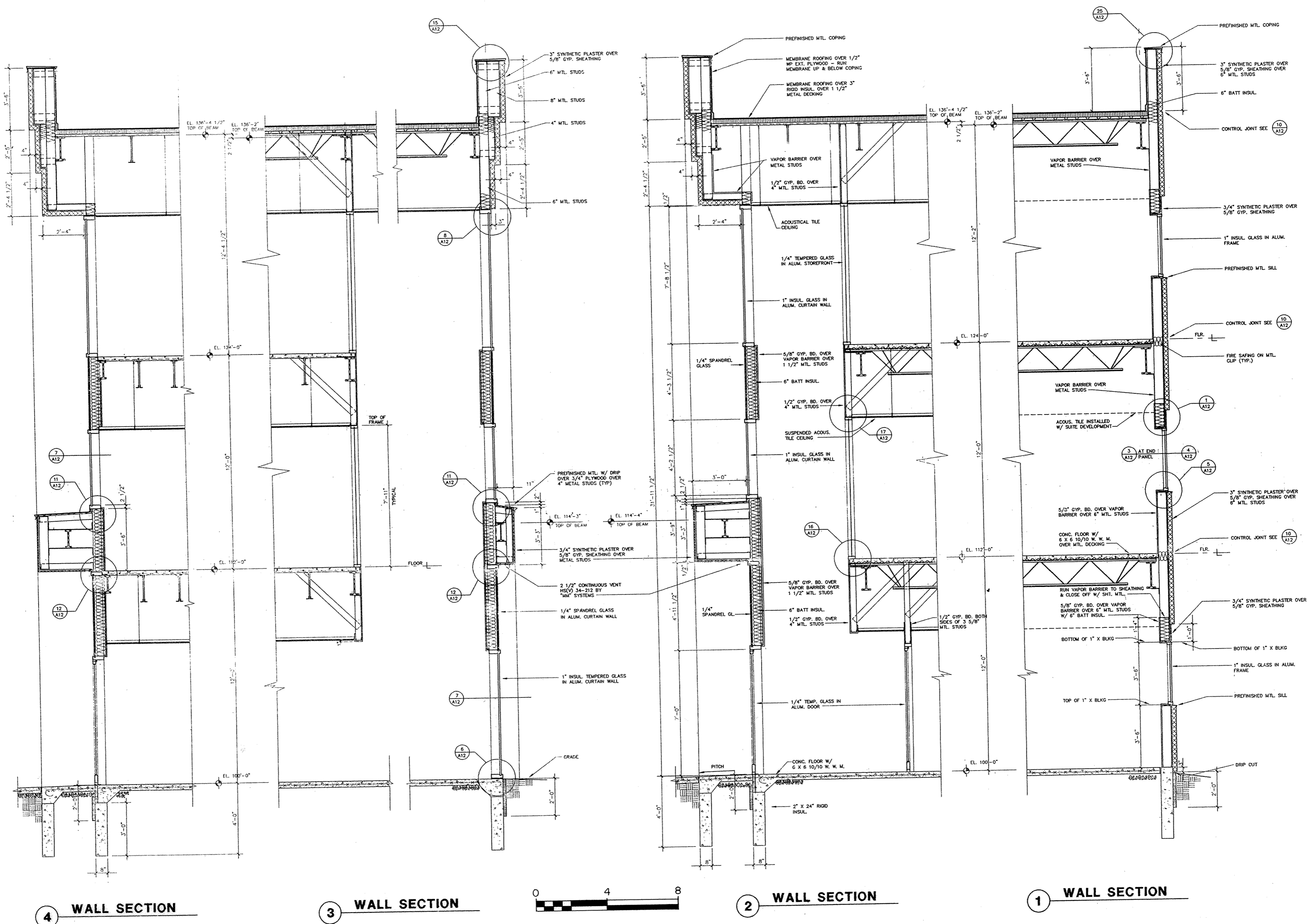
- ALUM. WINDOW, CURTAIN WALLS, AND BRONZE TINTED INSULATED GLASS IN DARK BRONZE ANODIZED FRAMES
- BRONZE TINTED SPANDREL GLASS



# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

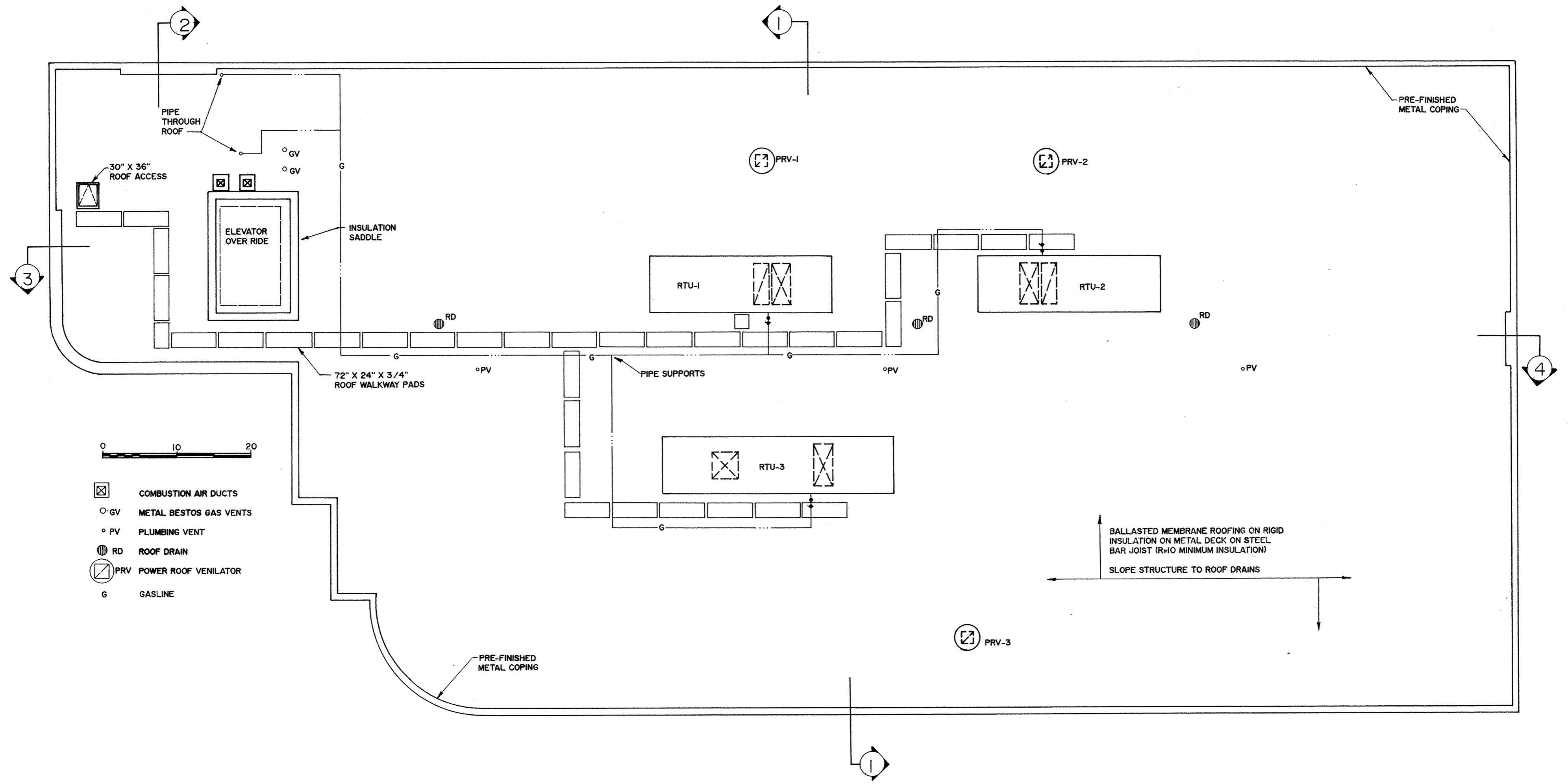


# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

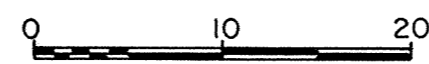


INTERIOR WALLS:  
CORRIDOR & LOBBY WALLS: METAL STUDS, VINYL FABRIC COVERED GYPSUM BOARD AND INSULATION  
UNIT INTERIOR WALLS: METAL STUDS, GYPSUM BOARD WITH SURFACE TREATMENT AND INSULATION USE DETERMINED BY TENANT

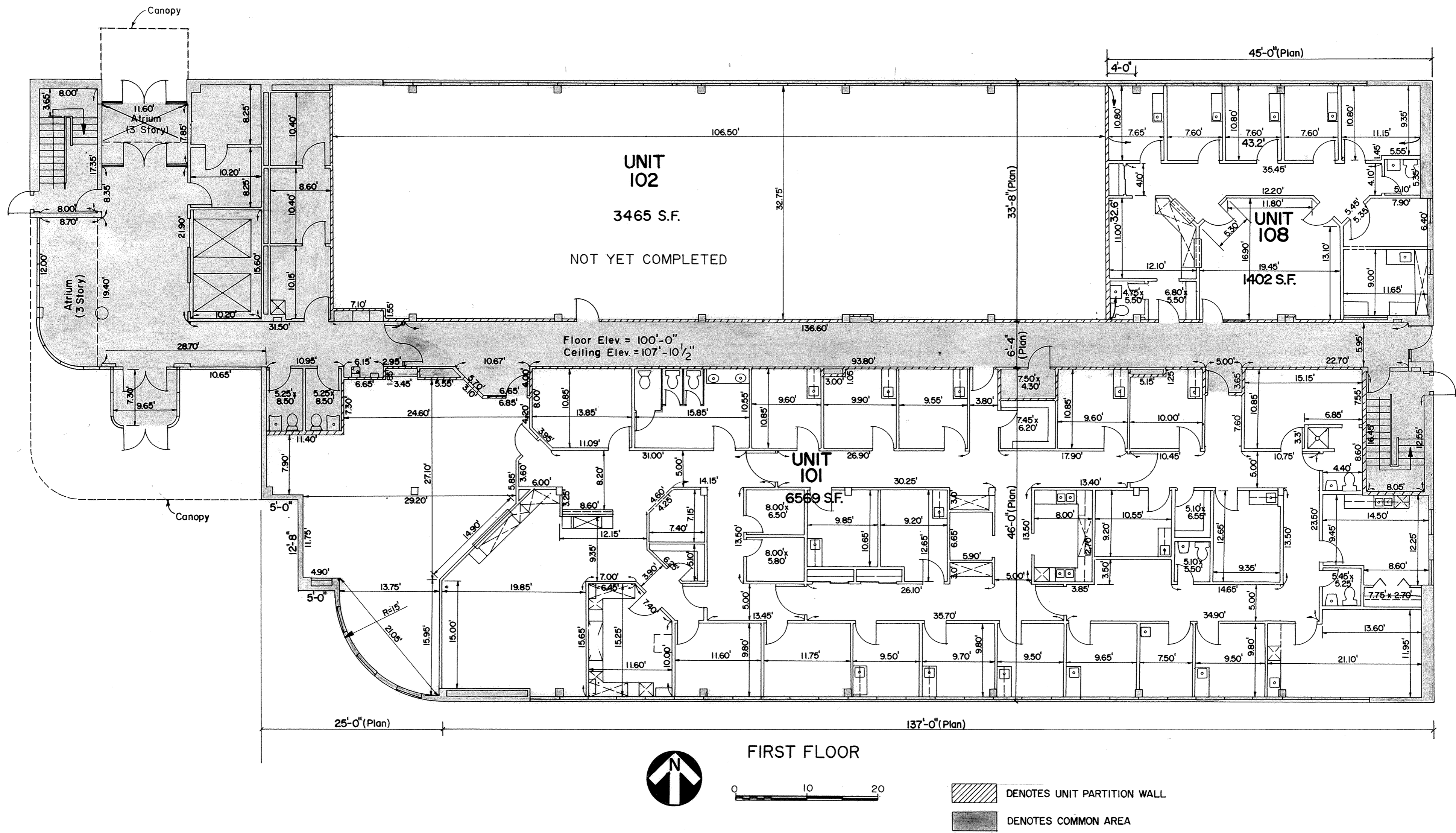
# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



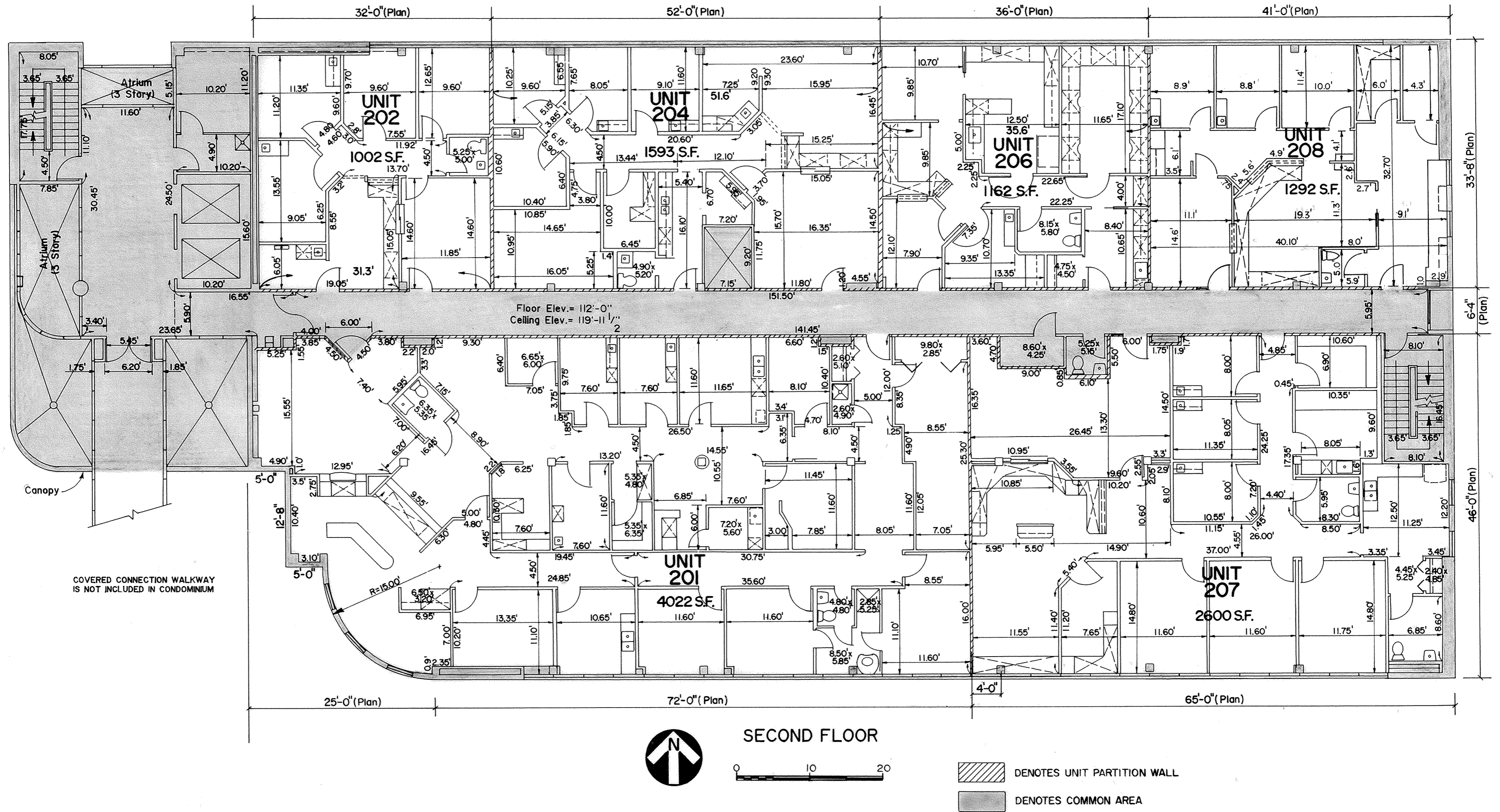
ROOF PLAN



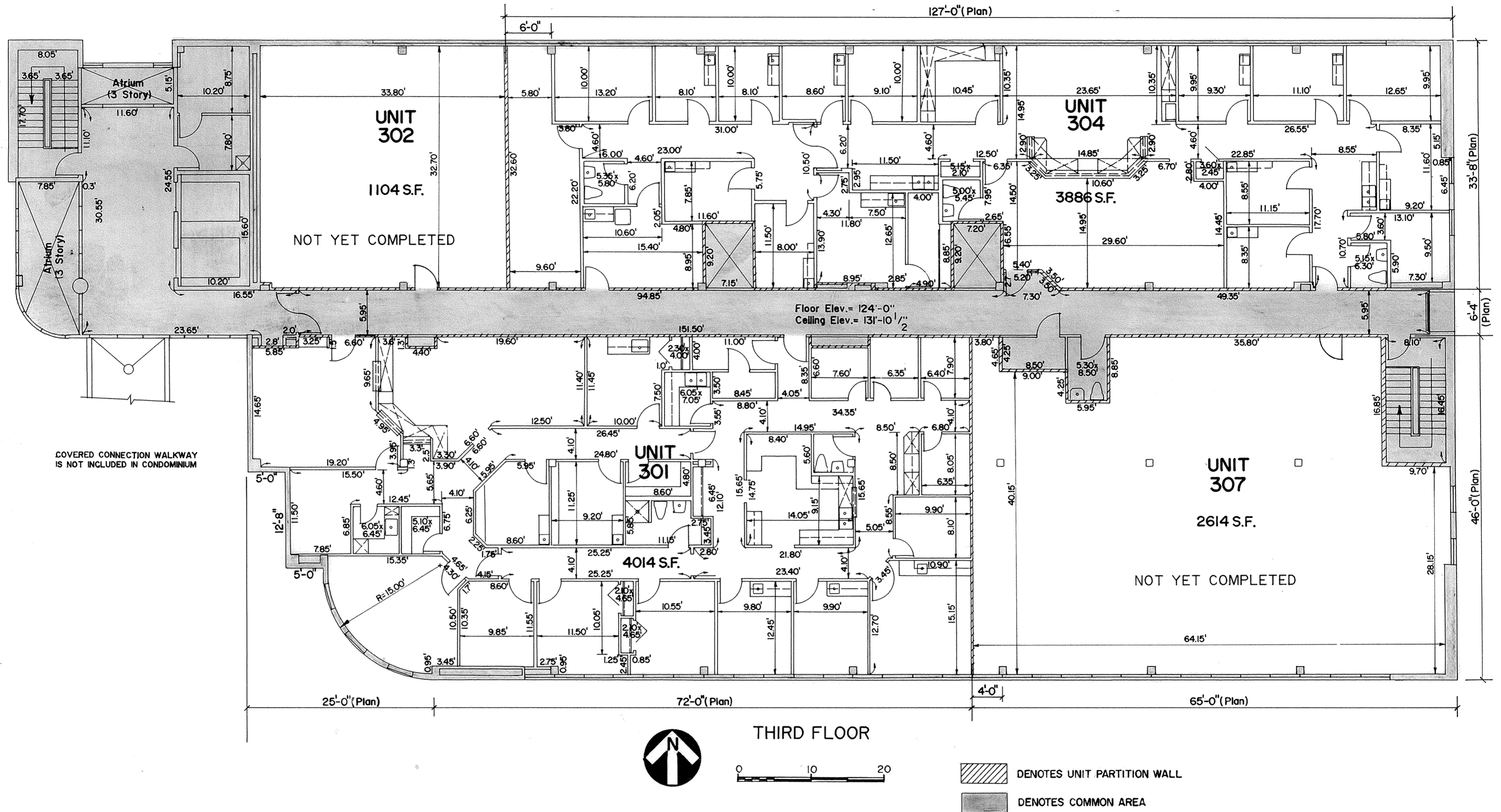
# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



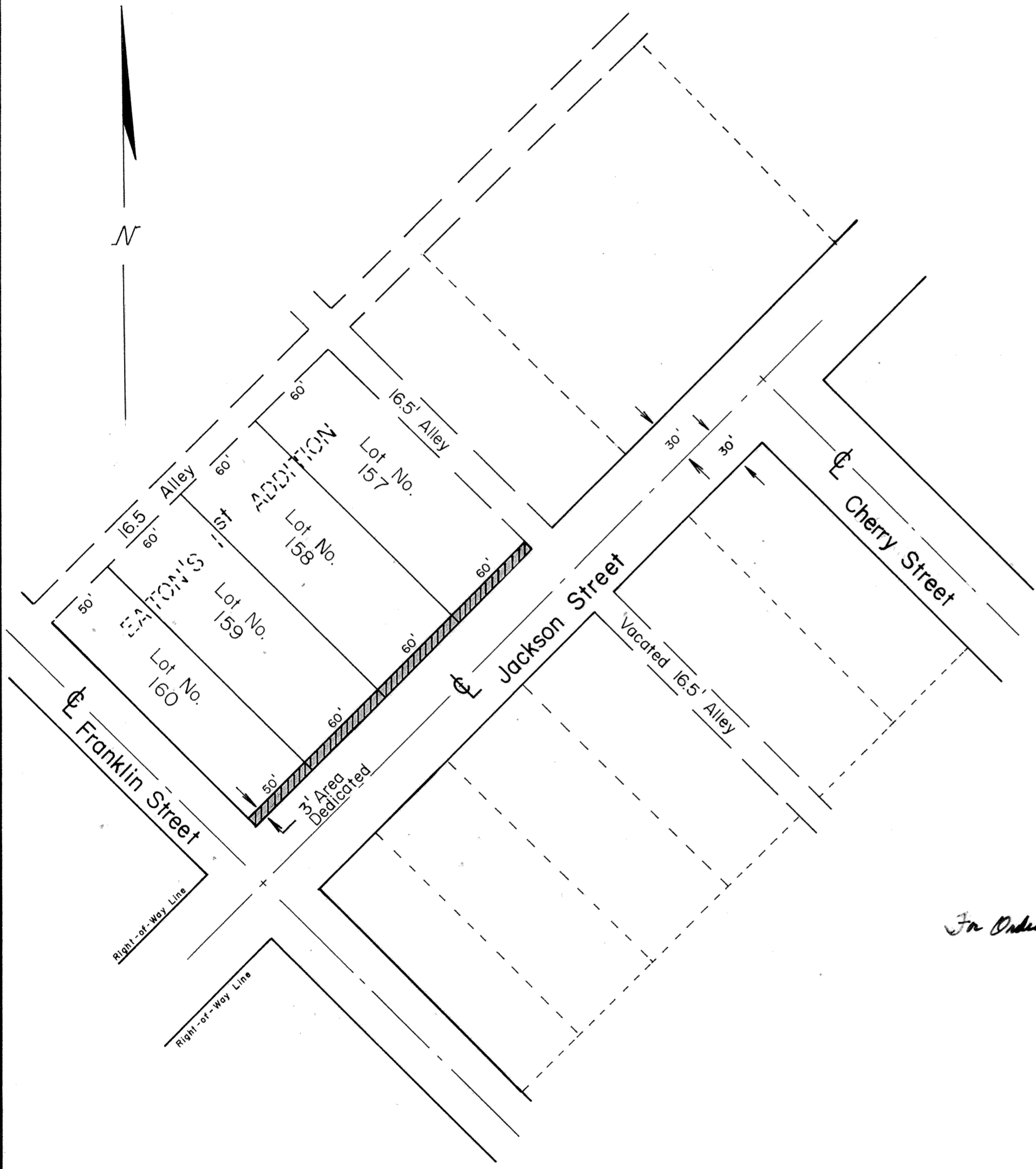
# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



# HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



# Dedication Of A Public Right-Of-Way Village Of Bluffton, Allen County, Ohio



### DEDICATION DESCRIPTION

Three (3) feet off lots 157, 158, 159 & 160 in Eaton's 1st Addition, Village of Bluffton, Allen County, Ohio.

### DEDICATION

The Village of Bluffton, Ohio owner of the land contained in the hereon plat, hereby dedicates the described land to the use and benefit of the public for street purposes forever.

In witness thereof, the undersigned Mayor of the Village of Bluffton, Ohio, hereby on behalf of said Village has hereunto signed his name this 16 day of December 1993.

Witnesses: Larry R. Pore  
Steven K. McFadden

Roger Edwards  
Mayor of the Village of Bluffton

### ACKNOWLEDGEMENT

State of Ohio, Allen County, S.S.

Before me a Notary Public in and for said State and County, appeared the Honorable Roger Edwards, Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing dedication and that same was his free act and deed.

In witness thereof, I hereof set my hand and seal this 15 day of December 1993

My commission expires Feb 11 1994 HOWARD R. FOUST  
Notary Public, State of Ohio  
My Commission Expires Feb. 11 1994 Howard R Foust  
Notary Public, Allen County, Ohio

### APPROVAL OF THE VILLAGE PLANNING COMMISSION

I, the undersigned, Mayor of the Village of Bluffton, Ohio, and Chairman of the Village Planning Commission, hereby, on behalf of said Village and said Commission, approve and accept this plat, this \_\_\_ day of \_\_\_ 1993

Roger Edwards  
Mayor of the Village of Bluffton, Ohio  
Chairman of the Village Planning Commission

### COUNTY RECORDERS CERTIFICATE

No. 9323189  
Filed for record in the Allen County, Ohio, Recorder's Office this 23<sup>rd</sup> day of Dec 1993  
At 2:05 O' Clock P.M.  
Plat Book No. 19, Page 151 Fee \$20.70

*In Ordinance Vol 785 Pg 473*

Edward P. Keil by pm  
Recorder of Allen County, Ohio

### COUNTY AUDITOR'S CERTIFICATE

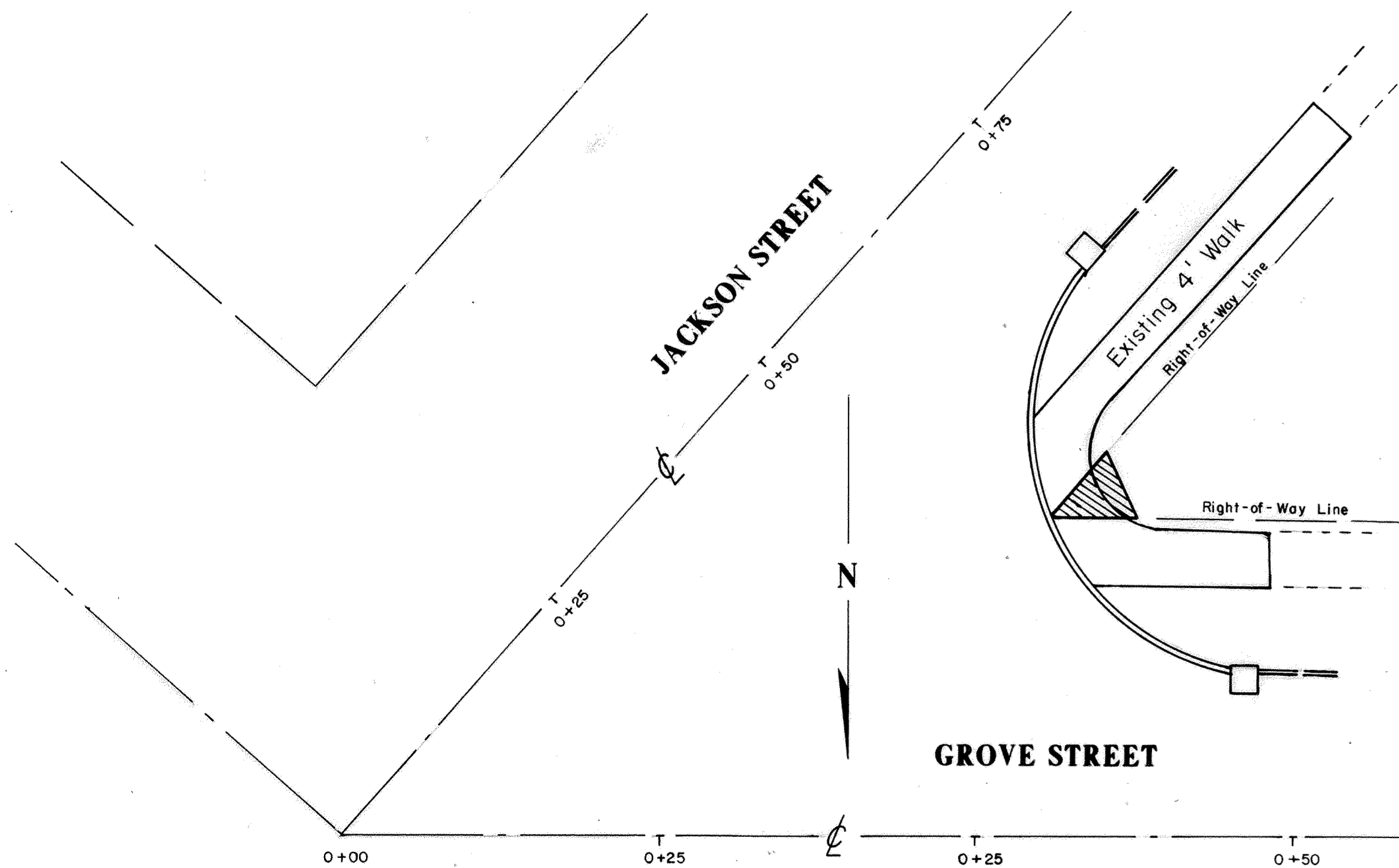
This plat filed for transfer 23<sup>rd</sup> day of Dec 1993

H. Dean French  
Auditor of Allen County, Ohio

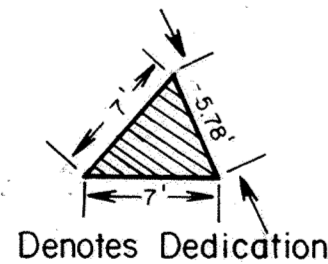
I hereby certify this to be a true and accurate plat made under my supervision.

