

DESCRIPTION

(Replat of East Part of R. D. Miller No.2)

Being all of Lots No.1 to 22 inclusive, all of Lots No.36 to 71 inclusive, all of Lima Street lying east of the east line of Wagner Street, all of Park Drive lying east of Wagner Avenue, all of Maple Lane Avenue, a cul-de-sac bounded by lots 65 to 71 inclusive, and a playground bound on the west by Lot 18 and bound on the south by Lot 17, all of the foregoing being in R. D. Miller No.2 Subdivision in the City of Wapakoneta, Auglaize County, Ohio, more particularly described as follows:

Commencing at the intersection of the north line of Middle Street and the centerline of Wagner Avenue in R. D. Miller Subdivision No.2 (Recorded in Plat Book "B", Page 37, dated June 25, 1955); thence east with said north line of Middle Street, 25.00 feet; thence north 30.00 feet to the east line of Wagner Avenue, THE PLACE OF BEGINNING; thence north with said east line of Wagner Avenue, 10.00 feet; thence northeasterly with said east line along a curved line to the right, said curve having a central angle of $46^{\circ} 00'$ and a radius of 33.901 feet, an arc distance of 27.217 feet; thence northeasterly with said east line of Wagner Avenue along a curved line to the left, said curve having a central angle of $45^{\circ} 26'$ and a radius of 239.980 feet, an arc distance of 190.295 feet; thence with said east line of Wagner Avenue, N $00^{\circ} 34'E$, 265.120 feet; thence northwesterly with said east line of Wagner Avenue along a curved line to the left, said curve having a central angle of $5^{\circ} 09'$ and a radius of 1136.783 feet, an arc distance of 102.179 feet; thence with said east line of Wagner Avenue N $04^{\circ} 35'W$, 75.930 feet; thence northeasterly with said east line of Wagner Avenue along a curved line to the right, said curve having a central angle of $12^{\circ} 09' 3 0''$ and a radius of 1407.390 feet, an arc distance of 298.652 feet; thence with said east line of Wagner Avenue N $07^{\circ} 34' 30''E$, 178.615 feet to the centerline of Park Drive; thence N $89^{\circ} 59' 50''W$ with said centerline 46.606 feet to the east line extended of Lot No.23 in R. D. Miller No.2 Subdivision; thence N $00^{\circ} 34'E$ with said east line, 150.007 feet to the northeast corner of said Lot 23; thence east, 512.80 feet; thence N $00^{\circ} 34'W$, 1302.60 feet to the north line of Middle Street; thence west with said north line 532.720 feet; thence northwesterly along a curved line to the right, said curve having a central angle of $90^{\circ} 00'$ and a radius of 30.00 feet, an arc distance of 47.124 feet to the PLACE OF BEGINNING, containing 14.795 acres and subject to all easements of record.

John A. Ioann
Reg. Surveyor 5124

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 and Public Walks appearing thereon to the public use and benefit forever.

WITNESS our hands this 1st day of August 1969.

Witnesses:

John M. Cother
Roger J. Henkenes

John W. Phillips
Phyllis V. Phillips

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 3rd day of Sept, 1969.

My Commission expires No expiration
R.C. 147

Roger J. Henkenes
Notary Public, State of Ohio

PROTECTIVE COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than two cars.
2. The living floor area of the main structure, exclusive of open porches and garages shall be no less than 1200 square feet. All buildings shall be constructed of new material.
3. No buildings shall be located on any lot nearer the front lot line than as shown on the recorded plat. The minimum set back shall be 35 feet from the front lot line and 20 feet from any side street line, unless otherwise shown on the plat. No buildings shall be located nearer than 6 feet to any interior lot line. No dwelling shall be erected or placed on a lot having a width of less than 80 feet at minimum set back line. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
4. No obnoxious or offensive activity shall be carried on 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 building shall be used on any lot at any time as a residence, either temporary or permanent.
5. 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 forming drugs shall be sold or manufactured or commercial gambling permitted on said premises.
6. No nuisance, advertising signs, bill boards and/or advertising device except pertain to the sale of the land upon which the sign is erected shall be permitted on residential lots.
7. No such building plats shall be created and used that do not conform with the City of Wapakoneta, Ohio, Zoning Ordinance.
8. 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 violation or to recover damages.

APPROVED

John C. Lin
Secretary, City of Wapakoneta Planning Commission

CERTIFICATE OF ACCEPTANCE

I hereby certify that the hereon plat was approved and that the streets and public walks dedicated thereon were accepted by the City Council of Wapakoneta, Auglaize County, Ohio, by Ordinance No. 69-26 on the 17th day of September, 1969.

