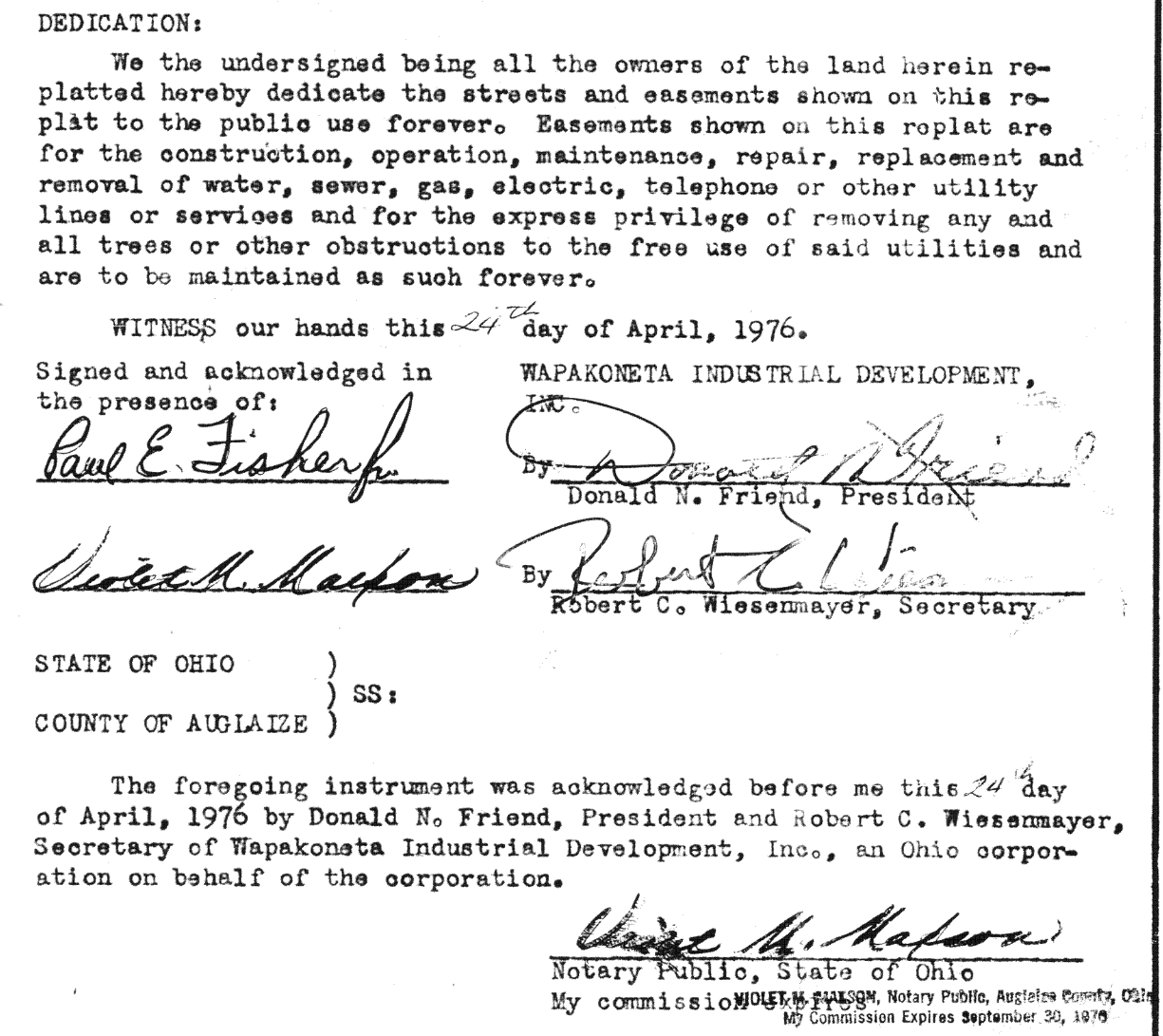


A-4



HEALTH COMMISSIONER'S APPROVAL:

This plat is approved, subject to all health requirements for water and sewerage as outlined above.

