

RESTRICTIONS:

Lot numbers 62 thru 80 inclusive shall be used as the zoning ordinance number 1901 permits under single residential one (1) district

Easements and rights of way are reserved in and over such of said lots as are shown on said plat, for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone and other purposes, also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility of function maintained, furnished or performed in any method beneath the surface of the ground. Easements shown on the plat may also be used by utility companies as the circumstances require without incurring any liabilities from property owners for damage to sod shrubbery or other surface improvements.

The CITY OF ST. MARYS is hereby granted for the sole purpose of street light installation and maintenance an easement upon, under, and across a two and one half foot strip parallel with and adjacent to each interior side lot line of each lot of said Addition, provided that such an easement is not granted hereby with reference to any such interior lot line as may fall within any tract, created by a single purchaser of more than one such lot.

No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

All residents in the Addition shall be required to have a private drive for offstreet parking.

No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at anytime as a residence either temporary or permanently and the owners shall keep the premises free from weeds, trash and miscellaneous materials which may detract from the value of the surrounding premises.

These covenants are to run with the land and shall be binding on all parties and on all persons claiming under them for a period of twenty five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for periods of ten years unless an instrument signed by a majority of the land—owners of the lots has been recorded agreeing to change said covenants in whole or in part

These conditions, limitations, and restrictions set forth herein shall be considered part of any deed, contract, lease or instrument relating to any lot in this Addition, without being incorporated therein, and the acceptance of any contract, deed, lease, or instrument relating thereto shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owners, or have any title to any lot or parcel of land situated in this Addition.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages. Invalidation of any one of these covenants by judgement or court order shall in no wise effect any of the other provisions which shall remain in force and effect.

CONCRETE MONUMENT



CORNER STONE



POINTS



SCALE 1"=50'

Concrete monuments set as shown on the plat.
Dec 8, 1968.

ENGINEERS CERTIFICATE

I hereby certify that I am a Civil Engineer registered professionally to practice in the State of Ohio, and that this plat is, in all respects, correct and was prepared from an actual survey completed by me on 6-28-68 1968.

B. R. Heffert
Registered Engineer

PLANNING COMMISSION APPROVAL
APPROVAL BY THE PLANNING COMMISSION AT THE CITY OF ST. MARYS, OHIO WAS RESOLVED AT THE MEETING OF Dec. 19, 1968

K. L. Hegemann
K. L. HEGEMANN P.E.
SECRETARY

116003

COUNTY RECORDER'S CERTIFICATE:

Received for recording in the Office of the Auglaize County Recorder this 23rd day of DECEMBER 1968 at 3:25 P.M. o'clock and is recorded in plat Book No. C, Page 11 & 12, Fee paid \$ 8.60

John J. Hannon
Recorder

CERTIFICATE OF ACCEPTANCE

All improvements have been installed in accordance with the requirements of Ordinance number 1902, pertinent agreements with the City, and with the action of the Planning Commission in approving the Preliminary Plat.

12/23/68
Date

Kenneth J. Hannon
Director Public Service
City of St. Marys, Ohio.

SURVEYOR'S CERTIFICATE

Situated in the Township of St. Marys, County of Auglaize and the State of Ohio, to-wit:

Beginning at a point set a distance of two thousand six hundred fifty one and fifteen hundredths (2651.15) feet N88°56'E of the West quarter post of Section 4, T6S, R4E, St. Marys Township, Auglaize County, Ohio, said point being at the intersection of the West right of way line of "Holly St." and the East and West centerline of Section 4 above; thence N00°26'E on and along the West right of way line of "Holly Street" a distance of three hundred ninety (390.00) feet to a concrete monument set on the South line of "Nagel Street" extended and the West line of "Holly Street," this being the Southeast corner of the "WEST OAKS FIRST ADDITION" to the City of St. Marys; thence S88°56'W along the South line of "Nagel Street" extended a distance of three hundred eighty (380.00) feet to a concrete monument at the Southwest corner of the "WEST OAKS FIRST ADDITION"; thence N00°26'E a distance of five hundred (590.00) feet to a point on the North line of "Neil Avenue" extended, this being the Northwest corner of the "WEST OAKS FIRST ADDITION"; thence N88°56'E, on and along the North line of "Neil Avenue" extended a distance of three hundred eighty (380.00) feet to a concrete monument set on the North line of "Neil Avenue" extended and the West line of "Holly Street", this being the Northeast corner of the "WEST OAKS FIRST ADDITION" thence S00°26'W on and along the West line of "Holly Street" a distance of five hundred ninety (590.00) feet to the place of beginning.

The above tract contains five and fifteen hundredths (5.15) acres of land and is divided into nineteen (19) lots numbered consecutively from sixty two (62) to eighty (80) inclusive.