John E. Stultz  
John E. Stultz Village Engineer P.E. & P.S.

# Dedication Of A Public Right-Of-Way Village Of Bluffton, Allen County, Ohio



Scale 1"=10'



### LEGAL DESCRIPTION

Commencing at the intersection of the right-of-way lines of Jackson Street and Grove Street, thence west along the right-of-way line a distance of 7.00 feet to a point, thence S.24°-23'-15" E. a distance of 5.78 Feet to a point on the Jackson Street right-of-way, thence N. 41°-33'-30" E. a distance of 7.00 feet to the place of beginning.

### DEDICATION

The Village of Bluffton, Ohio owner of the land contained in the hereon plat, hereby dedicates the described land to the use and benefit of the public for street purposes forever.

In witness thereof, the undersigned Mayor of the Village of Bluffton, Ohio, hereby on behalf of said Village has hereunto signed his name this 24 day of Nov 1992.

Witnesses: Richard Trusler  
R. Deed Johnson Roger Edwards  
Mayor of the Village of Bluffton

### ACKNOWLEDGEMENT

State of Ohio  
Allen County, S.S.

Before me a Notary Public in and for said State and County, appeared the Honorable Roger Edwards, Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing dedication and that same was his free act and deed.

In witness thereof, I hereinto set my hand and seal this 24 day of Nov. 1992

My commission expires Feb. 11 1992 Howard R. Foust  
HOWARD R. FOUST  
Notary Public, State of Ohio  
My Commission Expires Feb. 11, 1994  
Notary Public, Allen County, Ohio

### APPROVAL OF THE VILLAGE PLANNING COMMISSION

I, the undersigned, Mayor of the Village Of Bluffton, Ohio, and Chairman of the Village Planning Commission, hereby, on behalf of said Village and said Commission, approve and accept this plat, this 24 day of Nov 1992

Roger Edwards  
Mayor of the Village of Bluffton, Ohio  
Chairman of the Village Planning Commission

### COUNTY RECORDERS CERTIFICATE

No. 9323191  
Filed for record in the Allen County, Ohio, Recorder's Office this 23rd day of Dec 1992  
At 2:07 O'Clock P.M.  
Plat Book No. 19, Page 152 Fee \$20.70

See One deed vol 785  
pg 475 Edward P. Keel by pr  
Recorder of Allen County, Ohio

### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer 23rd day of Dec 1992

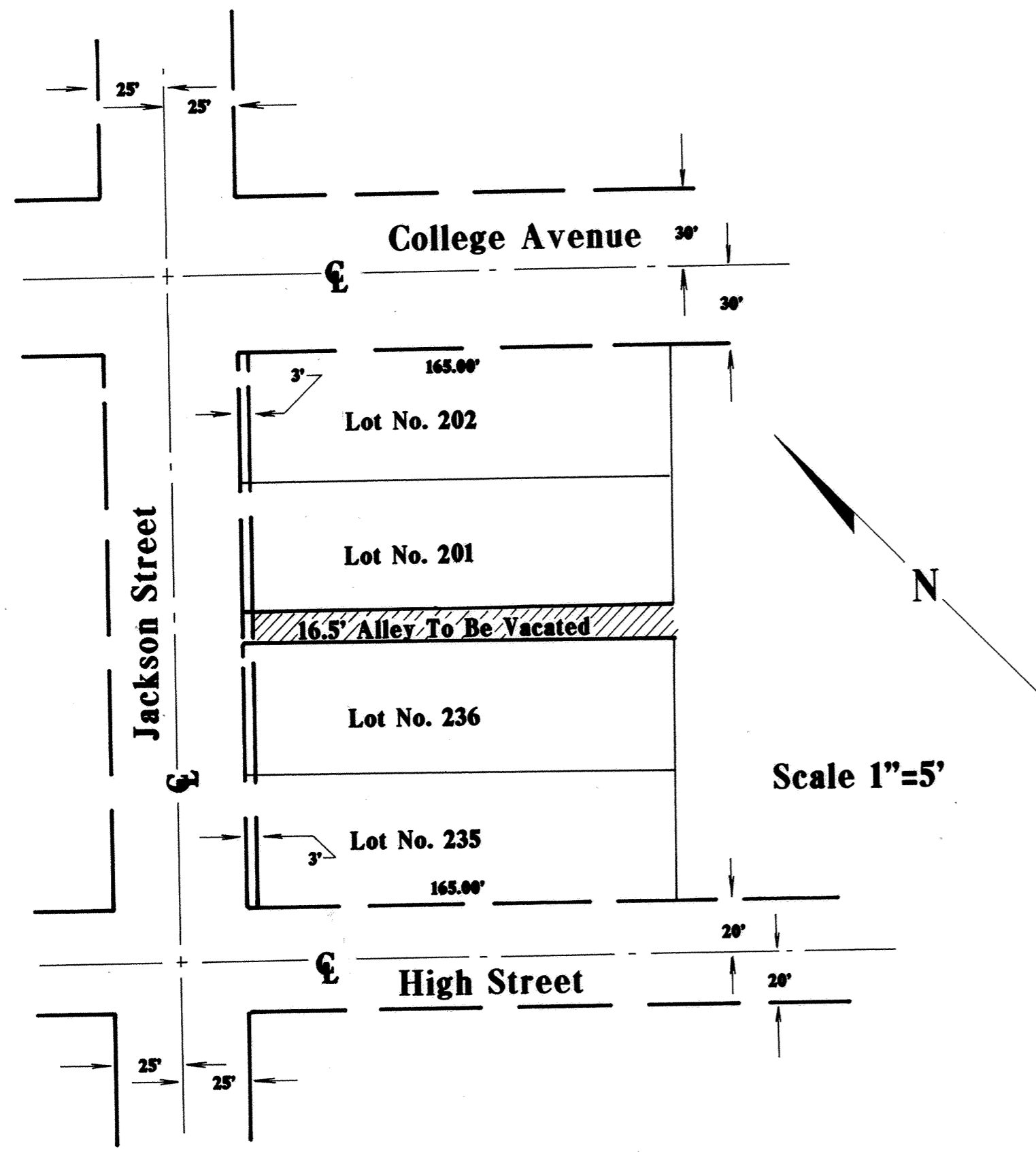
J. Dean French  
Auditor of Allen County, Ohio



# Vacation Of A Portion Of Public Right-Of-Way

## J.H. Eaton's 4th & James H. Eaton's 2nd Addition

### Village of Bluffton, Allen County, Ohio



#### LEGAL DESCRIPTION

Being a parcel of land situated in the Village of Bluffton, Allen County, Ohio and more particularly described as follows:

Commencing at the Southeast Corner of Lot No. 201 in the James H. Eaton's 2nd Addition at the intersection of the Easterly Right-Of-Way Line of Jackson Street; Thence, along the Easterly Line of said Lot No. 201 a distance of approximately 165 feet to the Westerly Right-Of-Way of a 16.5 foot alley; Thence, Southeasterly on the Westerly Line of said alley a distance of 16.5 feet to the Westerly Line of Lot No. 236 in the J.H. Eaton's 4th Addition; Thence in a Southwesterly direction approximately 165 feet to the Easterly Right-Of-Way Line of Jackson Street; Thence Northwesterly, a distance of 16.5 feet to the place of beginning. It being the intent to vacate all that portion of the alley adjacent to Lots No. 201 and 236 in the aforesaid addition, subject to all legal easements.

#### VACATION

The Village of Bluffton, owner of the land contained in the James H. Eaton's 2nd Addition and the J.H. Eaton's 4th Addition here on platted hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of sai Village has hereunto signed his name this 24 day of Nov 1992.

WITNESSES: Richard Fruech  
Richard L. Johnson

Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON

#### ACKNOWLEDGEMENT

State of Ohio  
Allen County, S.S.

Before me, a Notary Public in and for said state and county, appeared the Honorable Roger Edwards Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation and that same was his free act and deed.

In witness thereof, I have set my hand and seal this 24 day of November 1992.

My commission expires Feb. 11 1992.

HOWARD R. FOUST  
Notary Public, State of Ohio  
My Commission Expires Feb. 11, 1994

Howard R. Foust  
NOTARY PUBLIC, ALLEN COUNTY, OHIO

#### APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning commission, hereby, on behalf of said Village and Commission approve and accept this plat. This 24 day of Nov 1992.

Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON  
CHAIRMAN OF THE VILLAGE PLANNING COMMISSION

#### COUNTY RECORDER'S CERTIFICATE

No. 9323193  
File for record in the Allen County, Ohio Recorder's Office this 23rd day of Dec 1992.  
At 2:12 O'Clock, P.M.  
Fee 20.70 Plat Book No. 19 Page 153 Edwina P. Keel  
RECORDER OF ALLEN COUNTY, OHIO

For Ordinance See  
Deed Vol 78589 477

#### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 23rd day of Dec 1992.

J. Dean Fruech  
AUDITOR OF ALLEN COUNTY, OHIO

# Vacation Of A Portion Of Public Right-Of-Way

## Balmer and Eaton Heirs Add., Village Of Bluffton, Allen County, Ohio

### VACATION

The Village of Bluffton, Ohio owner of the land contained in the Balmer and Eaton Heirs Addition here on plated, hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 24 day of Nov 1992.

WITNESSES: Richard French  
Richard L. Johnson Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON

### ACKNOWLEDGEMENT

State of Ohio  
Allen County, S.S.

Before me, a Notary Public in and for said state and county, appeared the Honorable Roger Edwards Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation and that same was his free act and deed.

In witness thereof, I have hereunto set my hand and seal this 24 day of Nov 1992.

My commission expires Feb. 11 1992 Howard R. Foust  
NOTARY PUBLIC, ALLEN COUNTY, OHIO  
HOWARD R. FOUST  
Notary Public, State of Ohio  
My Commission Expires Feb. 11, 1994

### APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission, hereby, on behalf of said Village and commission approve and accept this plat.  
This 24 day of Nov 1992

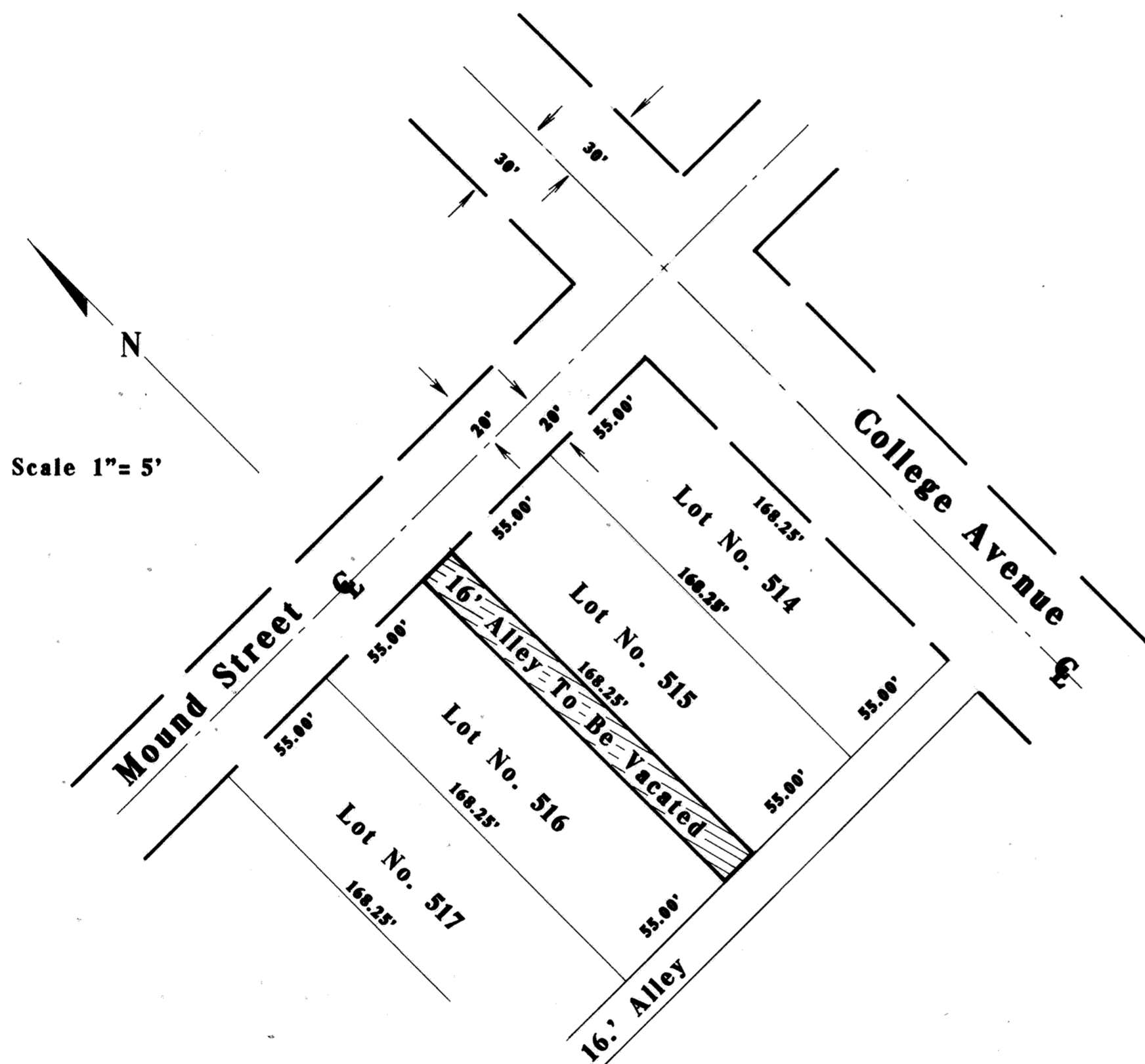
Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON  
CHAIRMAN OF THE VILLAGE PLANNING  
COMMISSION

### COUNTY RECORDER'S CERTIFICATE

No. 9323195  
Filed for record in the Allen County, Ohio Recorder's Office this 23rd day of Dec 1992  
At 2:15 O'Clock, P.M.  
Fee \$80.70  
Plat Book No. 19 Page 154  
Edmund P. Reil by pro  
RECORDER OF ALLEN COUNTY, OHIO  
*For Ordinance Dec 202 715 pg 477*

### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 23rd day of Dec 1992  
J. Dean French Cash  
AUDITOR OF ALLEN COUNTY, OHIO



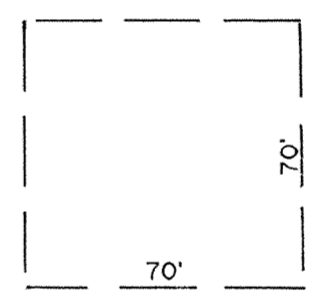
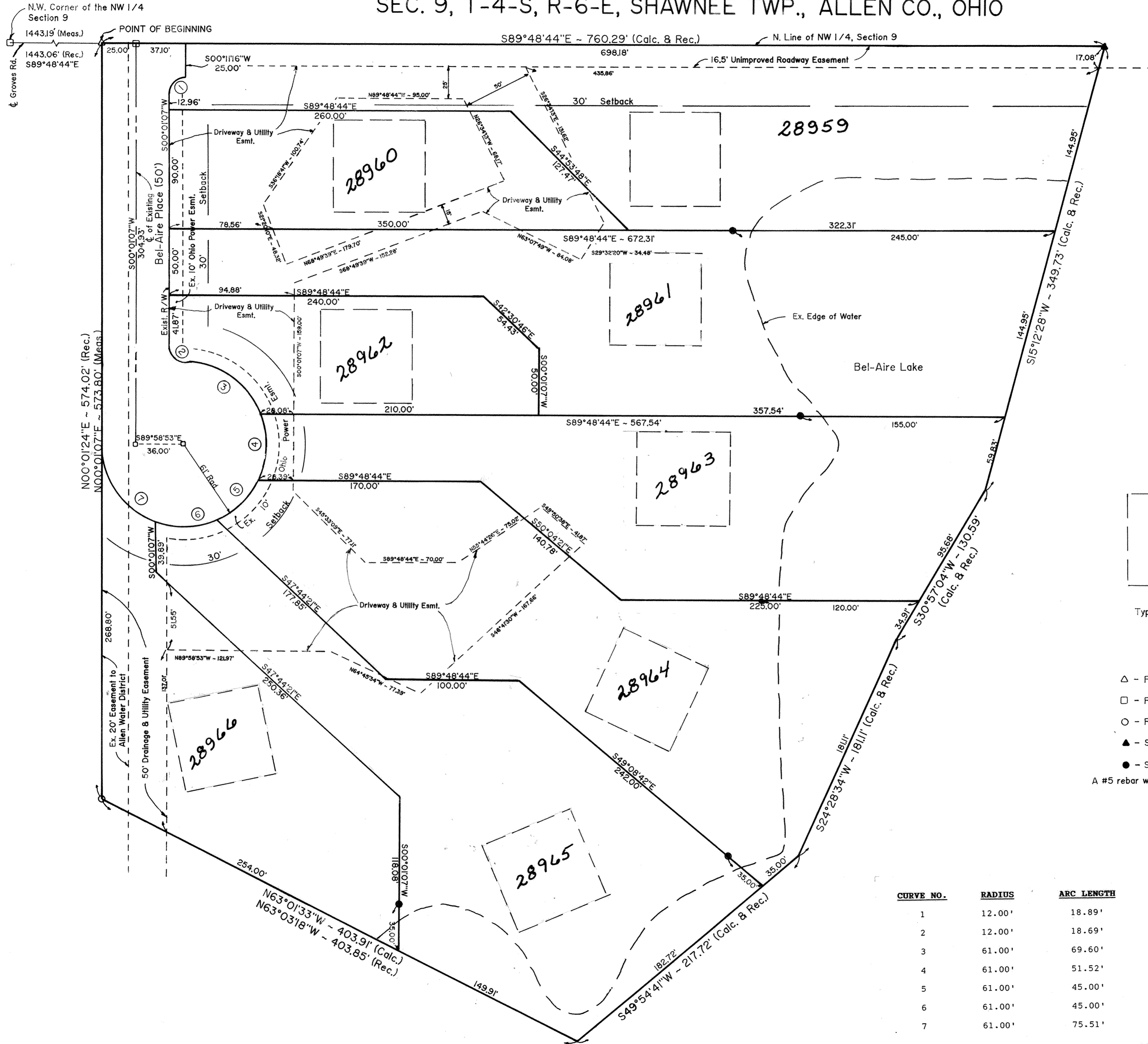
### LEGAL DESCRIPTION

Being a parcel of land situated in the village of Bluffton, Allen County, Ohio and more particularly described as follows: Commencing at the Northwest corner of Lot 515 in the Balmer and Eaton Heirs Addition at the intersection of the Southerly right-of-way line of Mound Street, thence, along the Westerly line of said Lot 515 in a Southeasterly direction a distance of approximately 168.25 feet to the northerly right-of-way line of a sixteen foot alley, thence, Southwesterly along said alley right-of-way line a distance of 16 feet to the Southeast corner of Lot 516 in the aforesaid addition, thence, Northwesterly on the Easterly line of Lot 516 an approximately 168.25 feet to the Southerly right-of-way line of Mound Street, thence, Northeasterly along the said right-of-way line a distance of 16 feet to the place of beginning. It being the intent to vacate all that portion of the alley lying immediately adjacent to Lots 515 & 516 in the aforesaid addition, but subject to all legal easements.

# REPLAT OF LOTS 28852-28855

## BEL-AIRE SUBDIVISION

SEC. 9, T-4-S, R-6-E, SHAWNEE TWP., ALLEN CO., OHIO



Typical Building Site

- △ - Found Railroad Spike
  - - Found Monument Box
  - - Found Iron Pipe
  - ▲ - Set Concrete Monument
  - - Set #5 Rebar on  $\overline{fl}$  at top of bank of lake
- A #5 rebar will be set at all lot corners.

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	12.00'	18.89'	S45°06'12"W	17.00'
2	12.00'	18.69'	S44°35'19"E	16.85'
3	61.00'	69.60'	S56°30'43"E	65.88'
4	61.00'	51.52'	S 0°22'13"W	50.00'
5	61.00'	45.00'	S45°41'55"W	43.99'
6	61.00'	45.00'	S87°57'58"W	43.99'
7	61.00'	75.51'	N35°26'27"W	70.78'

# REPLAT OF LOTS 28852 - 28855

## BEL-AIRE SUBDIVISION

### DESCRIPTION

Being a parcel of land in the NW $\frac{1}{4}$  of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio, also known as Bel-Aire Subdivision, as recorded in Plat Book 19, Page 28 in the Allen County Recorder's Office, and more particularly described as follows:

Commencing at a found monument box at the Northwest corner of the NW $\frac{1}{4}$  of said Section 9, thence S89°48'44"E (assumed bearing) with the north line of said NW $\frac{1}{4}$  (also being the centerline of Groves Road), 1443.19' to a found railroad spike at the northwest corner of said subdivision and being the POINT OF BEGINNING; thence the following courses:

1. S89°48'44"E with the north line of said NW $\frac{1}{4}$ , 760.29' to a set concrete monument;
2. S15°12'28"W, 349.73';
3. S30°57'04"W, 130.59';
4. S24°28'34"W, 181.11';
5. S49°54'41"W, 217.72';
6. N63°01'33"W, 403.91' to a found iron pipe;
7. N0°01'07"E, 573.80' to the POINT OF BEGINNING.

The above described parcel contains 9.994 acres, more or less, subject to all legal highways and easements of record.

### DEDICATION

James E. Lyle and Jeanne J. Lyle, being the OWNERS of the described premises, do hereby voluntarily consent to the execution of said plat.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, driveway access, or other utility lines on services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

### OWNERS

James E. Lyle  
James E. Lyle

Jeanne J. Lyle  
Jeanne J. Lyle

### WITNESSES

[Signature]

[Signature]

### ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF ALLEN

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.

IN WITNESS thereof, I affix my hand and seal this 12th day of JANUARY, 1994.

My commission expires

Nov. 28, 1998

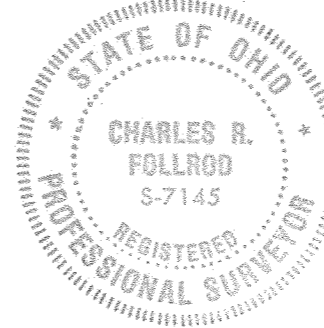
[Signature]  
Notary Public



JACK M. COLE, Notary Public  
in and for the State of Ohio  
My Commission Expires Nov. 28, 1998

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in September 1993. A 5/8 inch rebar topped with a plastic cap stamped C & K Consulting Co. P.S. 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.



[Signature]  
Professional Surveyor No. 7145  
C & K Consulting Co.

### APPROVAL OF THE PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 16 day of November, 1993.

[Signature]  
Mayor, City of Lima, Ohio  
Chairman, City Planning Commission

# 9401010

### COUNTY RECORDER'S CERTIFICATION

Filed for record this 19th day of January, 1994, at 8:27 o'clock in the office of the County Recorder and recorded in Plat Book 19 on page 155

fee \$62.10

[Signature]  
Recorder, Allen County, Ohio

### COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 19th day of January, 1994.

fee \$4.00

[Signature]  
Auditor, Allen County, Ohio

# REPLAT OF LOTS 28852 - 28855

## DEED RESTRICTIONS

As part of a general plan for the development of the real estate shown on the foregoing plat, as a residential area, and for the common advantage and benefit of the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, easements, liens and changes hereinafter set forth each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with property and each and every parcel thereof, and shall apply to and be binding upon the purchasers and their successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel, and their successors in interest.

The tract, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

1. The words (lots) or (building site) shall be construed to mean and shall refer to one or more lots shown on the foregoing plat.

2. Said lots shall be used for residence purposes only and not for any purpose of business or trade or public entertainment or resort; and no nuisance, advertising sign, billboard, or other advertising devices shall be erected or permitted on said lots or any of them, nor said lots or any of them be used in any way which may endanger the health or reasonably detract from the quiet of any adjacent lots or premises.

3. No building or structure shall be erected, placed, maintained or permitted to remain on any building site or plot in said subdivision, the foundation walls of which shall be nearer to the street on which the same faces than 30 feet, and no such building or structure shall be erected, placed maintained or permitted to remain on any building site or plot, the foundation walls of which shall be nearer than 15 feet from the side lot lines of any lot enclosing said site or plot.

4. No buildings or structures other than one family residences not to exceed three stories in height, together with customary outbuildings such as private garages for not more than four (4) cars, home workshops and home greenhouses incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building site. Any out-building must conform in style and architecture to the appearance of the family residence. Excavated pools and cabana or bath houses used in conjunction therewith and structures intended solely to decorate or complement patios or courtyard and for garden areas shall be excepted from this restriction, all of which to be approved by the Architectural Committee.

5. No residential structure shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garages, is less than 1,600 sq. ft.; if such residential structure exceeds one story in height, the habitable floor area of the first floor shall contain at least 1,000 sq. ft.

6. No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications and plot plan showing the location of such building and driveway have been approved in writing as to conformity and harmony of external design and color with existing structures in the subdivision and as to the location of the building with reference to topographic and finished ground elevation by an Architectural Committee composed of three (3) individuals appointed by James E. and Jeanne Lyle, the owners and developers of the real estate shown on the foregoing plat, their successors or assigns. In the event of the death or the resignation of any member of the committee originally appointed, the remaining member or members of the committee shall have the power to appoint new members to fill the vacancies. In the event such Architectural Committee fails to approve or disapprove said plans and specifications within thirty (30) days after the same have been submitted to it for approval, then such approval shall not be required provided the design is in harmony with similar structures in the development and conforms to all of the other covenants, restrictions and conditions herein set forth. For the purposes of this restriction the erection, placement or alteration of any building on any lot shall include the proposed construction of any drives, walkways and landscaping.

7. Every home must be constructed by a building contractor actively engaged in the building business. All buildings shall be constructed of new material and no buildings or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site without the written permission of the Architectural Committee, hereinbefore referred to.

8. All grounds and premises in said subdivision shall be mowed and kept reasonable clear of weeds and undergrowth by the owners thereof at all times. From the time of purchase and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area in said subdivision.

9. No house may be occupied only until completed totally in conformity with the approved drawings.

10. The owner or owners of any residence constructed upon any building site in this subdivision shall professionally landscape such building in such a manner that the value of such landscape construction is not less than six (6) percent of the fair market value of the residence. Landscape construction is defined as outdoor patio space, retaining wall, walkways, lawn, shrubbery,

tree work, front entranceway and outdoor yard and tree lighting. Said landscaping shall be shown on the plot plan and be approved by the Architectural Committee as to quality, quantity and harmony with existing landscaping in the area of said building site and as to location with respect to topographic and natural lot drainage. Landscape construction to the extent of qualifying as defined above shall be completed on or before 2 years from the time of the issuance of the residential building permit.

11. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plot of this subdivision. Any lot area designed for natural flow of surface water shall at all times be kept free from any obstruction to such natural flow surface water and any improvements made on or under any easement shall be made at the risk of the owner of the building site on which such improvements are made. All utilities servicing lots shall be located underground at the expenses of the lot owner.

12. No satellite dishes and/or obtrusive antennas of any kind shall be erected, placed, maintained or permitted to remain on any building site or plot in this subdivision.

13. No house trailers, campers, trucks, motor homes, vans, recreational vehicles, boats, motorcycle, snowmobiles, trail bikes, mini-bikes or similar type equipment shall be permitted upon any lot unless concealed within a garage and out of view of the public.

14. No signs of any kind shall be displayed for public view on any lot except those intended to identify mail boxes or those which bear the owners name and street address.

15. Nothing shall be permitted on any premises in this subdivision which may be or become detrimental to a good neighborhood. This restriction prohibits the keeping of poultry and all animals of every description whatsoever, excepting only house pets.

16. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers in a location not exposed to public view. All equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition and shall be kept in a location which is not exposed to the public view. No clotheslines exposed to the public view shall be permitted in said subdivision, and no washing of clothes, rugs, curtains or drapes shall be hung to air or dry in public view.

17. No fence shall be erected, placed or permitted to remain upon any lot except fencing or screening around entry ways, courtyards or patio areas where the same is intended solely for decorative effect and where the same has been approved by the Architectural Committee provided for by these restrictions. No chain-link or similar type wire fencing shall be permitted in this subdivision.

18. No oil or gas wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building site.

19. No dock pier or any structure may be built extending more than 10 feet into the lake past the present shoreline. No boathouses shall be built.

20. All driveways shall surfaced with asphalt or concrete within eighteen months from the issuance of the building permit.

21. Water from air conditioners, sump pumps or from land tile drainage shall be discharged into the roadway underdrains or lake and shall not be allowed into the sanitary sewer system. All lot owners shall be prohibited from filling the roadside swales and shall be prohibited from connecting downspouts into roadside underdrains.

22. No swimming pools of any kind shall be permitted to be placed or suffered to remain on any lot unless the same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than one (a) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to infant, inflatable or portable wading pools.

23. Outdoor yard light(s) will be required on each building site. The maximum height of all outside lighting will be nine (9) feet and shall be so positioned and designed as to not disturb any adjoining property owner.

24. All lot owners within this subdivision must belong to the Homeowners Association to be known as the BEL-AIRE SUBDIVISION ASSOCIATION and shall be subject to and abide by the regulations and by-laws thereof.

25. The foregoing restrictions, covenants and conditions shall run with the land forever, and shall be binding on all future owners of all building sites, and all persons claiming under them until January 1, 1998 after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each; provided that the owners of three-fourths majority of the building sites may, in writing, change, modify, alter, amend, or annul any of the restrictions, reservations or conditions at any time.

26. Should any one or more of the foregoing restrictions, covenants or conditions, at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions all of which shall remain in full force and effect.

