

2354.13' to half section line

1. All dwellings shall contain at least 1000 square feet of living space, excluding garages, porches and basements. All dwellings shall have an attached garage.
2. All residential dwellings shall be constructed of new material, and all construction shall be completed within one (1) year from the date of commencement.
3. All buildings erected on said parcels shall be maintained in substantial repair; and the grass, trees, shrubs, hedges and landscape shall be reasonably trimmed and attended.
4. 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 on the within described parcels and 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 RONALD E. BECKER and KAMILLE BECKER, their heirs and assigns. 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.
5. 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 the Architectural Committee 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.
6. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all parcels and all persons claiming under them until June 1, 2015, after which time all of said restrictions, covenants and conditions shall be automatically extended for successive periods of ten (10) years unless they are altered or abolished in whole or in part by a vote of eighty (80%) percent of the then owners of said parcels.
7. In the event that any person or persons violate, or attempt to violate, any of the covenants and restrictions hereinabove enumerated, any lot owner in this subdivision shall have the right to prosecute any proceedings at law or in equity against such person or persons, either to enjoin such violation or to recover damages for the same. In addition to the remedies herein set forth, there shall be a One Hundred and 00/100 Dollars (\$100.00) per day liquidated damage charge for each violation of these RESTRICTIVE COVENANTS, which shall be divided equally among all lot owners in this subdivision.

IN WITNESS WHEREOF, the undersigned has executed this document specifying and imposing said RESTRICTIVE COVENANTS, all of which are incorporated herein by reference to the deeds to be executed and delivered in the future transfer and sale of said parcels.

WITNESSES:

BY: Ronald E. Becker
Ronald E. Becker

BY: Kamille Becker

STATE OF OHIO

SS

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for said County and State, personally appeared the above-named R.E. BECKER and KAMILLE BECKER, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal at Wapakoneta, Ohio this _____ day of _____, 1992.

Notary Public

**APPROVAL AS A MINOR LOT SPLIT
BY THE WAPAKONETA CITY PLANNING
COMMISSION**

Thomas W Steinke 8/31/92
Secretary Date

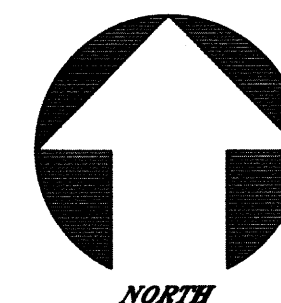
LEGEND

- ☆ COTTON GIN SPINDLE (SET)
- 5/8" RE-ROD W/CAP (SET)
- △ MONUMENT BOX (FOUND)
- RAILROAD SPIKE (FOUND)

kont
s.u.r.v.e.y.i.n.

R.E. & J. BECKER
8/18/92

BASIS OF BEARINGS PER SURVEY OF SEC 21; SHROYER 1991



CSX TRANSPORTATION CORP.

Wapakoenta—Cridersville Road (50')

