

ARROW HEAD ESTATES SUBDIVISION - SECTION ONE

TOWN 5S RANGE 7E SECTION 18 S.E. QTR. UNION TWP. AUGLAIZE CO.

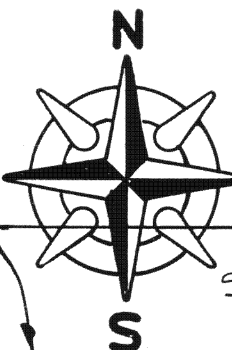
NOTE: ALL MONUMENTATION TO BE SET 6 MONTHS AFTER THE RECORDING OF THIS PLAT.

• = CONTROL MONUMENTS

• IRON PIPES SET ON ALL PROPERTY CORNERS

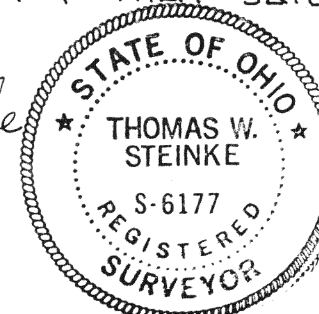
6.822 ACRES
17 RESIDENTIAL LOTS

SCALE: 1" = 60'



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT & THAT SAID PLAT IS CORRECT

Thomas W. Steinke
STONE ON NORTH
CORNER LINE OF
UNIOPOLIS



THE UNDERSIGNED, CHARLES PERKINS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ARROWHEAD ESTATES, SECTION ONE, A SUBDIVISION OF LOTS 1 TO 17 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH OF ALL ROADS, CUL-DE-SACS, & STREETS SHOWN HEREON NOT HERETO DEDICATED. EASEMENTS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE, REPAIR, & REPLACEMENT OF PUBLIC UTILITIES.

THE UNDERSIGNED ALSO AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL REGULATIONS INCLUDING ANY APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF AUGLAIZE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED

IN WITNESS THEREOF

10/14/77
DATE

WITNESS

SIGNED

Charles Perkins

STATE OF Illinois County Of Cook

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

IN WITNESS THEREOF I AFFIX MY HAND AND OFFICIAL SEAL

10/14/77
DATE

Betty A. Mitchell
SIGNED 2/8/81

COUNTY ENGINEER

I HEREBY CERTIFY THAT (IMPROVEMENTS ARE COMPLETE, BOND OR SURETY HAS BEEN FURNISHED)

Jan. 5, 1978
DATE

Clayton H. Stimm
SIGNED

BOARD OF HEALTH

I CERTIFY THAT RULES, REGULATIONS, & APPLICABLE HEALTH LAWS HAVE BEEN ADHERED TO.

10-24-77
DATE

Edward J. Dosek
SIGNED

PLANNING COMMISSION

10-19-77
DATE

Richard E. Ballenger
SIGNED

Approved 1/5/78
COUNTY SANITARY ENGINEER

COUNTY COMMISSIONERS

WE CERTIFY THAT ALL ROADS, STREETS AND/OR UTILITIES CONTRACTS WITH THE DEVELOPER ARE LEGALLY COMPLETED OR SURETY FURNISHED

1-31-78
DATE

Paul F. Reinhardt
SIGNED

Howard J. Werner
SIGNED

William Link
SIGNED

TRANSFERRED
152486

Jan 31, 1978
DATE

Vernon E. Doenges
CO. AUDITOR

FILED FOR RECORD 1-31-78
DATE

9:10 A.M.
TIME

RECORDED

1-31-78
DATE

L. Roy H. Kunes
CO. RECORDER

CABINET

BOOK A. PAGE 12-A-69 1/16/76

PREPARED BY
THOMAS W. STEINKE
LAND SURVEYING
106 PARK STREET
WAPAKONETA - OHIO
July 1977



LOT No 18 THROUGH LOT No 29 INCLUSIVELY SHALL BE ARROWHEAD ESTATES SUBDIVISION SECTION 2 AND NOT INTENDED TO BE RECORDED IN THIS RECORDING