LAUREL OAKS SUBDIVISION #18  
SECTION 17, T3S - R3E  
AMERICAN TOWNSHIP  
VILLAGE OF ELIDA  
ALLEN COUNTY, OHIO

DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN THE VILLAGE OF ELIDA, ALLEN COUNTY, OHIO, IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE NORTHEAST CORNER OF LOT #1232 LAUREL OAKS SUBDIVISION #17, AND SAID POINT BEING A 5/8" IRON PIN (FOUND) LYING ON THE SOUTH RIGHT-OF-WAY LINE OF THE CONRAIL RAILROAD-

THENCE SOUTH 58°-39'-54" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 450.00 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 31°-20'-36" WEST, FOR A DISTANCE OF 175.00 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 58°-39'-54" EAST, FOR A DISTANCE OF 53.78 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 31°-20'-06" WEST, FOR A DISTANCE OF 200.00 FEET TO A 5/8" IRON PIN (SET)-  
THENCE NORTH 58°-39'-54" WEST, FOR A DISTANCE OF 29.16 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 31°-20'-06" WEST, FOR A DISTANCE OF 64.43 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 00°-32'-00" EAST, FOR A DISTANCE OF 584.53 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 89°-48'-29" WEST, FOR A DISTANCE OF 19.55 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 00°-11'-31" EAST, FOR A DISTANCE OF 135.48 FEET TO A 5/8" IRON PIN (SET)-  
THENCE NORTH 89°-48'-29" EAST, FOR A DISTANCE OF 279.83 FEET TO A 5/8" IRON PIN (SET)-  
THENCE SOUTH 00°-21'-09" WEST, FOR A DISTANCE OF 321.56 FEET TO A 5/8" IRON PIN (SET)-  
THENCE NORTH 88°-07'-22" WEST, FOR A DISTANCE OF 497.92 FEET TO A 5/8" IRON PIN (SET)-  
THENCE NORTH 85°-17'-30" WEST, FOR A DISTANCE OF 371.30 FEET TO A 5/8" IRON PIN (SET)-  
THENCE NORTH 87°-25'-44" WEST, FOR A DISTANCE OF 87.40 FEET TO A 5/8" IRON PIN (SET)-  
THENCE NORTH 00°-32'-00" WEST, FOR A DISTANCE OF 227.48 FEET TO A 5/8" IRON PIN (FOUND)-  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1215 IN LAUREL OAKS SUBDIVISION #17-

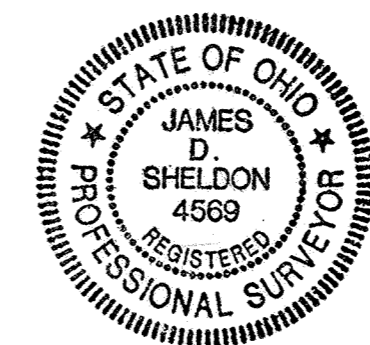
THENCE ALONG THE PARTIAL BOUNDARY OF LAUREL OAKS SUBDIVISION #17 WITH THE FOLLOWING NINE (9) COURSES-  
NORTH 89°-28'-01" EAST, FOR A DISTANCE OF 175.00 FEET TO A 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1215 IN LAUREL OAKS SUBDIVISION #17-  
NORTH 00°-32'-00" WEST, FOR A DISTANCE OF 19.12 FEET TO A 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1242 IN LAUREL OAKS SUBDIVISION #17-  
NORTH 89°-48'-29" EAST, FOR A DISTANCE OF 175.00 FEET TO A 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1242 IN LAUREL OAKS SUBDIVISION #17-  
NORTH 00°-32'-00" WEST, FOR A DISTANCE OF 956.92 FEET TO A 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1234 IN LAUREL OAKS SUBDIVISION #17-  
NORTH 46°-41'-39" EAST, FOR A DISTANCE OF 65.59 FEET TO A 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT #1234 IN LAUREL OAKS SUBDIVISION #17-  
NORTH 58°-39'-54" WEST, FOR A DISTANCE OF 120.00 FEET TO 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1233 IN LAUREL OAKS SUBDIVISION #17-  
NORTH 31°-20'-06" EAST, FOR A DISTANCE OF 150.00 FEET TO A 5/8" IRON PIN (FOUND).  
SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT #1233 IN LAUREL OAKS SUBDIVISION #17-  
SOUTH 58°-39'-54" EAST, FOR A DISTANCE OF 40.86 FEET TO A 5/8" IRON PIN (FOUND).  
NORTH 31°-20'-36" EAST, FOR A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 17.779 ACRES OF LAND, SUBJECT, HOWEVER, TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TRUE AND ACCURATE SURVEY MADE BY ME IN DECEMBER 1993 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

*James D. Sheldon*  
JAMES D. SHELDON  
REG. SURVEYOR #4569



LEGEND

- - CONCRETE MONUMENT BOX WITH CAST IRON MONUMENT BOX
- - IRON PIN (FOUND)
- - IRON PIN W/ S.E.S. CAP (SET)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

NOTE:  
IRON PINS TO BE PLACED AT ALL LOT CORNERS

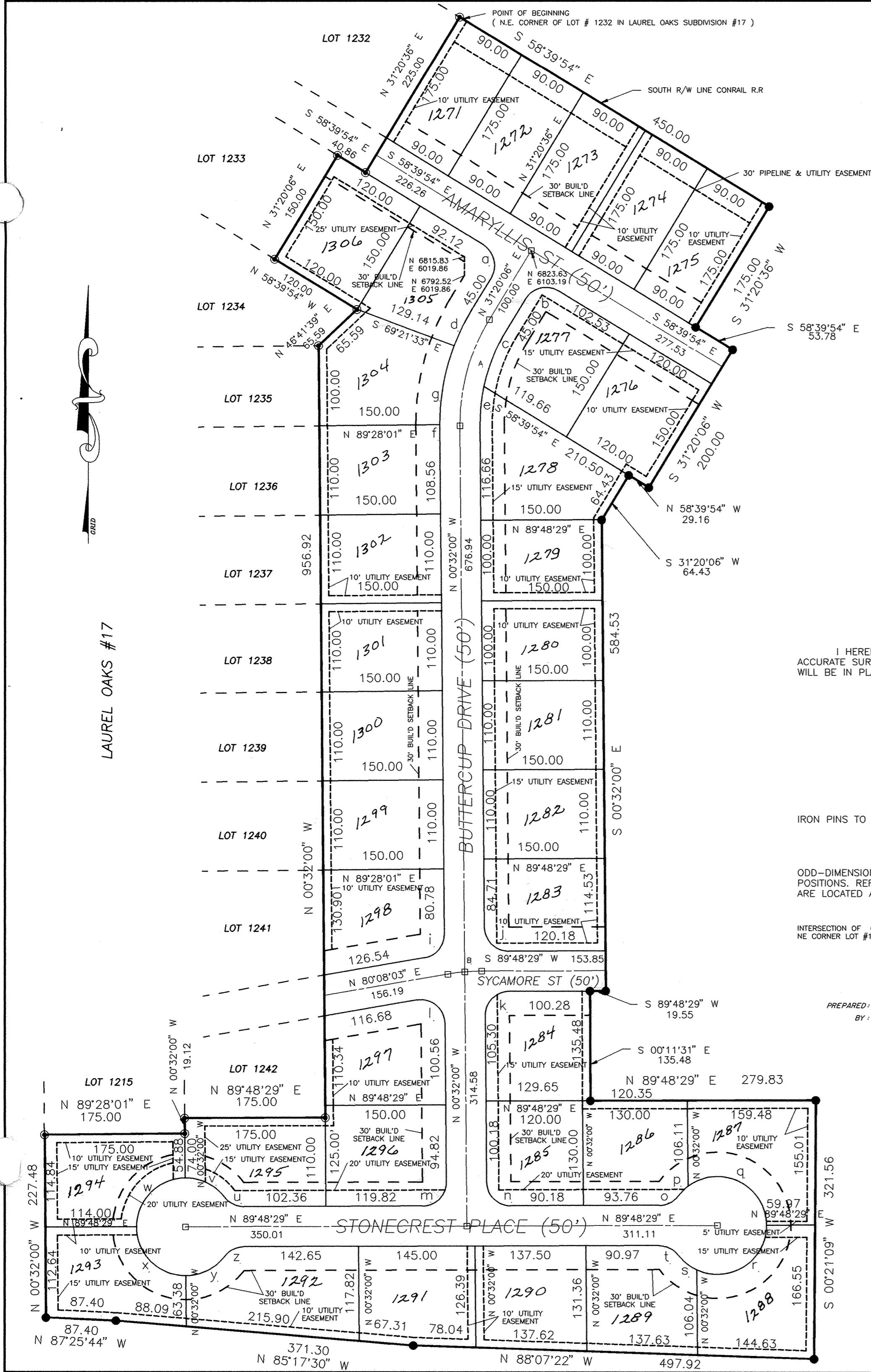
NOTE:  
ODD-DIMENSIONED EASEMENT LINES ARE LOCATED BY COORDINATE POSITIONS. REFERENCE COORDINATES FOR THESE COORDINATE POSITIONS ARE LOCATED AT THE FOLLOWING POINTS :

INTERSECTION OF CENTERLINE OF AMARYLLIS ST. & BUTTERCUP DR. N 6823.63 E 6103.19  
NE CORNER LOT #1232, LAUREL OAKS SUBDIVISION #17 N 7112.11 E 6013.97

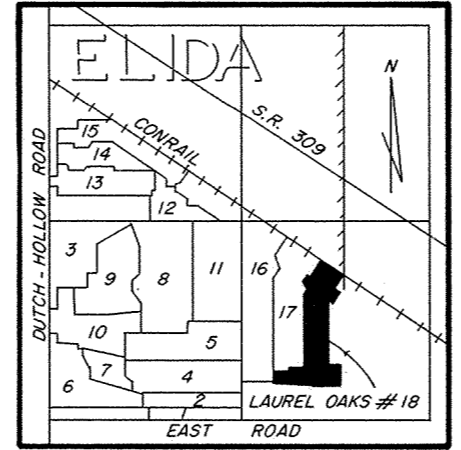
STREET CENTERLINE & RIGHT-OF-WAY CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BUTTERCUP DR.	A	250.00	139.05	71.38	137.27	S 15°24'03" W	31°52'06"
SYCAMORE ST.	B	250.00	42.21	21.16	42.16	S 84°58'16" W	09°40'26"
	c	30.00	47.12	30.00	42.43	N 13°39'54" W	90°00'00"
	b	30.00	47.12	30.00	42.43	S 76°20'06" W	90°00'00"
	d	225.00	76.46	38.60	76.09	S 21°36'00" W	19°28'12"
	c	275.00	51.33	25.74	51.25	S 25°59'16" W	10°41'39"
	e	225.00	48.69	24.44	48.59	S 05°39'57" W	12°23'54"
	f	275.00	1.44	0.72	1.44	S 00°23'01" E	00°17'58"
	q	275.00	100.19	50.66	99.64	S 10°12'13" W	20°52'28"
	i	30.00	42.24	25.47	38.83	N 39°48'02" E	80°40'03"
	j	30.00	46.95	29.82	42.30	S 45°21'45" E	89°39'31"
	k	30.00	47.30	30.18	42.55	S 44°38'14" W	90°20'29"
	l	30.00	52.01	35.33	45.74	N 50°11'58" W	99°19'57"
	m	30.00	47.30	30.18	42.55	N 44°38'15" E	90°20'29"
	n	30.00	46.95	29.82	42.30	S 45°21'45" E	89°39'31"
	o	61.00	17.22	8.67	17.16	S 45°04'51" W	16°10'30"
	p	61.00	134.83	121.39	109.01	N 63°30'42" W	126°38'23"
	q	61.00	148.46	165.10	114.44	N 69°54'51" W	139°26'39"
	r	61.00	122.44	95.75	102.89	N 57°18'30" E	115°00'01"
	s	61.00	29.61	15.10	29.32	S 51°17'04" E	27°48'51"
	t	30.00	27.65	14.90	26.68	N 63°47'05" W	52°48'53"
	u	30.00	27.65	14.90	26.68	S 63°47'05" E	52°48'53"
	v	61.00	56.59	30.52	54.58	N 63°57'19" W	53°09'22"
	w	61.00	95.46	60.64	86.01	S 44°38'15" W	89°39'31"
	x	61.00	96.18	61.36	86.52	S 45°21'45" E	90°20'29"
	y	61.00	55.87	30.06	53.93	N 63°13'48" E	52°28'24"
	z	30.00	27.65	14.90	26.68	S 63°24'03" W	52°48'53"

PREPARED: JANUARY 13, 1994  
BY: SHELDON ENGINEERING & SURVEYING INC.  
1280 N. COLE ST., LIMA, OHIO  
TELEPHONE (419) 228-4421



VICINITY MAP  
(NO SCALE)



APPROVAL BY VILLAGE OF ELIDA

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF ELIDA ON THIS 7<sup>th</sup> DAY OF Feb 1994.

THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN 90- (NINETY) DAYS OF THIS APPROVAL.

Robert E Willet

(MAYOR)  
ROBERT E. WILLET

Darryl Nichols

(PRES. COUNCIL)  
DARRYL NICHOLS

ALLEN COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERED ON THIS 8<sup>th</sup> DAY OF February 1994.

H. Dean French

(ALLEN COUNTY AUDITOR)  
H. DEAN FRENCH

FEE: 18.00

9402069

ALLEN COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON 8<sup>th</sup> Feb 1994, AND THAT IT WAS RECORDED ON Feb 8<sup>th</sup> 1994, IN VOLUME 19 PAGE 158 IN THE PLAT RECORDS OF ALLEN COUNTY, OHIO AT

time 10:10 Am

Edward P. Kirk

(ALLEN COUNTY RECORDER)  
EDWARD P. KIRK

FEE: 82.80

OWNERS DEDICATION AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON COMPRISING A TOTAL OF 3.279 ACRES, TO THE PUBLIC USE FOREVER, EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS Dennis J. Klingler  
DENNIS J. KLINGLER

OWNER Richard M. Good  
RICHARD M. GOOD

Thomas J. Ludwig  
THOMAS J. LUDWIG

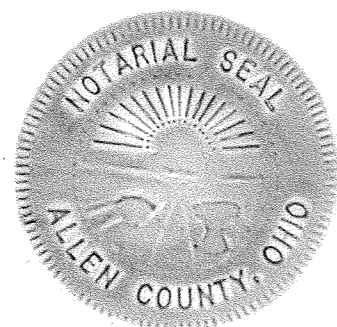
David W. Good  
DAVID W. GOOD

NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 8<sup>th</sup> DAY OF Feb. 1994 PERSONALLY CAME THE SAID OWNERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Sheldon Davis

NOTARY PUBLIC IN & FOR SAID COUNTY & STATE  
SHIRLEY SHELDON DAVIS  
MY COMMISSION EXPIRES 9/19/96



# RESTRICTIONS

## LAUREL OAKS SUBDIVISION # 18

1. Said lots shall be used for residence purposes only, and shall not be used for any trade, business or industrial purposes, except for home workshops and home greenhouses incidental to the residential use.
2. No residential one-story dwelling shall be erected, altered, placed or permitted to remain on any lot which shall have a ground floor area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage of less than 1600 square feet. No residential two-story or bi-level dwelling shall be erected, altered, placed or permitted to remain on any lot which shall have an area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage of less than 1900 square feet.
3. No structure other than a detached single-family dwelling with a two car minimum garage shall be erected, maintained or permitted to remain on the premises. No old buildings or structures shall be moved onto any of the building plots in said subdivision and no structure of a temporary character, trailer, recreational vehicles, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
4. Any such dwelling erected on these premises shall be constructed of conventional dimensional lumber. All construction of any kind shall be of new material. No log style structures shall be permitted. No outbuilding shall be erected unless approved by the Architecture Committee.
5. No wall, fence or hedge shall be planted or erected on any building site which shall exceed six feet in height from ground level. No fences of any kind shall be placed in front of the residence. The only fences permitted will be around pools, patios excepting lots along railroad tracks which will be able to enclose the entire back yard.
6. No animals, livestock or poultry shall be kept or maintained on any part of this subdivision except that ordinary household pets may be kept provided they are not kept, bred or maintained for any commercial purpose, and do not constitute an annoyance or nuisance.
7. No nuisance, advertising signs, billboards and/or other advertising devices except such as pertain to the sale of land upon which said sign is located shall be permitted on said lots, nor shall said lots be used in any way which may endanger the health or unreasonably distract the quiet of any other adjacent lots.
8. No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall commercial gambling be permitted in said subdivision.
9. No satellite dishes may be placed in the subdivision.
10. Nothing shall be permitted on said lots which may be or become detrimental to a good residential neighborhood.
11. The top of the house foundation shall be three (3) feet higher than the elevation of the top of the curb at the mid-point of the lot on which the house is to be built. Any deviation from the above must have the written approval of the Architecture Committee.
12. All driveways shall be constructed of concrete. If an alternate surface is to be used it must have prior written approval of the Architecture Committee.
13. Enforcement of the within conditions or restrictions shall be by proceedings at law in equity against any person or persons violating or attempting to violate the same, either to restrain violation or to recover damage.
14. Invalidation of any of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
15. Architecture Committee formed by David W. and Richard M. Good and Robert L. Dillhoff - majority vote rules. This committee approves all plans, building sizes and elevations. Plans and Plot Plans must be submitted. If any member of the committee chooses to resign or is unable to fulfill their duties, a replacement member will be selected by the remaining members.
16. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites, and all persons claiming under them until January 1, 2019, after which time said covenants, conditions and three-fourths majority of the building sites may, in writing, change, modify, alter, amend or annul any of the other restrictions, reservations or conditions at any time.





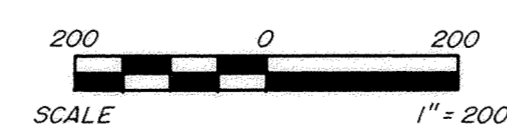
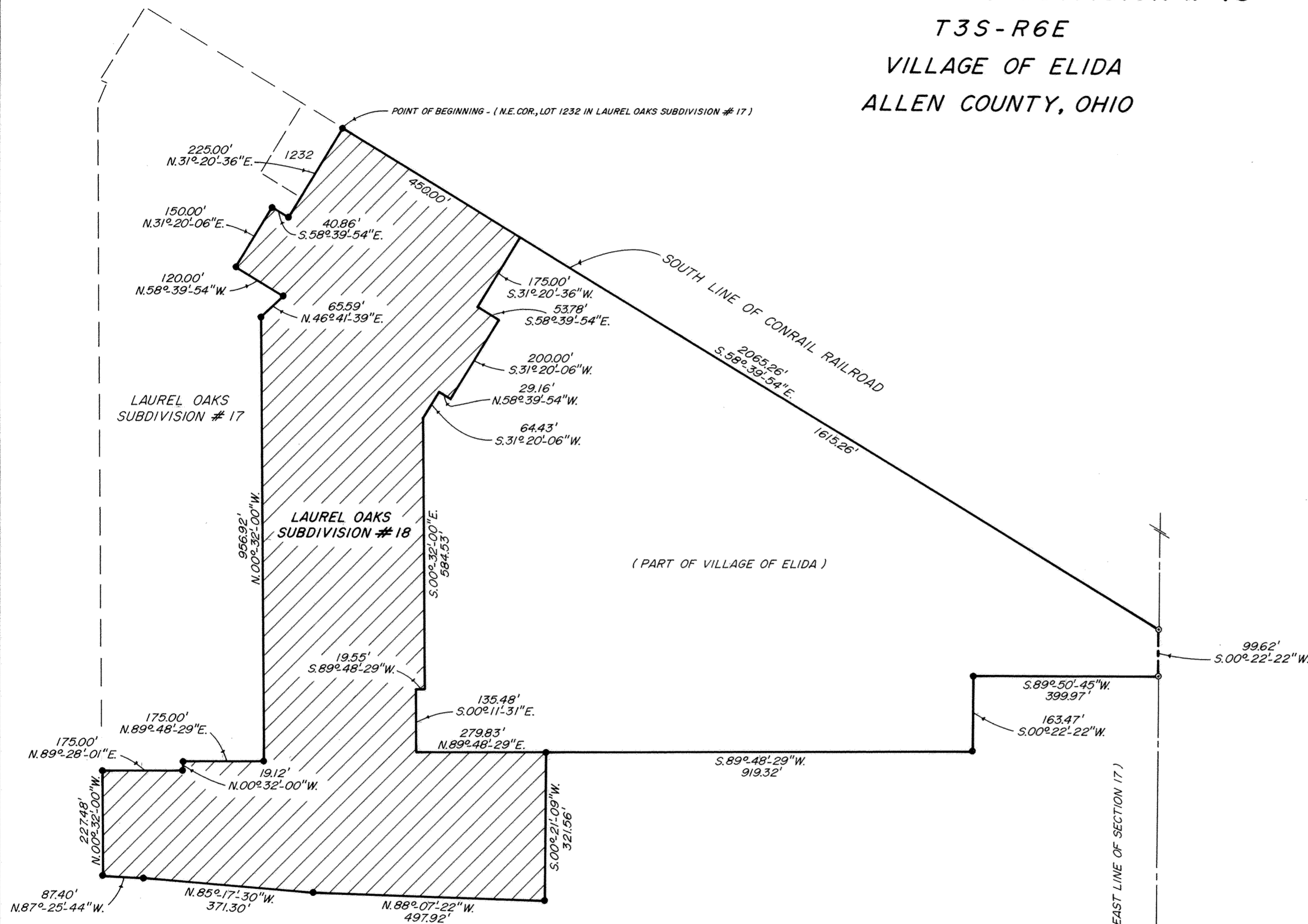
PLAT OF A SURVEY  
 OF  
 DEDICATORS LAND  
 FOR  
**LAUREL OAKS SUBDIVISION #18**  
 T3S-R6E  
 VILLAGE OF ELIDA  
 ALLEN COUNTY, OHIO

DESCRIPTION FOR OVERALL PARCEL

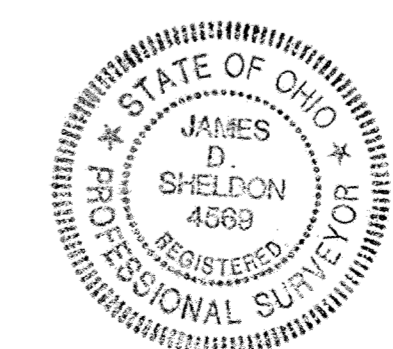
BEING A PARCEL OF LAND SITUATED IN THE VILLAGE OF ELIDA, ALLEN COUNTY, OHIO, IN PART OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING FOR THE SAME AT A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND MARKING THE NORTHEAST CORNER OF LAUREL OAKS SUBDIVISION #17 -  
 THENCE SOUTH 58°-39'-54" EAST ALONG THE SOUTH LINE OF THE CONRAIL RAILROAD FOR A DISTANCE OF 2065.26 FEET TO A PK NAIL FOUND -  
 THENCE SOUTH 00°-22'-22" WEST ALONG THE CENTERLINE OF BARY ROAD AND THE EAST LINE OF SECTION 17 FOR A DISTANCE OF 99.42 FEET TO A PK NAIL FOUND -  
 THENCE SOUTH 89°-50'-45" WEST FOR A DISTANCE OF 399.97 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE SOUTH 00°-22'-22" WEST FOR A DISTANCE OF 163.47 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE SOUTH 89°-48'-29" WEST FOR A DISTANCE OF 919.32 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE SOUTH 00°-21'-09" WEST FOR A DISTANCE OF 321.56 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE NORTH 88°-07'-22" WEST FOR A DISTANCE OF 497.92 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE NORTH 85°-17'-30" WEST FOR A DISTANCE OF 371.30 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE NORTH 87°-25'-44" WEST FOR A DISTANCE OF 87.40 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 THENCE NORTH 00°-32'-00" WEST FOR A DISTANCE OF 227.48 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND MARKING THE SOUTHWEST CORNER OF LOT #1215 IN LAUREL OAKS SUBDIVISION #17 -  
 THENCE ALONG THE PARTIAL BOUNDARY OF LAUREL OAKS SUBDIVISION #17 WITH THE FOLLOWING NINE (9) COURSES -  
 NORTH 89°-28'-01" EAST FOR A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 00°-32'-00" WEST FOR A DISTANCE OF 19.12 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 89°-48'-29" EAST FOR A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 00°-32'-00" WEST FOR A DISTANCE OF 956.92 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 46°-41'-39" EAST FOR A DISTANCE OF 65.59 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 58°-39'-54" WEST FOR A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 31°-20'-06" EAST FOR A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 SOUTH 58°-39'-54" EAST FOR A DISTANCE OF 40.86 FEET TO A 5/8-INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SES" FOUND -  
 NORTH 31°-20'-36" EAST FOR A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 42.17 ACRES OF LAND SUBJECT, HOWEVER, TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

DESCRIPTION FOR LAUREL OAKS SUBDIVISION #18

BEING A PARCEL OF LAND SITUATED IN THE VILLAGE OF ELIDA, ALLEN COUNTY, OHIO, IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING FOR THE SAME AT THE NORTHEAST CORNER OF LOT #1232 IN LAUREL OAKS SUBDIVISION #17, SAID POINT BEING A 5/8-INCH IRON PIN FOUND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF THE CONRAIL RAILROAD -  
 THENCE SOUTH 58°-39'-54" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 450.00 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 31°-20'-36" WEST FOR A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 58°-39'-54" EAST FOR A DISTANCE OF 53.78 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 31°-20'-06" WEST FOR A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE NORTH 58°-39'-54" WEST FOR A DISTANCE OF 29.16 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 31°-20'-06" WEST FOR A DISTANCE OF 64.43 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 00°-32'-00" EAST FOR A DISTANCE OF 584.53 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 89°-48'-29" WEST FOR A DISTANCE OF 19.55 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 00°-11'-31" EAST FOR A DISTANCE OF 135.48 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE NORTH 89°-48'-29" EAST FOR A DISTANCE OF 279.83 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE SOUTH 00°-21'-09" WEST FOR A DISTANCE OF 321.56 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE NORTH 89°-07'-22" WEST FOR A DISTANCE OF 497.92 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE NORTH 85°-17'-30" WEST FOR A DISTANCE OF 371.30 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE NORTH 87°-25'-44" WEST FOR A DISTANCE OF 87.40 FEET TO A 5/8-INCH IRON PIN SET -  
 THENCE NORTH 00°-32'-00" WEST FOR A DISTANCE OF 87.40 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1215 IN LAUREL OAKS SUBDIVISION #17 -  
 THENCE ALONG THE PARTIAL BOUNDARY OF LAUREL OAKS SUBDIVISION #17 WITH THE FOLLOWING NINE (9) COURSES:  
 NORTH 89°-28'-01" EAST FOR A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1215 IN LAUREL OAKS SUBDIVISION #17 -  
 NORTH 00°-32'-00" WEST FOR A DISTANCE OF 19.12 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1242 IN LAUREL OAKS SUBDIVISION #17 -  
 NORTH 89°-48'-29" EAST FOR A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1242 IN LAUREL OAKS SUBDIVISION #17 -  
 NORTH 00°-32'-00" WEST FOR A DISTANCE OF 956.92 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1234 IN LAUREL OAKS SUBDIVISION #17 -  
 NORTH 46°-41'-39" EAST FOR A DISTANCE OF 65.59 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT #1234 IN LAUREL OAKS SUBDIVISION #17 -  
 NORTH 58°-39'-54" WEST FOR A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT #1233 IN LAUREL OAKS SUBDIVISION #17 -  
 NORTH 31°-20'-06" EAST FOR A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON PIN FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT #1233 IN LAUREL OAKS SUBDIVISION #17 -  
 SOUTH 58°-39'-54" EAST FOR A DISTANCE OF 40.86 FEET TO A 5/8-INCH IRON PIN FOUND -  
 NORTH 31°-20'-36" EAST FOR A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING IN ALL 17.779 ACRES OF LAND SUBJECT, HOWEVER, TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.



