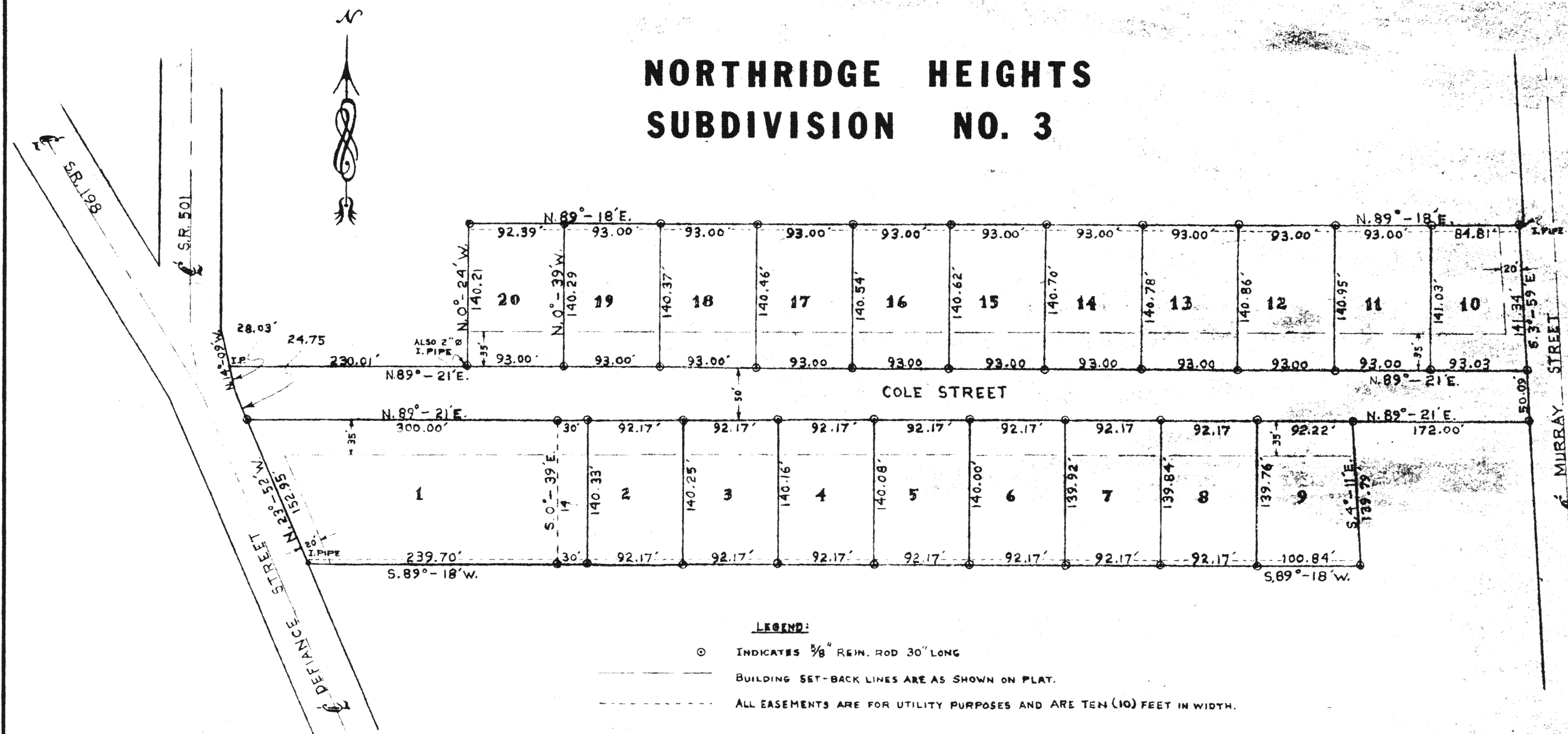


NORTHRIDGE HEIGHTS SUBDIVISION NO. 3



SURVEYOR'S CERTIFICATE

Being a part of Outlot No.s 69 and 73 of Mc Murray's Subdivision in the City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio. Located within the corporation limits of the City of Wapakoneta and being more particularly described as follows:

Commencing at an iron pipe at the southwest corner of Outlot No. 69 of Mc Murray's Subdivision said pipe being the intersection of the south line of Outlot No. 69 and the east right-of-way line of Defiance street. This iron pipe being the place of beginning.

