



RESTRICTIVE COVENANTS  
WAPAKONETA INDUSTRIAL DEVELOPMENT, INC.

- No building or structure shall be erected within 50 feet of any street or 20 feet of any other boundaries.
- Before commencing the construction or alteration of all buildings, enclosures, fences, loading docks, parking facilities, storage yards or any other structures or permanent improvements on or to any site or lot within the Wapakoneta Industrial Development, Inc. area, the property owner shall first submit site plan or plans and specifications and landscape plans therefor to the Planning Advisory Board of the Wapakoneta Industrial Development, Inc. for its written approval, which approval shall not be unreasonably withheld. In the event that such Board, or its designated representative, shall fail to approve or disapprove such building plans, specifications, or site plans within 30 days after they have been submitted to the Board, such approval will not be required and this Covenant will be deemed to have been complied with.
- All streets, alleys and parking areas must be bituminous or concrete. The parking areas may not be closer than 10 feet from the front property line and this 10 foot area measured from the front property line shall be grass landscape area.
- There shall be no open outside storage in front of the building line along any street side, unless it shall be screened from public view and shall be placed so as to conform with the building line restrictions set forth in Paragraph #1 of these Restrictive Covenants, and there shall be no open outside storage closer than 25 feet from any other property line.
- Parking shall not be permitted on streets or highways and all parking must be off street.
- No loading docks shall be constructed facing on any public street or highway unless said loading dock and every part thereof, exclusive of the approach ramp or approach well or approach apron, is at least 100 feet inside the right-of-way line of the street or highway on which the said loading dock fronts.
- Said premises shall not be used for a dwelling, apartment, motel, hotel, boarding house, bowling alley, theater or tavern.
- All buildings shall meet the requirements of the Building Codes of the city of Wapakoneta and the State of Ohio.
- No billboards and signs other than those identifying the name, business or products of the person or firm occupying the premises shall be permitted, except that one sign not to exceed twenty (20) feet in width and ten (10) feet in height offering the premises for sale or lease may be permitted. The plans and specifications for the construction, installation or alteration of all outdoor signs shall be first submitted to and have the written approval of the Planning Advisory Board of the Wapakoneta Industrial Development, Inc., its successors or assigns, which approval shall not be unreasonably withheld.
- If, after the expiration of one year from the date of execution of a contract for the sale of any Lot lying within the Wapakoneta Industrial Development, Inc. area or after the expiration of one year from the date of completion of utilities, whichever be later, any purchaser shall not have begun in good faith the construction of a permanent building on said Lot, the Wapakoneta Industrial Development, Inc. retains the option to rescind such contract, refund the purchase price and enter into possession of said land.

However, Wapakoneta Industrial Development, Inc., its successors or assigns, may extend in writing the time in which such construction may be begun.

- The invalidation of any one of the restrictions herein set forth or the failure to enforce any of said restrictions at the time of this violation shall in no event affect any of the other restrictions nor be deemed a waiver of the right to enforce the same thereafter.
- These Restrictive Covenants are to run with the land and shall be binding on all of the parties and all persons claiming under them until January 1, 2024, in any event; and continuously thereafter, unless and until any proposed change shall have been approved in writing by the owners of the legal title to all the land which was included in the Plat of the Wapakoneta Industrial Development, Inc. at the time these Restrictive Covenants were placed on record.

SURVEYOR'S CERTIFICATE  
For  
WAPAKONETA INDUSTRIAL DEVELOPMENT INCORPORATED

The following tract of land is part of the City of Wapakoneta which is part of the east one-half of Section 32 and part of the west one-half of Section 33, Duchouquet Township, Town 5 South, Range 6 East, with respect to the First Principal Meridian, Auglaize County, Ohio and is more particularly described as follows:

