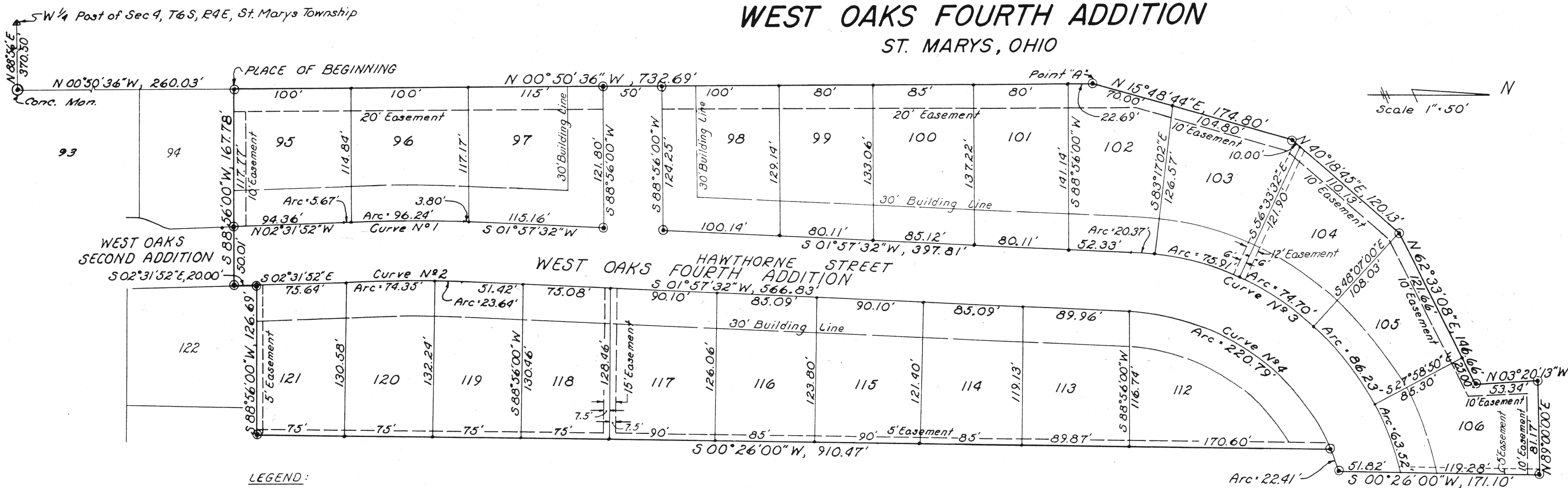


WEST OAKS FOURTH ADDITION ST. MARYS, OHIO



CURVE No 1	CURVE No 2
$\Delta = 4^{\circ}29'23''$	$\Delta = 4^{\circ}29'23''$
$R = 1300.52'$	$R = 1250.52'$
$D_c = 4^{\circ}24'20''$	$D_c = 4^{\circ}34'54''$
$T = 50.99'$	$T = 49.03'$
$L = 101.91'$	$L = 97.99'$

CURVE No 3	CURVE No 4
$\Delta = 74^{\circ}43'39''$	$\Delta = 71^{\circ}19'23''$
$R = 245.37'$	$R = 195.37'$
$D_c = 23^{\circ}21'02''$	$D_c = 29^{\circ}19'38''$
$T = 187.17'$	$T = 140.19'$
$L = 320.73'$	$L = 243.20'$

LEGEND:

- Concrete Monument
- Iron Pipe

RESTRICTIONS

Lots 95 thru 106 inclusive and Lots 112 thru 121 inclusive, shall be used as the Zoning Ordinance Number 1901 permits under Single Residential One (1) District.

Lots 108 thru 111 inclusive do not exist in West Oaks Subdivision.

Easements and rights of way are reserved in and over such of said lots as are shown on said plat, for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone and other purposes, also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained, furnished or performed in any method beneath the surface of the ground. Easements shown on the plat may also be used by utility companies as the circumstances require without incurring any liabilities from property owners for damages to sod, shrubbery or other surface improvements.

The City of St. Marys is hereby granted for the sole purpose of street light installation and maintenance an easement upon, under and across a two and one half foot strip parallel with and adjacent to each interior side lot line of each lot of said Addition, provided that such an easement is not granted hereby with reference to any such interior lot line as may fall within any tract created by a single purchaser of more than one such lot.

No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

All residents in the Addition shall be required to have a private drive for off-street parking.

No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

No structure of a temporary nature, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporary or permanent and the owners shall keep the premises free from weeds, trash and miscellaneous materials which may detract from the value of the surrounding premises.

These covenants are to run with the land and shall be binding on all parties claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for periods of ten years unless an instrument signed by a majority of the landowners of the lots has been recorded agreeing to change said covenants in whole or in part.

These conditions, limitations and restrictions set forth herein shall be considered part of any deed, contract, lease or instrument relating to any lot in this Addition, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating thereto shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owners, or have any title to any lot or parcel of land situated in this Addition.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in force and effect.