Thence N23°-52'-00"W a distance of 177.697 feet to an iron pin.

Thence N14°-09'-00"W a distance of 29.063 feet to an iron pin.

Thence N89°-21'-00"E a distance of 230.006 feet to an iron pin.

Thence N00°-24'-00"W a distance of 140.214 feet to an iron pin.

Thence N89°-18'-00"E a distance of 1014.204 feet passing out of Outlot No. 69 and into and through the north side of Outlot No. 73 to an iron pin at the northeast corner of Outlot No. 73 said iron pin also being at the intersection of the north line of Outlot No. 73 which is the south line of NORTHRIDGE HEIGHTS SUBDIVISION # 1 and the west right-of-way line of Murray street.

Thence S03°-59'-00"E along the west right-of-way line of Murray street a distance of 191.428 feet to an iron pin.

Thence S85°-21'-00"W a distance of 171.994 feet to an iron pin.

Thence S04°-11'-00"E a distance of 139.787 feet to an iron pin.

Thence S89°-18'-00"W a distance of 1015.736 feet along the south lines of Outlots No.s 69 and 73 to the iron pipe at the southwest corner of Outlot No. 69 which was the place of beginning.

The total Subdivision area within the above metes and bounds description is 5.072 acres.

The street area contained within the above described metes and bounds description is 1.432 acres.

Iron pins have been placed as shown at all lot corners.

The survey was completed March 24, 1970.

All calculations have been computer checked and balanced by TEL-MAC, Adrian, Michigan. Attest Clayton H. Stimmel, Registered Surveyor No. 4906

ATTEST:

Clayton H. Stimmel
Clayton H. Stimmel No. 4906

PROTECTIVE COVENANTS AND RESTRICTION

- 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 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 death or resignation of any member of said Committee, the remaining member of said 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.
- All lots 1 thru 20 shall have easements ten (10) feet in width running across the rear of each and every lot.
- All lots 1 thru 20 shall have thirty-five (35) feet building set-back restrictions along Cole Street and twenty (20) feet building set-back lines along Murray Street and Defiance Street.
- 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.

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 27 day of March, 1970.

James V. Stinebaugh *Walter H. Stinebaugh*
Walter H. Stinebaugh, President
Rita Burnett *Jean A. Stinebaugh*
Jean A. Stinebaugh, Secretary-Treasurer

ACKNOWLEDGEMENT

State of Ohio, Auglaize County, ss
Before me, 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. 3 and that the signing thereof was their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal this 27 day of March, 1970.

My Commission Expires:

October 9, 1974

Jack M. Cohen
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 8th day of April, 1970.

Frank J. Schellert
Chairman of the City Planning Commission

Max E. Schellert
Mayor of the City of Wapakoneta, Ohio

CERTIFICATE OF ACCEPTANCE

I hereby certify that the accompanying plat was approved and accepted by the council of the City of Wapakoneta, Ohio, this 6th day of May 1970, Ord. No. 70-14.

This ordinance provides that acceptance of the street will be dependent upon strict compliance (by the developer) with street construction standards which are in effect at the time the street is constructed.

Robert C. Schellert
Clerk of Council

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 11th day of May 1970.

Fees:

Vernon E. Dourges
Auditor of Auglaize County, Ohio

108856

No.

COUNTY RECORDER'S CERTIFICATE

Filed for record in Auglaize County, Ohio, Recorders office this 11 day of May, 1970 at 1:40 o'clock P.M., and recorder in Auglaize County, Ohio, Plat Book C on page 16.

865
XX

LaRoy H. Kinner
Recorder of Auglaize County, Ohio

REVISIONS			NORTHRIDGE HEIGHTS SUBDIVISION NO. 3		
NO.	DATE	BY	CITY OF WAPAKONETA, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, OHIO		
1					
2					
3			DRAWN BY	SCALE	MATERIAL
4			L.L. McLEAN	1"=100'	
5			CHECKED	DATE	DRAWING NO.
			C.H.S.	3/25/70	70 - 5533
			TRACED	APP'D	