

COVENANTS

- No lot shall be used except for the purposes intended by the original owner. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not exceeding one story in height and a private garage for not more than two cars.
- No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography, and finish grade elevations. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum setback line, unless similarly approved.
- No dwelling shall be permitted on any lot at a cost of less than \$8000.00 based upon cost levels prevailing on the date these covenants are recorded. The ground floor area of the main structure, exclusive of open porches and garages, shall be no less than 800 sq. ft.
- No building shall be located on any lot nearer to the front lot line than as shown on recorded plat. The minimum setback shall be 35 feet from the front lot line and 20 feet from any side street line, unless otherwise shown on the plat. No building shall be located nearer than 3 feet to an interior lot line except that no side yard will be required for a garage or other permitted accessory building. No dwelling shall be located on any lot nearer than 30 feet to the rear lot line. For the purposes of this covenant eaves, steps, and open porches shall not be considered part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. With approval of the Architectural Control Committee a one story attached garage or carport may be located nearer the street than above provided but not nearer than 28 feet from the front lot line.
- No dwelling shall be erected or placed on a lot having a width of less than 60 feet at the minimum setback line.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Easements are 7 1/2 feet over the rear of each lot and wherever easements are necessary, parallel to the property line the 5 feet shall be reserved for the foregoing purposes.
- No noxious or offensive activity carried upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanent.
- The Architectural Control Committee is composed of two men, W.H. Stintbaugh, Oakwood Hills, Wapakoneta, Ohio and Robert D. Miller, 517 Wagner Ave., Wapakoneta, Ohio. In the event of death or resignation of a member of the committee the remaining member may appoint his successor. Neither the members of the committee, or the designated representatives shall be entitled to any compensation for their services pursuant to this covenant.
- These covenants are to run with the land and shall be binding on all parties and 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 then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
- Enforcement shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

R.D. MILLER SUBDIVISION No. 2

WAPAKONETA, OHIO

SCALE: 1" = 60'-0"

DEDICATION
Know all men by these presents that the undersigned owners of the lands embraced in this plat do hereby certify that the said plat is a true representation of same, and do dedicate the streets appearing thereon to the public use and benefit forever.
Witness our hands this 15 day of JUNE 1955
Robert D. Miller
Louisa Pittman
Witnesses
Owners Her Attorneys in Fact

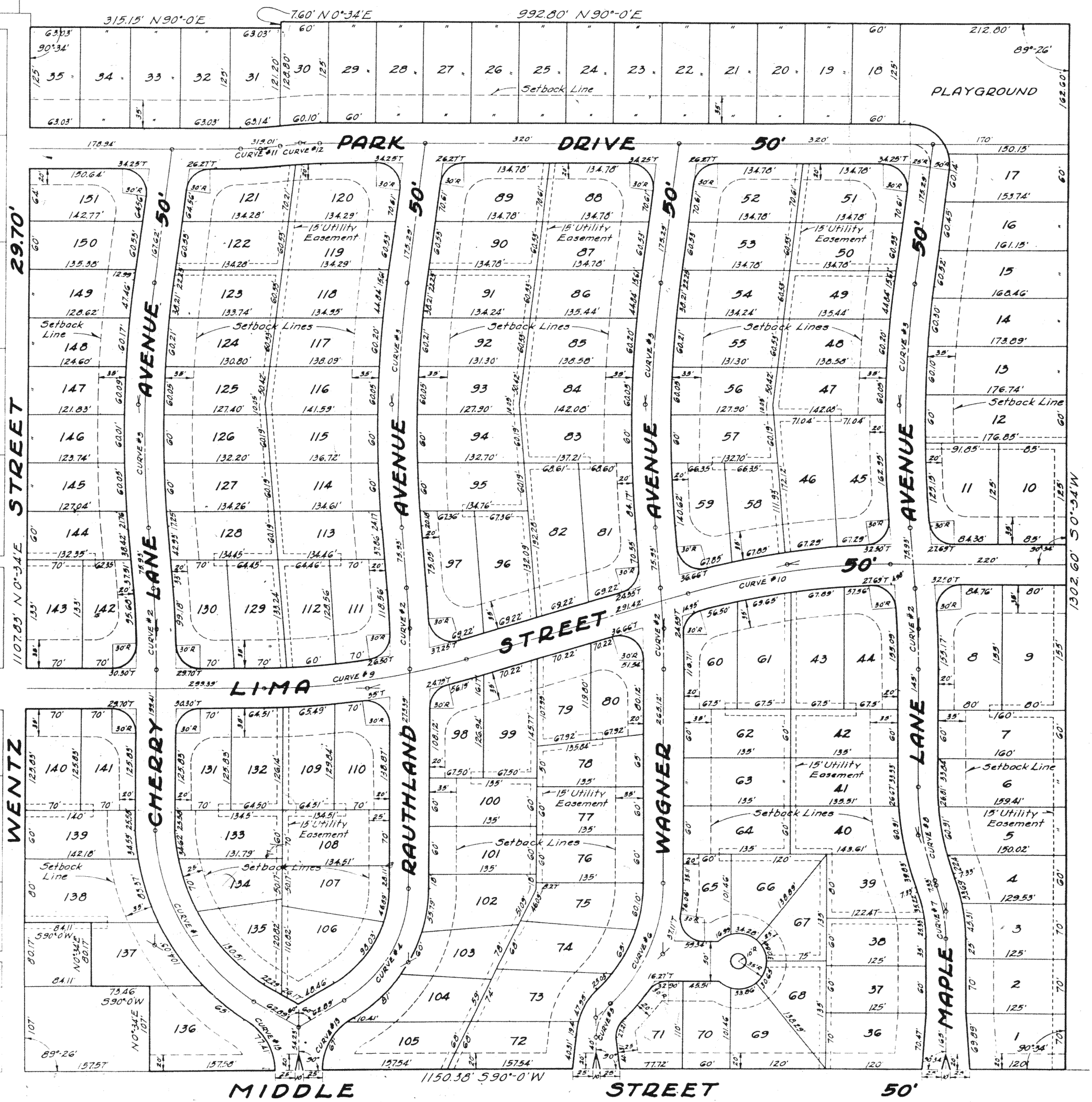
ACKNOWLEDGEMENT
State of Ohio
Auglaize County, ss:
Before me, a notary public, in and for the said County of Auglaize, personally appeared the above signed owners and acknowledged the signing of the foregoing instrument to be their free act and deed.
In testimony whereof, I have affixed my hand and notary seal this 15 day of JUNE 1955.
Robert D. Miller
Notary Public, State of Ohio
My commission expires Feb. 27, 1958