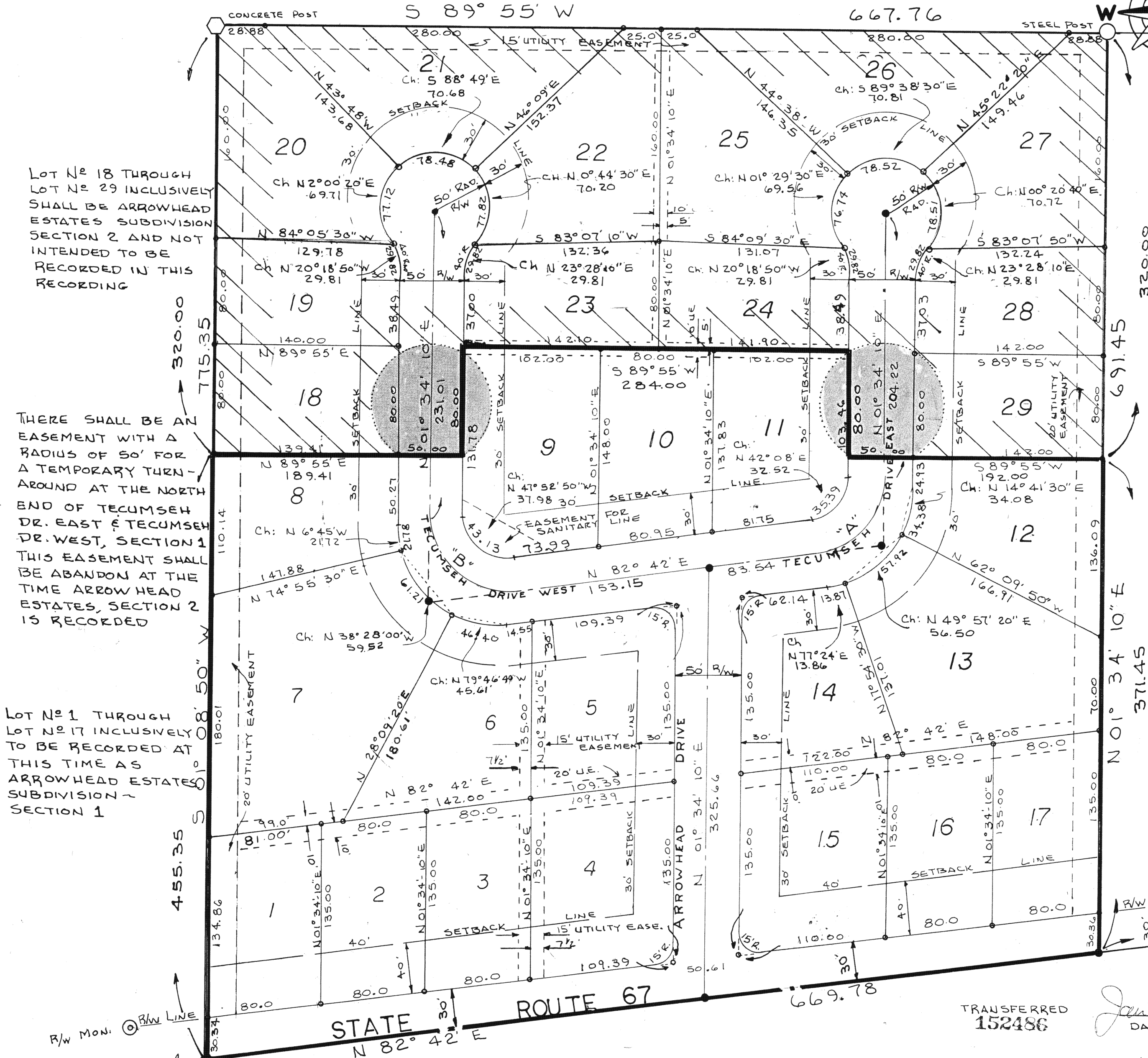
THERE SHALL BE AN EASEMENT WITH A RADIUS OF 50' FOR A TEMPORARY TURN-AROUND AT THE NORTH END OF TECUMSEH DR. EAST & TECUMSEH DR. WEST, SECTION 1 THIS EASEMENT SHALL BE ABANDON AT THE TIME ARROWHEAD ESTATES, SECTION 2 IS RECORDED

LOT No 1 THROUGH LOT No 17 INCLUSIVELY TO BE RECORDED AT THIS TIME AS ARROWHEAD ESTATES SUBDIVISION - SECTION 1

R/W MON. ©

& CURVE DATA "B"
RAD = 50.00
Δ = 98° 52' 10"
L = 86.27
Ch = N 47° 52' W 75.97
T = 58.41

& CURVE DATA "A"
RAD = 50.00
Δ = 81° 07' 50"
L = 70.80
Ch = N 42° 08' E 65.03
T = 42.80



ARROWHEAD ESTATES SUBDIVISION ~ SECTION ONE

TOWN 5 S RANGE 7E SECTION 18 S.E.QTR. UNION TWP. AUGLAIZE CO.

