

Engineer's Certificate
Plattner Subdivision No 1 is part of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 25, St. Marys Twp., T6S, R4E with reference to the First Principal Meridian, Auglaize County, Ohio and is more particularly described as follows:

Beginning at the NW corner of Section 25 thence S 0° 30' E along the centerline of Plattner Road 798.45 feet to a P.K. nail which is the Place of Beginning;
thence continuing S 0° 30' E a distance of 521.15 feet to a P.K. nail in the centerline of Henschen Rd;
thence N 89° 28' E along the centerline of Henschen Rd a distance of 510.00 feet to a P.K. nail;
thence N 0° 30' W a distance of 180 feet to a concrete monument;
thence S 89° 30' W a distance of 340.00 feet to a concrete monument;
thence N 0° 28' W a distance of 341.15 feet to a concrete monument;
thence S 89° 36' W a distance of 170.00 feet to the P.K. nail which was the Place of Beginning.

This tract of land contains 3.44 acres and is subject to 0.49 Acre dedicated to the use of the public.

Attest: Clayton H. Stimmler
P.E. No 28010
Reg. Surveyor No 4306

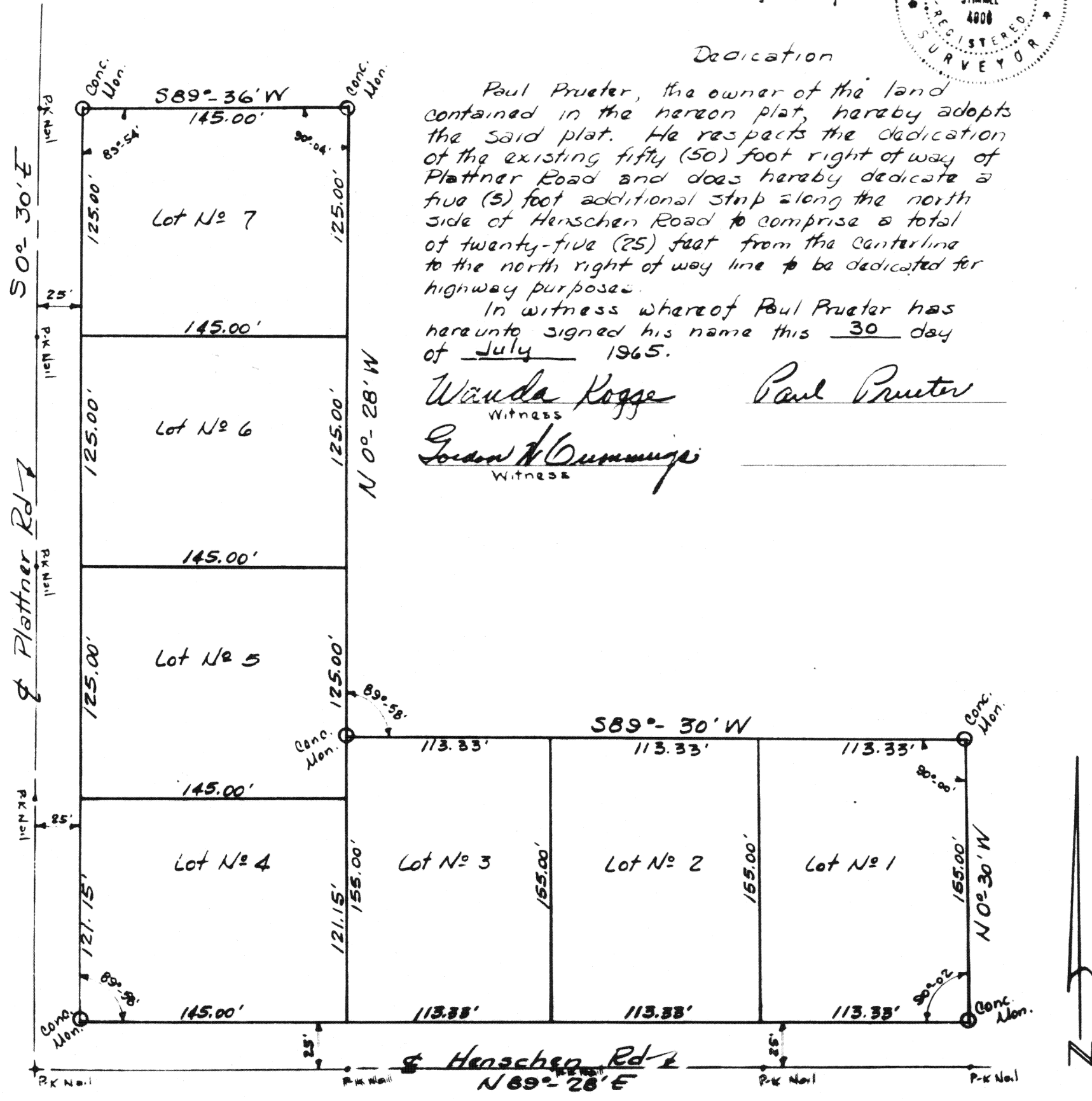
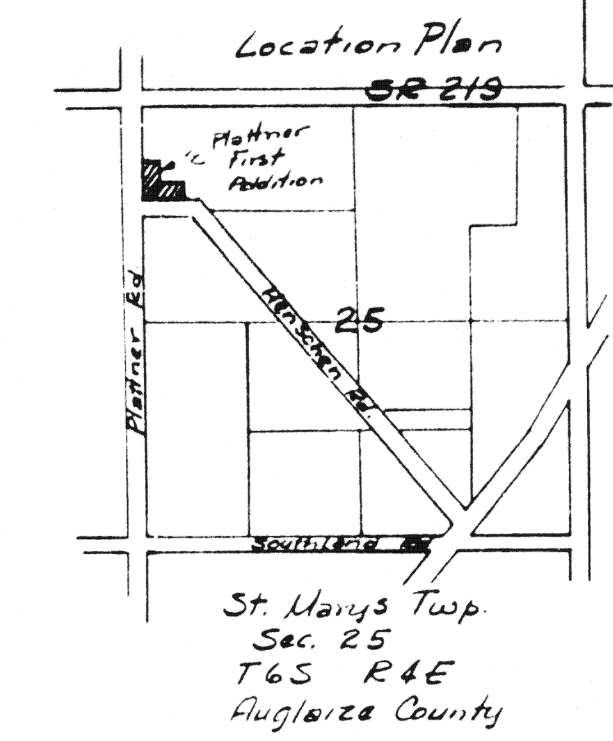