6734

16706

16676

16644

16582

16552

16520

James M. Kent, PS 6792 OH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

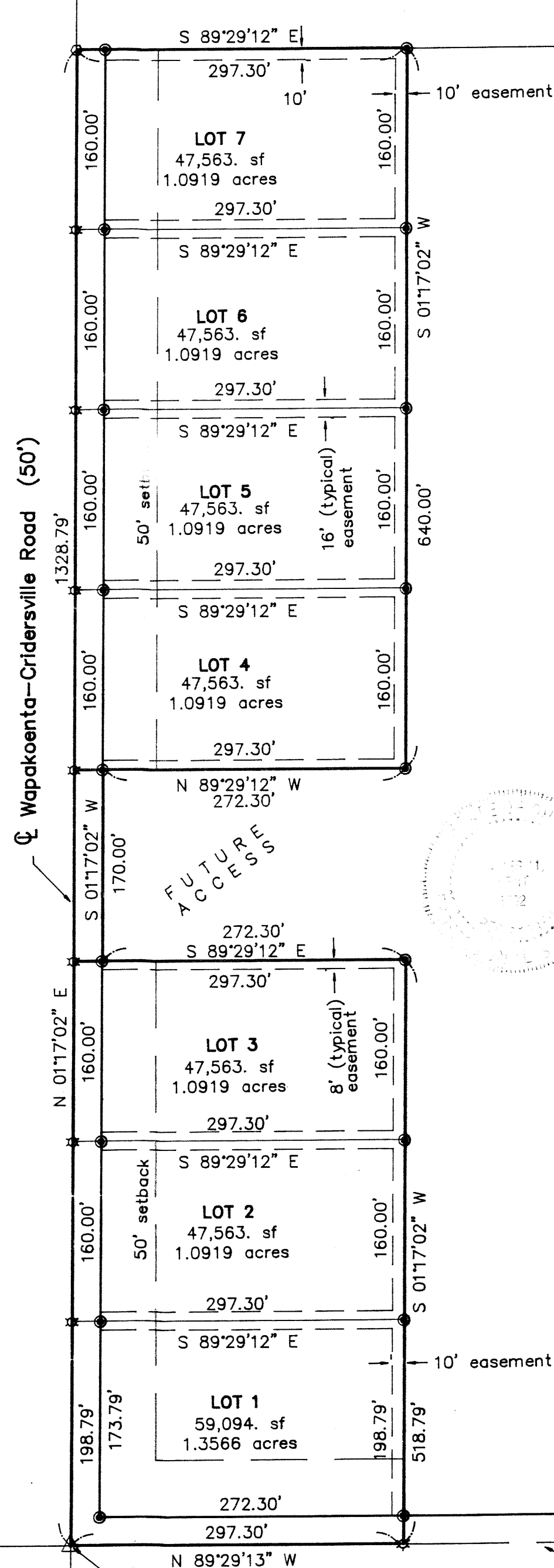
2356.83' to center of section

-C Infirmery Road (50')

NORTH CREST SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 21,
T-5-S, R-6-E, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, OHIO.

1
2



DESCRIPTION

Beginning at a monument box at the west quarter corner of said Section 21 and the centerline intersection of Infirmary and Wapak-Cridersville Road; thence N 01°17'02\"E along the centerline of said Wapak-Cridersville Road and the west line of the south half of the north-west quarter of said Section 21 for a distance of 1328.79 feet to a railroad spike (found); thence S 89°29'12\"E along the north line of the south half of the northwest quarter of said Section 21 for a distance of 297.30 feet to a 5/8\" re-rod w/cap (set); thence S 01°17'02\"W for a distance of 640.00 feet to a 5/8\" re-rod w/cap (set); thence N 89°29'12\"W for a distance of 272.30 feet to the east right-of-way line of Wapak-Cridersville Road and a 5/8\" re-rod w/cap (set); thence S 01°17'02\"W along said right-of-way line for a distance of 170.00 feet to a 5/8\" re-rod w/cap (set); thence S 89°29'12\"E for a distance of 272.30 feet to a 5/8\" re-rod w/cap (set); thence S 01°17'02\"W for a distance of 518.79 feet to a cotton gin spindle (set) on the south line of the south half of the northwest quarter of said Section 21 and the centerline of Infirmary Road; thence N 89°29'13\"W along said line and centerline for a distance of 297.30 feet to the Place of beginning, containing therein 7.986 acres more or less, of which 0.918 acres is road right-of-way.

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF AUGLAIZE

Before me, a Notary Public in and for said County and State aforesaid personally appeared Ronald E. Becker, Kamille A. Becker and James L. Becker the owners of the land shown hereon and acknowledged the signing of the foregoing instrument to be their free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on this 5th day of May, 1993.

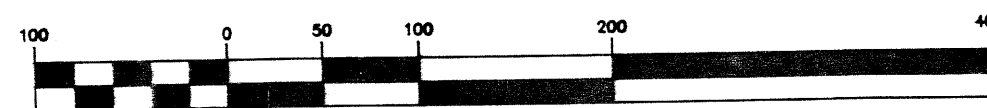
Jackie Carpenter
Notary Public
JACKIE CARPENTER, Notary Public
State of Ohio
My Commission Expires August 4, 1994

DEDICATION

We the undersigned owners of the land shown hereon do hereby dedicate the utility easements to the public forever.

Witness:
Ronald E. Becker
Ronald E. Becker
Kamille A. Becker
Kamille A. Becker
James L. Becker
James L. Becker

GRAPHIC SCALE



LEGEND

- ☆ COTTON GIN SPINDLE (SET)
- 5/8\" RE-ROD W/CAP (SET)
- △ MONUMENT BOX (FOUND)
- RAILROAD SPIKE (FOUND)

