

SCALE 1"=50'

WEST OAKS SECOND ADDITION

ST. MARYS, OHIO

LEGEND:

- Concrete Monument
- Section Stone
- Steel Casing Post
- Iron Pipe
- Survey Stakes

OWNERS 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 SECOND ADDITION to the City of St. Marys, Ohio and do hereby certify that the said plat is a true representation of the same.

Paul J. Kessler July 17, 1969
Owner Date
Debbie Kessler July 17, 1969
Owner Date

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 foregoing instrument to be their own free act and deed.
In testimony whereof, I have affixed my hand and seal this 17 day of July 1969.
Helen Kessler
Notary Public in and for said Mercer County and State

PLANNING COMMISSION APPROVAL
Approved by the planning commission of the City of St. Marys, Ohio, at the meeting of Oct 22, 1970

K.L. Hegeman
K.L. Hegeman P.E.
Secretary

Correction of error
Due to error in calculation the North line of Lots 94 & 122 have been changed as shown.
The above change was approved by St. Marys Service Director, K.L. Hegeman 12/2/72.
B.R. Gebhart 12/2/73
B.R. Gebhart, P.S. #3909 Date

RESTRICTIONS
Lot 4 and 46 thru 61 inclusive shall be used as the Zoning Ordinance Number 1901 permits under Residential Two District.
Lots 83 thru 94 and 122 thru 124 and 150, 151, and 180 thru 182 and 206 inclusive shall be used as the Zoning Ordinance Number 1901 permits under Single Residential One (1) District.

Tracts 1 and 2 shall be used as the Zoning Ordinance Number 1901 permits under Second Business District.

Tract 3 shall be used as the Zoning Ordinance 1901 permits under Multiple Residential 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 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 off-street 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 claiming under them for a period of twenty five years from the date these covenants are recorded, after which time said covenants shall automatically extended for periods of ten years unless an instrument signed by a majority of the landowners 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.

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, 1968.