Dedication

Paul Prueter, the owner of the land contained in the hereon plat, hereby adopts the said plat. He respects the dedication of the existing fifty (50) foot right of way of Plattner Road and does hereby dedicate a five (5) foot additional strip along the north side of Henschen Road to comprise a total of twenty-five (25) feet from the centerline to the north right of way line to be dedicated for highway purposes.

In witness whereof Paul Prueter has hereunto signed his name this 30 day of July 1965.

Wanda Rogge Paul Prueter
Witness
Gordon H. Cummings



- Restrictions
- 1) All lots in this subdivision shall be residential lots. No structure shall be erected, placed or be permitted to remain on any lot other than one family dwelling (excepting a duplex dwelling may be erected, providing all other restrictions are adhered to) not to exceed two stories in height and a one or two car garage.
 - 2) No residence shall contain less than 1000 square feet of livable floor area on one-story homes and not less than 750 square feet of ground floor space if a one and one-half or two story home.
 - 3) No trailer, basement, tent, shack or other out-building may be used as a temporary residence.
 - 4) No sign of any kind shall be displayed to the public view except a professional sign of not more than one square foot area or a sign of not more than five square feet area advertising the property for sale or rent.
 - 5) No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except that usual household pets may be kept provided they are not involved in any commercial purpose and they do not constitute a nuisance.
 - 6) These restrictions and covenants are to run with the land and shall be binding upon the parties hereto, their heirs and assigns.
 - 7) Set-back lines, (front, rear, & sides), lot coverage, etc., etc., are to conform to Saint Marys Township zoning regulations.

Acknowledgment
State of Ohio, Auglaize County
Be it remembered that on this 30 day of July 1965, A.D. before me, Gordon H. Cummings, a notary public, personally came Paul Prueter and acknowledged the signing and sealing of this plat to be his voluntary act and deed, for the use and purpose therein mentioned and in testimony thereof I have hereunto subscribed my name and affixed my official seal.

Gordon H. Cummings
Notary Public, State of Ohio
My commission expires July 2, 1967

Health Commissioner's Approval:
This plat is approved, subject to all health requirements for water and sewerage as set forth by the Auglaize County Board of Health.
Date: July 2, 1965
Signed: Robert S. Opper, M.D.
Auglaize County Health Commissioner

County Engineer's Certificate:
I recommend approval and acceptance of this plat subject to the condition that corrugated metal pipe be installed in all private driveways to provide surface drainage in the side ditch.
Clayton H. Stimmler, P.E.
County Engineer of Auglaize County

County Commissioners' Approval:
We the undersigned, Commissioners of Auglaize County, Ohio, do hereby approve and accept this plat this 30 day of July 1965.
Wm. V. Nietzer
Hiram Katterheinnich
Karl Koch

- Terms & Requirements of County Health Board:
- 1) All sewage disposal devices shall conform to the Auglaize County Sanitary Regulations and shall consist of a sewage tank and a leaching device. The size of the secondary treatment shall be based on the percolation tests as defined on the preliminary plat in the office of the Auglaize County Health Commissioner. All sewage disposal devices shall be installed in the front of each property (between road & house).
 - 2) All water supplies shall be developed at the rear of each property and shall conform to State standards regarding location, construction & development.

County Auditor's Certificate:
This plat filed for transfer this 30 day of July 1965.
Fee: *
Loren E. Dauges
Auglaize County Auditor

County Recorder's Certificate:
No 106085
Filed for record in the Auglaize County, Ohio, Recorder's office this 29 day of July 1965, at 9:05 o'clock A.M. and recorded in Auglaize County, Ohio, Plat Book B on page 111.
Le Roy H. Kruse
Auglaize County Recorder

REVISIONS			Plattner First Addition By Paul Prueter		
NO.	DATE	BY	STIMMEL & ASSOCIATES WAPAKONETA & ADA		
1			DRAWN BY C.H.S.	SCALE 1" = 60'	MATERIAL
2			CHK'D Stimmler	DATE 5/31/65	DRAWING NO. 65-5113
3			TRACED C.H.S.	APP'D Stimmler	