*James D. Sheldon*  
 JAMES D. SHELDON, P.E., P.S.  
 REG. SURVEYOR # 4569



PREPARED: JANUARY 13, 1994  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO  
 TELEPHONE (419) 228-4421

# EDGEWOOD ESTATES NO. 17

PART OF THE SE 1/4, SECTION 14, T3S, R6E, AMERICAN TOWNSHIP

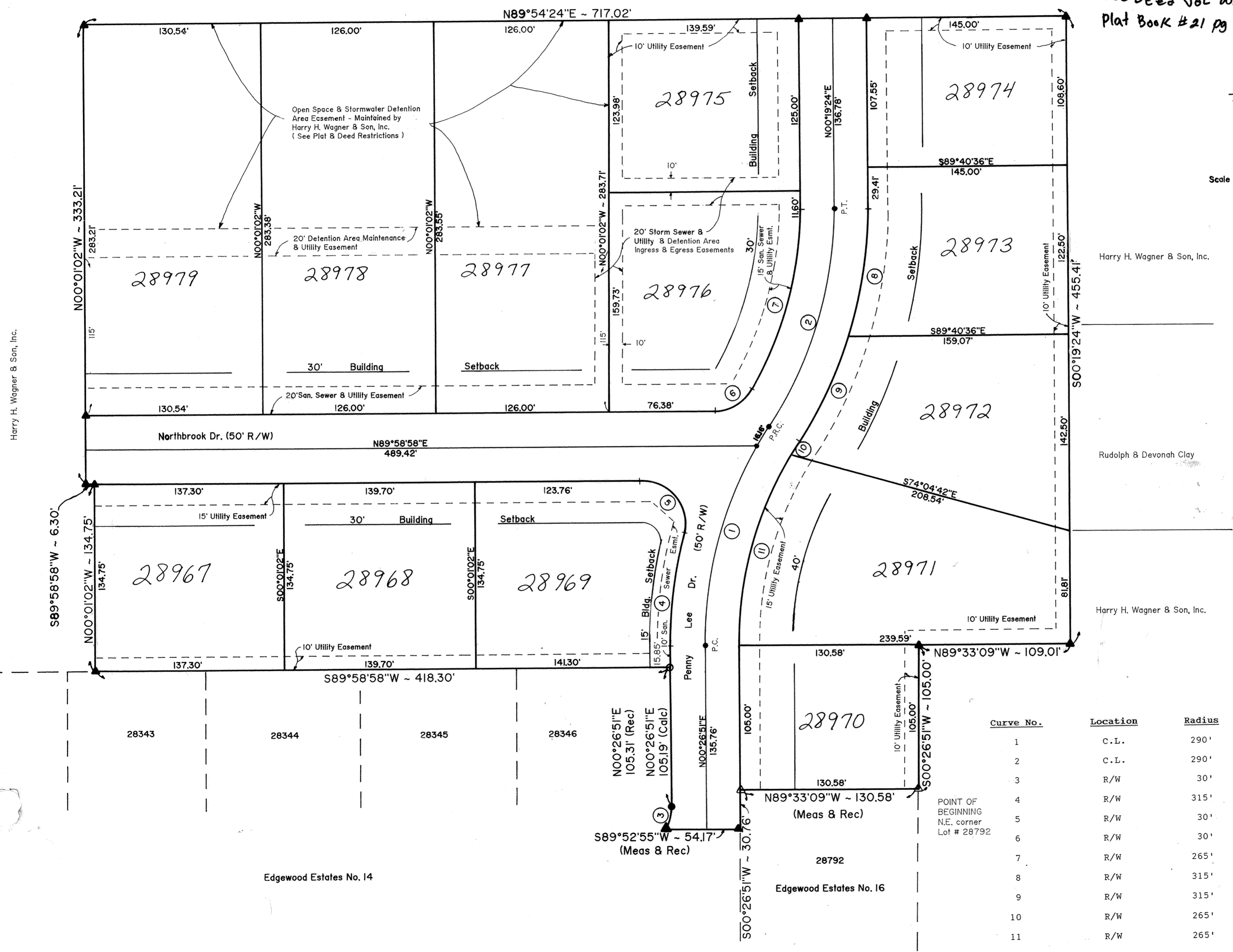
ALLEN CO., OHIO

Vernon & Carolyn Smith

For Declaration of Condominium  
ownership Brookhaven  
Condominium No 27  
See Deed Vol 802 pg 677  
Plat Book # 21 pg #106

For Affidavit in Aid of Title  
See Deed Vol 808 pg 170  
For Certificate of Removal  
of property Brookhaven  
Condominium No 27  
See Deed Vol 837 pg 548

Scale: 1" = 50'



Harry H. Wagner & Son, Inc.

Rudolph & Devonah Clay

Harry H. Wagner & Son, Inc.

- △ - Concrete Monument Found
- ▲ - Concrete Monument Set
- - #5 Rebar Set
- - P.K. Nail Set

A #5 Rebar will be set at all lot corners.

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	C.L.	290'	167.33'	N16°58'39"E	165.02'
2	C.L.	290'	167.96'	N16°54'56"E	165.62'
3	R/W	30'	15.99'	N15°43'17"E	15.81'
4	R/W	315'	81.96'	N07°54'04"E	81.73'
5	R/W	30'	55.17'	N37°19'52"W	47.72'
6	R/W	30'	31.21'	N60°10'40"E	29.82'
7	R/W	265'	138.98'	N15°20'52"E	137.39'
8	R/W	315'	94.50'	S08°55'03"W	94.14'
9	R/W	315'	87.94'	S25°30'35"W	87.66'
10	R/W	265'	8.40'	S32°36'01"W	8.40'
11	R/W	265'	144.51'	S16°04'11"W	142.73'

Harry H. Wagner & Son, Inc.

Edgewood Estates No. 14

Edgewood Estates No. 16

# EDGEWOOD ESTATES NO. 17

### DESCRIPTION

Being a parcel of land in the SE1/4 of Section 14, T3S, R6E, American Township, Allen County, Ohio and more particularly described as follows:

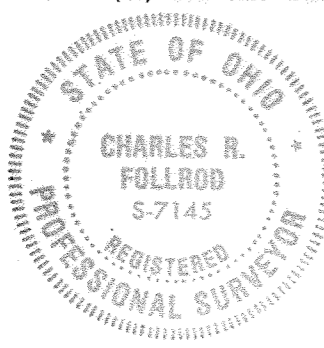
BEGINNING at a found concrete monument at the Northeast corner of Lot No. 28792 in Edgewood Estates No. 16 as recorded in Plat Book 18, Page 178 in the Allen County Recorder's Office, thence the following courses:

1. N89°33'09"W with the north line of Lot No. 28792, 130.58' to a found concrete monument;
2. S00°26'51"W with the west line of Lot No. 28792, 30.76' to a set concrete monument;
3. S89°52'55"W with the north line of Edgewood Estates No. 14, 54.17' to a set concrete monument;
4. Northeasterly on a curve to the left with the east line of Lot No. 28346, an arc length of 15.99', said curve having a radius of 30.00', a delta angle of 30°32'19" and an L.C. of N15°43'17"E, 15.81' to a set #5 rebar;
5. N00°26'51"E with the east line of Lot No. 28346, 105.19' to a found #5 rebar;
6. S89°58'58"W with the north line of Edgewood Estates No. 14, 418.30' to a set concrete monument;
7. N00°01'02"W, 134.75' to a set concrete monument;
8. S89°58'58"W, 6.30' to a set concrete monument;
9. N00°01'02"W, 333.21' to a set concrete monument;
10. N89°54'24"E with the south line of Jerry Lee Subdivision, 717.02' to a set concrete monument;
11. S00°19'24"W, parallel to the east line of said SE 1/4, 455.41' to a set concrete monument;
12. N89°33'09"W, 109.01' to a set concrete monument;
13. S00°26'51"W, 105.00' to the POINT OF BEGINNING.

The above described parcel contains 8.050 acres, more or less, subject to all legal highways and easements of record.

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in March 1993. A 5/8 inch rebar topped with a plastic cap stamped C & K Consulting Co., P.S. 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.



*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145  
C & K Consulting Co.

### RESTRICTIONS

The restrictions for Edgewood Estates 13 as recorded in Plat Book 16 on Page 86 shall apply to this Edgewood Estates No. 17 Plat.

Also, the following restrictions shall apply to this Edgewood Estates No. 17 plat and shall appear verbatim as deed restrictions on the deeds of the three lots containing the stormwater detention area:

- 1) The area delineated on the plat for this subdivision as "Open Space and Stormwater Drainage Detention Area" shall be maintained by Harry H. Wagner & Son, Inc. until such time approval is given by the Lima City Planning Commission or the Allen County Commissioners to transfer maintenance responsibility to an appropriate agency. Maintenance is to include maintaining the slopes and bottom of the detention area at its final graded and approved shape, mowing the slopes regularly (monthly during summer), maintaining all pipe inlets to and pipe outlets from the detention area and removal of all foreign debris that may be thrown into the detention area.
- 2) The Stormwater Drainage Detention Area as shown on the plat shall not be filled partially or wholly for any reason unless a storm pipe outlet of an approved size is constructed and approval given by the Lima City Planning Commission or the Allen County Commissioners.
- 3) The 20' Detention Area Maintenance & Utility Easement along the south side of the detention area and the 20' Storm Sewer, Utility and Detention Area Ingress and Egress Easements to the east and southeast of the detention area shall not have any trees, shrubs, buildings or structures placed within the easement areas.

### DEDICATION

Harry H. Wagner & Son, Inc., an Ohio corporation, being the sole owners of the described premises, do hereby voluntarily consent to the execution of said plat and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

OWNERS - HARRY H. WAGNER & SON, INC.

WITNESS

*Harry H. Wagner Jr.*

*Harmon O'Brien*

*Fred L. McCormick*

### ACKNOWLEDGEMENT

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.

IN WITNESS whereof, I affix my hand and seal this 15<sup>th</sup> day of MARCH, 1994.

My Commission Expires  
June 7<sup>th</sup> 1994

*Dawn C. Wagner*  
Notary Public  
3-15-94

DAWN C. WAGNER  
Notary Public, State of Ohio  
My Commission Expires June 7, 1994

### APPROVAL OF THE PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 10<sup>th</sup> day of March, 1994.

*David Korman*  
Mayor, City of Lima, Ohio  
Chairman, City Planning Commission

9404235

### COUNTY RECORDER'S CERTIFICATION

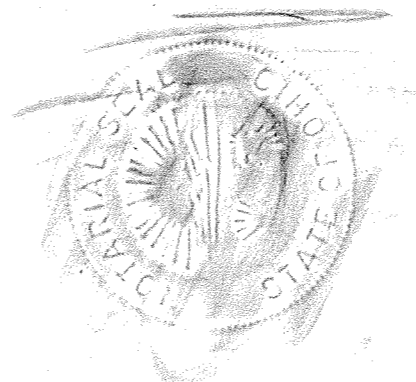
Filed for record this 17<sup>th</sup> day of MARCH, 1994, at 12:12 P. o'clock in the office of the County Recorder and recorded in Plat Book 19 on page 162.

*Edward P. Kirk*  
Recorder, Allen County, Ohio  
Fee # 62.10

### COUNTY AUDITOR'S CERTIFICATION

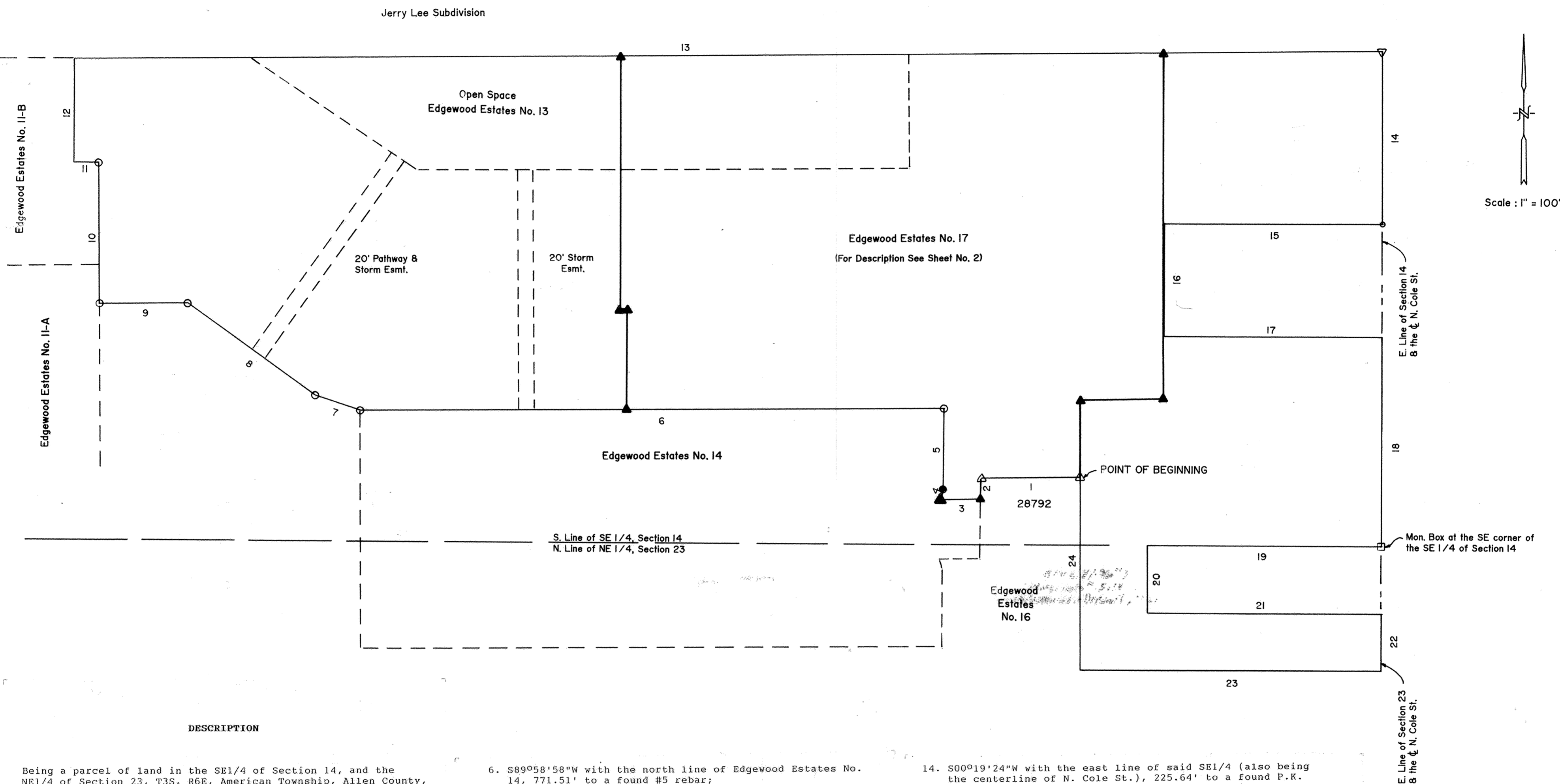
This plat filed for transfer this 17<sup>th</sup> day of March, 1994.

*H. Dean French*  
Auditor, Allen County, Ohio



# EDGEWOOD ESTATES NO. 17

## SURVEY OF DEDICATOR'S LAND



### DESCRIPTION

Being a parcel of land in the SE1/4 of Section 14, and the NE1/4 of Section 23, T3S, R6E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a found concrete monument at the Northeast corner of Lot No. 28792 in Edgewood Estates No. 16 as recorded in Plat Book 18, Page 178 in the Allen County Recorder's Office, thence the following courses:

1. N89°33'09"W with the north line of Lot No. 28792, 130.58' to a found concrete monument;
2. S00°26'51"W with the west line of Lot No. 28792, 30.76' to set concrete monument;
3. S89°52'55"W with the north line of Edgewood Estates No. 14, 54.17' to a set concrete monument;
4. Northeasterly on a curve to the left with the east line of Lot No. 28346, an arc length of 15.99', said curve having a radius of 30.00', a delta angle of 30°32'19" and an L.C. of N15°43'17"E, 15.81' to set #5 rebar;
5. N00°26'51"E with the east line of Lot No. 28346, 105.19' to a found #5 rebar;
6. S89°58'58"W with the north line of Edgewood Estates No. 14, 771.51' to a found #5 rebar;
7. N70°17'51"W with the north line of Edgewood Estates No. 13, 64.36' to a found #5 rebar;
8. N53°46'50"W with the north line of Edgewood Estates No. 13, 207.01' to a found #5 rebar;
9. S89°53'49"W with the north line of Edgewood Estates No. 13, 115.06' to a found #5 rebar;
10. N00°00'00"E with the east line of Edgewood Estates No. 11-A and 11-B, 185.00' to a found 3/4" pipe (bent);
11. S89°52'55"W with the north line of Edgewood Estates No. 11-B, 35.00';
12. N00°00'00"E with the east line of Edgewood Estates No. 11-B, 138.14';
13. N89°54'24"E with the south line of Jerry Lee Subdivision, 1731.86' to a found railroad spike on the east line of said SE1/4 (also being the centerline of N. Cole St.);
14. S00°19'24"W with the east line of said SE1/4 (also being the centerline of N. Cole St.), 225.64' to a found P.K. nail;
15. N89°40'36"W, 290.40';
16. S00°19'24"W parallel to the east line of said SE1/4, 150.00';
17. S89°40'36"E, 290.40';
18. S00°19'24"W with the east line of said SE1/4, 277.37' to a found monument box at the SE corner of said SE1/4 (also being the NE corner of the NE1/4 of said Section 23);
19. S89°52'55"W with the north line of said NE1/4, 310.00';
20. S00°26'51"W parallel to the east line of said NE1/4, 90.00';
21. N89°52'55"E parallel to the north line of said NE1/4, 310.00';
22. S00°26'51"W with the east line of said NE1/4, 75.00';
23. S89°52'55"W parallel to the north line of said NE1/4, 399.85' to a point on the east line of Edgewood Estates No. 16;
24. N00°26'51"E parallel to the east line of said NE1/4, 258.80' to the POINT OF BEGINNING.

The above described parcel contains 19.592 acres more or less of which 18.718 acres are in Section 14 and 0.874 acres are in Section 23, subject to all legal highways and easements of record.

- - Mon. Box Fnd.
- ▽ - R.R. Spike Fnd.
- △ - Conc. Mon. Fnd.
- - Iron Pipe or #5 Rebar Fnd.
- ▲ - Conc. Mon. Set
- - P.K. Nail Fnd.
- - #5 Rebar Set

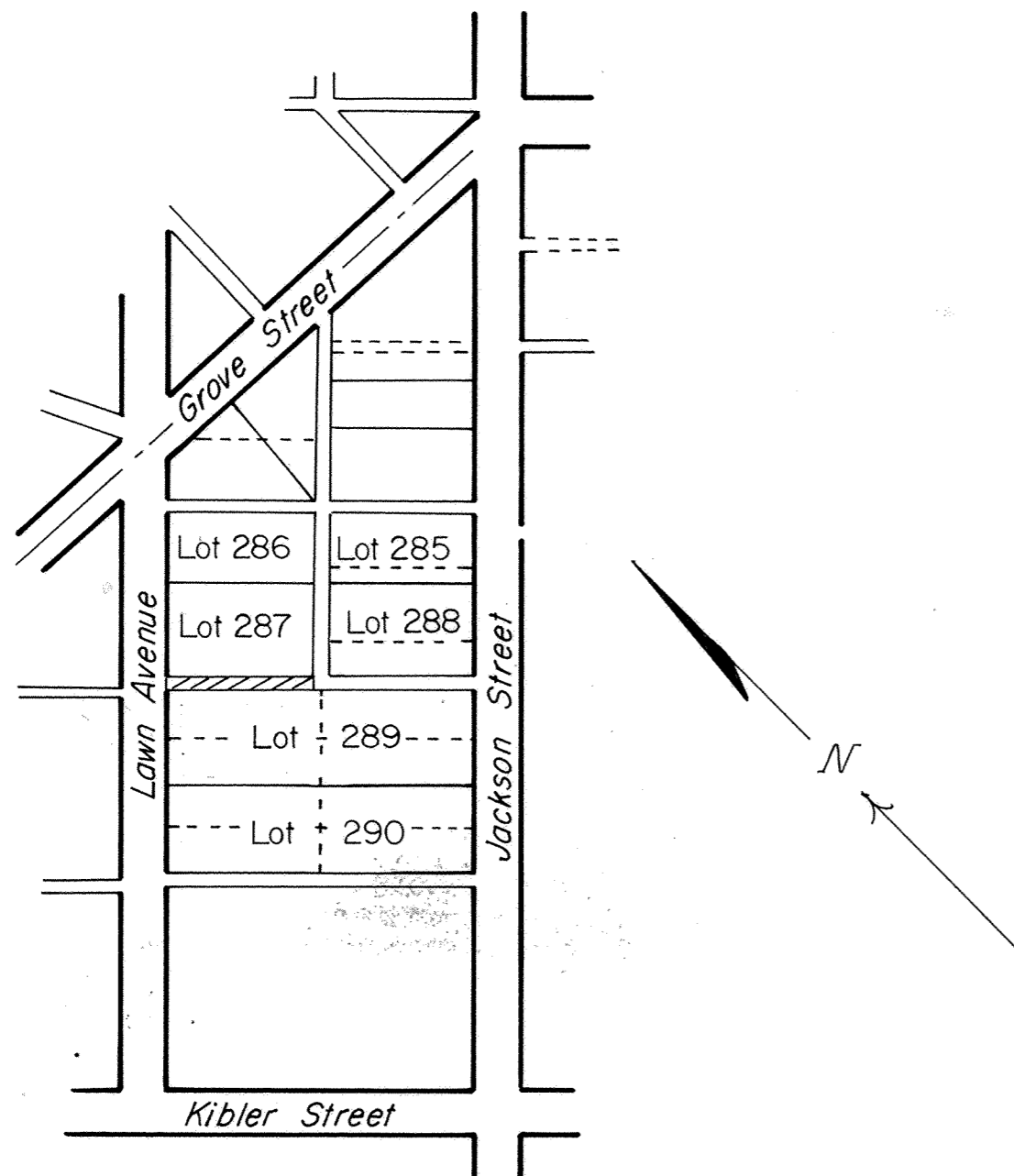
# Vacation Of A Portion Of Public Right-Of-Way Between Lots 287 & East Half 289 Kibler's Addition Village Of Bluffton, Allen County, Ohio

## VACATION

The Village of Bluffton, owner of the land contained in the Kibler's Addition here on platted, hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 2 day of Feb. 1994.

WITNESS: Larry R. Coe Roger Edwards  
Steve H. McFadden MAYOR OF THE VILLAGE OF BLUFFTON



////// Denotes 12' Alley Vacated

### DESCRIPTION

Commencing at the intersection of the southeasterly line of Lawn Avenue and the centerline of the alley to be vacated, thence southeasterly a distance of 165' to a point. Said description is on centerline of aforesaid alley to be vacated.

## ACKNOWLEDGEMENT

State of Ohio  
Allen County, S.S.

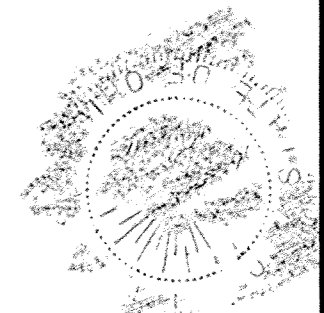
Before me, a Notary Public in and for said state and county, appeared the Honorable Roger Edwards Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation, and that same was his free act and deed.

In witness thereof, I have set my hand and seal this 2 day of Feb 1994.

My commission expires 1-25 1995.

RUTH E. JOHNSON  
Notary Public, State of Ohio  
My Commission Expires 1-25-95

Ruth E. Johnson  
NOTARY PUBLIC, ALLEN COUNTY, OHIO



## APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission hereby, on behalf of said Village and Commission approve and accept this plat.

This 2 day of Feb. 1994

Roger Edwards  
MAYOR OF THE VILLAGE OF BLUFFTON  
CHAIRMAN OF THE VILLAGE PLANNING  
COMMISSION

## COUNTY RECORDER'S CERTIFICATE

No. 9404433  
File for record in the Allen County, Ohio Recorder's Office this 22nd day of March 1994.  
At 11:14 O'Clock, 4 M.  
Fee \$20.70 Plat Book No. 19 Page 165 Edward P. Kerp  
RECORDER OF ALLEN COUNTY, OHIO  
*In accordance with Ord. No. 700 of 2-2-94* by comm

## COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this \_\_\_\_\_ day of \_\_\_\_\_ 1994.

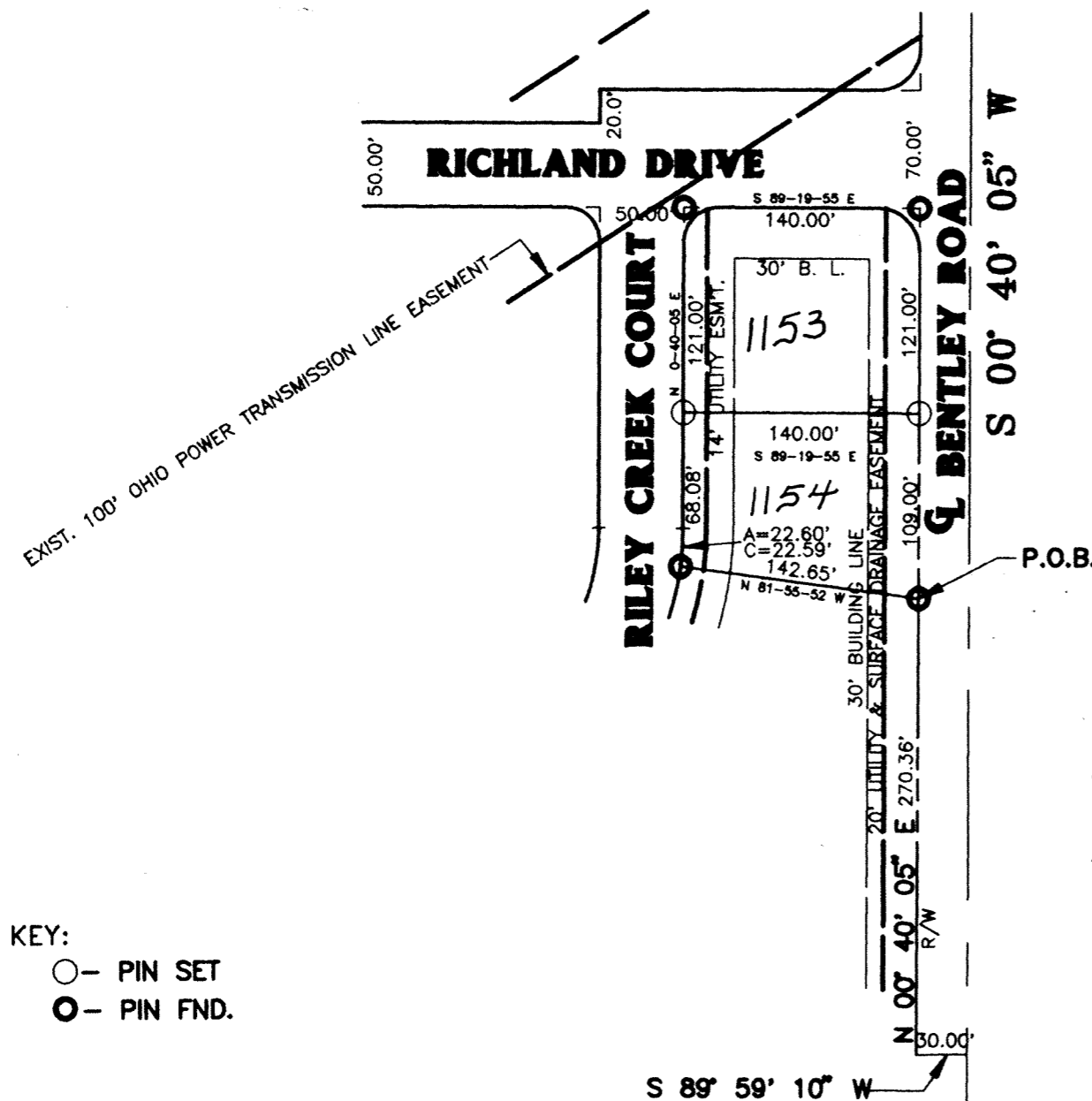
\_\_\_\_\_  
AUDITOR OF ALLEN COUNTY, OHIO

# REPLAT OF LOTS 1124, 1125, & 1126 RILEY CREEK VILLAGE

166

LOT CURVE DATA			
Radius	Delta	Arc L.	L. C.
175.0'	07° 23' 58"	22.60'	22.59'

- NOTES:
- 20' RADIUS ON ALL CORNER LOTS
  - U. & S. D. E.=UTILITY & SURFACE DRAINAGE EASEMENT
  - B. L.= BUILDING LINE
  - ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED SWALE GRADES AS FOUND ON PLANS
  - T.B.M. - RAILROAD SPIKE SET ON THE EAST FACE OF PWP #OP 687 B 3-10 AT THE NORTHEAST CORNER OF PROPERTY.



KEY:  
○ - PIN SET  
● - PIN FND.

### LEGAL DESCRIPTION

I hereby certify that this plat is a true and accurate representation of a survey performed in February, 1994, under my responsible direction and supervision and is correct to the best of my knowledge and belief and that all markers are shown as to material and location and are or will be in place by six (6) months from the date of the recording of the plat.

Part of the Northeast Quarter of Section 2 in the Village of Bluffton, County of Allen, State of Ohio, more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 2, being the centerline of Bentley Road and Augsburger Road; thence North 00 degrees, 40 minutes, 05 seconds East, a distance of 290.00 feet along the east line of the Northeast Quarter of said Section 2; thence South 89 degrees, 59 minutes, 10 seconds West, a distance of 30.00 feet parallel with the South line of said Northeast Quarter to a point lying on the West right-of-way line of Bentley road; thence North 00 degrees, 40 minutes, 05 seconds East, a distance of 270.36 feet, along said West right-of-way line of Bentley road, to the Point of Beginning; thence North 81 degrees, 55 minutes, 52 seconds West, a distance of 142.65 feet, to a point on the East right-of-way line of Riley Creek Court also being a point on a curve; thence Northerly along said curve concave to the West with a radius of 175 feet, an arc length of 22.60 feet, chord length of 22.59 feet, an deflection angle of 07 degrees, 23 minutes, 58 seconds; and a chord bearing of North 09 degrees, 26 minutes, 59 seconds East, thence North 00 degrees, 40 minutes, 05 seconds East, a distance of 189.08 feet, to a point on the South right-of-way line of Richland Drive; thence South 89 degrees, 59 minutes, 55 seconds East, a distance of 140.00 feet, to a point on the West right-of-way line of Bentley Road; thence South 00 degrees, 40 minutes, 05 seconds West, a distance of 230.00 feet, to the Point of Beginning; containing 0.71 Acres, more or less and subject to all rights-of-way and easements of record.

*Keith E. Smith*  
Keith E. Smith  
Ohio Registered Surveyor #S-6489

### OWNER

D.L. & J. Inc.

### DEVELOPER

D. L. & J., Inc.  
Louis Delagrang, President  
132 Lincoln Highway West  
New Haven, Indiana

### ENGINEER

Bonar & Associates, Inc.  
616 S. Harrison Street  
Fort Wayne, Indiana



State of INDIANA  
Before me, a notary public in and for said State, did personally appear the above signed owners who acknowledged the signing of this document, to be their free act and deed in testimony thereof, I affix my hand and seal, this 9th day of February, 1994.  
My Commission Expires Feb. 8, 1997.

### DEDICATION

Being the sole owners of the above described premises, do hereby dedicate the streets and utility easements as shown, to the public for their use forever, signed this 9 day of February, 1994.