NOTE

Roof drains, foundation drains or other clean water connections to the sanitary system are prohibited.

If at any time in the future the sanitary plant serving this subdivision is abandon and a new sanitary line installed to the proposed Uniopolis Sanitary System, the expense shall be paid proportionally by all property owners connected to or designed to be connected to the Arrowhead Estates Subdivision sanitary plant.

All roof downspouts shall empty onto splash pads with on lot surface discharge.

The maintenance of the holding pond shall be the responsibility of Charles Perkins, his assigns or successors.

RESTRICTIONS

- All building sites shall be used and occupied solely and exclusively for private residential purposes by a single family.
- No residential structure shall be erected on any lot with the habitable living area less than 1300 square feet, excluding basements, open porches and garages.
- No house may be occupied until completed.
- No animals, livestock or poultry shall be kept or maintained on any part of said lots, except ordinary household pets which do not constitute an annoyance or nuisance; provided that they are not kept, bred or maintained for any commercial purposes.
- No wall, fence or hedge, except open type fence or hedgeshall be erected closer to the street right-of-way than the setback line and not to exceed 3½ feet in height.
- No oil or gas wells shall be drilled nor shall any mining or commercial excavating of any kind be conducted on any lot.
- No trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance.
- Said lots shall be used for residential purposes only and not for any purpose of business, public entertainment or resort, and no nuisance, advertising sign, bill board or other advertising devices shall be erected or permitted on said lots, except for the normal sign advertising the sale of the occupied house.
- No house or travel trailers, campers or camper buses, boat or boat trailers shall be kept or parked along the streets for the purpose of storage or off-season parking.
- No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used or built on any lot at any time as a residence. No unsitely or inoperable vehicles shall be permitted to remain upon said lots nor within the street area.
- All buildings shall be constructed of new materials and conform to the architectural layout and harmony of the surrounding existing buildings.
- All building sites shall provide off-street parking for not less than 2 vehicles.
- 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 restriction which shall remain in full force and effect.
- 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 a period of 40 (fourty) years from the date these restrictions are recorded, after which time said restrictions shall be automatically extended for successive periods of 10 (ten) years unless an instrument signed by all the then owners of the lots has been recorded agreeing to change said restrictions in part or whole.

NOTE

All lots have an easement of 5 (five) feet in width along each interior side and each interior rear lot line for the installation of public utilities in this subdivision, unless otherwise noted upon the recorded plat.

DESCRIPTION

Being 11.195 Acres located in the south-east quarter of Section 18, Town 5-S, Range 7-E, Union Township, Auglaize County, Ohio and being further described as follows:

Commencing at a corner stone in the east line of Section 18 on the north corporation line of Uniopolis, Ohio.

Thence west along the quarter section line of Section 18, a distance of 1321.69 feet to a steel 6" corner post.

Thence South 01° 34' 10" West, a distance of 320.00 feet to the PLACE OF BEGINNING.

Thence South 89° 55' West, 192.00 feet to a point.

Thence North 01° 34' 10" East, 80.00 feet to a point.

Thence South 89° 55' West, 284.00 feet to a point.

Thence South 01° 34' 10" West, 80.00 feet to a point.

Thence South 89° 55' West, 189.41 feet to a point.

Thence South 01° 08' 50" West, 455.35 feet to the center line of State Route # 67

Thence North 82° 42' East with the center line of State Route # 67, 669.78 feet to a point.

Thence North 01° 34' 10" East, 371.45 feet to the PLACE OF BEGINNING.

Containing in all 6.822 Acres with 0.46 Acre subject to State of Ohio right-of-way along the north side of State Route # 67

DESCRIPTION OF TITLE IN FEE SIMPLE FOR THE SEWAGE PLANT AND STORM DRAINAGE LOGOON FACILITIES

Being part of the south-east quarter of Section 18, Town 5-S, Range 7-E, Union Township, Auglaize County, Ohio and being further described as follows:

Commencing at a railroad spike in the center of State Route # 67 at the south-west corner of Arrowhead Estates Subdivision (as above described).

