

# SURVEYOR'S CERTIFICATE

I surveyed and placed iron pins at all lot and property corners comprising the following described tract of land:

Being a part of the East one-half of Section 30, Duchouquet Township, Tier 5 South, Range 6 East with respect to the First Principal Meridian, Auglaize County, Ohio, and being further described as follows:

Commencing at a railroad spike at the intersection of Hamilton Street with State Route #198 in said East one-half of Section 30;

thence N31°-56'W along the centerline of SR198 a distance of 1000.0 feet to a railroad spike which is the PLACE OF BEGINNING;  
thence continuing N31°-56'W along the centerline of SR198 a distance of 600.0 feet to a railroad spike;  
thence S58°-04'W a distance of 380.0 feet to an iron pin;  
thence N31°-56'W a distance of 38.5 feet to an iron pin;  
thence N89°-41'W a distance of 730.08 feet to an iron pin;  
thence South 540.0 feet to an iron pin;  
thence S89°-41'E a distance of 782.00 feet to an iron pin;  
thence North 31.0 feet to an iron pin;  
thence S89°-41'E a distance of 269.1 feet to an iron pin;  
thence S31°-56'E a distance of 37.28 feet to an iron pin;  
thence N58°-04'E a distance of 380.0 feet to the railroad spike in the centerline of SR198 which was the PLACE OF BEGINNING.

The above described tract contains 16.221 acres.

ATTEST: Clayton H. Stimmel  
CLAYTON H. STIMMEL  
Registered Surveyor #4906  
Registered Engineer #28010

## NOTES:

- 1) Iron pins have been placed at all lot corners.
- 2) All radii are 30 feet unless otherwise shown.
- 3) All utility easements are 10 feet in width and when shown along common property lines are 5 feet off each property.

## RESTRICTIONS

- 1) No residential structure shall be erected on any building site with the habitable living area less than 900 square feet, exclusive of basements, open porches, and garages.
- 2) All buildings shall be constructed of new material and no building or other structure whatsoever erected elsewhere shall be permitted to be moved upon any building site.
- 3) Only open type fence or hedge not to exceed four (4) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than 20 feet beyond the front wall of the house.
- 4) No building shall be erected closer to the front property line than the minimum building set-back line as shown on the accompanying plat.
- 5) Lots 75 thru 86 (and including 75 & 86) will be zoned B-2, Business.
- 6) Lots 47, 48, 49, and 87 thru (and including) 124 will be zoned R-3, Residential District.

## DEDICATION

Grand View Estates, Inc., an Ohio Corporation, being the sole owner of the above described premises, does hereby dedicate the streets and utility easements as shown on the accompanying plat of Grand View Estates No. 2 to the public for their use forever.

Signed this 16<sup>th</sup> day of August, 1971.

Witness

Grand View Estates, Inc.

Philip E. Schlenker  
James E. Weger

John H. Schlenker  
President - John H. Schlenker  
John A. Schlenker  
Secretary - John A. Schlenker

## ACKNOWLEDGEMENT

County of Auglaize, State of Ohio:

Before me, a notary public in and for said county and state, did personally appear the above named Grand View Estates, Inc. signed by John H. Schlenker its president and John A. Schlenker its secretary who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of each of them personally and as such officers, in testimony thereof, I affix my hand and seal this 16<sup>th</sup> day of August, 1971.

James E. Weger  
James E. Weger, Notary Public, State of Ohio

## WAPAKONETA PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the accompanying plat of Grand View Estates No. 2 was approved by the said Commission on the 16<sup>th</sup> day of August, 1971.

Chairman, Wapakoneta City Planning Commission

## CERTIFICATE OF ACCEPTANCE

I hereby certify that the accompanying plat was approved and that the streets and easements dedicated thereon were accepted by the Council of the City of Wapakoneta, Auglaize County, Ohio, by Ordinance No. 71-14 on the 16<sup>th</sup> day of August, 1971.

Theodore C. Gilroy  
Theodore C. Gilroy, Director of Public Service and Safety

Robert C. Lietz, Clerk of Council

## COUNTY AUDITOR'S CERTIFICATE

This plat was filed for transfer this 16<sup>th</sup> day of August, 1971.

Fee: \$

Vern Doenges  
Vern Doenges, Auglaize County Auditor

## COUNTY RECORDER'S CERTIFICATE

No. 124868

Filed for record in the Auglaize County, Ohio, Recorder's Office this 16 day of AUGUST, 1971 at 11:45 A.M. and recorded in Auglaize County, Ohio, Plat Book C on page 22.

Leroy H. Kruse  
Leroy H. Kruse, Auglaize County Recorder

REVISIONS			GRAND VIEW ESTATES SUBDIVISION No. 2		
NO.	DATE	BY	East one-half of Section 30, Duchouquet Twp. City of Wapakoneta, Auglaize County, Ohio		
1					
2					
3					
4					
5					
DRAWN BY			SCALE	MATERIAL	
L.L. MCLEAN			1" = 100'		
CHK'D			DATE	DRAWING NO	
			7/17/71		
TRACED			APP'D	71-5609	