OWNERS:

*Louis Delagrang, Inc.*  
*D.L. & J. Inc.*

D.L. & J. Inc. Louis Delagrang, President

WITNESSES:

*[Signature]*  
*Wanda [Signature]*

For Restrictions See  
Allen County Deed Record Vol. 730  
Page 554.

### VILLAGE ACCEPTANCE AND APPROVAL

Being the duly elected Mayor and Chairman of the Planning Commission of the Village of Bluffton, Ohio, I hereby accept this plat for the Village.

*Lisa K. Mowper*  
Notary Public LISA K. MOWPER

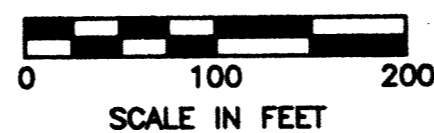
Filed for transfer this 23 day of March, 1994,  
at 2:07 o'clock P..M. in the office of the Allen County Auditor.

*H. Dean French*  
H. Dean French  
Allen County Auditor

Southeast Corner of the Northeast Quarter of Section 2 in the Village of Bluffton, County of Allen, State of Ohio.



SCALE: 1"=100'



APRIL, 1989  
REVISED: OCTOBER, 1993  
REVISED: JANUARY, 1994

No. 9404561

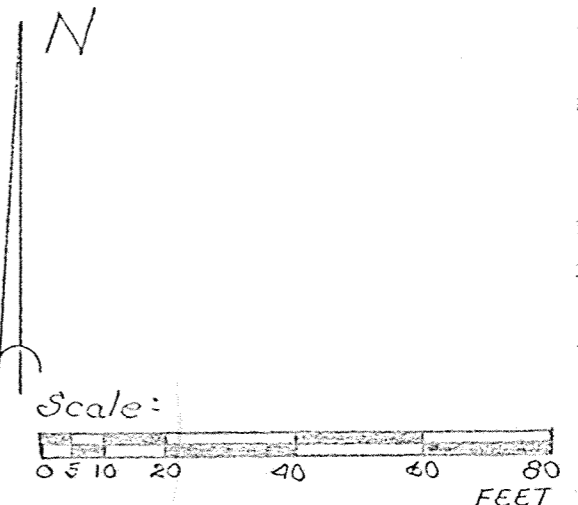
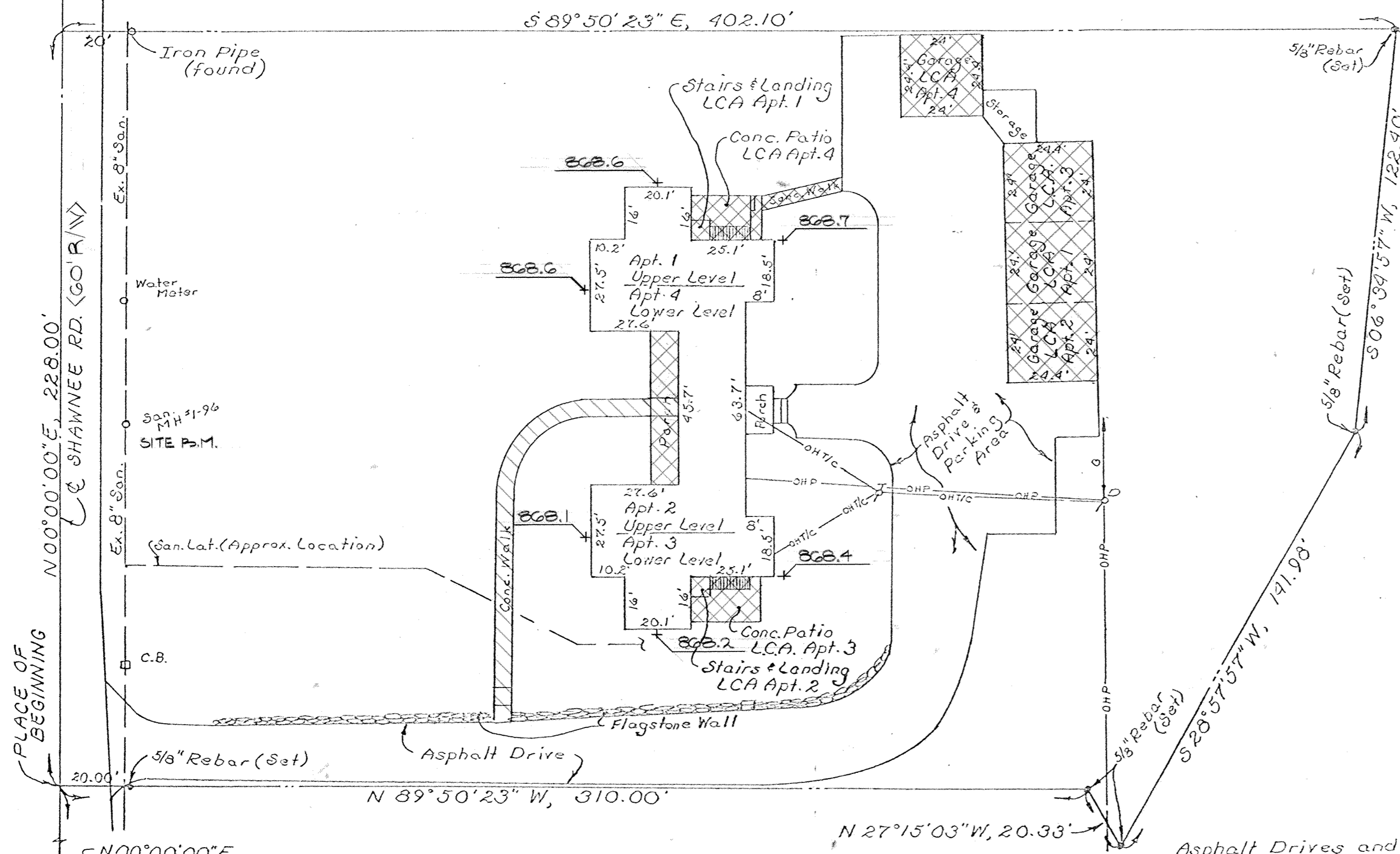
Filed for record this 23rd day of March, 1994, at 2:21 o'clock P..M. in the Office of the Allen County Recorder and in Plat Book 19 Page 166.

Fee 26.70

*Edward P. Kirk*  
Ed Kirk  
Allen County Recorder *by.com*

BOWMAN-ARMSTRONG & ASSOCIATES, INC.  
**BAAI**  
 ARCHITECTS-PLANNERS  
**SHAWNEE APARTMENT  
 CONDOMINIUMS**  
 COMM. NO. 9344  
 DATE: FEB. 8, 1994  
 SHEET 1 OF 8

### PLOT PLAN - SHAWNEE APARTMENT CONDOMINIUM



- LEGEND:**
- LCA denotes Unit Limited Common Area.
  - OHT/C- denotes overhead telephone and cablevision lines
  - OHP- denotes overhead power lines.
  - P - denotes power pole
  - G - denotes guy wire
  - T - denotes telephone pole
- BENCH MARK- TOP SANITARY MANHOLE NO. 1-96  
 USGS ELEVATION 864.48

**UNIT AREAS:**

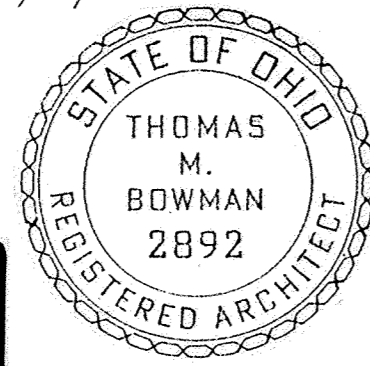
UNIT AREA	GARAGE
Apartment No 1	1919.5 S.F. 585.6 S.F.
Apartment No 2	1919.5 S.F. 585.6 S.F.
Apartment No 3	1885.9 S.F. 585.6 S.F.
Apartment No 4	2310.9 S.F. 585.6 S.F.

SHAWNEE APARTMENT CONDOMINIUM consist of the following described parcel being a part of the west half of the south half of the southeast quarter of the Southeast quarter of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the intersection of the south line of said Southeast quarter (also being the centerline of Adgate Road) and the centerline of Shawnee Road; thence N 00°00'00" E with said centerline of said Shawnee Road, 271.85 feet to a point and the PLACE OF BEGINNING thence continuing N 00°00'00" E with said centerline, 228.00 feet to the southeast corner a 2.413 acres parcel described in Deed Volume 463 on Page 393; thence S 89°50'23" E with the south line of said 2.413 acres parcel (passing through an iron pipe found at 20.00 feet), 402.10 feet to a 5/8 inch rebar set; thence S 06°34'57" W, 122.40 feet to a 5/8 inch rebar set; thence S 28°57'57" W, 141.98 feet to a 5/8 inch rebar set; thence N 27°15'03" W, 20.33 feet to a 5/8 inch rebar set; thence N 89°50'23" W (passing through a 5/8 inch rebar set at 290.00 feet), 310.00 feet to the PLACE OF BEGINNING containing 1.983 acres more or less and subject to all highway and other legal easements of record.

This set of drawings attached hereto, consisting of a Plot Plan for SHAWNEE APARTMENT CONDOMINIUM, three pages of the Floor Plans, three pages of elevations views of the building and one page showing the survey of dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout location designation and dimensions of each unit therein; and (2) the layout, location and dimensions of the common areas and facilities. The undersigned, being respectively a registered surveyor and licensed architect, hereby certify that said drawings accurately show the buildings as constructed.

Approved for transfer  
 Allen County Tax Map Office  
 By *J.R.* Date 3/29/94.



**LEGEND**

- UNIT PARTITION WALL
- COMMON AREA
- LIMITED COMMON AREA

*Richard D. Morrissey*  
 Richard D. Morrissey, L.S.  
 Registered Surveyor No. 6470

*Thomas M. Bowman*  
 Thomas M. Bowman  
 Licensed Architect No. 2892

For DECLARATIONS see Deed Volume 788 Page 525.

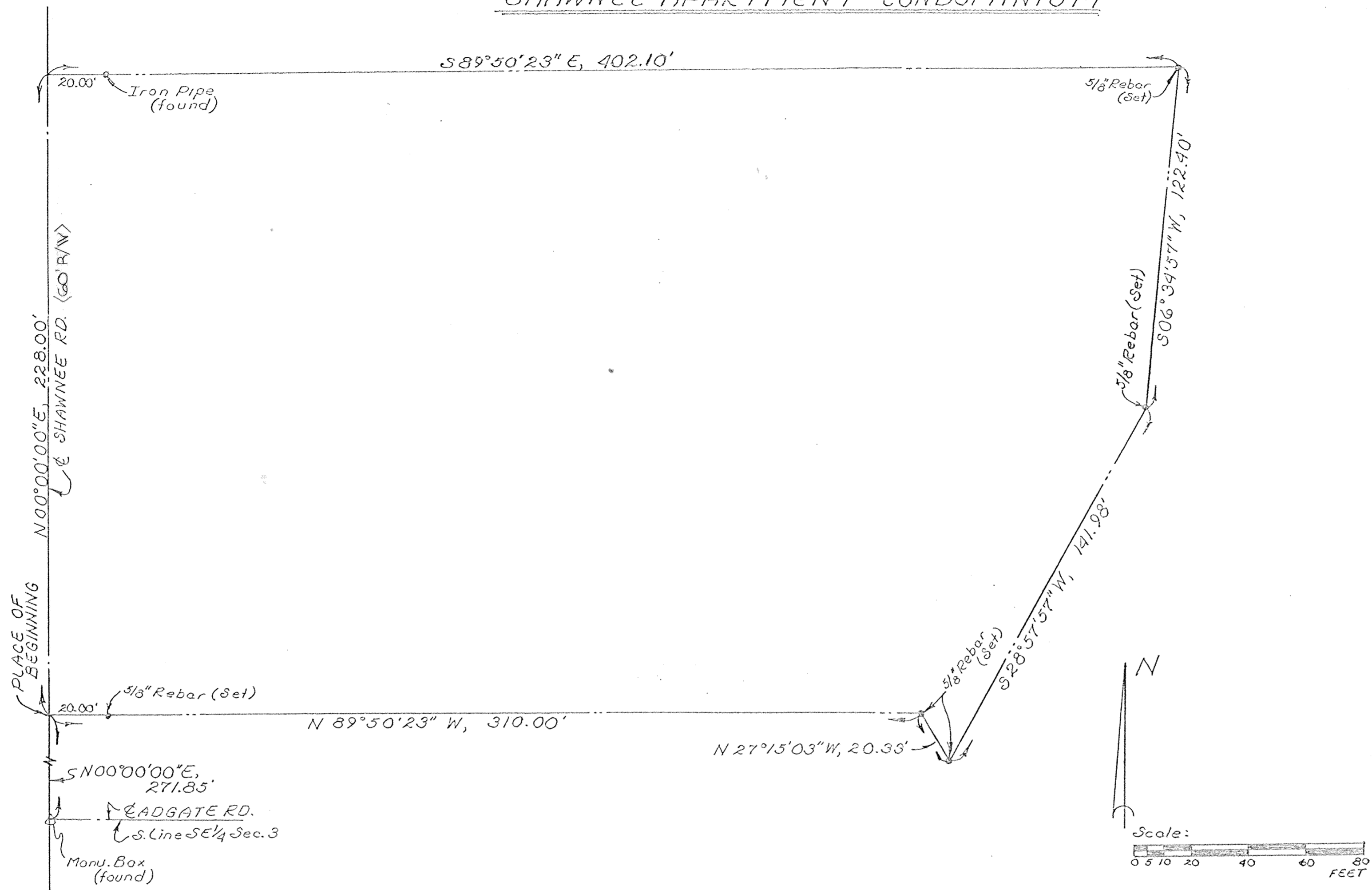
No: 9404890  
 Filed for record this 29<sup>th</sup> day of March, 1994 at 4:00 o'clock P.M. in the office of the Allen County Recorder's and recorded in Plat Book 19 on Page 167.  
 Fee: 165.00  
*Edward P. Knib*  
 RECORDER: Allen County, Ohio.

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

*Thomas M. Bowman* 1/19/94  
 ARCHITECT #2892 DATE

*Richard D. Morrissey* 1/19/94  
 REGISTERED SURVEYOR #6470 DATE

# SURVEY OF DEDICATOR'S LAND SHAWNEE APARTMENT CONDOMINIUM



**DESCRIPTION**

Being a parcel of land situate in the west half of the south half of the southeast quarter of the Southeast quarter of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the intersection of the south line of said Southeast quarter (also being the centerline of Adgate Road) and the centerline of Shawnee Road; thence N 00°00'00" E with said centerline of said Shawnee Road, 271.85 feet to a point and the PLACE OF BEGINNING thence continuing N 00°00'00" E with said centerline, 228.00 feet to the southeast corner a 2.413 acres parcel described in Deed Volume 463 on Page 393; thence S 89°50'03" E with the south line of said 2.413 acres parcel (passing through an iron pipe found at 20.00 feet), 402.10 feet to a 5/8 inch rebar set; thence S 06°34'57" W, 122.40 feet to a 5/8 inch rebar set; thence S 28°57'57" W, 141.98 feet to a 5/8 inch rebar set; thence N 27°15'03" W, 20.33 feet to a 5/8 inch rebar set; thence N 89°50'03" W (passing through a 5/8 inch rebar set at 290.00 feet), 310.00 feet to the PLACE OF BEGINNING containing 1.983 acres more or less and subject to all highway and other legal easements of record.

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED

*[Signature]* 1/19/94  
 ARCHITECT #2892 DATE

*[Signature]* 1/19/94  
 REGISTERED SURVEYOR #6470 DATE

BOWMAN-ARMSTRONG & ASSOCIATES, INC.

BAAI

ARCHITECTS-PLANNERS

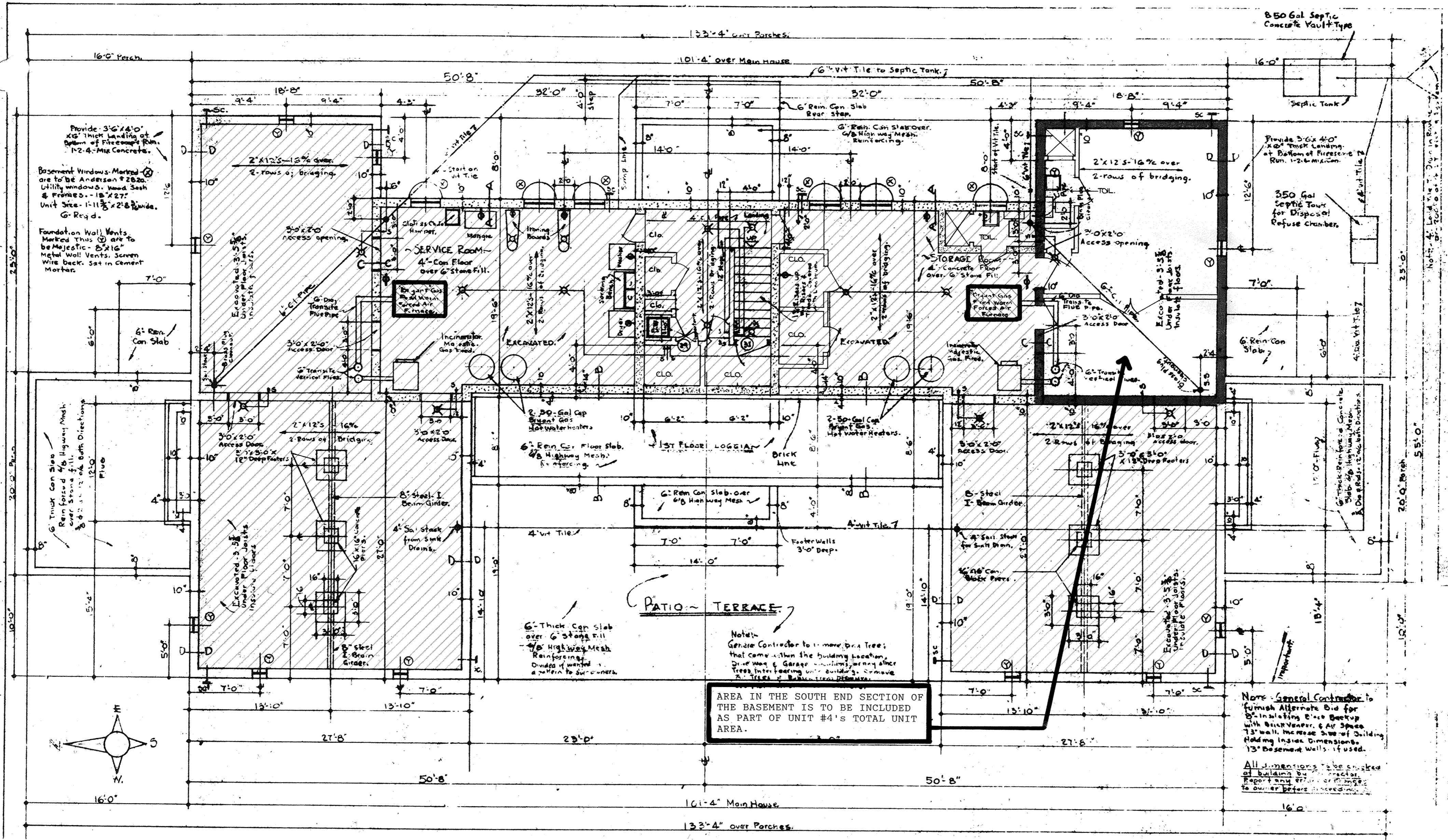
SHAWNEE APARTMENT  
CONDOMINIUMS

COMM. NO. 9344

DATE : FEB. 8, 1994

SHEET 2 OF 8





AREA IN THE SOUTH END SECTION OF THE BASEMENT IS TO BE INCLUDED AS PART OF UNIT #4'S TOTAL UNIT AREA.

Note - General Contractor to furnish Alternate Bid for Insulating Brick Backup with Brick Veneer, 6" Air Space 7 1/2" wall. Increase size of Building Holding Inside Dimensions 13" Basement Walls, if used.

All dimensions take center of building unless otherwise noted. Report any errors or omissions to owner before proceeding.

BASEMENT & FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

**LEGEND**

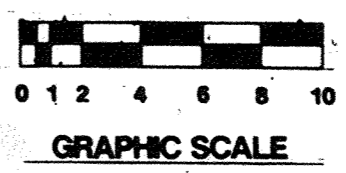
- UNIT PARTITION WALL
- COMMON AREA
- LIMITED COMMON AREA

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

*[Signature]* ARCHITECT #2892 DATE 1/19/94

*[Signature]* REGISTERED SURVEYOR #6470 DATE 1/19/94

- NOTES**
- ALL DRAWINGS HAVE BEEN REDUCED, THIS DENOTED DRAWING SCALE IS INACCURATE. FOR ACCURACY IN SCALE, USE THE GRAPHIC SCALE.
  - DO NOT SCALE DRAWINGS WITH A DENOTED SCALE OVER 1/4".
  - FURNACES ON ROOFTOP ARE TO BE CONSIDERED LIMITED COMMON AREA ALONG WITH FURNACES IN THE BASEMENT AREA.



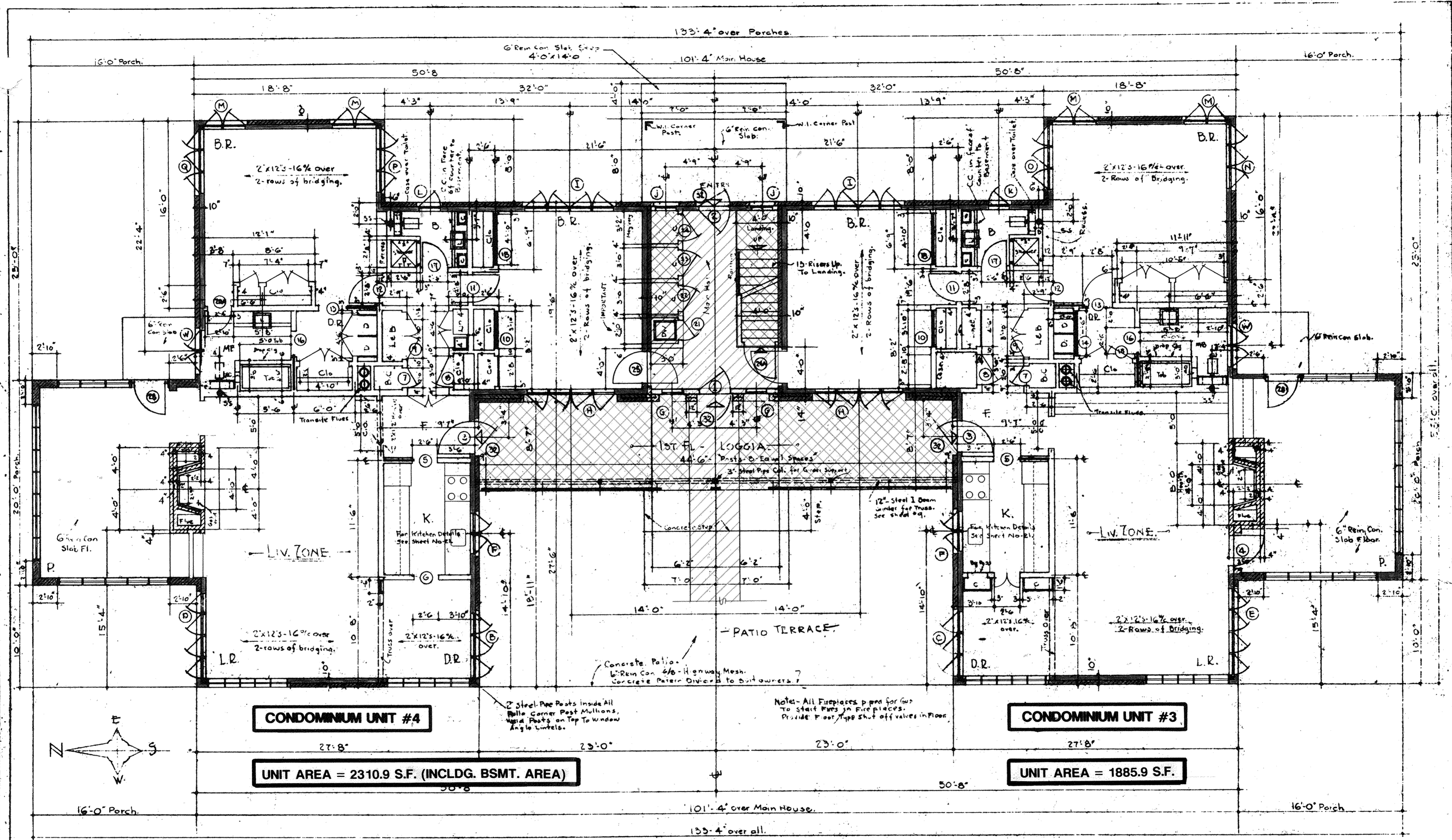
BOWMAN-ARMSTRONG & ASSOCIATES, INC.

**BAAI**  
ARCHITECTS-PLANNERS

**SHAWNEE APARTMENT  
CONDOMINIUMS**

COMM. NO. 9344  
DATE: FEB. 8, 1994

SHEET 3 OF 8



**CONDOMINIUM UNIT #4**

**UNIT AREA = 2310.9 S.F. (INCLDG. BSMT. AREA)**

**CONDOMINIUM UNIT #3**

**UNIT AREA = 1885.9 S.F.**

**FIRST FLOOR PLAN**

**LEGEND**

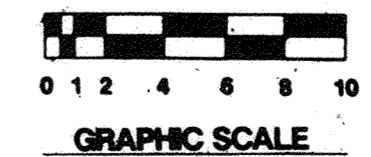
- UNIT PARTITION WALL
- COMMON AREA
- LIMITED COMMON AREA

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

*W. Bowman* 1/19/94  
 ARCHITECT #2892 DATE

*Robert J. ...* 1/19/94  
 REGISTERED SURVEYOR #6470 DATE

- NOTES**
- 1) ALL DRAWINGS HAVE BEEN REDUCED, THUS DENOTED DRAWING SCALE IS INACCURATE. FOR ACCURACY IN SCALE, USE THE GRAPHIC SCALE.
  - 2) DO NOT SCALE DRAWINGS WITH A DENOTED SCALE OVER 1/4".



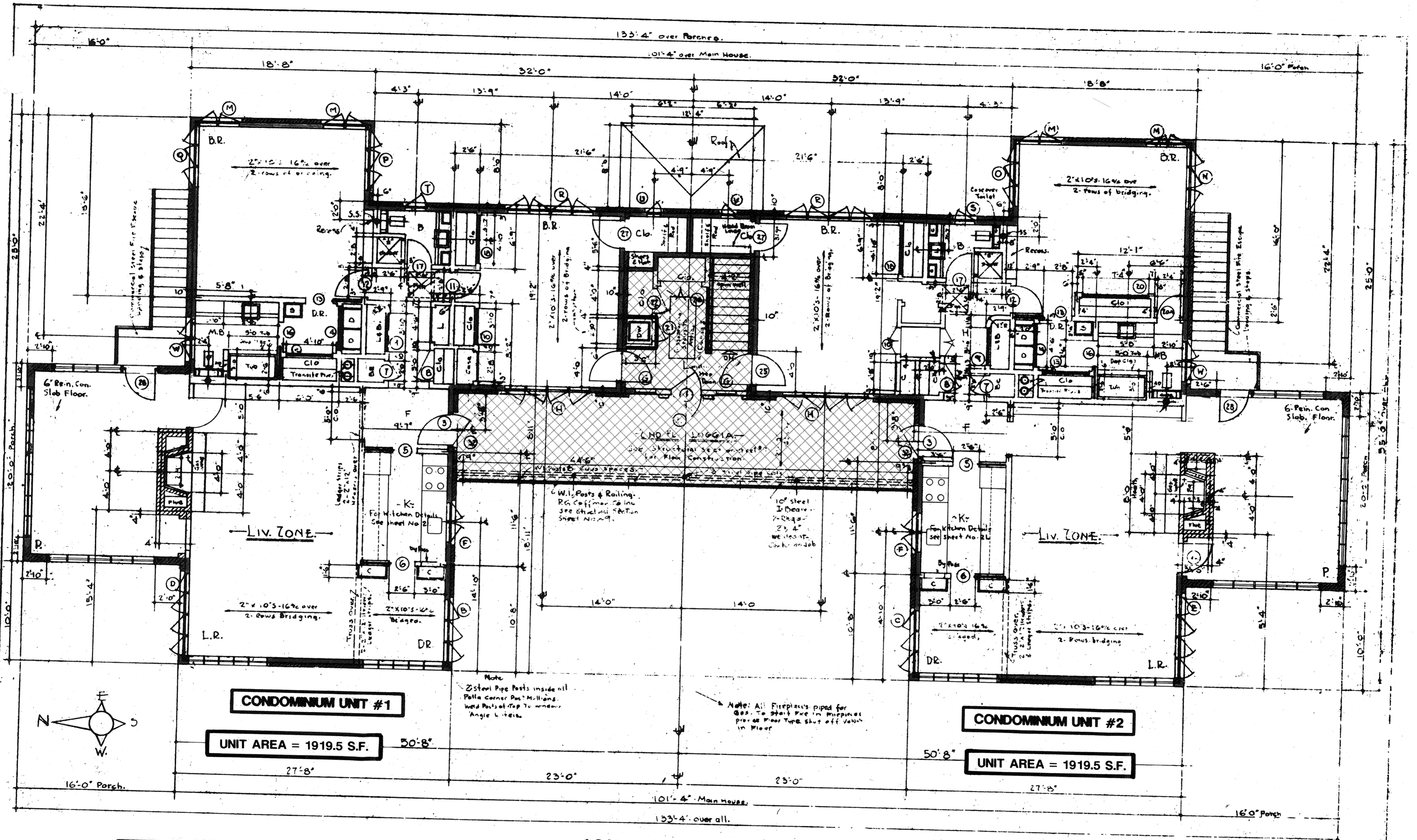
BOWMAN-ARMSTRONG & ASSOCIATES, INC.