Approved:

Ted C. Hilgert
Director of Public Service and Safety

John C. Lin
Clerk of Council

118942

PRESENTED FOR RECORD

On the 11 day of September, 1969, at 9:25 o'clock A. M.
Recorded on the 11 day of September, 1969 in Auglaize County Record of Plats,
Volume C, Page 13-14.

7.62

LeRoy H. Kinner
Recorder, Auglaize County, Ohio

COUNTY AUDITOR'S CERTIFICATE

This Plat filed the 17th day of September, 1969.

Samuel E. Duggan
Auditor, Auglaize County, Ohio

MAPLEWOOD

WAPAKONETA, OHIO

SEE PAGE-34

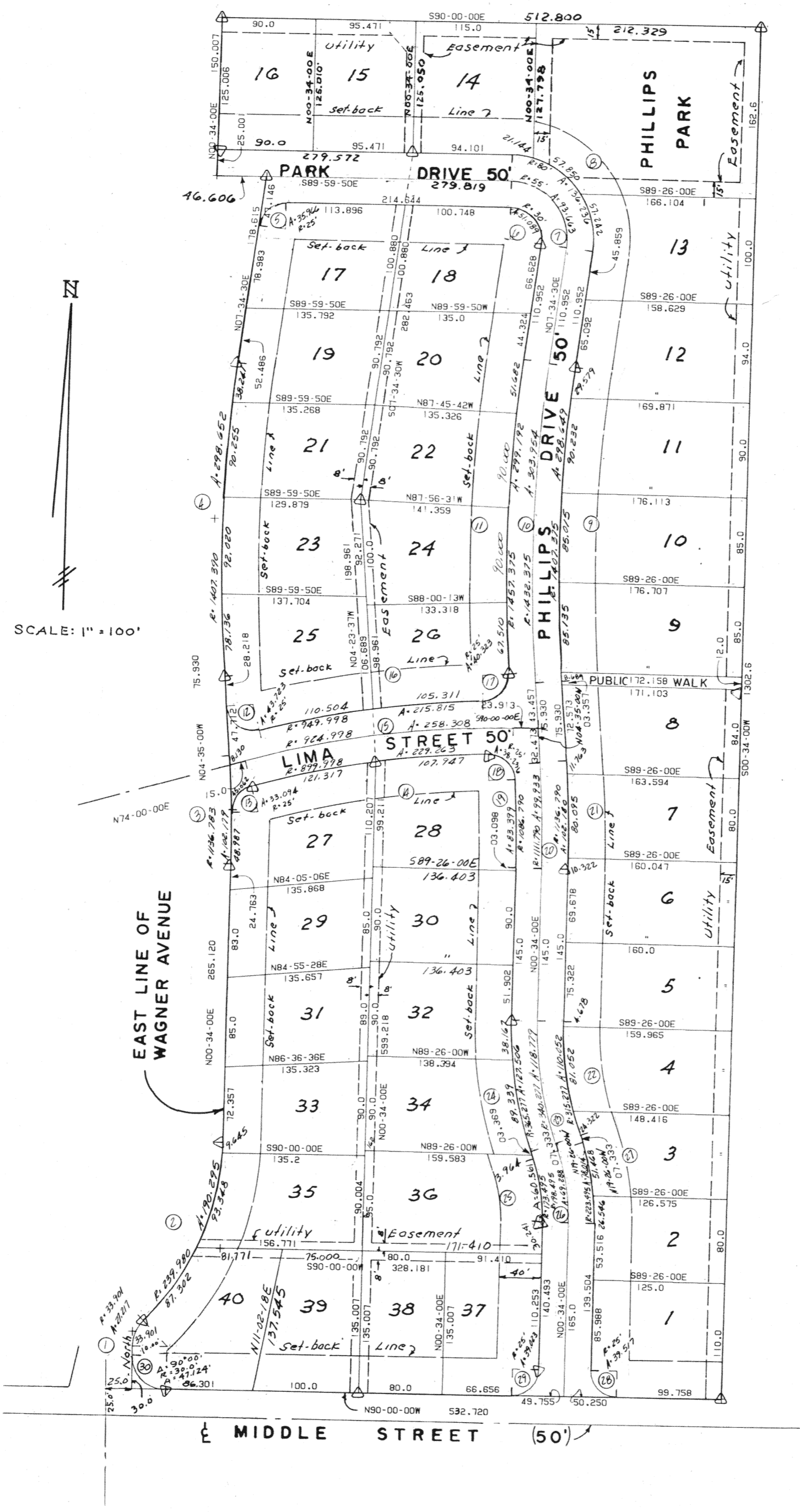
FOR-REVISED

MAP.

VACATED

CASE # 73-73

SCALE 85



△ INDICATES IRON PIPE MONUMENT
HARDWOOD STAKES SET AT ALL LOT CORNERS