

SURVEYOR'S CERTIFICATE
FOR
GRAND VIEW ESTATES SUBDIVISION No. 3

Being a part of the east half of Section 30, Duchouquet Township, Tier 5 South, Range 6 East with respect to the First Principal Meridian, Auglaize County, Ohio, and is more particularly described as follows:

Commencing at an iron pin at the intersection of the centerline of Glynwood Road and Hamilton Street in the City of Wapakoneta and being in the east half of said Section 30;
thence N 76°-50'W along the centerline of Glynwood Road a distance of 481.4 feet to an iron pin;
thence North a distance of 792.7 feet to an iron pin;
thence N 89°-41'W a distance of 300.00 feet to an iron pin which is the PLACE OF BEGINNING;
thence North a distance of 1068.42 feet to an iron pin;
thence N 89°-41'W a distance of 782.25 feet to a concrete monument;
thence North 542.00 feet to a concrete monument;
thence N 89°-41'W a distance of 110.00 feet to a concrete monument;
thence South a distance of 1606.83 feet to a concrete monument;
thence S 89°-39'E a distance of 891.80 feet to the iron pin which was the PLACE OF BEGINNING

The above tract of land contains 21.85 acres.

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



- 1.) No residential structure shall be erected on Lot 179, 180, 181 or 182 with the habitable living area less than 900 square feet, exclusive of basements, open porches, and garage.
- 2.) No residential structure shall be erected on any of Lots 177 & 178 and lots 125 thru 140 of this Subdivision with the habitable living area less than 1200 square feet, exclusive of basements, open porches and garage; all other lots 141 thru 176 shall have a minimum of 1300 square feet of habitable living area, exclusive of basements, open porches and garage.
- 3.) Only open type fence or hedge not to exceed three (3) 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 set-back line as shown on this plat while back and side yard distances shall conform to Wapakoneta City ordinances related to the proper residential district.
- 5.) Easements for installation & maintenance of utilities are reserved as shown on this plat. Said easements are reserved for electricity, telephone, and other utility facilities. The easements shall also provide surface drainage for rear yards of higher lots where applicable and access to the easement areas for construction or maintenance is hereby granted at this time of dedication.
- 6.) No house trailers of any kind shall be placed on any lot in this Subdivision, nor shall a house trailer or boat or other trailers be parked temporarily on any lot longer than overnight.
- 7.) No signs of any kind shall be displayed to the public view on any lot except that one sign of not more than five (5) square feet advertising the property for sale or for rent or signs used by the builders to advertise the property during construction and sale shall be permitted.
- 8.) Lots 179, 180, 181 and 182 are zoned R-3 Residential District.
- 9.) Lots 172 and 173 are zoned R-3 Residential District.
- 10.) All other lots in this Subdivision 125 thru 178 (excluding Lots 172 & 173) are zoned R-3 Residential District.
- 11.) Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant and the proceedings may be either to restrain or recover damages and may be brought by any owner of this plat.

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. 3 to the public for their use forever.

Signed this 19th day of July 1972.

Witness

James E. Weger
James E. Weger

Grand View Estates, Inc.

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 19th day of July 1972.

James E. Weger
James E. Weger, Notary Public, State of Ohio
CERTIFICATE OF ACCEPTANCE

WAPAKONETA PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta certifies that the accompanying plat of Grand View Estates No. 3 was approved by the said Commission on the 19th day of July 1972.

Leo J. Stiller
Chairman-Wapakoneta City Planning Commission

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. 72-39 on the 24th day of July 1972.

John A. Schlenker Director of Public Service & Safety
John A. Schlenker Clerk of Council

COUNTY AUDITOR'S CERTIFICATE

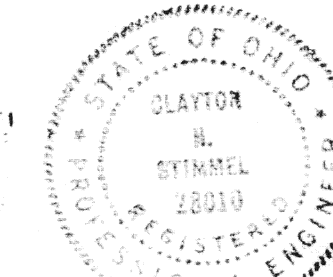
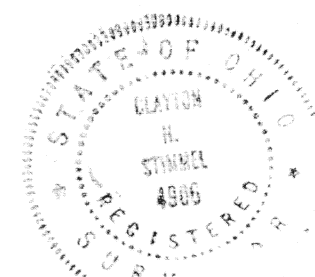
This plat was filed for transfer this 24th day of July 1972. No. 100000
Fee: \$ ---

Vern Doenges
Vern Doenges, Auglaize County Auditor

COUNTY RECORDER'S CERTIFICATE

Filed for record in the Auglaize County Recorder's Office this 24th day of July 1972 at 9:53 A.M. and recorded in Auglaize County Plat Book C on Page 25.