**BAAI**  
 ARCHITECTS-PLANNERS

**SHAWNEE APARTMENT  
 CONDOMINIUMS**

COMM. NO. 9344  
 DATE: FEB. 8, 1994

SHEET 4 OF 8



**CONDOMINIUM UNIT #1**


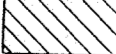

**UNIT AREA = 1919.5 S.F.** 50'-8"

**CONDOMINIUM UNIT #2**

**UNIT AREA = 1919.5 S.F.** 50'-8"

**SECOND FLOOR PLAN.**

**LEGEND**

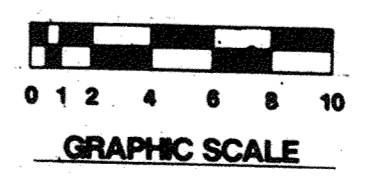
-  UNIT PARTITION WALL
-  COMMON AREA
-  LIMITED COMMON AREA

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

*[Signature]* 1/19/94  
 ARCHITECT #2892 DATE

*[Signature]* 1/19/94  
 REGISTERED SURVEYOR #6470 DATE

- NOTES**
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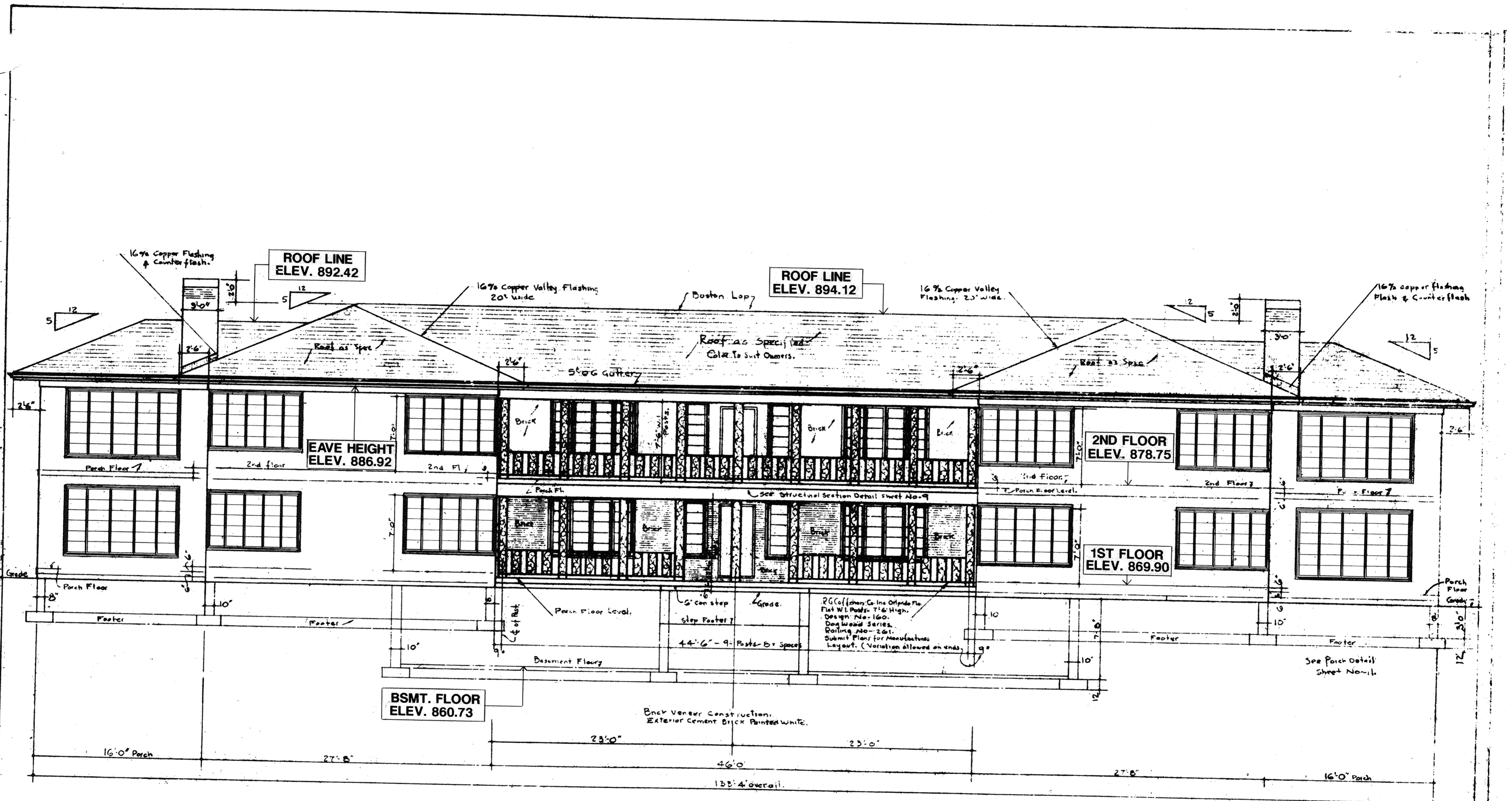
BOWMAN-ARMSTRONG & ASSOCIATES, INC.

**BAAI**  
 ARCHITECTS-PLANNERS

**SHAWNEE APARTMENT  
 CONDOMINIUMS**

COMM. NO. 9344  
 DATE : FEB. 8, 1994

SHEET 5 OF 8



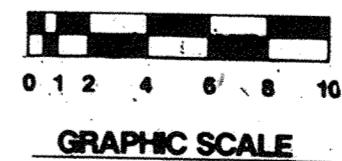
ELEVATIONS	
BASEMENT FLOOR ELEVATION	860.73
FIRST FLOOR ELEVATION	869.90
SECOND FLOOR ELEVATION	878.75
EAVE HEIGHT ELEVATION	886.92
PRIMARY ROOFLINE ELEVATION	894.12
SECONDARY ROOF LINE	892.42
BENCH MARK-TOP SANITARY MANHOLE NO. 1-96 USGS ELEVATION 864.48	

~ FRONT OR WEST ELEVATION ~

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

ARCHITECT *Robert Bowman* #2892 DATE 1/19/94

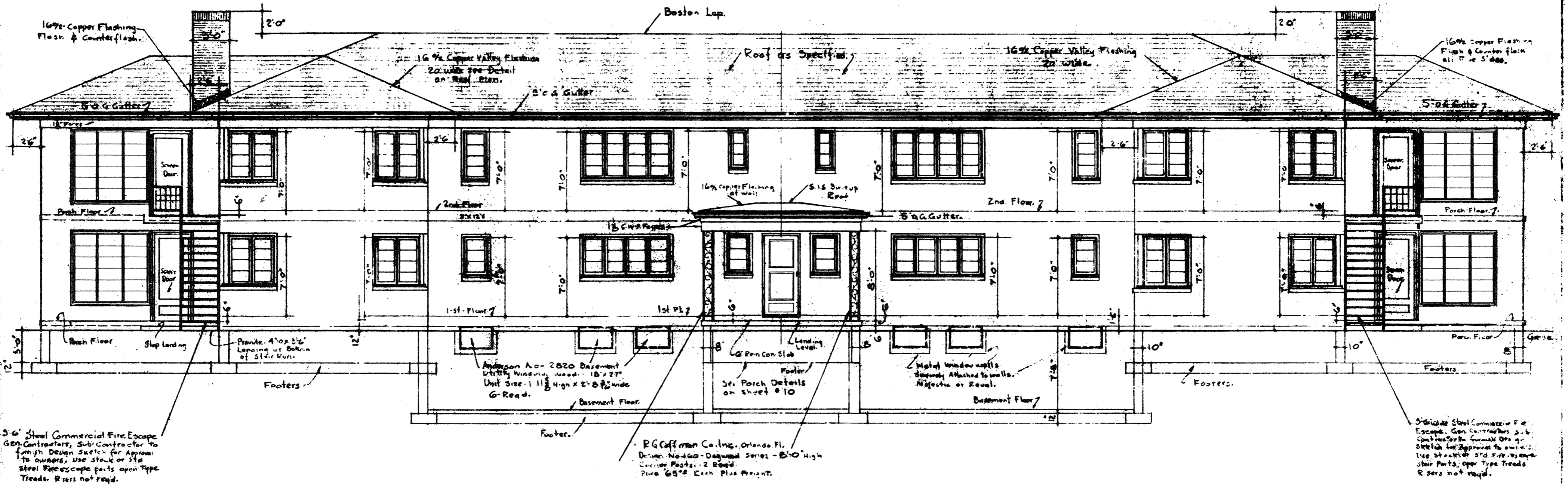
REGISTERED SURVEYOR *Robert Bowman* #6470 DATE 1/19/94



NOTES

- 1) ALL DRAWINGS HAVE BEEN REDUCED, THUS DENOTED DRAWING SCALE IS INACCURATE. FOR ACCURACY IN SCALE, USE THE GRAPHIC SCALE.
- 2) DO NOT SCALE DRAWINGS WITH A DENOTED SCALE OVER 1/4".

BOWMAN-ARMSTRONG & ASSOCIATES, INC.  
**BAAI**  
 ARCHITECTS-PLANNERS  
**SHAWNEE APARTMENT  
 CONDOMINIUMS**  
 COMM. NO. 9344  
 DATE: FEB. 8, 1994  
 SHEET 6 OF 8



~ REAR OR EAST ELEVATION ~  
 ~ SCALE 1/4" = 1'-0" ~  
 SEE STRUCTURAL SECTIONS.

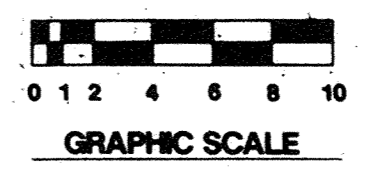
ELEVATIONS	
BASEMENT FLOOR ELEVATION	860.73
FIRST FLOOR ELEVATION	869.90
SECOND FLOOR ELEVATION	878.75
EAVE HEIGHT ELEVATION	886.92
PRIMARY ROOFLINE ELEVATION	894.12
SECONDARY ROOF LINE	892.42
BENCH MARK-TOP SANITARY MANHOLE NO. 1-96	
USGS ELEVATION 864.48	

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

*[Signature]* ARCHITECT #2892 DATE 1/19/94

*[Signature]* REGISTERED SURVEYOR #6470 DATE 1/19/94

- NOTES
- 1) ALL DRAWINGS HAVE BEEN REDUCED, THUS DENOTED DRAWING SCALE IS INACCURATE. FOR ACCURACY IN SCALE, USE THE GRAPHIC SCALE.
  - 2) DO NOT SCALE DRAWINGS WITH A DENOTED SCALE OVER 1/4".



BOWMAN-ARMSTRONG & ASSOCIATES, INC.

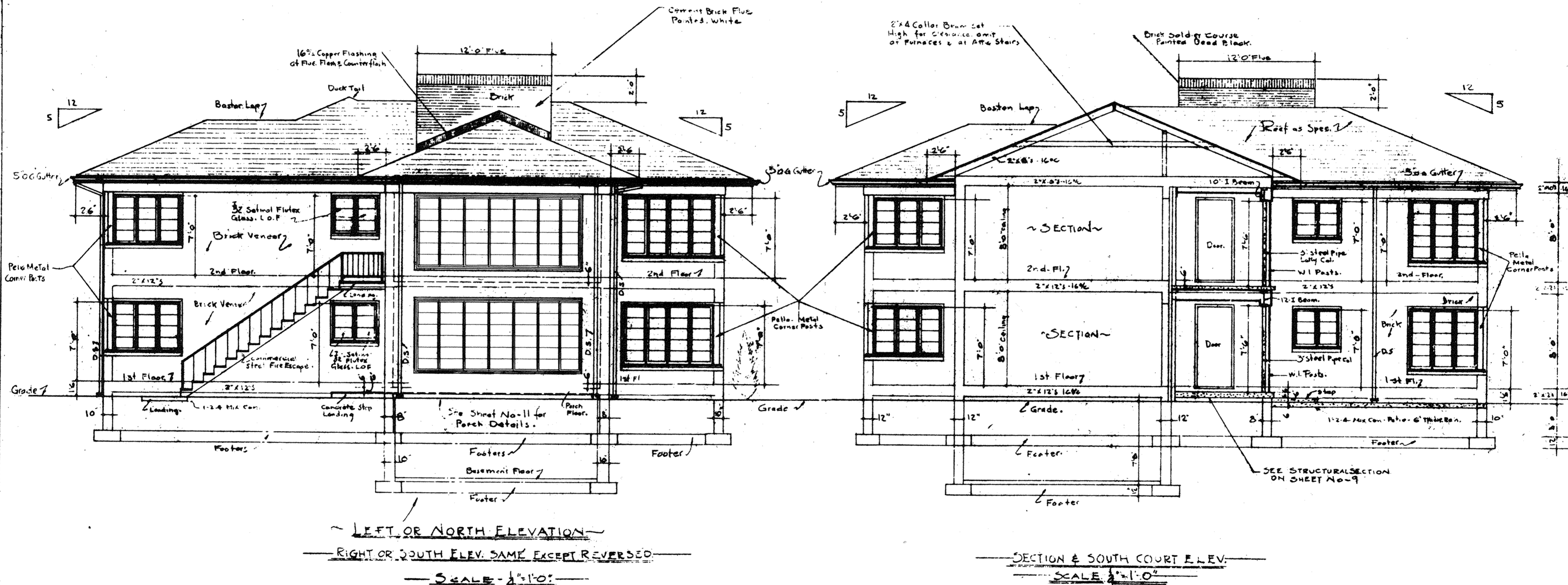
**BAAI**

ARCHITECTS-PLANNERS

**SHAWNEE APARTMENT  
 CONDOMINIUMS**

COMM. NO. 9344  
 DATE : FEB. 8, 1994

SHEET 7 OF 8



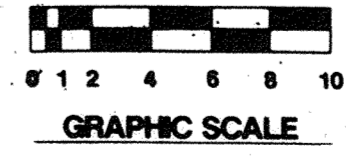
ELEVATIONS	
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FIRST FLOOR ELEVATION	869.90
SECOND FLOOR ELEVATION	878.75
EAVE HEIGHT ELEVATION	886.92
PRIMARY ROOFLINE ELEVATION	894.12
SECONDARY ROOF LINE	892.42
BENCH MARK-TOP SANITARY MANHOLE NO. 1-96	
USGS ELEVATION 864.48	

I ACKNOWLEDGE THAT THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS IT WAS CONSTRUCTED.

*W. Sawman* 1/19/94  
 ARCHITECT #2892 DATE

*Robert D. [Signature]* 1/19/94  
 REGISTERED SURVEYOR #6470 DATE

- NOTES
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BOWMAN-ARMSTRONG & ASSOCIATES, INC.

**BAAI**

ARCHITECTS-PLANNERS

**SHAWNEE APARTMENT  
 CONDOMINIUMS**

COMM. NO. 9344  
 DATE: FEB. 8, 1994

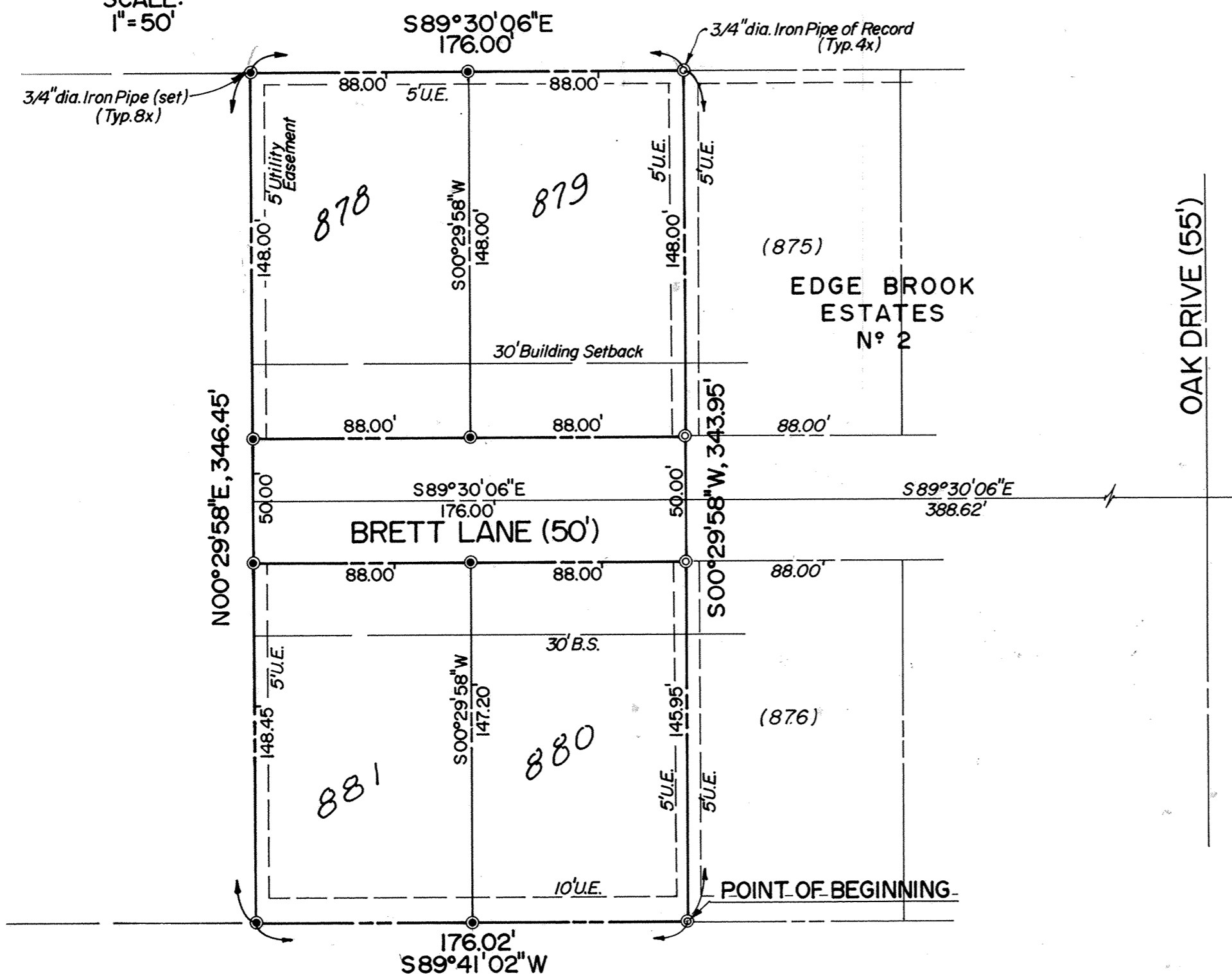
SHEET 8 OF 8

# EDGE BROOK ESTATES N°3 SUBDIVISION

PT. NE. 1/4, SEC. 11, T4S-R4E  
VILLAGE OF SPENCERVILLE  
ALLEN COUNTY, OHIO



SCALE:  
1" = 50'

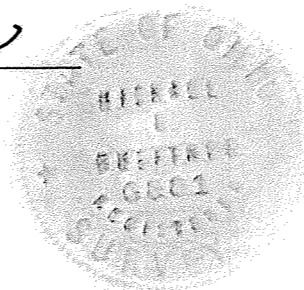


### DESCRIPTION OF SUBDIVISION

Part of the northeast quarter of Section 11, Town-4-South, Range-4-East, Spencer Township, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at an iron pipe (of record) at the southwest corner of Lot 876 of Edge Brook Estates No. 2 Subdivision (see Plat Book 19, Page 12); thence westerly with the south line of the grantor's lands at S 89°41'02" W, 176.02 feet to an iron pipe (set); thence northerly through the grantor's lands at N 00°29'58" E, 346.45 feet to an iron pipe (set) in the north line of grantor's lands; thence easterly with said north line of grantor's lands at S 89°30'06" E, 176.00 feet to an iron pipe (of record) at the northwest corner of Lot 875 of said Edge Brook Estates No. 2 Subdivision; thence southerly with the west line of said Edge Brook Estates No. 2 at S 00°29'58" W, 343.95 feet to the POINT OF BEGINNING. This parcel contains 1.395 acres, and is subject to all legal easements or other restrictions of record.

*Michael Gene Buettner*  
Michael Gene Buettner  
Ohio Registered Surveyor No. 6881



### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 5<sup>th</sup> day of APRIL, 1994.  
Fee: \$ 2.00

*J. Sean French*  
Auditor of Allen County, Ohio

### COUNTY RECORDER'S CERTIFICATE

No. 9405321  
Filed for record in the Allen County, Ohio, Recorder's Office this 5<sup>th</sup> day of April, 1994 at 2:25 o'clock P.m. and recorded in Allen County, Ohio, Plat Book 19 on Page 175.  
Fee: 41.40

*Edward P. Kirk*  
Recorder of Allen County, Ohio

### DEDICATION

That the undersigned owners of the land contained in the hereon plat hereby adopt the said plat and dedicate the land contained within the streets to the use and benefit of the public forever. Utility easements and building setback lines are established as shown on the plat.

In witness whereof, we have signed our names this 1 day of April, 1994.

In the presence of:

*Pamela J. Smith*

*J. Thomas Wolfe*  
J. Thomas Wolfe

*Linda J. Becker*

*Theresa J. Wolfe*  
Theresa J. Wolfe

### ACKNOWLEDGEMENT

State of Ohio, Allen County, Ohio, SS:

Before me, a Notary Public in and for said State and County, personally appeared the above signed owners, who acknowledged that they did sign the hereon plat of Edge Brook Estates Subdivision No. 3 and that the signing thereof was their free act and deed.

In witness whereof, I have set my hand and seal this 1<sup>st</sup> day of April, 1994.

*Pamela J. Smith*  
Notary Public of Allen County, Ohio

PAMELA J. SMITH  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires August 30, 1998

### APPROVAL OF VILLAGE COUNCIL

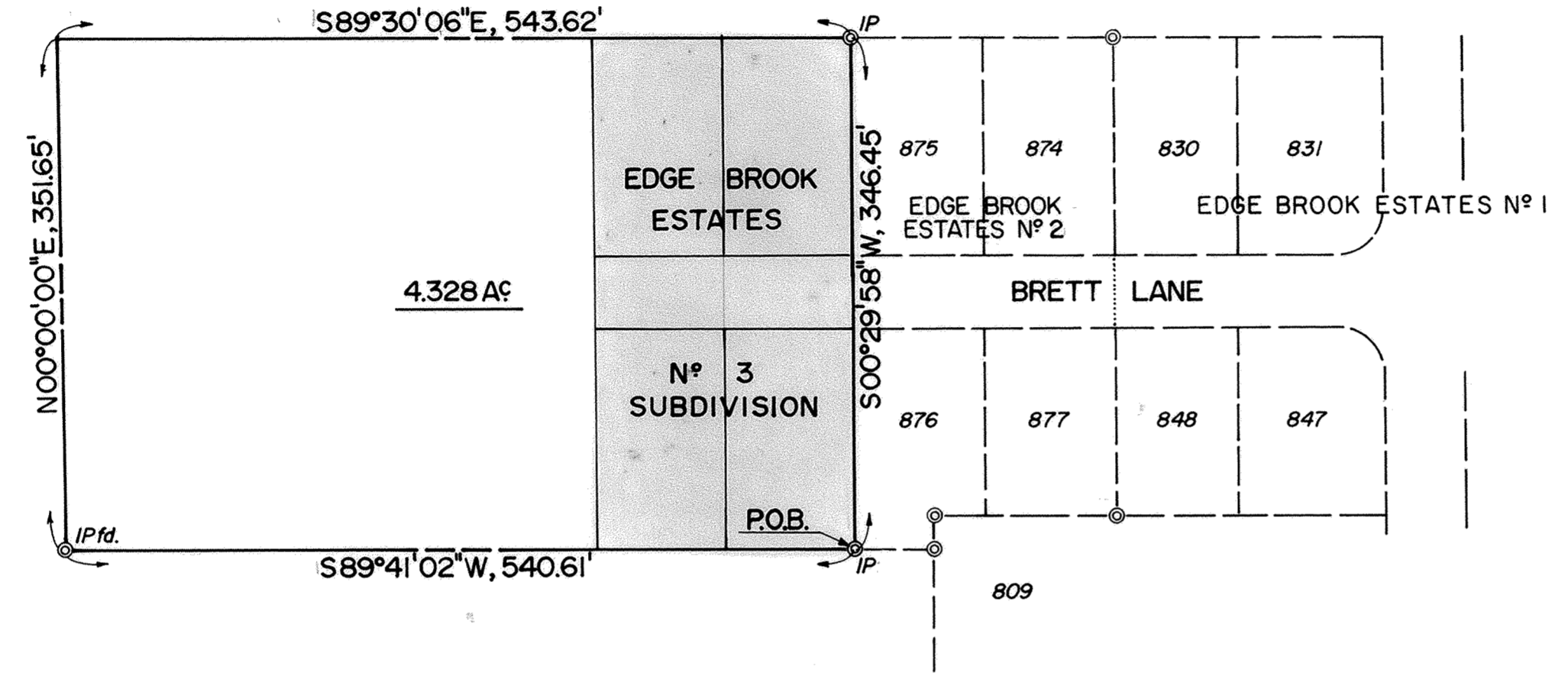
This plat, having been approved by the Village Council of Spencerville, Ohio, I the undersigned Mayor of the Village of Spencerville, Ohio, do hereby on behalf of said Council, approve and accept this plat this 4 day of April, 1994.

*Michael Rice - Mayor*  
Mayor, Village of Spencerville, Ohio

# A SURVEY OF DEDICATOR'S LANDS FOR

# EDGE BROOK ESTATES N<sup>o</sup>3 SUBDIVISION

IN THE VILLAGE OF SPENCERVILLE, ALLEN COUNTY, OHIO



DESCRIPTION OF DEDICATOR'S LANDS

Part of the northeast quarter of Section 11, Town-4-South, Range-4-East, Spencer Township, Allen County, Ohio, described by metes and bounds as follows:

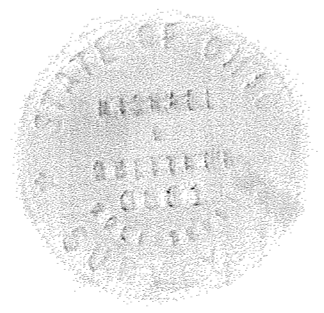
BEGINNING at an iron pipe (of record) at the southwest corner of Lot 876 of Edge Brook Estates No. 2 Subdivision (see Plat Book 19, Page 12); thence westerly with the south line of the grantor's lands at S 89°41'02" W, 540.61 feet to an iron pipe (of record); thence northerly with the west line of the grantor's lands at N 00°00'00" E, 351.65 feet; thence easterly with the north line of the grantor's lands at S 89°30'06" E, 543.62 feet to an iron pipe (of record) at the northwest corner of Lot 875 of said Edge Brook Estates No. 2 Subdivision; thence southerly with the west line of said Edge Brook Estates No. 2 at S 00°29'58" W, 343.95 feet to the POINT OF BEGINNING. This parcel contains 4.328 acres, and is subject to all legal easements or other restrictions of record.

RESTRICTIVE COVENANTS

The restrictive covenants for Edge Brook Estates No. 3 Subdivision shall be the same as for Edge Brook Estates No. 2 Subdivision, as recorded August 25, 1992 at Plat Book 19, Page 12, with the following addition:

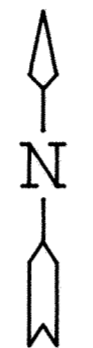
19. Construction of a house shall be completed within one year after construction has begun.

*Michael Gene Buettner*  
 Michael Gene Buettner  
 Ohio Registered Surveyor No. 6881

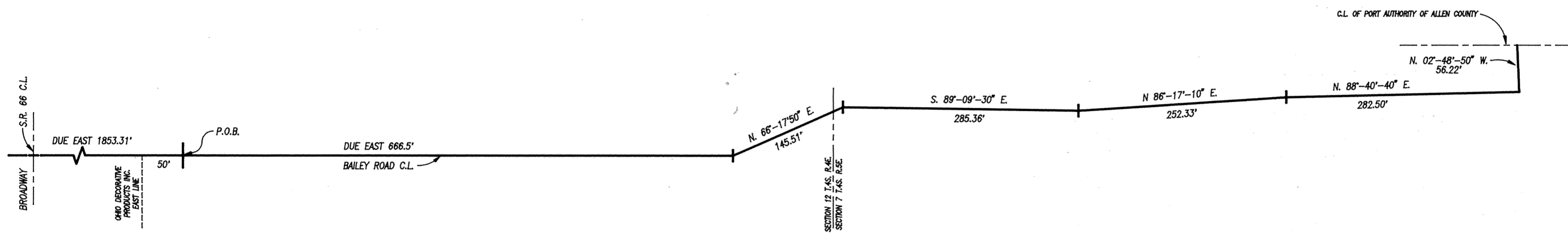




# ROAD VACATION



SCALE 1"=100'



### DESCRIPTION OF BAILEY ROAD VACATION

THAT PORTION OF BAILEY ROAD ON BOTH SIDES OF THE CENTERLINE SURVEY DESCRIBED AS FOLLOWS

LOCATED IN THE NORTHEAST QUARTER SECTION 12, T.4S. R.4E. AND NORTH WEST QUARTER SECTION 7 T.4S. R.5E. SPENCER TOWNSHIP AND BEING FURTHER DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE CENTERLINE OF BAILEY ROAD, THIS POINT BEING 1853.31 FEET EAST OF S.R. 66 (BROADWAY); THENCE DUE EAST ON SAID CENTERLINE 666.50 FEET TO A POINT; THENCE N. 66°-17'-50" E. ALONG SAID CENTERLINE 145.51 FEET TO A POINT; THENCE S. 89°-09'-30" E. ALONG SAID CENTERLINE 285.36 FEET TO A POINT; THENCE N. 86°-17'-10" E. ALONG SAID CENTERLINE 252.33 FEET TO A POINT; THENCE N. 88°-40'-40" E. ALONG SAID CENTERLINE 282.5 FEET TO A POINT; THENCE N. 02°-48'-50" W. ALONG SAID CENTERLINE 56.22 FEET AND THERE TERMINATE.

