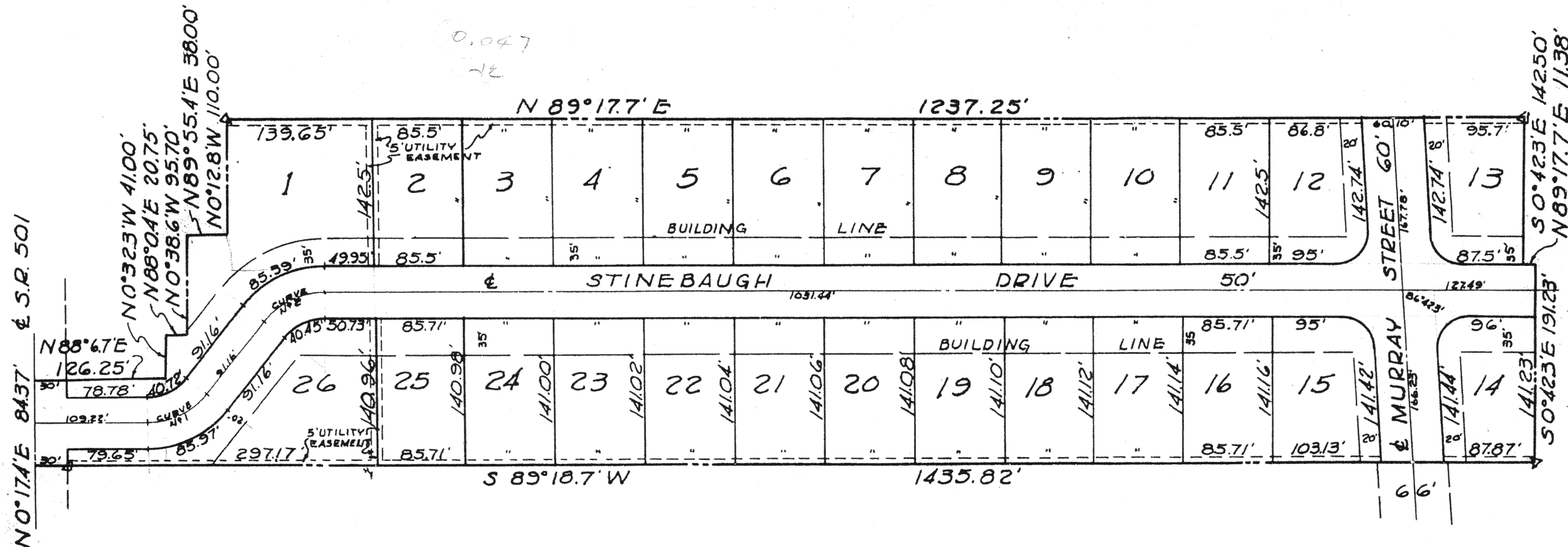


NORTHRIDGE HEIGHTS SUBDIVISION No 1



CURVE DATA					
No	Δ	T	R	L	D
1	51° 51'	34.03'	70'	63.35'	81° 51.1'
2	51° 30'	33.76'	70'	62.92'	81° 51.1'

All easements are for utility purposes and are five (5) feet in width.
Radii at property corners are thirty (30) feet.
Building set-back lines are as shown on the Plat.

ENGINEERS CERTIFICATE

Being a part of lots 68, 72, and 76, McMurrays Subdivision, located within the Corporation Limits of the City of Wapakoneta, Auglaize County, Ohio, more particularly described as follows:

Commencing at the intersection of the south line of said lot 68 and the centerline of State Route 501, the PLACE OF BEGINNING; thence N 0° 17.4' E along the said centerline, 84.37 feet to a point; thence N 88° 06.7' E, 126.25 feet to a point; thence N 0° 32.3' W, 41.00 feet to a point; thence N 88° 0.4' E, 20.75 feet to a point; thence N 0° 38.6' W, 95.70 feet to a point; thence N 89° 55.4' E, 38.00 feet to a point; thence N 0° 12.8' W, 110.00 feet to a point in the north line of said lot 68; thence N 89° 17.7' E, along the north lines of said lots 68, 72, and 76, 1237.25 feet to a point; thence S 0° 42.3' E, 142.50 feet to a point; thence N 89° 17.7' E, 11.38 feet to a point; thence S 0° 42.3' E, 191.23 feet to a point; thence S 89° 18.7' W, 1435.82 feet to the PLACE OF BEGINNING, containing 10.035 acres more or less.
Stone Monuments (Δ) have been placed as shown and wood stakes at all lot corners.
This survey was completed in February, 1962.