The PLACE OF BEGINNING is a concrete monument at the southwest corner of Lot No. 7 of the Mouch & Sammetinger's subdivision of the City of Wapakoneta;  
thence N88°18'E along the south lines of Lots 7 and 8 a distance of 990.62 feet to a concrete monument;  
thence N38°40'E a distance of 662.03 feet to an eighteen (18) inch diameter wooden post;  
thence S01°07'E a distance of 1087.26 feet to a concrete monument in the north right-of-way of U.S. Route 33 (US 33);  
thence S87°57'W a distance of 1287.24 feet to a concrete monument in the north right-of-way of US 33;  
thence N76°17'W a distance of 311.84 feet to a concrete monument in the north right-of-way of US 33;  
thence N60°57'W a distance of 70.32 feet to an iron pin in the north right-of-way of US 33;  
thence N00°45'W a distance of 726.10 feet to an iron pin;  
thence S88°11'W a distance of 1471.85 feet to an iron pin along the east right-of-way of former US 25 (US 25);  
thence N07°42'E a distance of 14.05 feet to an iron pin in the east right-of-way of former US 25;  
thence N07°44'W a distance of 36.73 feet to a concrete monument in the east right-of-way of former US 25;  
thence N88°11'E a distance of 1470.05 feet to a concrete monument;  
thence N01°12'W a distance of 168.71 feet to the concrete monument at the southwest corner of Lot No. 7, said monument being the PLACE OF BEGINNING.

The above tract of land contains 43.93 acres, (45.67 acres in Sec. 32 & 8.26 acres in Sec. 33)

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

DEDICATION:  
Know all men by these present, that the undersigned owners of the lands embraced in this plat, (lots #1,2,3,4,5,6,7,8) do hereby certify that the PLAT is a true representation of the same and do hereby dedicate the streets included in said PLAT, to the public use forever.

Witness my hand this 12th day of July, 1974  
Robert C. Wiesenmayer  
Witnesses  
By Richard M. Friend  
Owners  
By Richard M. Friend  
PRESIDENT  
By Richard M. Friend  
TREASURER

ACKNOWLEDGEMENT:  
STATE OF OHIO, AUGLAIZE COUNTY  
Be it remembered that on this 12th day of July, 1974, A.D., before me, R.C. Wiesenmayer, a notary public, personally came Richard M. Friend, Pres. and Richard M. Friend, Treas. and acknowledged the signing and sealing of this PLAT to be their voluntary act and deed for the use and purpose therein mentioned and in testimony hereof I have hereunto subscribed my name and affixed my official seal.  
Robert C. Wiesenmayer  
Notary Public, State of Ohio  
My commission expires

HEALTH COMMISSIONER'S APPROVAL:  
This plat is approved, subject to all the health requirements for water and sewerage as outlined above.  
Date: July 12, 1974  
Signed: Richard M. Friend  
Auglaize County Health Commissioner

WAPAKONETA CITY PLANNING COMMISSION CERTIFICATE:  
Approved this 10th day of June, 1974.  
John E. Smith, CHM.  
Wapakoneta City Planning Commission

CERTIFICATE OF ACCEPTANCE:  
I hereby certify that the accompanying PLAT was approved and accepted by the COUNCIL of the CITY OF WAPAKONETA, OHIO this day of Not Required, 1974, Ord. No. Not Required  
Clerk of Council

COUNTY AUDITOR'S CERTIFICATE:  
This PLAT filed for transfer this 17th day of July, 1974 A.D.  
Transfer fees of \$ 3.50 paid.  
Vernon E. Daenges  
Auditor of Auglaize County

PRESENTED FOR RECORD:  
On this 17 day of July, 1974 A.D. at 9:25 o'clock A.M.  
Recorded July 17, 1974 in Auglaize County Record of Plats, Volume 137124 Page 1  
PLAT - CASEA-PA-4  
74-8.35  
Richard M. Friend  
Auglaize County Recorder

WAPAKONETA INDUSTRIAL DEVELOPMENT  
INCORPORATED  
SUBDIVISION NO. 1

REVISIONS			WIDE SUBDIVISION NO. 1		
NO.	DATE	BY	EAST 1/2 SECTION 32 & WEST 1/2 SECTION 33 DUCHOUQUET TWP., T-5-S., R-6-E., AUGLAIZE COUNTY, OHIO		
1	74-06-27	CL	DRAWN BY	SCALE	MATERIAL
2	74-07-12	CL	JOHN J.	1"=200'	
3			CHK'D	DATE	DRAWING NO.
4				5-16-74	
5			TRACED	APP'D	

74-5849