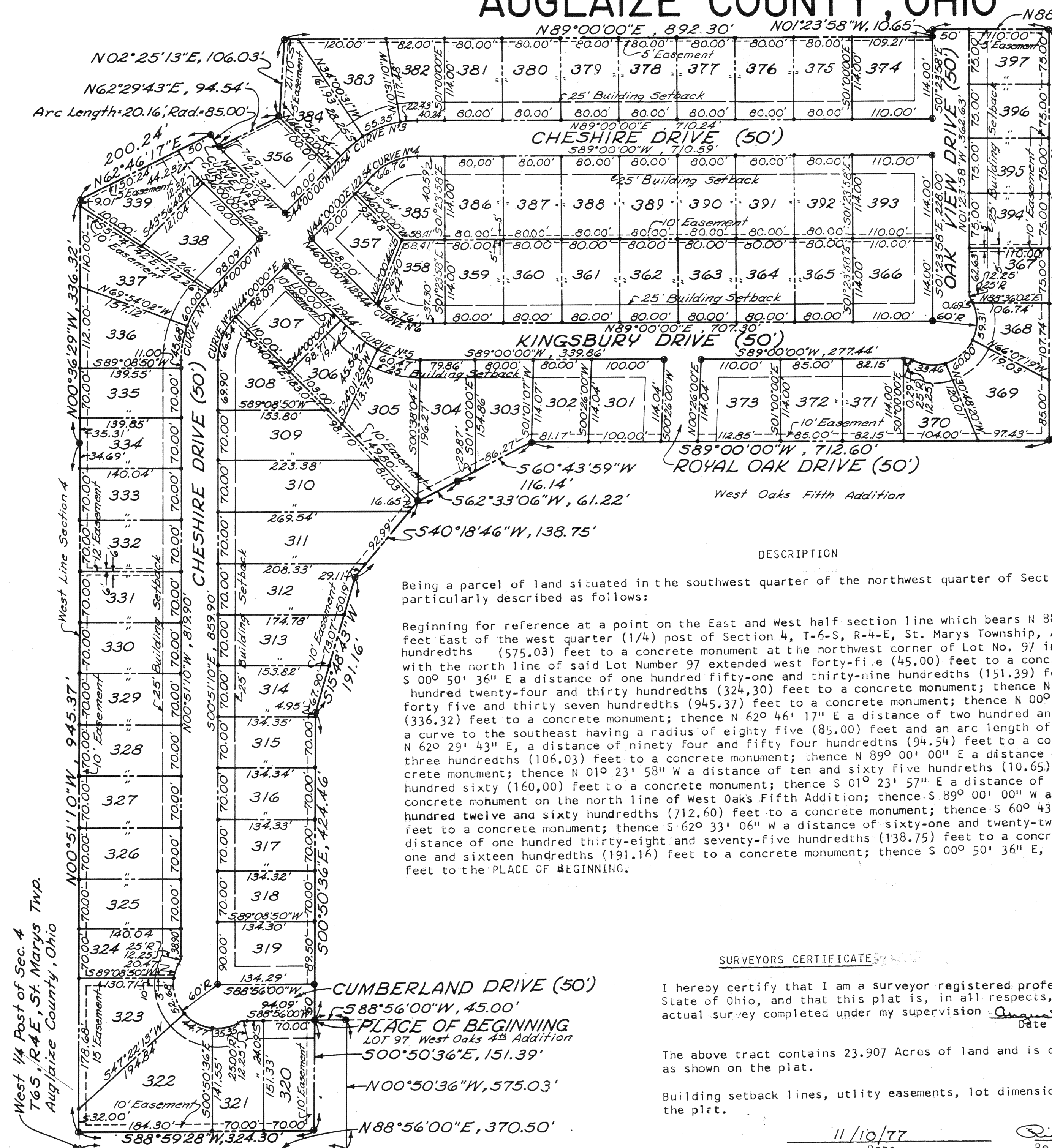


WEST OAKS MEADOWS

SECTION 4, T6S, R4E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO



CURVE DATA			
Curve N°1	Curve N°2	Curve N°3	Curve N°4
$\Delta = 44^\circ 51' 10''$	$\Delta = 44^\circ 51' 10''$	$\Delta = 45^\circ 00' 00''$	$\Delta = 45^\circ 00' 00''$
$R = 135.00'$	$R = 85.00'$	$R = 135.00'$	$R = 85.00'$
$D_c = 42^\circ 26' 29''$	$D_c = 67^\circ 24' 24''$	$D_c = 42^\circ 26' 29''$	$D_c = 67^\circ 24' 24''$
$T = 55.72'$	$T = 35.08'$	$T = 55.92'$	$T = 35.21'$
$L = 105.68'$	$L = 66.54'$	$L = 106.03'$	$L = 66.76'$
Curve N°5	Curve N°6	Curve N°7	Curve N°8
$\Delta = 45^\circ 00' 00''$	$\Delta = 45^\circ 00' 00''$	$\Delta = 18^\circ 46' 17''$	$\Delta = 18^\circ 46' 17''$
$R = 135.00'$	$R = 85.00'$	$R = 135.00'$	$R = 85.00'$
$D_c = 42^\circ 26' 29''$	$D_c = 67^\circ 24' 24''$	$D_c = 42^\circ 26' 29''$	$D_c = 67^\circ 24' 24''$
$T = 55.92'$	$T = 35.21'$	$T = 22.31'$	$T = 14.05'$
$L = 106.03'$	$L = 66.76'$	$L = 44.23'$	$L = 27.85'$