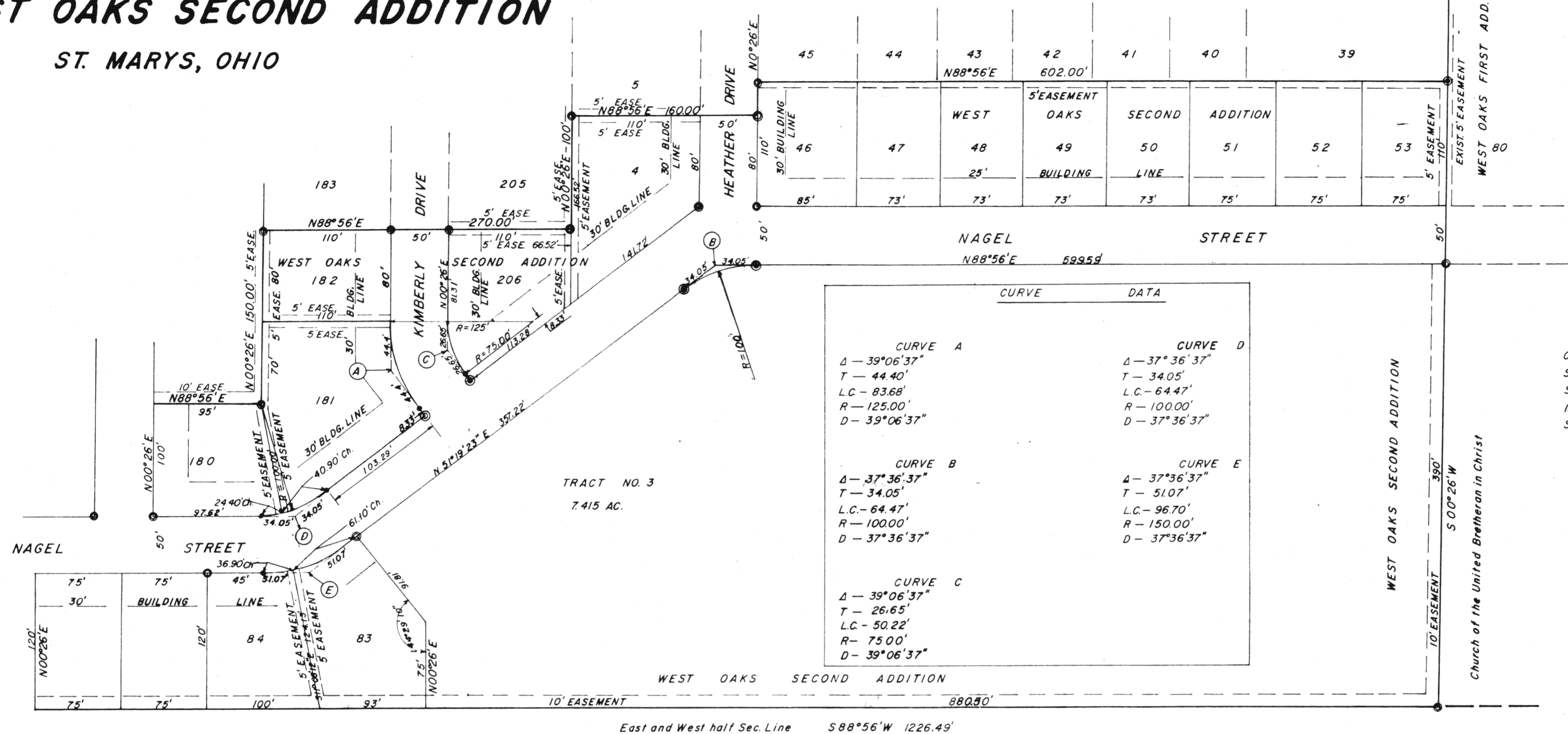
B.R. Gebhart
Registered Engineer

REVISED: APRIL 1970
JUNE 1970
NOV. 1970

WEST OAKS SECOND ADDITION

ST. MARYS, OHIO

SHEET 2 OF 2



COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS SECOND 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 22nd day of October, 1970

Kenneth E. Douglas
Auditor

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 22 day of Oct., 1970 at 4:05 P. o'clock and is recorded in Plat Book C Page 18-19
Fee paid 17.30

Ray H. Kinner
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.

Kenneth E. Douglas
Director of Public Service

Oct. 28, 1970
Date

SURVEYORS CERTIFICATE

Situated in the City of St. Marys, Township of St. Marys, County of Auglaize and the State of Ohio.
To-Wit:

Beginning at a point on the East and West half section line, which bears N88°56'E a distance of three hundred and seventy and fifty hundredths feet (370.50') East of the West 1/4 post of said section 4, T6S, R4E, St. Marys Township, Auglaize County, Ohio, Thence N00°53'W a distance of two hundred and sixty feet (260.00') to a point at the Northwest corner of lot No. 94, thence N88°56'E a distance of one hundred and sixty eight ~~seventy-two and sixty-five hundredths feet (172.65')~~ ^{feet (172.65')} to a point on the East line of Hawthorne Street, thence N00°26'E a distance of twenty feet (20.00') to a point, thence N88°56'E a distance of three hundred and ~~thirty-seven~~ ^{thirty-two and sixty-nine hundredths} feet (342.69') to a point on the East line of Royal Oak Drive, thence S00°26'W a distance of ten feet (10.00') to a concrete monument at the Northwest corner of lot No. 150, thence N88°56'E a distance of three hundred and sixty five feet (365.00') to a concrete monument at the Northeast corner of lot No. 180, thence N00°26'E a distance of one hundred and fifty feet (150.00') to a concrete monument at the Northwest corner of lot No. 182, thence N88°56'E a distance of two hundred and seventy feet (270.00') to a point at the Southeast corner of lot No. 205, thence N00°26'E a distance of one hundred feet (100.00') to a concrete monument at the Northwest corner of lot No. 4, thence N88°56'E a distance of one hundred and sixty feet (160.00') to a point on the East line of Heather Drive, thence N00°26'E a distance of thirty feet (30.00') to a concrete monument at the Northwest corner of lot No. 46, thence N88°56'E a distance of six hundred and two feet (602.00') to a point at the Northeast corner of lot No. 53, thence S00°26'W a distance of five hundred and fifty feet (550.00') to a concrete monument on the East and West half section line at the Southeast corner of Tract No. 3,

thence S88°56'W a distance of twelve hundred and twenty six and forty nine hundredths feet (1226.49') to a concrete monument at the Northeast corner of lot No. 54, thence S00°55'E a distance of six hundred and twenty two and eighty hundredths feet (622.80') to a concrete monument at the Southeast corner of tract No. 2, thence S84°35'W a distance of three hundred and fifty five and twenty hundredths feet (355.20') to a concrete monument at the Southwest corner of Tract No. 1, thence N00°57'W a distance of six hundred and forty nine and seventy hundredths feet (649.70') to a 4" casing fence post, thence S88°56'W a distance of three hundred and eight and twenty five hundredths feet (308.25') to the place of beginning.

The above tract contains 22.81 acres of land and is divided into 38 lots and numbered as shown on the plat and three Tracts as shown.

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

7-12-69
Date

B. R. Hephart
Registered Surveyor