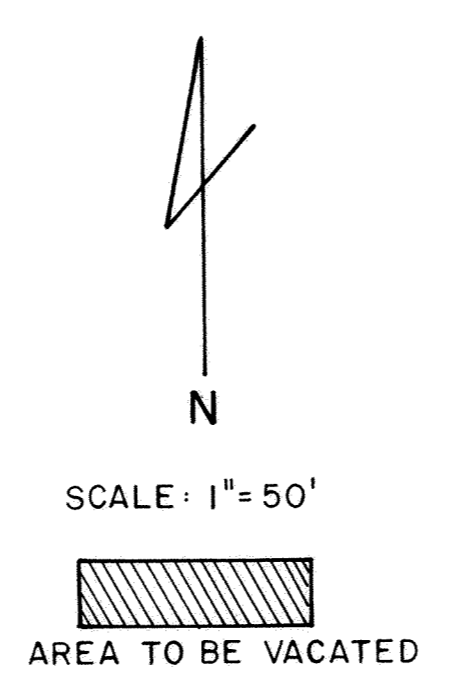
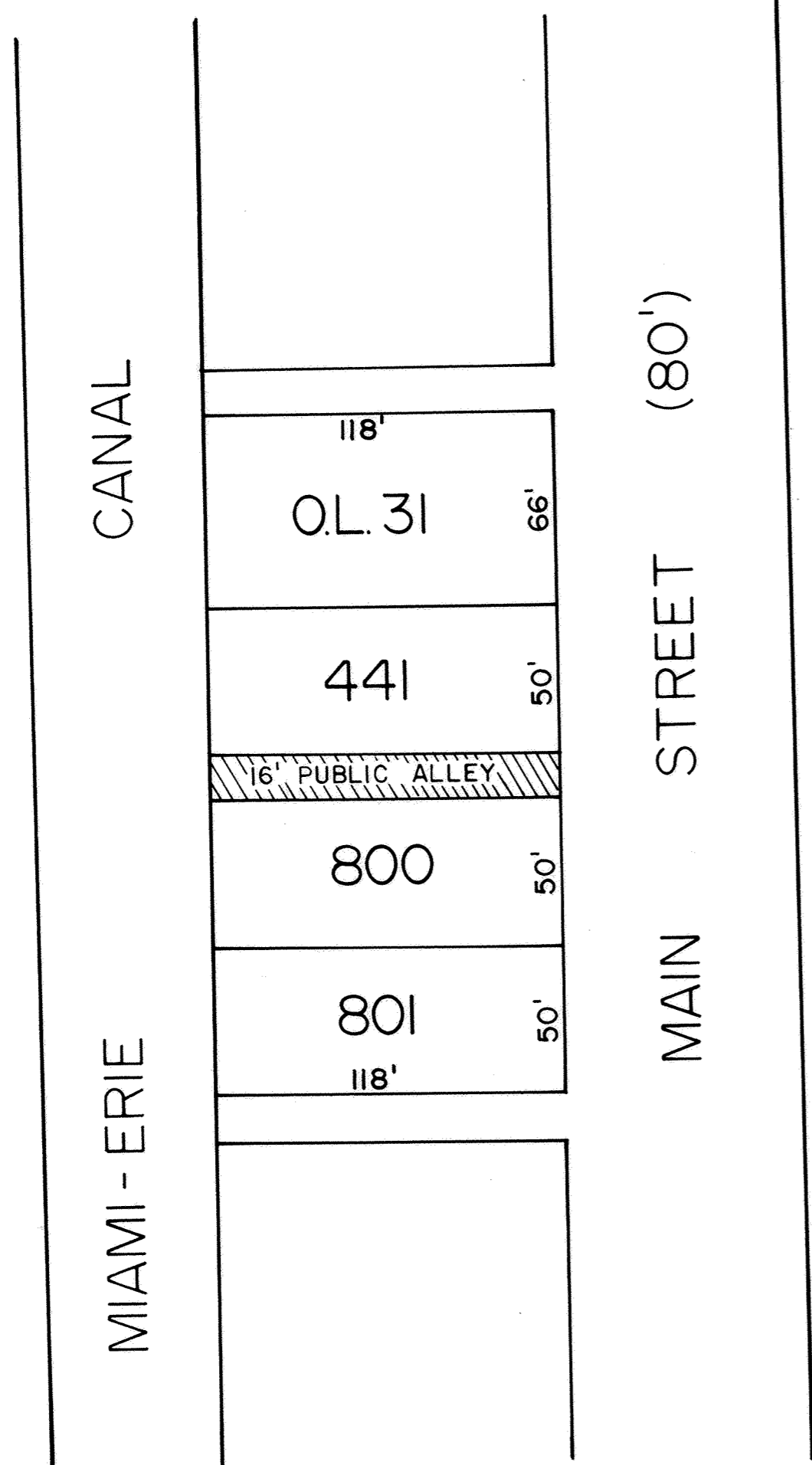


*Clayton T. Bacon*  
CLAYTON T. BACON  
REG. SURVEYOR #6179

# 9406992  
Filed and Recorded  
April 29, 1994  
at 11:09 AM  
Vol 19 Page 177  
Edward P. Kirk  
Recorder

No Fee  
for Resolution see  
Ded. Vol 790 pg 68

# ALLEY VACATION CITY OF DELPHOS



### LEGAL DESCRIPTION

Being a 16 foot Public Alley lying between Lot Number 441 in the Hunt and Higgins Addition and Lot Number 800 in the Thomas A. Wegers Addition to the City of Delphos, Ohio and more particularly described as follows;

Beginning at the southeast corner of said Lot Number 441, said point being on the west right of way line of Main Street; thence west along the south line of said Lot Number 441 and the north line of said Public Alley, 118 feet to the southwest corner of said Lot Number 441; thence south 16 feet to the northwest corner of said Lot Number 800; thence east along the north line of said Lot Number 800 and the south line of said Public Alley, 118 feet to the northeast corner of said Lot Number 800, said point being on the west right of way line of Main Street; thence north along said right of way line, 16 feet to the PLACE OF BEGINNING.

*George E. Woolley*  
 George E. Woolley  
 Reg. Surveyor #5772

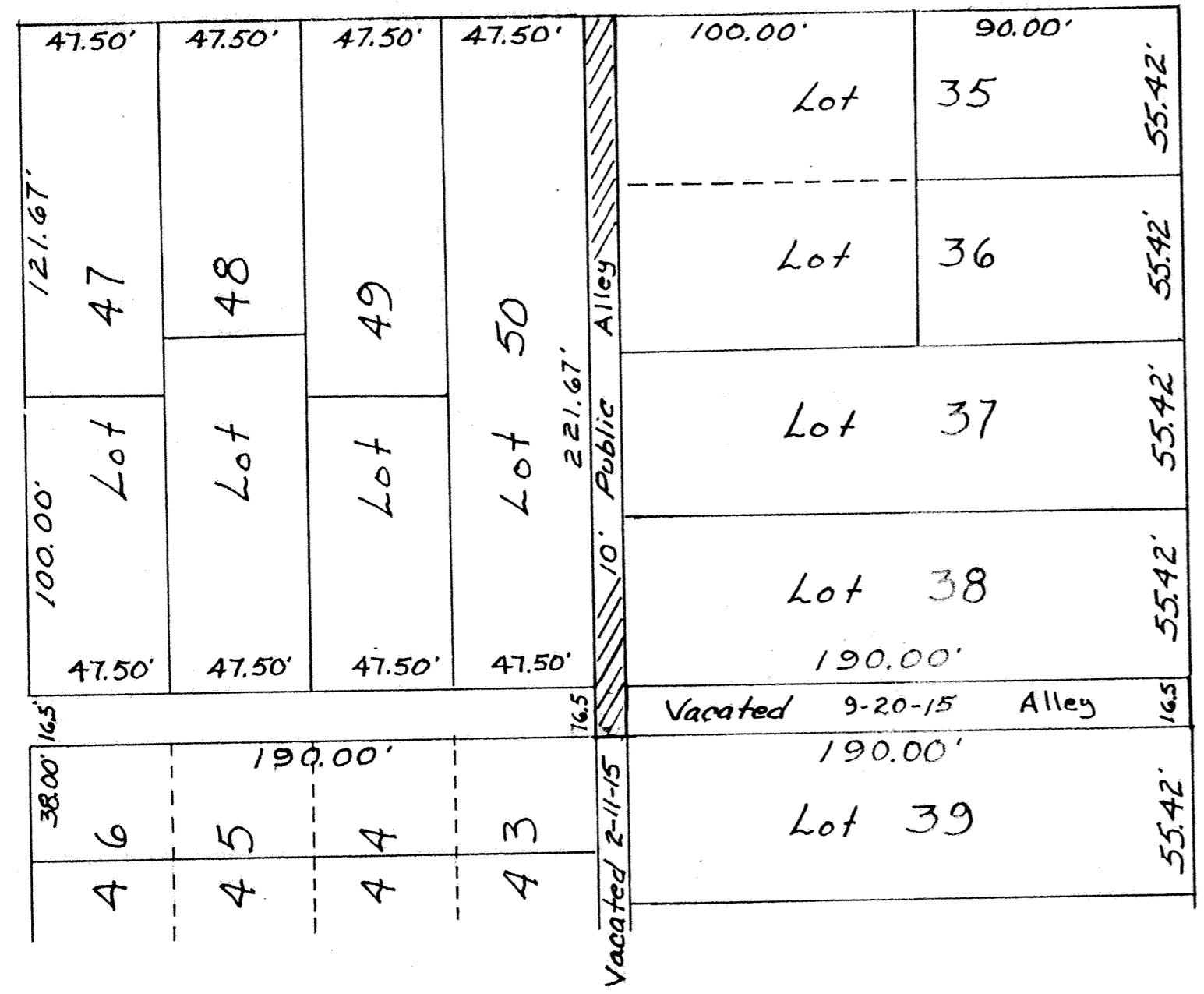


9407670  
 FILED AND RECORDED  
 AT 9:03 AM MAY 11, 1994  
 PLAT BK 19 PG 178  
 EDWARD P. KIRK  
 ALLEN COUNTY RECORDER  
 FEE \$20.70  
 DEED Vol 790 PG 434

# ALLEY VACATION

Seinsheimer's Addition of Clifton to the City of Lima, Ohio.

Spring (66) Street



Cole (80) Street

LEGAL DESCRIPTION

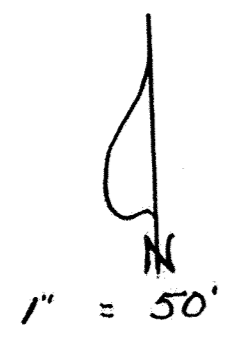
Being a 10 foot Public Alley as platted in the Seinsheimer's Addition of Clifton to the City of Lima, Ohio and recorded in Plat Book Number 3, Page 128 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a point at the northwest corner of Lot Number 35 in said subdivision, said point being on the south right-of-way line of West Spring Street; thence, south along the west line of Lots Number 35,36,37,38 and the west line of a 16½ foot vacated alley, 238.17 feet to a point at the northwest corner of Lot Number 39 in said subdivision; thence, west along the north line of a 10 foot vacated alley, 10.00 feet to a point at the northeast corner of Lot Number 43 in said subdivision; thence, north along the east line of said Lot Number 43 extended north and the east line of Lot Number 50 in said subdivision, 238.17 feet to a point at the northeast corner of said Lot Number 50 and on the south right-of-way line of West Spring Street; thence, east along said right-of-way line, 10.00 feet to the PLACE OF BEGINNING.

*Robert N. Tschanz*  
Robert N. Tschanz



Area to be Vacated

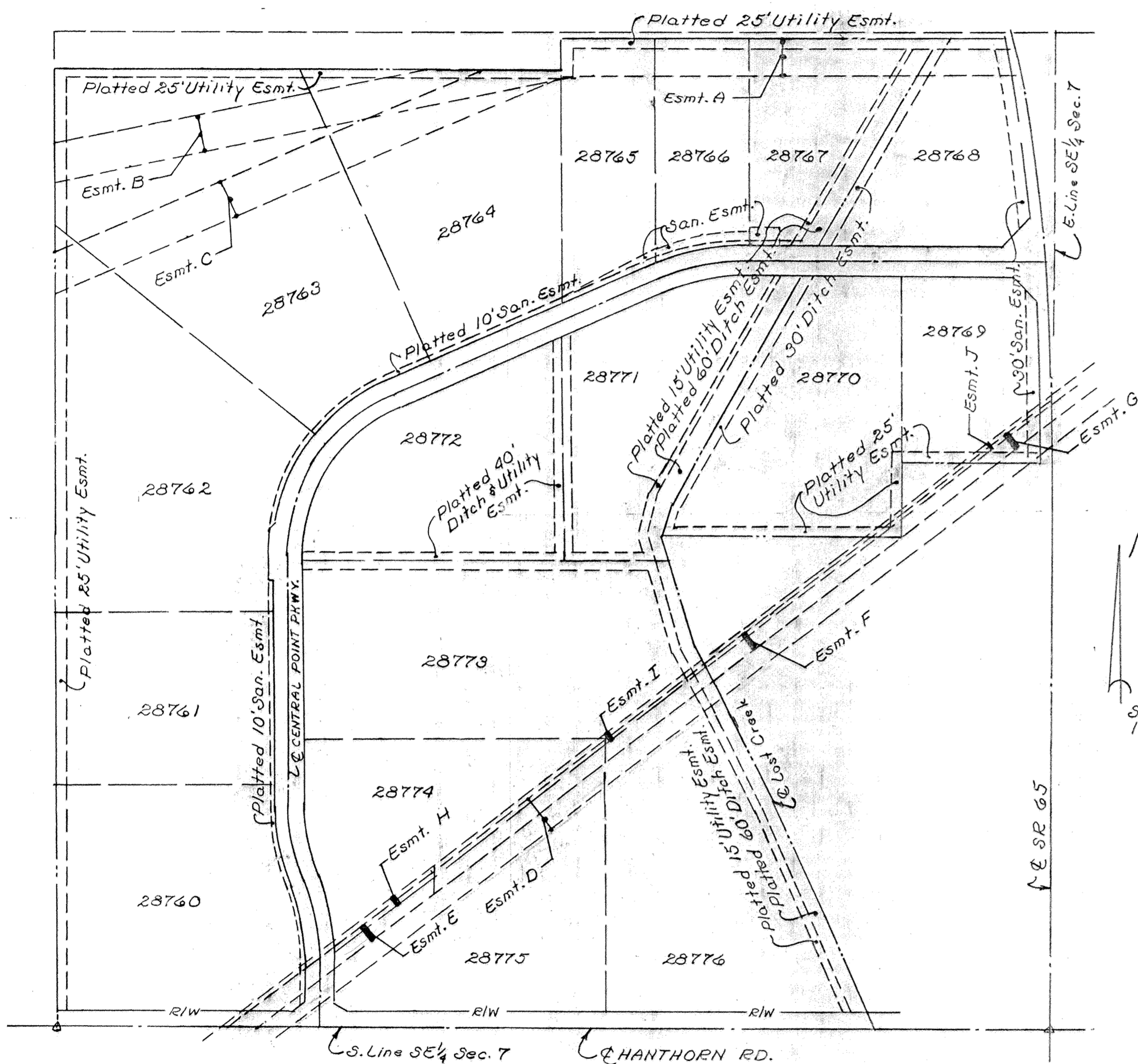


9407876

Filed AND Recorded  
AT 12:17 P.M. MAY 13, 1994  
PLAT BOOK 19 PAGE 179  
EDWARD P. KIRK  
Allen County Recorder  
Fec # 20.70  
Deed Vol 790 Page 571.

PLAT OF EASEMENTS - CENTRAL POINT -  
A PARK FOR BUSINESS and INDUSTRY

Sheet 1 of 1



Esmt	Owner	Allen County Deed Record	Width	Note
A	West Ohio Gas Co.	Vol. 786 Pg. 854	100'	See Deed
A	Limac Corporation	Vol. 776 Pg. 895	100'	See Deed
A	BP Oil Pipeline Company	Vol. L-73 Pg. 426	100'	See Deed
B	BP Oil Pipeline Company	Vol. L-73 Pg. 426	100'	See Deed
C	Limac Corporation	Vol. 776 Pg. 895	100'	See Deed
D	Ohio Power Co.	Vol. 767 Pg. 358	100'	☉ on ☉ Existing Pole line
E	Buckeye Pipe Line Company, L.P.	Vol. 508 Pg. 445	50'	See Deed
F	Buckeye Pipe Line Company, L.P.	Vol. 502 Pg. 558	50'	See Deed
G	Buckeye Pipe Line Company, L.P.	Vol. 502 Pg. 624	50'	See Deed
H	Buckeye Pipe Line Company, L.P.	Vol. 546 Pg. 100	30'	☉ Approx. 2' South of North Line of 50' Esmt.
I	Buckeye Pipe Line Company, L.P.	Vol. 543 Pg. 466	30'	☉ Approx. 2' South of North Line of 50' Esmt.
J	Buckeye Pipe Line Company, L.P.	Vol. 544 Pg. 73	30'	☉ Approx. 2' South of North Line of 50' Esmt.

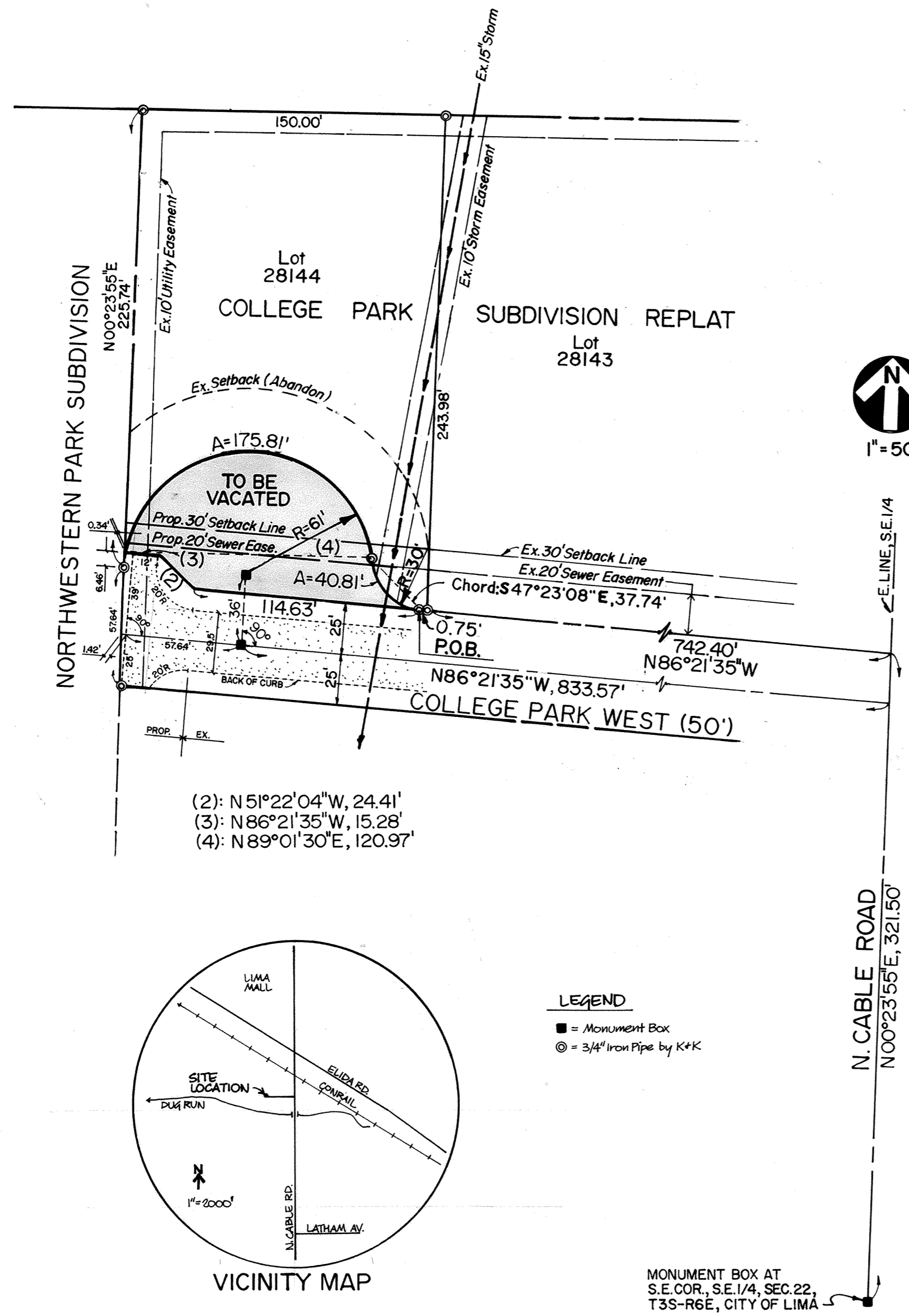
The purpose of this PLAT OF EASEMENT is to show, as graphically as possible, the locations and size of utility easements that affect the lots within Central Point - A Park for Business and Industry (Reference Plat Book 18, Page 161). This Plat is prepared to help understand the partial releases recorded by the Utility Companies listed above.

Prepared by:  
KUCK and MORRISSEY, Inc.  
Consulting Engineer & Surveyors  
2807 Chapel Hill Drive  
Lima, Ohio 45805  
Phone: 419-228-1735

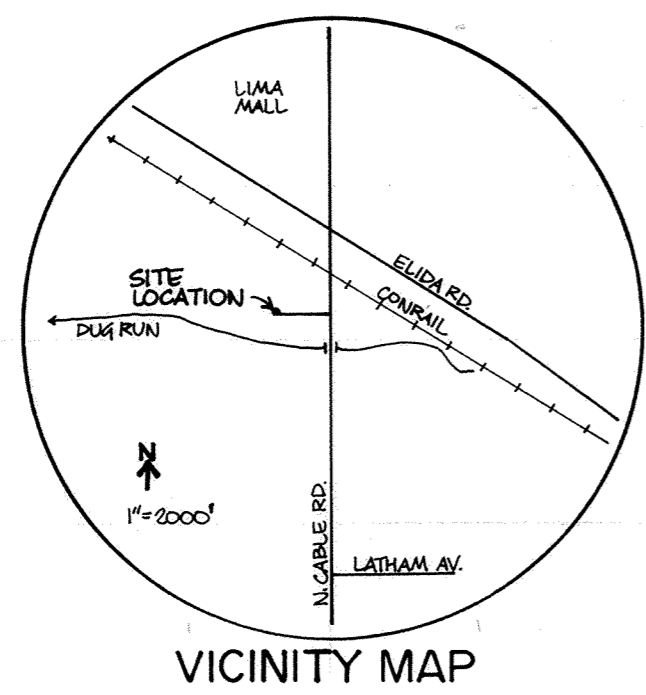
No: 9408733  
Filed for record in the Allen County, Ohio Recorder's Office this 27<sup>th</sup> day of May, 1994 at 2:45 o'clock P.M. and recorded in Allen County, Ohio Plat Book 19 Page 180.

*Edward P. Kuck, Jr.*  
Recorder, Allen County, Ohio  
Fee: \$22.70

# STREET VACATION PLAT



- (2): N 51°22'04"W, 24.41'
- (3): N 86°21'35"W, 15.28'
- (4): N 89°01'30"E, 120.97'



**LEGEND**  
 ■ = Monument Box  
 ⊙ = 3/4" Iron Pipe by K&K

MONUMENT BOX AT  
 S.E. COR., S.E. 1/4, SEC. 22,  
 T3S-R6E, CITY OF LIMA

**LEGAL DESCRIPTION**  
 (Area to be Vacated)

Part of the street right-of-way dedicated as "College Park West" adjacent to Lot 28144 in the College Park Subdivision Replat (Plat Book 16, Page 102) in the City of Lima, Allen County, Ohio, described by metes and bounds as follows:

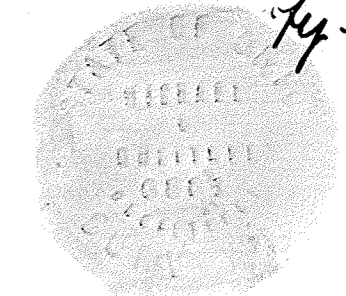
Commencing at a monument box at the southeast corner of the southeast quarter of Section 22, Town-3-South, Range-6-East; thence northerly with the east line of said southeast quarter (legal centerline of N. Cable Road) at N 00°23'55" E, 321.50 feet; thence westerly with the north line (and extension thereof) of said street right-of-way at N 86°21'35" W, 742.40 feet to an iron pipe of record at the southeast corner of said Lot 28144; thence continuing westerly with said north line, being also now the south line of said Lot 28144 at N 86°21'35" W, 0.75 feet to an iron pipe of record at the POINT OF BEGINNING of the herein described area to be vacated; thence continuing westerly with an extension of the previous course into the existing cul-de-sac at N 86°21'35" W, 114.63 feet; thence northwesterly at N 51°22'04" W, 24.41 feet; thence westerly at N 86°21'35" W, 15.28 feet to a point in the existing right-of-way line of said cul-de-sac, which point is 6.46 feet northerly from an iron pipe at the southwest corner of said Lot 28144 (this point is also 0.34 feet easterly from the west line of said Subdivision); thence with the existing right-of-way line of said cul-de-sac on a non-tangent curve concave southerly an arc distance of 175.81 feet (radius is 61.00 feet; chord bears N 89°01'30" E, 120.97 feet) to an iron pipe of record at a point of reverse curvature; thence on a curve to the left an arc distance of 40.81 feet (radius is 30.00 feet; chord bears S 47°23'08" E, 37.74 feet) to a point of tangency which is the POINT OF BEGINNING.

The area to be vacated contains 6982 square feet (0.160 acres), which shall be attached to the south part of said Lot 28144.

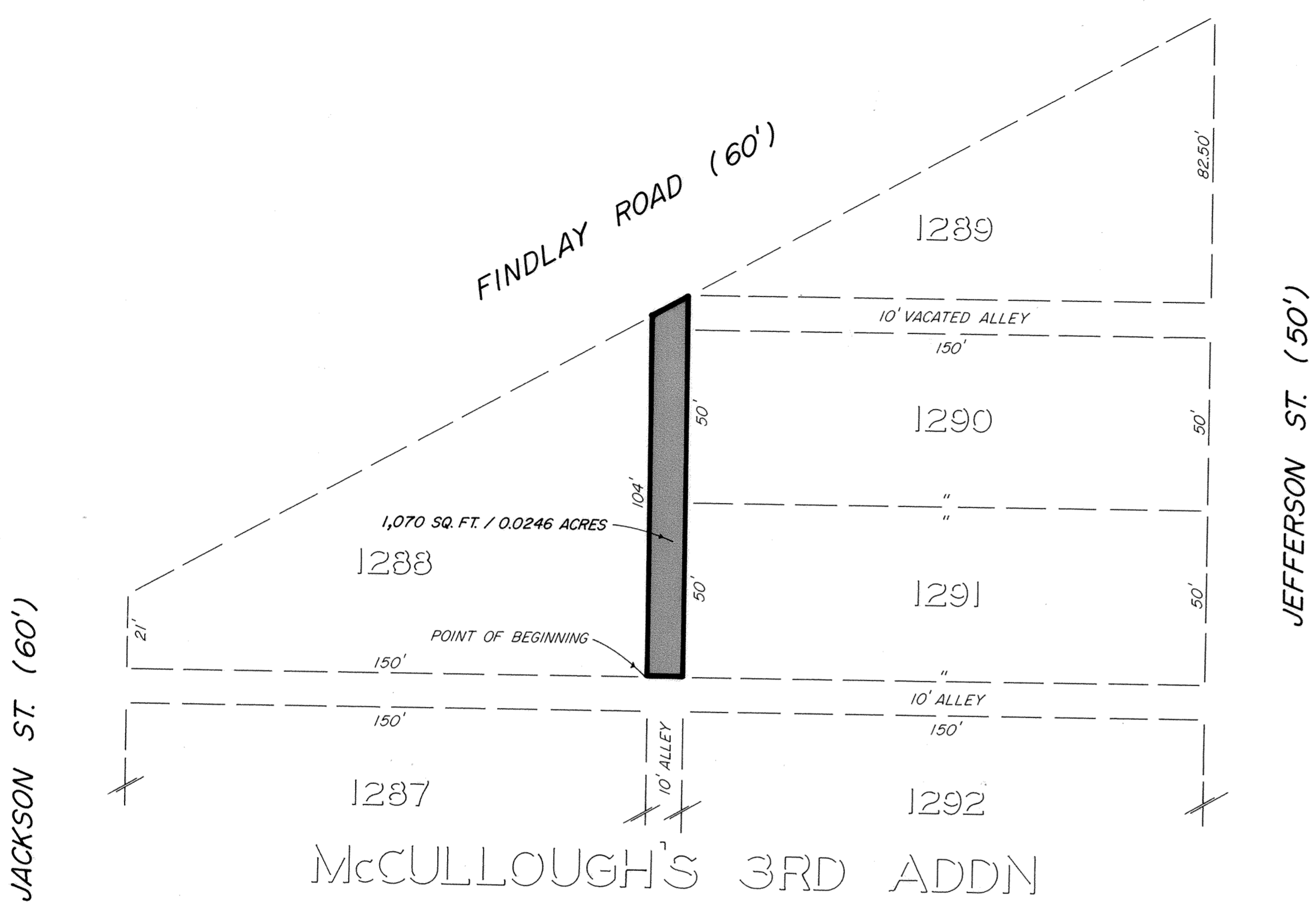
I hereby certify that this legal description is based on computations from the recorded information on the plat of said Subdivision. No new field survey work has of yet been performed.