WEST OAKS FOURTH ADDITION CITY OF ST. MARYS, OHIO

OWNERS DEDICATION

Know all men by these presents:

We the undersigned owners of the within described land, have caused the area encompassed by this plat to be surveyed, platted and to be known as the WEST OAKS FOURTH ADDITION to the CITY OF ST. MARYS, OHIO and do hereby certify that the said plat is a true representation of the same.

Paul Kessler *Beatrice A. Kessler*
Owner Owner
Richard P. Nady *Miriam A. Nady*
Owner Owner

ACKNOWLEDGEMENT

Before me, a Notary Public in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the foregoing instrument to be their own free act and deed.

In testimony whereof, I have affixed my hand and seal this 13th day of May, 1974.

Carol Ann Jones
Notary Public in and for said County of Mercer and State of Ohio.

PLANNING COMMISSION APPROVAL

Approved by the planning commission of the City of St. Marys, Ohio, at the meeting of August 21st, 1974.

Kenneth J. Gagnier
Secretary Planning Commission

CERTIFICATE OF ACCEPTANCE

All improvements have been installed in accordance with the requirements of Ordinance number 1902, pertinent agreements with the City and with the action of the Planning Commission in approving the Preliminary Plat.

Kenneth J. Gagnier August 21st 1974
Director of Public Service Date

COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS FOURTH ADDITION to the CITY OF ST. MARYS, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 23 day of August, 1974.

William E. Danges
Auditor

137-86

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this AUGUST day of 23, 1974, at 11:00 AM o'clock and is recorded in Plat Book 43 Page 1157-14 Fee paid 48.35

P. J. ...
Recorder

ENGINEERS CERTIFICATE

I hereby certify that I am a Civil Engineer registered professionally to practice in the State of Ohio, and that this plat is, in all respects, correct and was prepared from an actual survey completed under my supervision May 9th 1974 Date

Richard D. ...
Registered Engineer

SURVEYORS CERTIFICATE

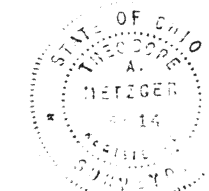
Situated in the City of St. Marys, County of Auglaize, Township of St. Marys, State of Ohio. Beginning for reference at a point on the East and West half section line, which bears N 88° 56' E, a distance of three hundred seventy and fifty hundredths (370.50') feet East of the West quarter (1/4) post of Sec. 14, T6S, R1E, St. Marys Township, Auglaize County, Ohio; thence N 00° 50' 36" W a distance of two hundred sixty and three hundredths feet (260.03') to a concrete monument at the northwest corner of Lot No. 94 of West Oaks Second Addition to St. Marys, Ohio; THIS BEING THE TRUE PLACE OF BEGINNING FOR THE DESCRIPTION OF WEST OAKS FOURTH ADDITION; thence N 00° 50' 36" W a distance of seven hundred and thirty two and sixty nine hundredths feet (732.69') to a concrete monument; thence N 15° 48' 44" E a distance of one hundred and seventy four and eighty hundredths feet (174.80') to a concrete monument; thence N 40° 18' 45" E a distance of one hundred and twenty and thirteen hundredths feet (120.13') to a concrete monument; thence N 62° 33' 08" E a distance of one hundred and forty six and sixty six hundredths feet (146.66') to a concrete monument; thence N 03° 20' 13" W a distance of eighty one and seventeen hundredths feet (81.17') to a concrete monument; thence N 89° 00' 00" E a distance of one hundred and seventy one and ten hundredths feet (171.10') to a concrete monument on the south line of Hawthorne Street; thence southwest on a curve to the left having a radius of one hundred and ninety five and thirty seven hundredths feet (195.37') a distance of twenty two and forty one hundredths feet (22.41') to a concrete monument; thence S 00° 26' 00" W a distance of nine hundred and ten and forty seven hundredths feet (910.47') to a concrete monument on the east line of Hawthorne Street; thence S 02° 31' 52" E a distance of twenty feet (20.00') to a concrete monument; thence S 88° 56' 00" W a distance of one hundred and sixty seven and seventy eight hundredths feet (167.78') to the PLACE OF BEGINNING.

The above tract contains 6.918 Acres of land and is divided into 22 lots and numbered as shown on the plat.

Building setback lines, utility easements, lot dimensions and Streets are as shown on the plat.

August 19, 1974
Date

Theodore A. Metzger
Registered Surveyor



SURVEYOR'S NOTES:
At the time of the survey for the West Oaks Fourth Addition, a discrepancy of 0.27 feet was found on the North line of Lot No. 94 in West Oaks Second Addition by locating a monument at the S.W. Corner of Lot No. 93 and an iron pipe on the west line West Oaks Fourth Addition and labeled point "A" on this plat. Going between these original monuments and measuring east to the west line of Hawthorne Street we obtained a measurement of 117.77 feet instead of 118.04 feet as shown on West Oaks Second Addition plat. Also the bearing of the west property line between monuments was N 00° 50' 36" W instead of N 00° 53' W as shown on West Oaks Second Addition.

Theodore A. Metzger
Registered Surveyor No. 5511