LEGEND

- - Concrete Monument
- - Iron Pipe

DESCRIPTION

Being a parcel of land situated in the southwest quarter of the northwest quarter of Section 4, T-6-S, R-4-E, St. Marys Township, Auglaize County, Ohio more particularly described as follows:

Beginning for reference at a point on the East and West half section line which bears N $88^\circ 56' 17''$ E, a distance of three hundred seventy and fifty hundredths (370.50) feet East of the west quarter (1/4) post of Section 4, T-6-S, R-4-E, St. Marys Township, Auglaize County, thence N $00^\circ 50' 36''$ W, five hundred seventy five and three hundredths (575.03) feet to a concrete monument at the northwest corner of Lot No. 97 in West Oaks Fourth Addition to the City of St. Marys; thence S $88^\circ 56' 00''$ E, a distance of three hundred and thirty seven hundredths (337.00) feet to a concrete monument; thence N $00^\circ 51' 10''$ W with the west line of Section 4 a distance of nine hundred and thirty four and thirty hundredths (934.30) feet to a concrete monument; thence S $88^\circ 59' 28''$ W a distance of three hundred and thirty six and thirty two hundredths (336.32) feet to a concrete monument; thence N $62^\circ 46' 17''$ E a distance of two hundred and twenty four hundredths (200.24) feet to a concrete monument; thence on a curve to the southeast having a radius of eighty five (85.00) feet and an arc length of twenty and sixteen hundredths (20.16) feet to a concrete monument; thence N $02^\circ 25' 13''$ E, a distance of ninety four and fifty four hundredths (94.54) feet to a concrete monument; thence N $02^\circ 25' 13''$ E a distance of one hundred and six and six hundredths (106.03) feet to a concrete monument; thence N $89^\circ 00' 00''$ E a distance of eight hundred ninety two and thirty hundredths (892.30) feet to a concrete monument; thence N $88^\circ 36' 02''$ E a distance of one hundred sixty (160.00) feet to a concrete monument; thence S $01^\circ 23' 57''$ E a distance of five hundred sixty seven and seventy four hundredths (567.74) feet to a concrete monument on the north line of West Oaks Fifth Addition; thence S $89^\circ 00' 00''$ W along the north line of West Oaks Fifth Addition, a distance of seven hundred twelve and sixty hundredths (712.60) feet to a concrete monument; thence S $60^\circ 43' 59''$ W a distance of one hundred sixteen and fourteen hundredths (116.14) feet to a concrete monument; thence S $62^\circ 33' 06''$ W a distance of sixty-one and twenty-two hundredths (61.22) feet to a concrete monument; thence S $40^\circ 18' 46''$ W a distance of one hundred thirty-eight and seventy-five hundredths (138.75) feet to a concrete monument; thence S $15^\circ 48' 43''$ W a distance of one hundred ninety-one and sixteen hundredths (191.16) feet to a concrete monument; thence S $00^\circ 50' 36''$ E, a distance of four hundred twenty-four and forty-six hundredths (424.46) feet to the PLACE OF BEGINNING.

SURVEYORS 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 under my supervision August, 1977.

The above tract contains 23.907 Acres of land and is divided into 81 lots and numbered as shown on the plat.

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

11/10/77
Date

Registered Surveyor No. 6470

WEST OAKS MEADOWS
CITY OF ST. MARYS, OHIO

RESTRICTIONS

Lots 301 thru 339 inclusive and Lots 356 thru 397 inclusive, shall be used as the Zoning Ordinance Number 1901 permits under Residential Two (2) District.

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 above or 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 judgement or court order shall in no ways effect any of the other provisions which shall remain in force and effect.

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 MEADOWS to the City of ST. MARYS, OHIO and do hereby certify that the said plat is a true representation of the same.

Paul Kessler
Owner

Beatrice Kessler
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 forgoing instrument to be their own free act and deed.

In testimony whereof, I have affixed my hand and seal this 10th day of November, 1977.

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

CAROL ANN LEWIS Notary Public
Mercer County, Ohio
My Commission Expires Dec 3, 1978

PLANNING COMMISSION APPROVAL

Approved by the planning commission of the City of St. Marys, Ohio, at the meeting of November 15,, 1977.

Kenneth J. Hageman
Secretary Planning Commission

CERTIFICATE OF ACCEPTANCE

All improvements have been installed in accord with the requirements of these regulations, pertinent agreements with the City, and with the action of the Planning Commission in approving the Preliminary Plat.

Kenneth J. Hageman
Director of Public Service

November 22, 1977
Date

COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS MEADOWS to the CITY OF ST. MARY, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 22th day of November 22, 1977, 1977.

Vernon E. Daenges
Auditor

151823

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 22nd day of NOVEMBER, 1977, at 3:10 P.M. o'clock and is recorded in Plat Book CABINET-A. Page A-58-A-59 Fee Paid \$16.70.

LeRoy H. Kauer
Recorder