

## RESTRICTIVE COVENANTS

1. No residential structure shall be erected on Lots 187 thru and including 275 with the habitable area less than 900 square feet, exclusive of basements, open porches and garage.
2. 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.
3. No building shall be erected closer to the property line than the minimum set-back line as shown on this plat while back and side yard distance shall conform to Wapakoneta City Ordinances related to the proper residential district.
4. Easements for installation and 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.
5. No house trailers of any kind shall be placed on any lot in this Subdivision, nor shall a house trailer or boat or other type trailer be parked temporarily on any lot longer than overnight.
6. 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.
7. Lots 187 through and including 275 are zoned R-3 Residential District.
8. Lots 183, 184, 185 and 186 are zoned B-2 Business District.
9. 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

Schlenker Development, 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. 4 to the public for their use forever.

Signed this 21 day of May 1973.

Witnessed:

*James E. Weger*  
*Wayona Young*

SCHLENKER DEVELOPMENT, INC.

*John A. Schlenker*  
President - John A. Schlenker

*Philip E. Schlenker*  
Secretary - Philip E. 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 Schlenker Development, Inc. signed by John A. Schlenker, its president, and Philip E. 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 whereof, I affix my hand and seal this 21 day of May 1973.

## WAPAKONETA PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta certified that the accompanying plat of Grand View Estates No. 4 was approved by the said Commission on the 18 day of June 1973.

*John E. Schenck* PRO. TER.  
Chairman Wapakoneta City Planning Commission

## CERTIFICATE OF ACCEPTANCE

James E. Weger, Notary Public

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. 73-6 on the 21 day of March 1973.

*John E. Schenck*  
Director of Public Service and Safety

*John E. Schenck*  
Clerk of Council

## COUNTY AUDITOR'S CERTIFICATE

This plat was filed for transfer this 21 day of June 1973.

Fee: \$

*Vern Doenges*  
Vern Doenges, Auglaize County Auditor

## NOTES:

1. Iron Pins have been placed at all corners.
2. All radii are 20 feet unless otherwise shown.
3. All utility easements are 16 feet in width and when shown along common property lines are 8 feet off each property.
4. 00 designates Lot Nos.

## COUNTY RECORDER'S CERTIFICATE

No. 132668  
Filed for record in the Auglaize County Recorder's Office this 21 day of June 1973 at 3:45 P.M. and recorded in Auglaize County, Ohio, Plat Book C on Page 35.

*Le Roy H. Kruse*  
Leroy H. Kruse, Auglaize County Recorder

*Per. S. Hageman, Deputy*

Easements

REVISIONS			GRANDVIEW ESTATES SUBDIVISION NO. 4		
NO.	DATE	BY			
1	3/23/72	C.H.S.	East half of Section 30, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio		
2	5/21/73	C.H.S.			
3					
4					
5					
			DRAWN BY	SCALE	MATERIAL
			DR	1" = 120'	
			CHK'D	DATE	DRAWING NO.
			DB	3/27/72	72-5727
			TRACED	APP'D	

6 prints for Plat

The following tract of land is part of the East one-half of Section 30, Duchouquet Township, Tier Five (5) South, Range Six (6) East with respect to the First Principal Meridian, Auglaize County, Ohio, and is more particularly described as follows:

Commencing at a railroad spike at the intersection of Hamilton Street and State Route No. 198 in said East one-half of Section 30:

thence N31°-26'W along the centerline of SR #198 a distance of 1600.00 feet to a railroad spike;

thence S58°-34'W a distance of 30.0 feet to a concrete monument which is the PLACE OF BEGINNING;

thence N31°-26'W, 441.35 feet to a concrete monument;

thence S89°-34'W through a concrete monument in the West right-of-way line and continuing for a distance of 1516.62 feet to a concrete monument;

thence S00°-41'W a distance of 929.94 feet to a concrete monument;

thence N89°-43'E a distance of 60.03 feet to a concrete monument;

thence S00°-05'W a distance of 104.86 feet to a concrete monument;

thence S89°-43'E a distance of 532.36 feet to a concrete monument;

thence N00°-09'E a distance of 540.00 feet to a concrete monument;

thence S89°-41'E a distance of 839.89 feet to a concrete monument;

thence S31°-56'E a distance of 38.50 feet to a concrete monument;

thence N58°-34'E a distance of 350.00 feet to a railroad spike which was the PLACE OF BEGINNING.

The above tract of land contains 26.67 acres.

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