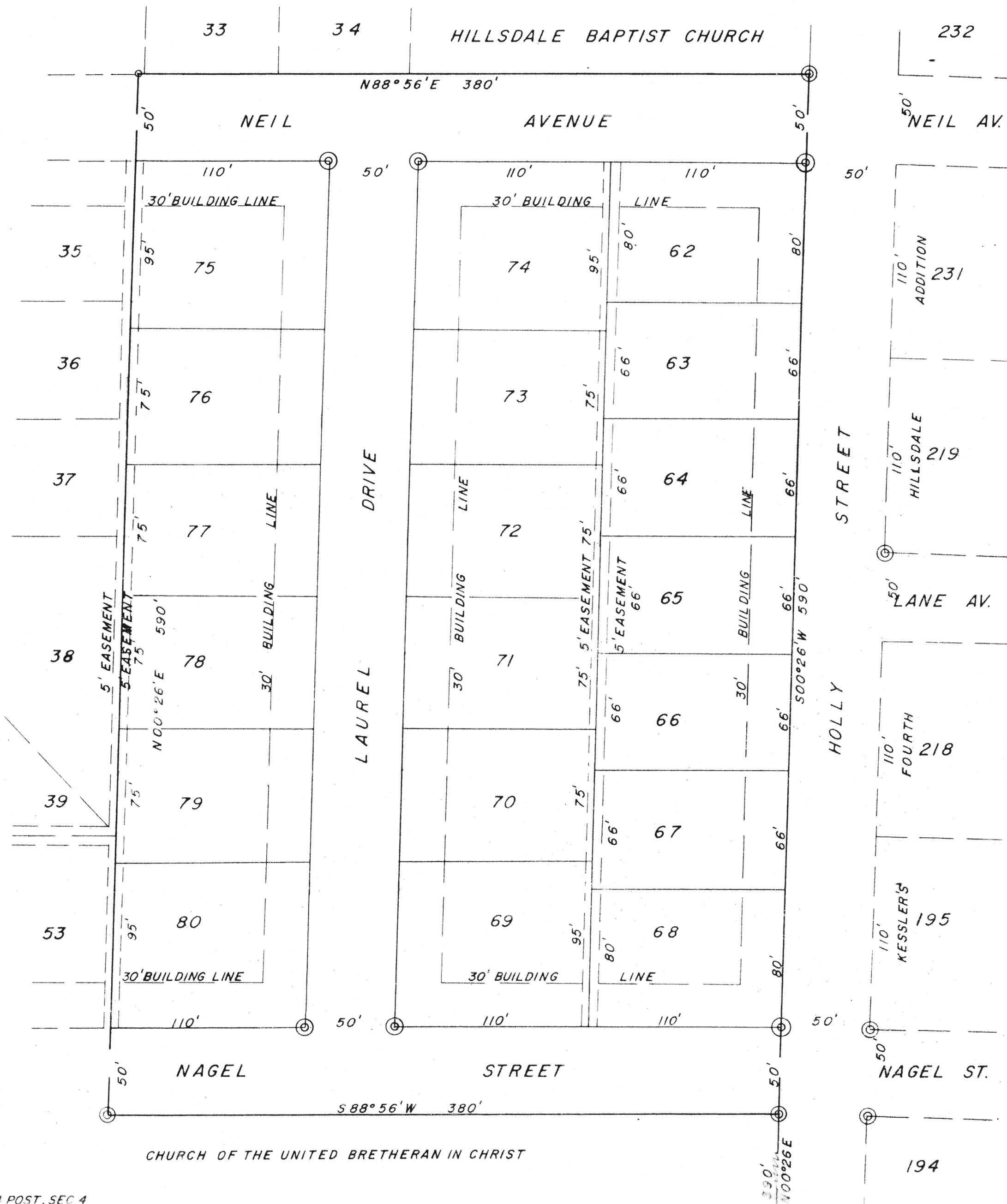
Building set back lines, utility easements, lot dimensions and Streets are as shown on the plat.

6-28-68
Date

B. R. Heffert
Registered Surveyor

WEST OAKS FIRST ADDITION TO THE CITY OF ST. MARYS, OHIO

11



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the within described land, have caused the area encompassed by this plat to be surveyed, platted and to be known as the WEST OAKS FIRST ADDITION to the CITY OF ST. MARYS, OHIO, and do hereby certify that said plat is a true representation of the same.

June 28, 1968
Date

Paul Kessler
Owner
Beatrice Kessler
Owner

We the undersigned do hereby certify that we are the owners of the South part of lot 63 and the North part of lot 64.

June 28, 1968
Date

Floyd S. Anspaugh
Owner
Dorothy Anspaugh
Owner

ACKNOWLEDGEMENT:

Before me, a Notary Public, in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the forgoing instrument to be their free act and deed.

In testimony whereof, I have affixed my hand and seal this 28 day of June 1968.

HELEN KESSLER
NOTARY PUBLIC
COMMISSION EXPIRES
AUG. 31, 1970

Helen Kessler
Notary Public, in and for said
County and State

COUNTY AUDITOR'S CERTIFICATE:

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS FIRST ADDITION to the city of ST. MARYS, OHIO, and that this plat was filed for transfer in the Office of the Auglaize County Auditor this 23rd day of December 1968.