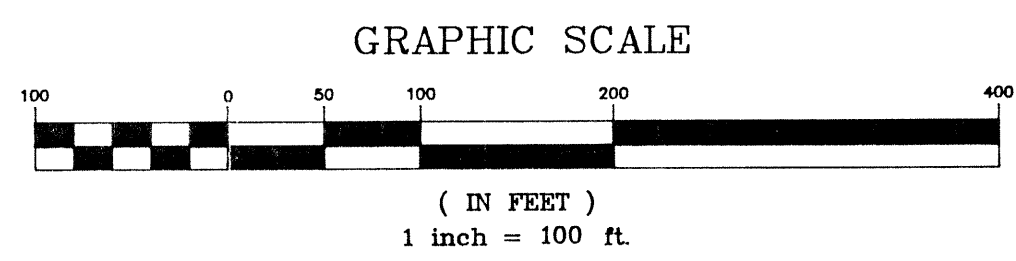
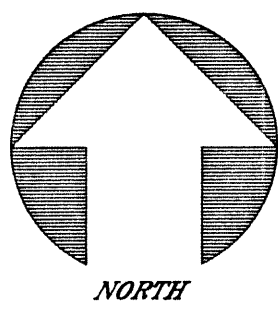
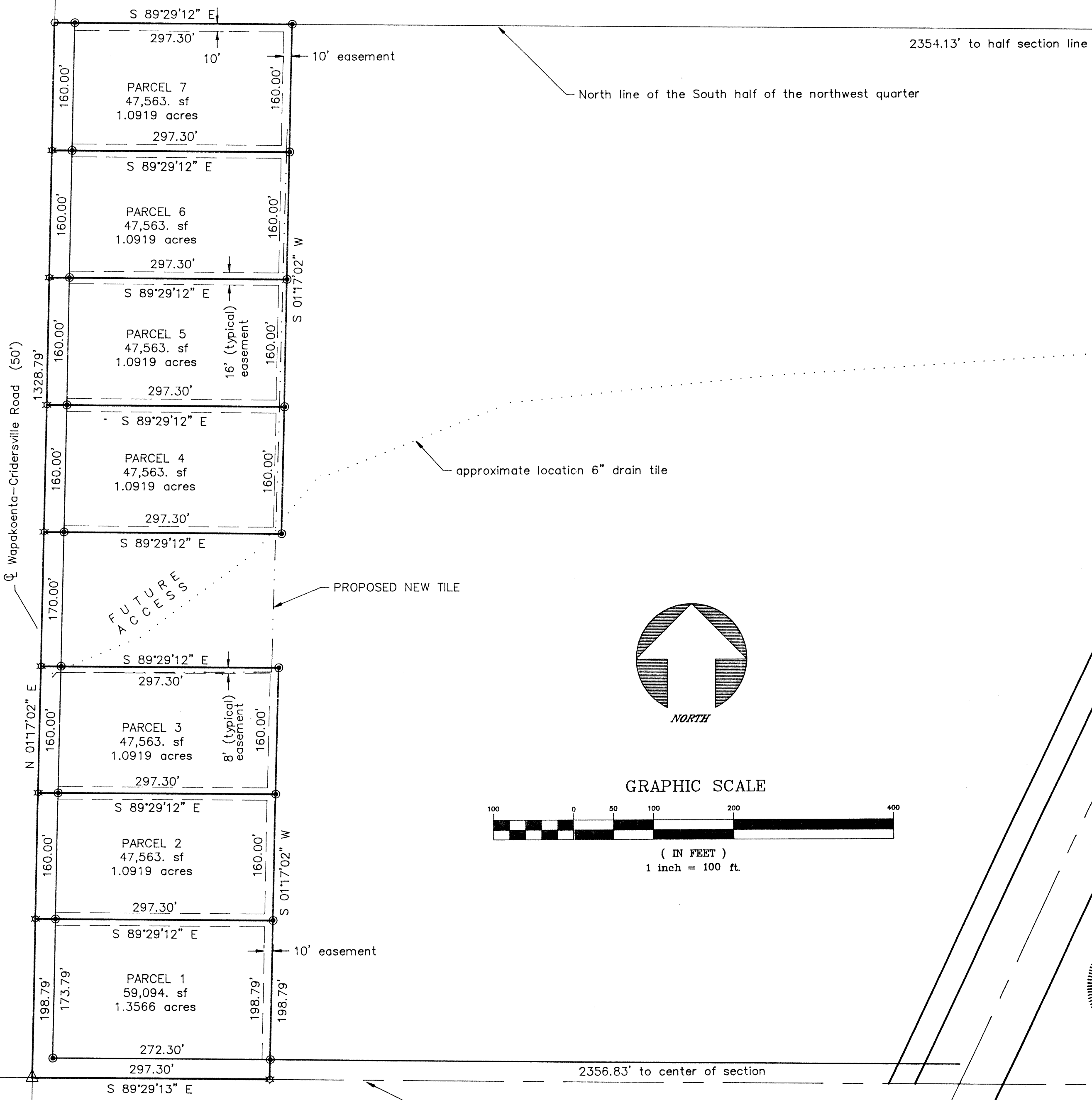
kent
surveying

BECKER
03-19-93

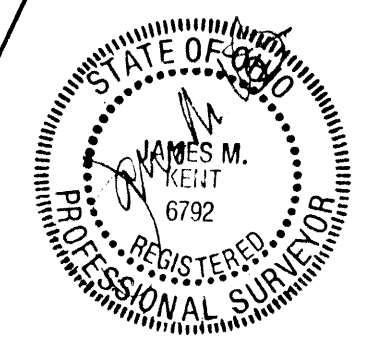
BASIS OF BEARINGS PER SURVEY OF SEC 21; SHROYER 1991

DVC-21-2

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 21, DUCHOUQUET, AUGLAIZE COUNTY, OHIO.



- LEGEND
- ☆ COTTON GIN SPINDLE (SET)
 - 5/8" RE-ROD W/CAP (SET)
 - △ MONUMENT BOX (FOUND)
 - RAILROAD SPIKE (FOUND)



R.E. & J. BECKER
8/18/92

BASIS OF BEARINGS PER SURVEY OF SEC 21; SHROYER 1991