CABINET A - 15

PLEASANTVIEW ESTATES SUB-DIVISION Nº 1

PART OF THE WEST HALF OF SECTION ONE, TOWN 6 SOUTH, RANGE 4 EAST (ST. MARYS TWP), AUGLAIZE COUNTY, OHIO

DEDICATION

Know all men by these presents that we, Harold L. Buel and Marcella L. Buel, the owners of the land shown on the accompanying plat, have caused the area encompassed by this plat to be surveyed, platted, and to be known as Pleasantview Estates Sub-Division. Furthermore we do hereby dedicate the streets and easements as shown to the public use forever.

DATE _____ 1974

Harold L. Buel
Harold L. Buel

Marcella L. Buel
Marcella L. Buel

ACKNOWLEDGEMENT

Before me, a notary public in and for Auglaize County, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the foregoing instrument to be their free act and deed.

In testimony thereof I have affixed my hand and seal this 28th day of November, 1974.

NOTARY PUBLIC
VERA SCHURER
My Commission Expires Nov. 9, 1978

COVENANT OF RESTRICTIONS

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any lot other than one detached single family dwelling. No commercial enterprise of any nature shall be entered into by owner and/or occupants of property in this sub-division.

1. DWELLING SIZE: The floor area of the main structure, exclusive of open porches, garages, carports, or patios, shall not be less than 1400 square feet.

2. BUILDING LOCATION: Building location shall conform to the building setback lines as shown on sheet one. No building shall be located nearer than 10 feet to any interior lot line.

3. FENCES: No fence shall be constructed or allowed to remain nearer the street than the minimum building set-back lines. All fences must be of attractive and durable materials limited to four foot in height. No barbed wire, field fencing, poultry wire, or similar type may be used.

4. EASEMENTS: Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown upon Plat.

5. NUISANCES: No hunting, noxious or offensive activities shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No trucks over 3/4 ton may be parked on the streets or lots overnight. Recreational vehicles shall not be used for living quarters.

6. TEMPORARY STRUCTURES: No structure of any temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used except during periods of construction of the house. Every structure shall be completed within 9 months after construction is begun. (This section shall refer to the exterior construction only.)

7. SIGNS: No signs of any kind shall be displayed to the public view on any lot except one sign of not more than six square feet advertising the property for sale or rent or signs used by the builder to advertise the property during construction and sale period.

8. LIVESTOCK AND POULTRY: No animals, bees, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats and other household pets, provided they are housed within the structure, kept intact within the owner's property line and not kept, bred or maintained for commercial purposes.

9. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers.

10. SEWAGE DISPOSAL: Owners of lots shall use the community sewage plant located in this subdivision for the disposal of all liquid wastes incident to their occupancy.

11. WATER SUPPLY: Individual water supply required and to be from a sealed well. Approval of water supply and installation of same to comply with the County Health Department.

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until construction plans, specifications and plan showing location of structure have been approved in writing by the developer, Harold Buel, his successors or assigns. Refusal of approval of such plans may be based upon any grounds, including purely aesthetic grounds, and shall be made solely by Harold Buel, his successors or assigns.

ENFORCEMENT: 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 violation or to recover damages. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held illegal, void, or unenforcible, such fact shall not in any way impair the validity of any of the other restrictions, covenants, or conditions, all of which shall remain in full force and effect.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a surveyor 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 by me on 30 OCTOBER, 1972.

Gordon L. Geeslin
Gordon L. Geeslin
Registered Surveyor #5372

STATE OF OHIO
GORDON L. GEESLIN
5372
REGISTERED SURVEYOR

CERTIFICATE OF ACCEPTANCE BY THE CITY PLANNING COMMISSION

I hereby certify that the accompanying plat was approved and accepted by the Planning Commission of the City of St. Marys, Auglaize County, Ohio.

Passed on the 13th day of November, 1974.

Kenneth L. Hagemann
Kenneth L. Hagemann, P.E.
Secretary

COUNTY BOARD OF HEALTH APPROVAL

I hereby certify that the physical layout of this plat meets minimum requirements of this board.

Signed this 18th day of Nov, 1974.