R. R. Kohli
Reg. Surveyor 4667

PROTECTIVE COVENANTS AND RESTRICTIONS

- All lots in the subdivision shall be used for residence purposes only and shall not be used for any business, except that the practice of any profession shall be permitted in a part of a residence of primary residential use.
- Although said premises may be arranged to create residential building plots different in size and shape than said premises, no such building plot shall be created and used so as not to conform with the City of Wapakoneta, Ohio, Zoning Ordinance.
- No garage, tent, trailer, or temporary structure shall be occupied or used for residential purposes.
- Nothing shall be permitted on said premises which may be or become detrimental to a good residential neighborhood, including animals and poultry, except domestic pets.
- No intoxicating liquors or habit-producing drugs shall be sold or manufactured, or commercial gambling permitted on said premises.
- No nuisance, advertising signs, billboards and/or advertising device except such as pertain to the sale of the land upon which the sign is erected shall be permitted on any residential building plot.
- No building or other structure shall be erected, placed, or altered, on any lot unless the building plans, specifications and plot plan showing the location of such building or other structure 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 or structure with reference to topography and finished ground elevations, by an Architectural Committee composed of Walter H. Stinebaugh and Walter F. Brewer. In the event of the death or resignation of any member of said Committee, the remaining member of the Committee shall have the power to appoint new members to fill the vacancies. In the event that the said Committee fails to approve or disapprove said plans within thirty (30) days after the same have been submitted for approval, then such approval shall not be required provided the design is in harmony with similar structures in said subdivision and conforms to all other covenants, restrictions and conditions herein set forth.
- These restrictions shall become covenants running with the land and shall be enforceable by injunction or otherwise by any person owning or having an interest in any of the lots in the said subdivision.

95753

COUNTY RECORDER'S CERTIFICATE

No. 95753
Filed for record in the Auglaize County, Ohio, Records Office this 8th day of Feb, 1962, at 10:00 o'clock, A.M., and recorded in Auglaize County, Ohio, Plat Book B on Page 94.

Fees:

Lela Kentner
Recorder of Auglaize County, Ohio

DEDICATION

Walter H. Stinebaugh, Inc., the owner of the land contained in the hereon plat, hereby adopts the said plat and dedicates the land contained within the streets and easements to the use and benefit of the public forever.

In Witness Whereof, Walter H. Stinebaugh and Jean A. Stinebaugh, President and Secretary-Treasurer of Walter H. Stinebaugh, Inc., have hereunto signed their names this day of 1962.

Witness:

Joseph Brown
Richard G. Warner

Walter H. Stinebaugh
Walter H. Stinebaugh, President
Jean A. Stinebaugh
Jean A. Stinebaugh, Secretary-Treasurer

ACKNOWLEDGEMENT

State of Ohio, Auglaize County, ss
Before me, a Notary Public in and for the said State and County, personally appeared Walter H. Stinebaugh and Jean A. Stinebaugh, who acknowledged that they did sign the hereon plat of NORTHRIDGE HEIGHTS SUBDIVISION NO. 1 and that the signing thereof was their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of Feb, 1962.

My Commission Expires:

Walter F. Brewer
Notary Public, Auglaize County, Ohio
My Commission Expires November 23, 1962
WALTER F. BREWER, Notary Public

APPROVAL OF THE CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Wapakoneta, Ohio, I the undersigned Mayor of the City of Wapakoneta, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of the said City and said Commission, approve and accept this plat this day of 1962.

Milton M. Hehner
Mayor of the City of Wapakoneta, Ohio, and
Chairman of the City Planning Commission

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 8th day of Feb., 1962.
Fees:

Vernon E. Ranges
Auditor of Auglaize County, Ohio