LeRoy H. Kruse
LeRoy H. Kruse, Auglaize County Recorder
8.65

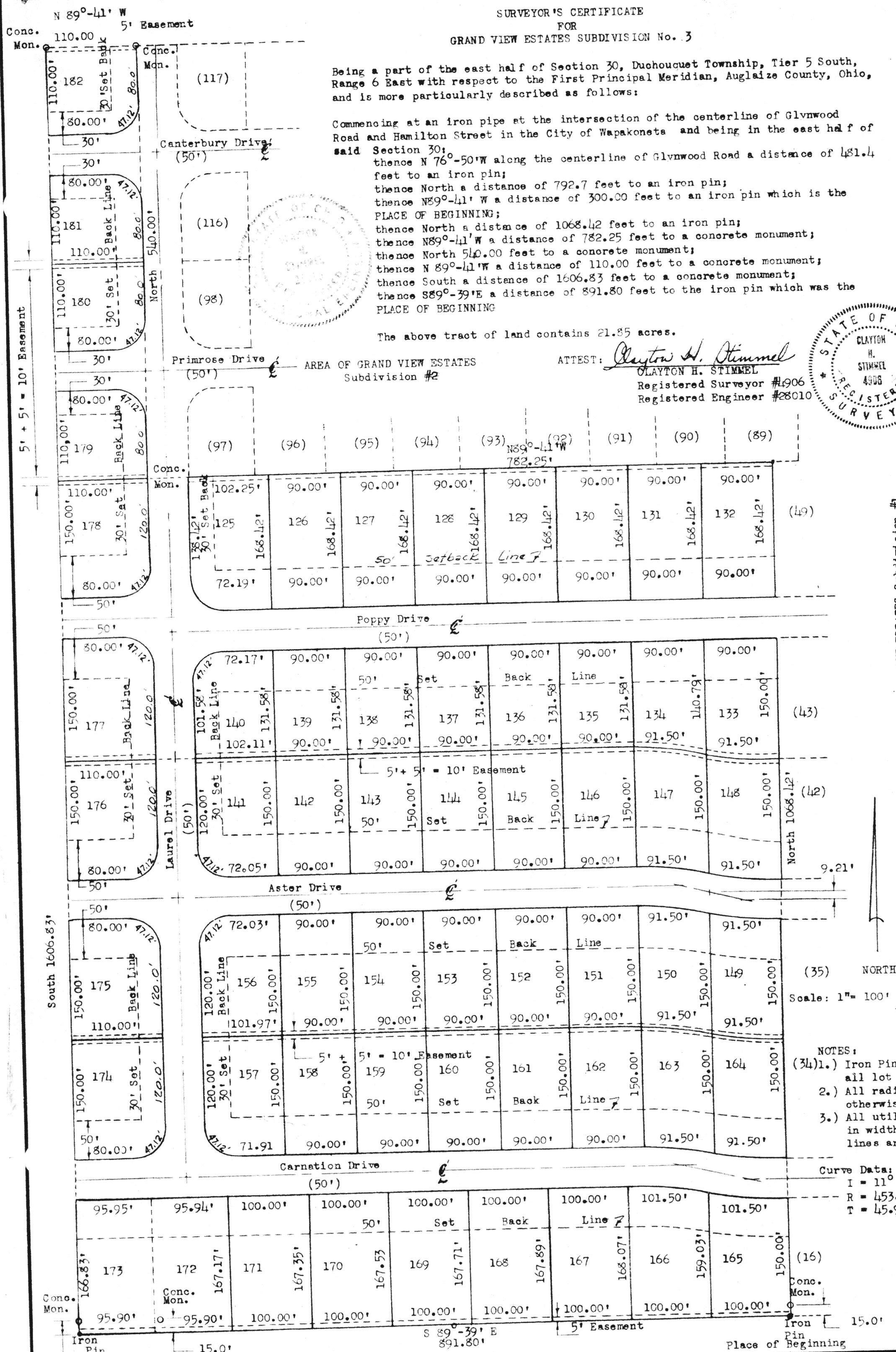


NOTES:

- 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.

Curve Data:

I = 11°-34' (Radian = 0.2018)
R = 453.4057'
T = 45.93'



REVISIONS			GRAND VIEW ESTATES SUBDIVISION No. 3		
NO.	DATE	BY			
1	3/14/72	Skip	East half of Section 30, Duchouquet Township		
2	4/12/72	CHS	City of Wapakoneta, Auglaize County, Ohio		
3			DRAWN BY	SCALE	MATERIAL
4			CHK'D	DATE	DRAWING NO.
5			TRACED	APP'D	
			MR		71-5609-C