*Michael Gene Buettner*  
 Michael Gene Buettner  
 Ohio Registered Surveyor No. 6881

9410112  
 Filed and recorded  
 June 24, 1994  
 10:12 am Vol 19 Page 180A  
 Edward P. Keits  
 Recorder  
 See Deed  
 Vol 792 pg 198  
 SEAL



VACATION PLAT  
 OF  
 A 10 FOOT PUBLIC ALLEY  
 IN McCULLOUGH'S 3RD ADDITION  
 IN THE CITY OF LIMA  
 ALLEN COUNTY, OHIO



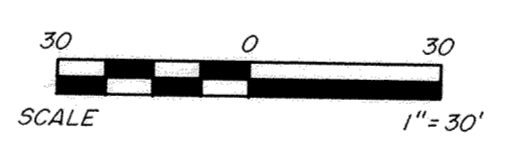
DESCRIPTION  
 Job #16665

Being a 10-foot wide alley in the City of Lima, Allen County, Ohio, lying between Lots 1288, 1290, and 1291 in McCullough's Third Addition as recorded in Plat Book 2, Page 46 in the office of the Allen County Recorder and being more particularly described as follows:

Beginning for the same at the southeast corner of Lot 1288 in said addition -  
 Thence northerly along the east line of Lot 1288 for a distance of 104.00 feet to the northeast corner of Lot 1288 and the southerly right-of-way line of Findlay Road -  
 Thence northeasterly along the southerly right-of-way line of Findlay Road to the southwest corner of Lot 1289 -  
 Thence Southerly along the west line of Lots 1290 and 1291 for a distance of 110.00 feet to the southwest corner of Lot 1291 -  
 Thence westerly for a distance of 10.00 feet to the point of beginning.

Containing 1,070 square feet or 0.0246 acres of land subject, however, to all legal easements and rights-of-way.

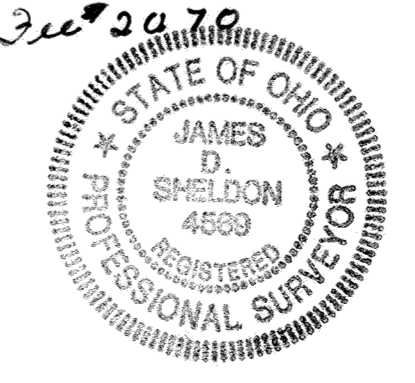
NOTE: This description prepared from office records.



NOTE: SHADED AREA DENOTES PUBLIC ALLEY TO BE VACATED.

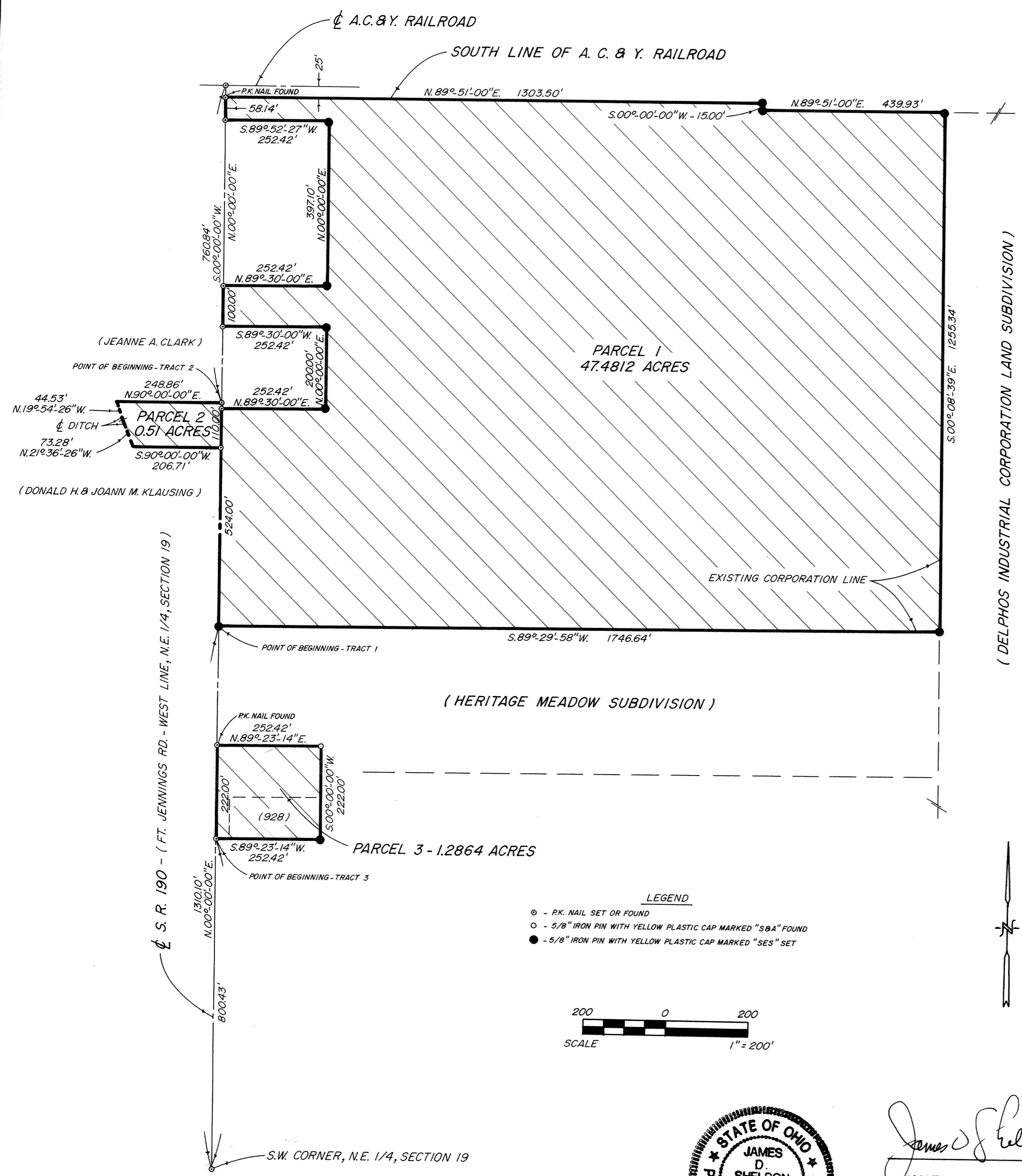
9410114  
 Filed and Recorded  
 June 24, 1994  
 10:19 am Vol 79, Page 181  
 Edward P. Keiko, Recorder  
 See Deed  
 Vol 792 pg 200

*James D. Sheldon*  
 JAMES D. SHELDON  
 REG. SURVEYOR #4569



PREPARED: DECEMBER 7, 1993  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
 1280 N. COLE ST.  
 LIMA, OHIO  
 PHONE: (419)-228-4421

# PLAT OF TERRITORY TO BE ANNEXED TO THE CITY OF DELPHOS IN THE N.E. 1/4 & N.W. 1/4 OF SECTION 19 T2S - R5E MARION TOWNSHIP, ALLEN COUNTY, OHIO



DESCRIPTION  
Job #15990

This description is for parcels described in the following deeds recorded in the Allen County, Ohio, deed records:

Vol. 665, Pg. 392 - Norbert J. Grothaus and Hubert Kaverman, Trustees;  
 Vol. 667, Pg. 585 - Norbert J. Grothaus and Hubert Kaverman, Trustees;  
 Vol. 704, Pg. 036 - Robert E. & Cecilia L. Nartker;  
 Vol. 704, Pg. 040 - Melvin J. & Rita Mae Pohlman;  
 Vol. 426, Pg. 657 - Helen M. Kaverman;  
 Vol. 426, Pg. 663 - Norbert J. and Dorothy Grothaus;  
 Vol. 594, Pg. 214 - Floyd and Janice M. Sisinger.

**PARCEL 1 -** Being a parcel of land situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, and being more particularly described as follows:  
 Commencing for reference at a PK nail set marking the southwest corner of the Northeast 1/4 of Section 19 -  
 Thence North 00°-00'-00" East on and along the centerline of State Route 190 (Fort Jennings Road) and the west line of the Northeast 1/4 of Section 19 for a distance of 1310.10 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described by this instrument -  
 Thence continuing North 00°-00'-00" East along said centerline and said west line for a distance of 524.00 feet to a PK nail set -  
 Thence North 89°-30'-00" East for a distance of 252.42 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence North 00°-00'-00" East for a distance of 200.00 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence South 89°-30'-00" West for a distance of 252.42 feet to a PK nail set -  
 Thence North 00°-00'-00" East along said centerline and said west line for a distance of 100.00 feet to a PK nail set -  
 Thence North 89°-30'-00" East for a distance of 252.42 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence North 00°-00'-00" East for a distance of 397.10 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence South 89°-52'-27" West for a distance of 252.42 feet to a PK nail set -  
 Thence North 00°-00'-00" East along said centerline and said west line for a distance of 58.14 feet to a PK nail found -  
 Thence North 89°-51'-00" East along the south line of the A.C. & Y. Railroad for a distance of 1303.50 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described by this instrument -  
 Thence South 00°-00'-00" West along said line for a distance of 15.00 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence North 89°-51'-00" East along said line for a distance of 439.93 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence South 00°-08'-39" East along the west line of the Delphos Industrial Corporation Land Subdivision for a distance of 1255.34 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence South 89°-29'-58" West along the north line of Heritage Meadow Subdivision for a distance of 1746.64 feet to the point of beginning.

**PARCEL 2 -** Containing 47.4812 acres of land subject, however, to all legal easements and rights-of-way. ALSO, being a parcel of land described in a deed to Robert J. and Donna M. Holdgreve recorded in Volume 607, Page 712, of the Allen County deed records and being situated in the Northwest 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, and being more particularly described as follows:  
 Commencing for reference at a PK nail set marking the intersection of the centerline of the A.C. & Y. Railroad with the centerline of State Route 190 (Fort Jennings Road) and east line of the Northwest 1/4 of Section 19 for a distance of 760.84 feet to a PK nail set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described by this instrument -  
 Thence South 00°-00'-00" West along said centerline and said east line for a distance of 110.00 feet to a PK nail set -  
 Thence South 90°-00'-00" West for a distance of 206.71 feet to the centerline of a ditch -  
 Thence along the centerline of a ditch with the following courses:  
 North 21°-36'-26" West for a distance of 73.28 feet -  
 North 19°-54'-26" West for a distance of 44.53 feet -  
 Thence North 90°-00'-00" East for a distance of 248.86 feet to the point of beginning.

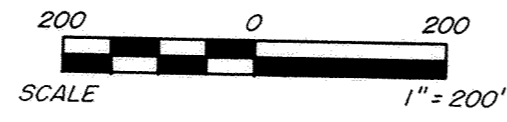
**PARCEL 3 -** ALSO, being a parcel of land and Lot Number 928 in Grothaus Subdivision described in a deed to June M. Korte recorded in Volume 766, Page 16, and to John F. and Susanne M. Giller recorded in Volume 732, Page 409, of the Allen County deed records and being situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, and being more particularly described as follows:  
 Commencing for reference at a PK nail set marking the southwest corner of the Northeast 1/4 of Section 19 -  
 Thence North 00°-00'-00" East on and along the centerline of State Route 190 (Fort Jennings Road) and the west line of the Northeast 1/4 of Section 19 for a distance of 800.43 feet to a PK nail set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described by this instrument -  
 Thence continuing North 00°-00'-00" East on and along said centerline and said west line for a distance of 222.00 feet to a PK nail found -  
 Thence North 89°-23'-14" East for a distance of 252.42 feet to a 5/8-inch iron pin with a yellow plastic cap marked "S & A" found -  
 Thence South 00°-00'-00" West for a distance of 222.00 feet to a 5/8-inch iron pin with a yellow plastic cap marked "SES" set -  
 Thence South 89°-23'-14" West for a distance of 252.42 feet to the point of beginning.

Containing 1.2864 acres of land subject, however, to all legal easements and rights-of-way.

NOTES: 1) Basis of Bearings: All bearings refer to the centerline of State Route 190 (Fort Jennings Road) as being North 00°-00'-00" East.  
 2) The reported boundary data meet the closure requirements set forth under Paragraph (C) of Rule 4733-37-04 of the Administrative Code for Minimum Standards for Boundary Surveys in the State of Ohio.  
 3) This description is based upon a survey made on March 15, 1994 by Sheldon Engineering & Surveying, Inc. under my supervision.

**LEGEND**

- ⊙ - PK. NAIL SET OR FOUND
- - 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "S&A" FOUND
- - 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "SES" SET



*James D. Sheldon*  
 JAMES D. SHELDON, P.E., P.S.  
 REG. SURVEYOR # 4569

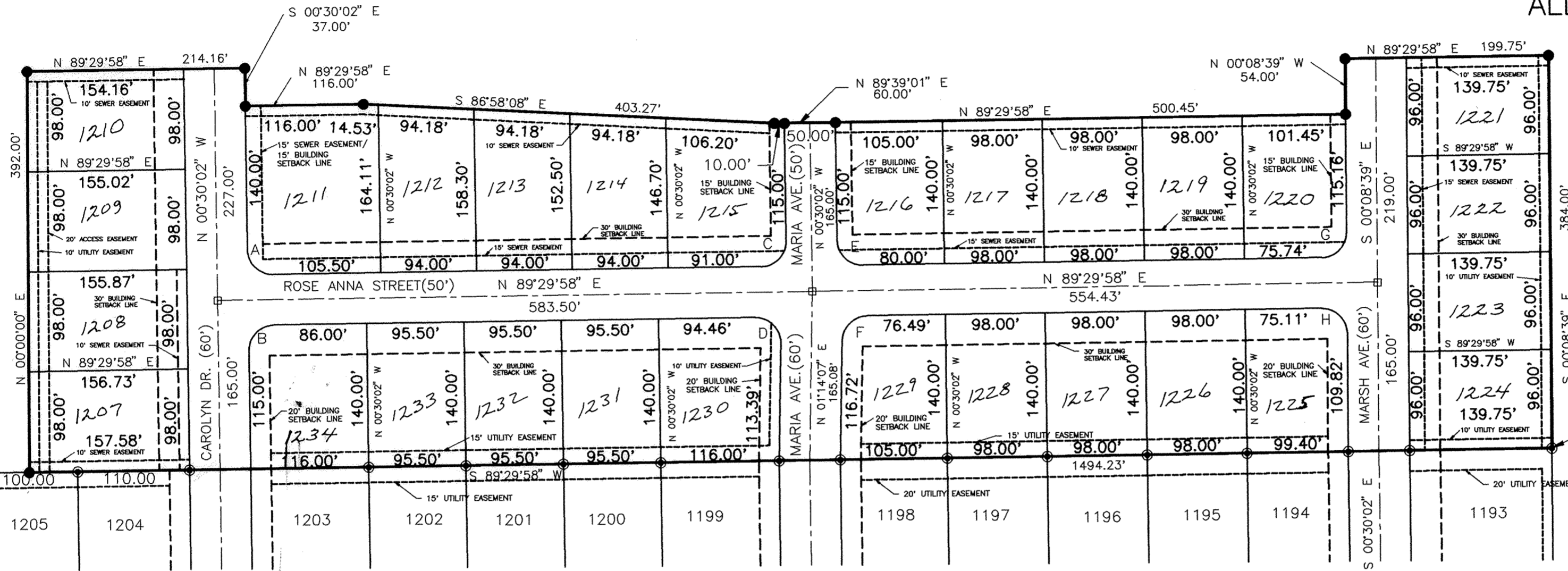
Deed BK 792  
 pg 530

9410534  
 FILED AND RECORDED REVISD: MARCH 16, 1994  
 JULY 1, 1994 AT 1:33 PM PREPARED: JANUARY 4, 1994  
 PLAT BK 19 PG 182 BY: SHELDON ENGINEERING & SURVEYING INC.  
 EDWARD P. KIRK 1280 N. COLE ST.  
 ALLEN COUNTY RECORDER LIMA, OHIO 45801  
 & 20.70 TELEPHONE: (419) 228-4421

# HERITAGE MEADOW SUBDIVISION #2

IN THE CITY OF DELPHOS  
T2S - R5E  
MARION TOWNSHIP  
ALLEN COUNTY, OHIO

For Affidavit Correcting Easement  
See Deed Vol 793 Pg 144.



PREPARED BY:  
SHELDON ENGINEERING & SURVEYING  
1280 N. COLE ST. LIMA, OHIO 45801  
TELE: (419) 228-4421  
JAMES D. SHELDON, P.E., P.S.



### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TRUE AND ACCURATE SURVEY BY ME IN DECEMBER 1993 AND THAT ALL MARKERS WILL BE PLACED WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

*James D. Sheldon*  
 JAMES D. SHELDON  
 REG. SURVEYOR # 4569

NOTE:  
IRON PINS TO BE PLACED AT ALL CORNERS.

### DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN THE CITY OF DELPHOS, MARION TOWNSHIP, ALLEN COUNTY, OHIO, IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING FOR THE SAME AT THE NORTHEAST CORNER OF LOT #1193 IN HERITAGE MEADOW SUBDIVISION, SAID POINT BEING A 5/8" IRON PIN (FOUND).

THENCE SOUTH 89° 29' 58" WEST FOR A DISTANCE OF 1494.23' TO AN IRON PIN (SET)-  
 THENCE NORTH 00° 00' 00" EAST FOR A DISTANCE OF 392.00' TO AN IRON PIN (SET)-  
 THENCE NORTH 89° 29' 58" EAST FOR A DISTANCE OF 214.16' TO AN IRON PIN (SET)-  
 THENCE SOUTH 00° 30' 02" EAST FOR A DISTANCE OF 37.00' TO AN IRON PIN (SET)-  
 THENCE NORTH 89° 29' 58" EAST FOR A DISTANCE OF 116.00' TO AN IRON PIN (SET)-  
 THENCE SOUTH 86° 58' 08" EAST FOR A DISTANCE OF 403.27' TO AN IRON PIN (SET)-  
 THENCE NORTH 89° 39' 01" EAST FOR A DISTANCE OF 60.00' TO AN IRON PIN (SET)-  
 THENCE NORTH 89° 29' 58" EAST FOR A DISTANCE OF 500.45' TO AN IRON PIN (SET)-  
 THENCE NORTH 00° 08' 39" WEST FOR A DISTANCE OF 54.00' TO AN IRON PIN (SET)-  
 THENCE NORTH 89° 29' 58" EAST FOR A DISTANCE OF 199.75' TO AN IRON PIN (SET)-  
 THENCE SOUTH 00° 08' 39" EAST FOR A DISTANCE OF 384.00' TO THE POINT OF BEGINNING.

CONTAINING IN ALL 12.05 ACRES OF LAND, SUBJECT, HOWEVER, TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY OF RECORD.

THIS PLAT IS SUBJECT TO THE SAME RESTRICTIONS AS RECORDED IN HERITAGE MEADOW SUBDIVISION, PLAT BOOK 18, PAGE 12.

### RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	25.00'	39.27'	25.00'	35.36'	S 45°30'02" E	90°00'00"
B	25.00'	39.27'	25.00'	35.36'	S 44°29'58" W	90°00'00"
C	25.00'	39.27'	25.00'	35.36'	N 44°29'58" E	90°00'00"
D	25.00'	40.03'	25.77'	35.89'	N 44°37'58" W	91°44'09"
E	25.00'	39.27'	25.00'	35.36'	S 45°30'02" E	90°00'00"
F	25.00'	38.51'	24.25'	34.82'	S 45°22'02" W	88°15'51"
G	25.00'	39.11'	24.84'	35.25'	N 44°40'40" E	89°38'37"
H	25.00'	39.43'	25.16'	35.47'	N 45°19'20" W	90°21'23"

### OWNERS' DEDICATION AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS AS SHOWN HEREON COMPRISING A TOTAL OF 2.68 ACRES TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES AND OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS:

*Stephen J. Mansfield*  
*Amy L. Crossen*

OWNER:

*Joan M. Brothaus*  
*James R. Brothaus*

MAYOR OF CITY OF DELPHOS

### NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 22<sup>nd</sup> DAY OF June, 1994, PERSONALLY CAME THE SAID OWNERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*Stephen J. Mansfield*  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

### APPROVAL BY CITY OF DELPHOS

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF DELPHOS ON THIS 13<sup>th</sup> DAY OF June, 1994.

THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF THIS APPROVAL.

*John E. Slichter*  
 MAYOR

*William J. Smith*  
 PRESIDENT OF COUNCIL - Pro Tem

### ALLEN COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 19<sup>th</sup> DAY OF July, 1994.

SEE: \$ 14.00

*H. Dean French*  
 ALLEN COUNTY AUDITOR

9410535

### ALLEN COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON July 1<sup>st</sup>, 1994, AND THAT IT WAS RECORDED ON July 1, 1994, IN VOLUME 19 PAGE 183 IN THE PLAT RECORDS OF ALLEN COUNTY, OHIO.

SEE: \$ 41.40

*Edward P. Kead*  
 ALLEN COUNTY RECORDER

### LEGEND

- - CONCRETE MONUMENT WITH CAST IRON MONUMENT BOX
- - IRON PIN (FOUND)
- - 5/8" IRON PIN W/S.E.S CAP (SET)

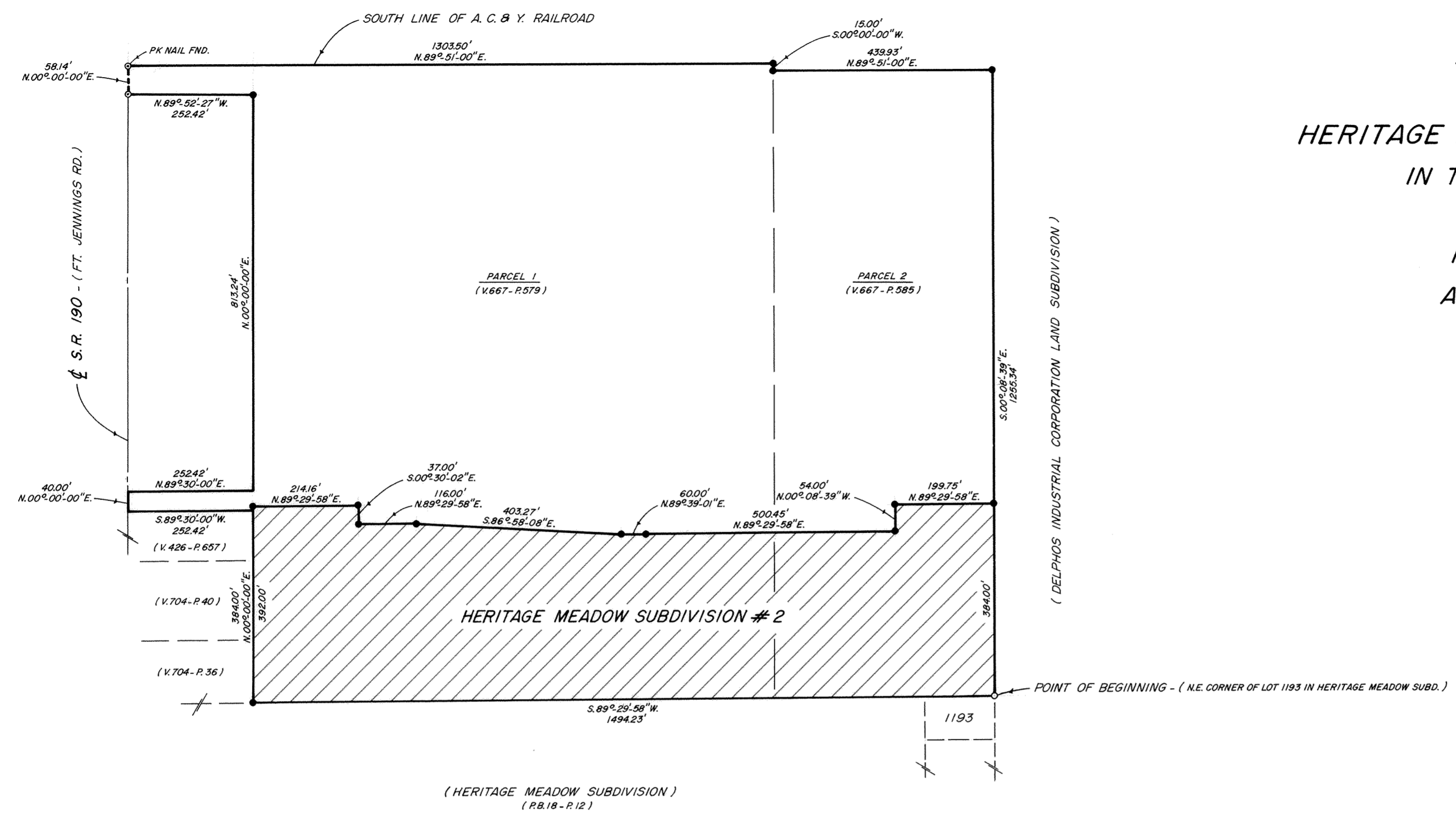
### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



PLAT OF A SURVEY  
 OF  
 DEDICATORS LAND  
 FOR  
 HERITAGE MEADOW SUBDIVISION #2  
 IN THE CITY OF DELPHOS  
 T2S-R5E  
 MARION TOWNSHIP,  
 ALLEN COUNTY, OHIO



DESCRIPTION

Being a parcel of land situated in the City of Delphos in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, described as 8.4617-acre and 3.5907-acre tracts in deeds to James R. Grothouse and Jean M. Grothouse recorded in Volume 786, Page 420 and Page 423, and in Volume 786, Page 417, of the Allen County, Ohio, deed records and more particularly described as follows:

BEGINNING FOR THE SAME at an iron pin found marking the northeast corner of Lot 1193 in Heritage Meadow Subdivision -

Thence South 89°-29'-58" West (basis of bearings) along the north line of Heritage Meadow Subdivision, as platted in Plat Book 18, Page 12, of the Allen County Plat Records, for a distance of 1494.23 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 00°-00'-00" East for a distance of 392.00 feet to a 5/8-inch iron pin with a yellow plastic cap stamped "SES" set -

Thence North 89°-29'-58" East for a distance of 214.16 feet to a 5/8-inch iron pin with a yellow plastic cap stamped "SES" set -

Thence South 00°-30'-02" East for a distance of 37.00 feet to a 5/8-inch iron pin with a yellow plastic cap stamped "SES" set -

Thence North 89°-29'-58" East for a distance of 116.00 feet to a 5/8-inch iron pin with a yellow plastic cap stamped "SES" set -

Thence South 86°-58'-08" East for a distance of 403.27 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 89°-39'-01" East for a distance of 60.00 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 89°-29'-58" East for a distance of 500.45 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 00°-08'-39" West for a distance of 54.00 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 89°-29'-58" East for a distance of 199.75 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence South 00°-08'-39" East on and along the west line of the Delphos Industrial Corporation Land Subdivision for a distance of 384.00 feet to the point of beginning.

The tract as described contains in all 12.05 acres of land, of which 3.59 acres are in Tax Parcel 25-1900-01-005 and 8.46 acres are in Tax Parcel 25-1900-01-006, subject, however, to all legal easements and rights-of-way of record.

OVERALL DESCRIPTION

Being a parcel of land situated in the City of Delphos in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, described in deeds to Norbert J. Grothouse and Hubert Kaverman, Trustees, recorded in Volume 667, Page 579, and in Volume 667, Page 585, of the Allen County, Ohio, deed records and more particularly described as follows:

BEGINNING FOR THE SAME at an iron pin found marking the northeast corner of Lot 1193 in Heritage Meadow Subdivision -

Thence South 89°-29'-58" West (basis of bearings) along the north line of Heritage Meadow Subdivision, as platted in Plat Book 18, Page 12, of the Allen County Plat Records, for a distance of 1494.23 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 00°-00'-00" East for a distance of 384.00 feet to a point -

Thence South 89°-30'-00" West for a distance of 252.42 feet to a point in the centerline of State Route 190 (Fort Jennings Road) -

Thence North 00°-00'-00" East on and along the centerline of State Route 190 (Fort Jennings Road) and the west line of the Northeast 1/4 of Section 19 for a distance of 40.00 feet to a point -

Thence North 89°-30'-00" East for a distance of 252.42 feet to a point -

Thence North 00°-00'-00" East for a distance of 813.24 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence North 89°-52'-27" West for a distance of 252.42 feet to a PK nail set -

Thence North 00°-00'-00" East on and along said centerline and said west line for a distance of 58.14 feet to a PK nail found -

Thence on and along the southerly line of the A. C. & Y. Railroad with the following three (3) courses:

North 89°-51'-00" East for a distance of 1303.50 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

South 00°-00'-00" West for a distance of 15.00 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

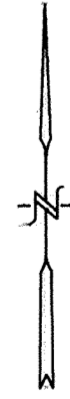
North 89°-51'-00" East for a distance of 439.93 feet to a 5/8-inch iron pin with yellow plastic cap stamped "SES" set -

Thence South 00°-08'-39" East on and along the west line of the Delphos Industrial Corporation Land Subdivision for a distance of 1255.34 feet to the point of beginning.

The tract as described contains in all 44.13 acres of land, of which 31.42 acres are in Parcel 1 and 12.71 acres are in Parcel 2 of this Dedicators' Plat, subject, however, to all legal easements and rights-of-way of record.

LEGEND

- - PK NAIL SET
- - IRON PIN FOUND
- - 5/8" IRON PIN WITH PLASTIC CAP STAMPED "SES" SET



*James D. Sheldon*  
 JAMES D. SHELDON, P.E., P.S.  
 REG. SURVEYOR # 4569

PREPARED: JUNE 16, 1994  
 BY: SHELDON ENGINEERING & SURVEYING INC.  
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