ENGINEERS CERTIFICATE
R.D. MILLER SUBDIVISION No. 2 is laid out in the following described real estate situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to wit:
Being a part of the southwest quarter of Section 28, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio and being more particularly described as follows: Beginning at an iron pin at the intersection of the north line of Middle Street and the east line of Lot 20 of Meekers Subdivision of the City of Wapakoneta, Ohio. Thence north with an interior angle of 89°-26' along the east line of Meekers Subdivision a distance of 1302.60 feet to an iron pin in the south line of Outlot 36 of Myers Second Addition, Section 28, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio. Thence east with an interior angle of 90°-34' along the south line of Myers Second Addition a distance of 952.80 feet. Thence south with an interior angle of 89°-26' a distance of 1302.60 feet to a point in the north line of Middle Street. Thence west along the north line of Middle Street with an interior angle of 90°-34' a distance of 952.80 feet to the place of beginning, containing 25.63 acres, more or less. And, also, all of Lots 11 through 16, inclusive, of Meekers Subdivision. And, also, the following described parts of Lots 19 and 20 of Meekers Subdivision: beginning at a point in the north line of Middle Street and the east line of Lot 20, thence west along the north line of Middle Street a distance of 157.58 feet to the place of beginning. Thence continuing west along the said north line of Middle Street a distance of 157.57 feet to the east line of Wentz Street. Thence north with an interior angle of 89°-26' a distance of 187.17 feet. Thence east with an interior angle of 90°-34' a distance of 84.11 feet. Thence south with an interior angle of 89°-26' a distance of 80.17 feet. Thence east with an interior angle of 89°-26' a distance of 73.46 feet. Thence south with an interior angle of 89°-26' a distance of 107 feet to the place of beginning.

W.C. Hall
Registered Engineer No. 733
Registered Surveyor No. 733
CERTIFICATE OF ACCEPTANCE
I hereby certify that the accompanying plat was approved and that the streets dedicated thereon were accepted by the Council of Wapakoneta, Auglaize County, Ohio by Ordinance No. 1546 on the 15 day of JUNE 1955.
Approved: *John A. ...*
Director of Public Service and Safety
Clerk of Council

PRESENTED FOR RECORD
On the 23 day of JUNE 1955 at 10 o'clock P.M.
Recorded June 25, 1955 in Auglaize County Record of Plots, Volume 3, Page 37.
Robert D. Miller
Recorder, Auglaize County, Ohio

COUNTY AUDITORS CERTIFICATE
This plat filed for transfer this 22 day of JUNE 1955.
Robert D. Miller
Recorder, Auglaize County, Ohio



CURVE DATA												
No.	1	2	3	4	5	6	7	8	9	10	11	12
Δ	60°-34'-21"	5°-09'-14"	12°-09'-30"	59°-26'-14"	46°-12'	45°-26'-14"	20°-41'	20°-41'	16°-41'	6°-21'	8°-44'-32"	8°-44'-32"
D	23°-14'-34"	5°-09'-12"	4'	33°-39'-51"	97°-16'-36"	26°-31'-06"	28°-51'-57"	15°-50'-16"	6°-11'-39"	6°-11'-39"	17°-31'-08"	17°-31'-08"
R	246.91'	1111.79'	1432.39'	170.19'	58.90'	214.90'	198.43'	340.20'	322.5'	92.5'	327.03'	327.03'
T	143.95'	20'	122.55'	97.14'	2.5'	90'	35'	340.20'	322.5'	130'	25'	25'
L	260.5'		30.4'	175.34'	47.29'		59.25'					42.68'