

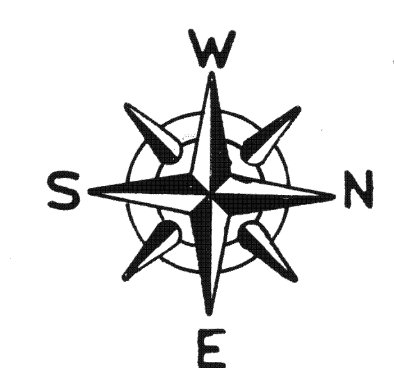
LOCATION SITE

LENNARTZ ~ SUBDIVISION

RESTRICTIONS ON PAGE 2
DESCRIPTION RECORDED IN DEED BOOK 241 PAGE 683

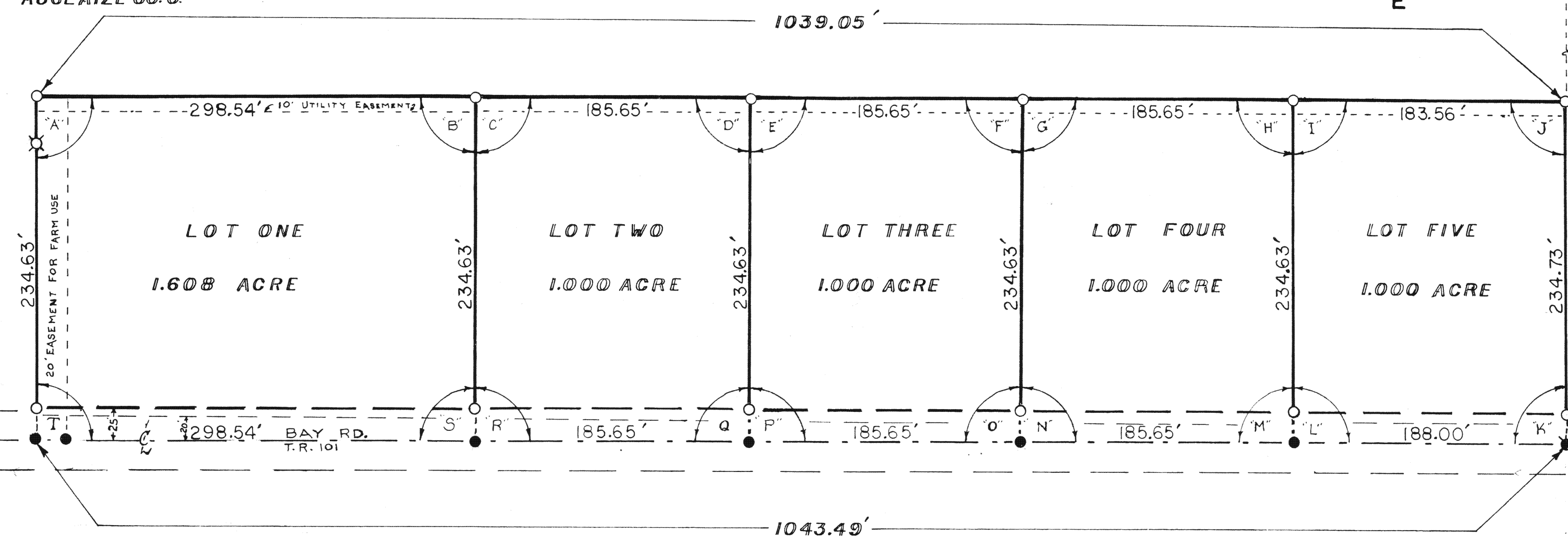


MOULTON TWP. SEC. 27 W 1/2
T-5-S-R-5-E AUGLAIZE CO. O.



WEST LINE OF SECTION 27 2

THIS SURVEY IS RECORDED
IN BOOK "C" PAGE 191
OF THE AUGLAIZE COUNTY
ENGINEERS OFFICE



I THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE
PLAT OF LENNARTZ SUBDIVISION AS SHOWN HEREON
CORRECTLY REPRESENTS A SUBDIVISION OF MY LANDS
AS SHOWN IN DEED BOOK PAGE

TRANSFERED 1-18-78 DATE V.E. Lennartz CO. AUDITOR
152407

FILED FOR RECORD JAN-18-78 11:50AM DATE TIME

RECORDED 1-18-1978 DATE L. Roy H. Krum CO-RECORDER

STATE OF OHIO - COUNTY OF AUGLAIZE
BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY & STATE,
PERSONALLY CAME
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING
PLAT TO BE HIS VOLUNTARY ACT & DEED FOR THE
PURPOSES HEREIN EXPRESSED

