



NORTH RIDGE
HEIGHTS
SUBDIVISION
NO. 2

PLOT PLAN & COVENANTS

LOT NUMBERS 27, 28, 29, 30, 31, 32
33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44,
45, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57,
58, 59, 60, 61, AND 62

SCALE 1" = 100'-0"

See next page for Restrictions

ENGINEERS CERTIFICATE

Being a part of lots 76, 77, 78 and 79, McMurrays subdivision, located within the Corporation Limits of the City of Wapakoneta, Auglaize County, Ohio.

Clinton H. Stimmel, P.E.
Reg. Surveyor Surveyor Reg. No. 4906
Professional Engr. No. 28010

PROTECTIVE COVENANTS AND RESTRICTIONS

1. 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.
2. 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.
3. No garage, tent, trailer, or temporary structure shall be occupied or used for residential purposes.
4. 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.
5. No intoxicating liquors or habit-producing drugs shall be sold or manufactured, or commercial gambling permitted on said premises.
6. 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.
7. 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 on 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.
8. Those 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.

104560

COUNTY RECORDER'S CERTIFICATE

No.

Filed for record in the Auglaize County, Ohio, Records Office this 1st day of February 1965, at 10:01 o'clock, A.M., and recorder in Auglaize County, Ohio, Flat Book B on Page 108.

Fee: 1.50

Le Roy H. Kruse
Recorder of Auglaize County, Ohio

DEDICATION

Walter H. Stinebaugh, Inc., the owner of the land contained in the hereon plat, hereby ~~adopts~~ 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 1st day of February 1965.

Witness:

Douglas E. BurkeRita Barnett

Walter H. Stinebaugh
Walter H. Stinebaugh, President

Jean A. Stinebaugh
Jean A. Stinebaugh, Secretary-Treasurer

ACKNOWLEDGMENT

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 NORTHEDGE 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 1st day of February, 1965.

My Commission expires: November 3, 1968

Christine Griner
Notary Public, Auglaize County, Ohio

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 1st day of February, 1965.

Douglas E. Fott
Mayor of the City of Wapakoneta, Ohio, and
Chairman of the City Planning Commission

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this
Fee:

1st day of Feb, 1965.

Lawrence E. Danges
Auditor of Auglaize County, Ohio