Edward L. Wlosek R.S.
Auglaize County Health Commissioner

COUNTY ENGINEER'S RECOMMENDATION

Having reviewed this plat, I hereby certify compliance with the Auglaize County Sub-division regulations and recommend acceptance for recording.

Approved this 21st day of Nov., 1974.

Clayton H. Stimmel
Auglaize County Engineer

COUNTY AUDITOR'S CERTIFICATE

I hereby certify there are no unpaid taxes on land comprising Pleasantview Estates Sub-division and that this plat was filed for transfer in the office of the Auglaize County Auditor on this 15th day of Nov, 1974

138852

Vernon E. Rieniger
Auglaize County Auditor

COUNTY COMMISSIONERS' ACCEPTANCE

We hereby certify that the plat shown hereon complies with the Auglaize County Sub-Division regulations and approve same for recording.

11/21/74
Date

Paul F. Rempart
Auglaize County Commissioners
William Link
Howard Wenn

COUNTY RECORDER'S CERTIFICATE

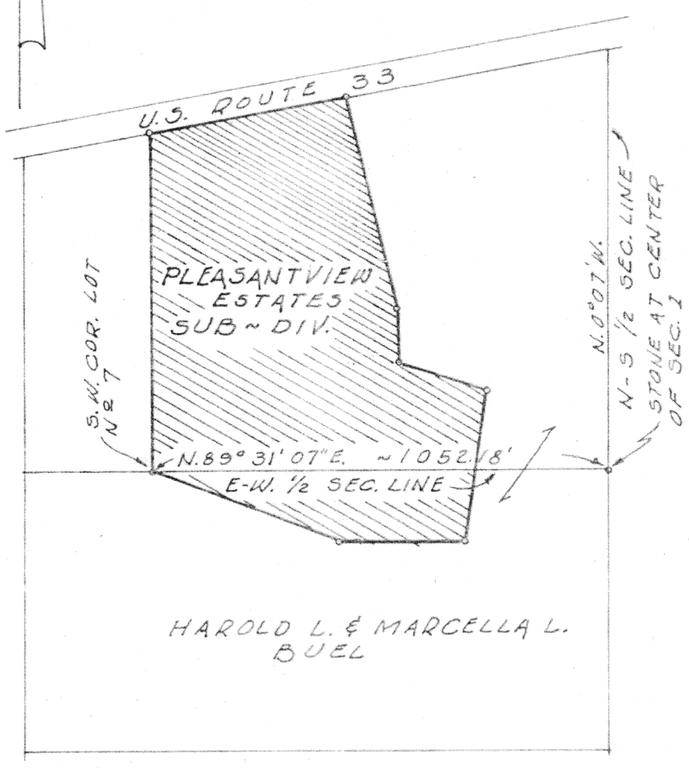
Received for recording this 2 day of DEC. 1974 at 3:50 PM o'clock and is recorded in plat ~~book~~ CABINET No. A page 15-16 fees paid.

$16.70

LeRoy H. Krause
Auglaize County Recorder
Per. S. Hagemann, Deputy

N

TOTAL AREA WITHIN SUB.-DIV. CONTAINS 11.047 ACRES



LOCATION DRAWING

SCALE 1" = APPROX 340'

STATE OF OHIO GORDON L. GEESLIN 5372 REGISTERED SURVEYOR

LEGEND

N.T.S. = NOT TO SCALE
◎ = CONCRETE MONUMENT
∘ = 5/8 INCH IRON BAR
(103) = HOUSE NUMBERS

CENTERLINE CURVE DATA

CURVE No. 1	CURVE No. 2
I = 18° 30'	I = 77° 39'
R = 300.00'	R = 200.00'
L = 96.86'	L = 271.01'
T = 48.86'	T = 160.95'

PLEASANTVIEW ESTATES SUB-DIVISION No. 1

PART OF THE WEST HALF OF SECTION ONE, TOWN 6 SOUTH, RANGE 4 EAST (ST. MARYS TWP), AUGLAIZE COUNTY, OHIO.

OCTOBER 30, 1972

SCALE 1" = 50'