12 JAN 1978 SIGNED Carl W. Mumford
CARL W. MUMFORD
Notary Public, Auglaize County, Ohio
My Commission Expires March 23, 1982

PLAT CABINATE A. PAGE A-65-66 I HEREBY CERTIFY THE FOREGOING PLAT
TO BE TRUE AND CORRECT

PREPARED BY
THOMAS W. STEINKE & ASSOC., INC.
106 PARK STREET
Wapakoneta - OHIO

Thomas W. Steinke
THOMAS W. STEINKE
REGISTERED SURVEYOR
NO # 6177

LEGEND

- R.R. SPIKE SET
- R.R. SPIKE FOUND
- IRON PIPE SET
- ⊗ IRON PIPE FOUND
- REFERENCE MON. FD.
- ⊙ CONCRETE MON. FD.
- ⊗ IRON PIPE PLACED OVER BOAT SPIKE FD.

ANGLES

- A 89° 03'
- B 90° 57'
- C 89° 03'
- D 90° 57'
- E 89° 03'
- F 90° 57'
- G 89° 03'
- H 90° 57'
- I 89° 03'
- J 92° 02'
- K 87° 58'
- L 90° 57'
- M 89° 03'
- N 90° 57'
- O 89° 03'
- P 90° 57'
- Q 89° 03'
- R 90° 57'
- S 89° 03'
- T 90° 57'

REVISIONS			LENNARTZ SUBDIVISION		
NO.	DATE	BY			
1			PT. OF THE SOUTH WEST QUARTER OF SECTION 27 MOULTON TWP T-5-S-R-5-E AUGLAIZE CO. OHIO		
2					
3			DRAWN BY GARRY McDONALD	SCALE 1"=60'	MATERIAL
4			CHK'D	DATE NOV. 7, 1977	DRAWING NO.
5			TRACED	APP'D	

Restrictions for the Tim Lennartz

- (1) Building sites shall be used and occupied solely and exclusively for private residential purposes by a single family.
- (2) No residential structure shall be erected on any lot with the hababitable living area less than 1600 square feet exclusive of basement open porches, and garage.
- (3) House must be completed one year after occupied.
- (4) All grounds and premises in said subdivision shall be mowed and kept reasonably clear of weeds and undergrowth by the owners thereof at all times prior to the start or commencing of the erection of a ny building, and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area.
- (5) No wall, fence or hedge, except open type fence or hedge not to exceed 5 feet in height and retaining walls not extending above ground level, shall be planted or erected on any building site between the front property line and the front setback line, except along the side property line, provided it does not exceed 5 feet in height above the top of the ground. No hedge or fence shall be within 75 feet of the roadway.
- (6) No oil or gas wells shall be drilled nor shall any mining or commerical excavating operation of any kind be conducted on any building site.
- (7) Lots shall be used for residential pupposes only and not for any other purpose, business, public entertainment or resort, and no nuisance, advertising sign, billboard or other advertising divices shall be erected or permitted on said lots.
- (8) all residential structures shall be pla ced to conform with oters.
- (9) No house or travel trailers, campers, or camper buses, none license vehicle, or boat or boat trailers be stored or permitted to remain upon building sites except inside garages or out of view of other property owners and then only during camping seasons. Except for the written consent of Timothy Lennartz or of all five lot owners.
- (10) Should any one or more of the foregoing restrictions and conditions at any time in the future be held illegal , void or unenforceable, such fact shall not in any way impair the validity of any other restrictions which shall remain in full force and effect.
- (11) The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites and all persons claiming under them, for aperiod of forty years from the date these restrictions are recorded, after which at some time restrictions shall be automatically extended for successive periods of ten years unless an instrumnt signed by all the then owners of the lots has been recorded agreeing to change said restrictions in whole or part.
- (12) All buildings shall be constructed of new material and no building or structure whatsoever erected elsewhere shall be permitted to be moved onto any building site except with the consent of Timothy Lennartz or all 5 lot owners.
- (13) Each lot owner must maintain the portion of drainage tile running through the lot.

REVISIONS			LENNARTZ SUBDIVISION		
NO.	DATE	BY			
1			T-5-S R-5-E SEC. 27 W 1/2 MOULTON TWP. AUGLAIZE CO.		
2					
3			DRAWN BY	SCALE	MATERIAL
4			CHK'D	DATE	DRAWING NO.
5			TRACED	APP'D	