Thence South 01° 08' 50" West, a distance of 30.34 feet to the south right-of-way line of State Route # 67 and the PLACE OF BEGINNING for the easement herein described.

Thence North 82° 42' East along said right-of-way, a distance of 260.0 feet to a point.

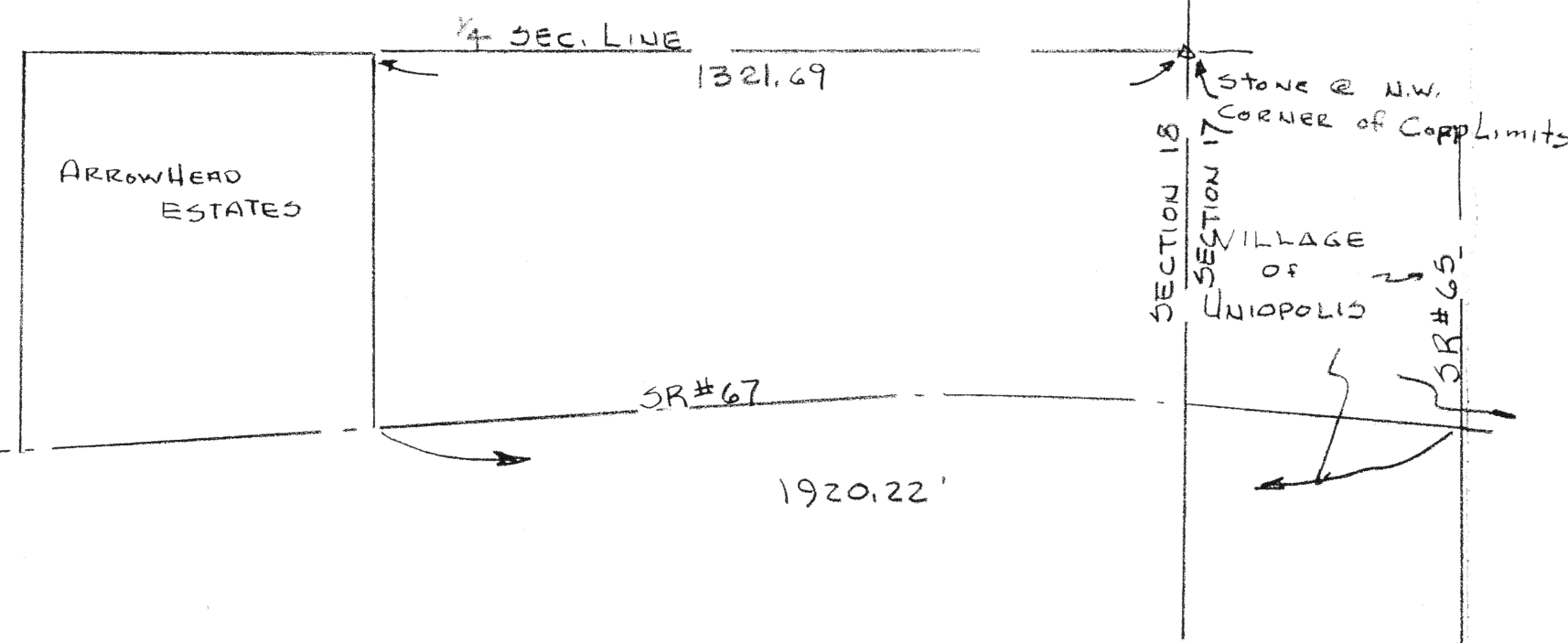
Thence South 01° 08' 50" West, a distance of 110.0 feet to a point.

Thence South 30° 00' West, a distance of 300.0 feet to a point.

Thence South 50° 00' West, a distance of 149.3 feet to a point.

Thence North 01° 08' 50" East, a distance of 432.8 feet to the PLACE OF BEGINNING.

The foregoing Descriptions for the maintenance, repair, testing, cleaning, or replacement of the sewage system plant and/or its components by the County of Auglaize, County of Auglaize be defined as its personal and equipment or the assigns thereof.



PREPARED BY

THOMAS W. STEINKE & ASSOCIATES

106 PARK STREET

WAPAKONETA ~ OHIO

REVISIONS					
NO.	DATE	BY			
1					
2					
3			DRAWN BY	SCALE	MATERIAL
4			CHK'D	DATE	DRAWING NO.
5			TRACED	APP'D	