Date: April 24, 1968

Signed: Thomas J. Baker
Angilaize County Health Commissioner

WAPAKONETA CITY PLANNING COMMISSION CERTIFICATE:

Approved this 26th day of April, 1976

John C. [Signature]
Wapakoneta City Planning
Commission

COUNTY AUDITOR'S CERTIFICATE:
This Replat filed for transfer this 27 day of April, 1976 A.D.
Transfer fees of \$0.00 paid.
143976
Vernon E. Brown
Auditor of Auglaize County

PRESENTED FOR RECORD:

On this 27 day of April, 1976 A.D. at 10:30 o'clock A.M.

Recorded 4-27, 1976 in the Auglaize County Record of Plats,
Volume 9 Page 4.

CABINET

Le Roy H. K...
Auglaize County Recorder

THOMAS W. STEINKE
LAND SURVEYING
WAPAKONETA~OHIO

REVISIONS			REPLAT OF WAPAKONETA INDUSTRIAL DEVELOPMENT, INC.		
NO.	DATE	BY	SUBDIVISION No. 1		
1			EAST 1/2 SECTION 32 & WEST 1/2 SECTION 33		
2			DUCHOUQUET TWR., T-5-S, R-6-E, AUGLAIZE CO., OHIO		
3			DRAWN BY JOHN J.	SCALE 1" = 200'	MATERIAL
4			CHK'D TOM S.	DATE 4-14-76	DRAWING NO.
5			TRACED JOHN J.	APP'D	76-223

8. All buildings shall meet the requirements of the Building Codes of the city of Wapakoneta and the State of Ohio.
9. 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.
10. 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.
11. 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.
12. 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 INC.

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 N83°39'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°47'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 5118.4 feet to a concrete monument in the north right-of-way of US 33; thence N60°57'W a distance of 79.92 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 1471.35 feet to an iron pin along the east right-of-way of former U.S. Route 25 (US25); thence N07°45'W a distance of 141.05 feet to an iron pin in the east right-of-way of former US25; thence N07°54'W a distance of 362.73 feet to a concrete monument in the east right-of-way of former US25; thence N88°11'W 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, (35.67 acres in Sec. 32 & 8.26 acres in Sec. 33)

- NOTE:
- As of the time of the recording of this Replat, no utilities have been installed in the easements along the boundary lines between Lot Numbers 1 and 2, 3 and 4, 5, 6, 7 and 8 of the original Plat of Wapakoneta Industrial Development, Incorporated Sub-division No. 1, as recorded in Plat Case A at page A-4 of the Plat Records of Auglaize County, Ohio. The easements granted by this Replat are substituted for the easements vacated by this Replat. The Restrictive Covenants recorded with Wapakoneta Industrial Development, Incorporated Subdivision No. 1, as recorded in Plat Case A at page A-4 of the Plat Records of Auglaize County, Ohio are hereby voided and terminated.
- REPLAT OF WAPAKONETA INDUSTRIAL DEVELOPMENT, INC. SUBDIVISION NO. 1
RESTRICTIVE COVENANTS
1. No building or structure shall be erected within 50 feet of any street or 20 feet of any other boundaries, except that when two (2) or more adjoining lots are owned by the same person or entity, other than Wapakoneta Industrial Development, Inc., the 20-foot set back provision shall not be applicable to either side of the common boundary line of said lots as set forth on this plat. It being the express intent of this provision that when one person or entity owns adjoining lots, a building may continue from one lot to the other without being in violation of this restrictive covenant concerning set back requirements.
 2. 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 hereafter 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.
 3. All streets, alleys and parking areas must be bituminous or concrete. The parking areas may not be closer than 10 feet from Industrial Drive and this 10 foot area measured from Industrial Drive shall be grass landscape area.
 4. There shall be no open outside storage 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 unless a written variance is granted by the Planning Advisory Board of Wapakoneta Industrial Development, Inc., its successors or assigns. Said Planning Advisory Board reserves the right to grant variances upon application where undue hardship would otherwise occur,
 5. Parking shall not be permitted on streets or highways and all parking must be off street.
 6. No loading docks shall be constructed facing any public street or highway unless said loading dock and every part thereof, exclusive of the approach ramp or approach wall 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
 7. Said premises shall not be used for a dwelling, apartment, motel, hotel, boarding house, bowling alley, theater or tavern