

PLEASANTVIEW-ESTATES - SUB-DIVISION-NO. 3
PART OF THE WEST HALF OF SECTION ONE TOWN 6 SOUTH
RANGE 4 EAST ST.MARY'S TWP. AUGLAIZE COUNTY, OHIO

DEDICATION

HAROLD L. BUEL & MARCELLA L. BUEL OWNERS OF THE LAND CONTAINED IN THE PLAT HEREON, DO HEREBY ADOPT THIS PLAT & DEDICATE THE LAND CONTAINED WITHIN THE STREET RIGHT OF WAY TO THE USE & BENEFIT OF THE PUBLIC FOREVER. EASEMENTS SHOWN OR NOTED HEREON ARE FOR THE INSTALLATION, MAINTENANCE & REPLACEMENT OF PUBLIC UTILITIES. NO PERMANENT STRUCTURE SHALL BE ERECTED UPON SAID EASEMENTS

12/8/78 Harold Buel Marcella Buel
12/8/78 Harold Buel Marcella Buel

STATE OF OHIO AUGLAIZE COUNTY:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE PERSONALLY CAME HAROLD L. BUEL & MARCELLA L. BUEL & THAT THEY DID SIGN THE PLAT HEREIN OF PLEASANTVIEW ESTATES SUB-DIVISION #3 & THAT THE SIGNING THEREOF WAS THEIR FREE ACT & DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO AFFIXED MY HAND & OFFICAL SEAL THIS 8th DAY OF Dec, 1978

Debra A. Eisert
DEBRA A. EISERT
Notary Public, Auglaize County, Ohio
My Commission Expires Jan. 14, 1982

RESTRICTIONS

RECORDED IN PLAT CABINET: PAGE OF PLEASANTVIEW ESTATES SUBDIVISION NUMBER THREE

SIGNATURES

COUNTY ENGINEER 12/8/78 Clayton H. Stimmel CITY OF ST. MARY'S Kenneth L. Hegemann Sec. 12/13/78
COUNTY SANITARY ENGINEER R.E., P.S. PLANNING COMMISSION APPROVED AT MEETING OF OCT. 17, 1978

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

COUNTY ENGINEER I HEREBY CERTIFY THAT IMPROVEMENTS ARE COMPLETE, BOND OR SURETY HAS BEEN FURNISHED Clayton H. Stimmel R.E., P.S.

CO. COMMISSIONERS WE CERTIFY THAT ALL ROADS STREETS AND OR UTILITIES CONTRACTS WITH THE DEVELOPER ARE LEGALLY COMPLETED OR SURETY FURNISHED 12/8-78 Paul J. Reinhold Howard Werner William Link

COUNTY AUDITOR FILED FOR TRANSFER THIS 20th DAY OF Dec, 1978 Lemmon E. Doenges

COUNTY RECORDER RECEIVED FOR RECORDING THIS 20th DAY OF Dec, 1978 AT 3:18 P.O'CLOCK AND IS RECORDED IN

PLAT CABINET A PAGE A-93-94-95 Leroy H. Knuse
Recorder.

DESCRIPTION - COMMENCING AT A STONE AT THE CENTER OF SEC. 1, T. 6-S, R. 4-E, ST. MARYS TWP., AUGLAIZE Co.. THENCE N 00° 06' W, 52.80' TO THE P.O.B.. THENCE N 00° 06' W, 855.12'. THENCE S 81° 15' 42" W, 214.40'. THENCE S 81° 05' 42" W, 400.10'. THENCE S 77° 06' 27" W, 44.31'. THENCE S 13° 56' E, 442.98'. THENCE S 00° 41' E, 114.00'. THENCE S 73° 05' E, 240.33'. THENCE ALONG A CURVE WITH A RADIUS OF 275.00', A CHORD OF S 27° 57' 30" W, 44.42'. THENCE S 57° 17' 26" E, 60.00. THENCE S 77° 04' 50" E, 291.66' TO THE P.O.B. CONTAINING 9.550 ACRES



A-94

COVENANT OF RESTRICTIONS FOR "PLEASANTVIEW ESTATES" SUBDIVISION

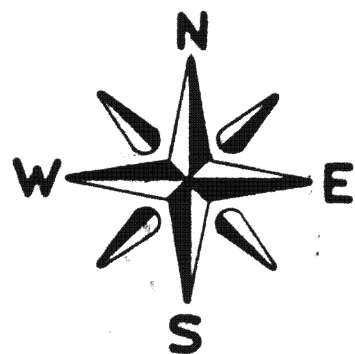
LAND USE AND BUILDING TYPE; No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any lot other than one detached single family dwelling. No commercial enterprise of any nature shall be entered into by owner and / or occupants of property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

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 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 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 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. No outside storage of any recreational vehicles, campers or boats shall be allowed.
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 constructions of the house. Every structure shall be completed within nine months after construction is begun (This section shall refer to exterior construction only)
7. UTILITY BUILDINGS; All out buildings, storage sheds, greenhouses, garages, etc. shall be a part of or attached to the existing house, and shall use the same siding or brick as used on the house.
8. 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.
9. 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 owners property line and not kept, bred or maintained for commercial purposes.
10. 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.
11. 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.
12. 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 unenforceable, 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.

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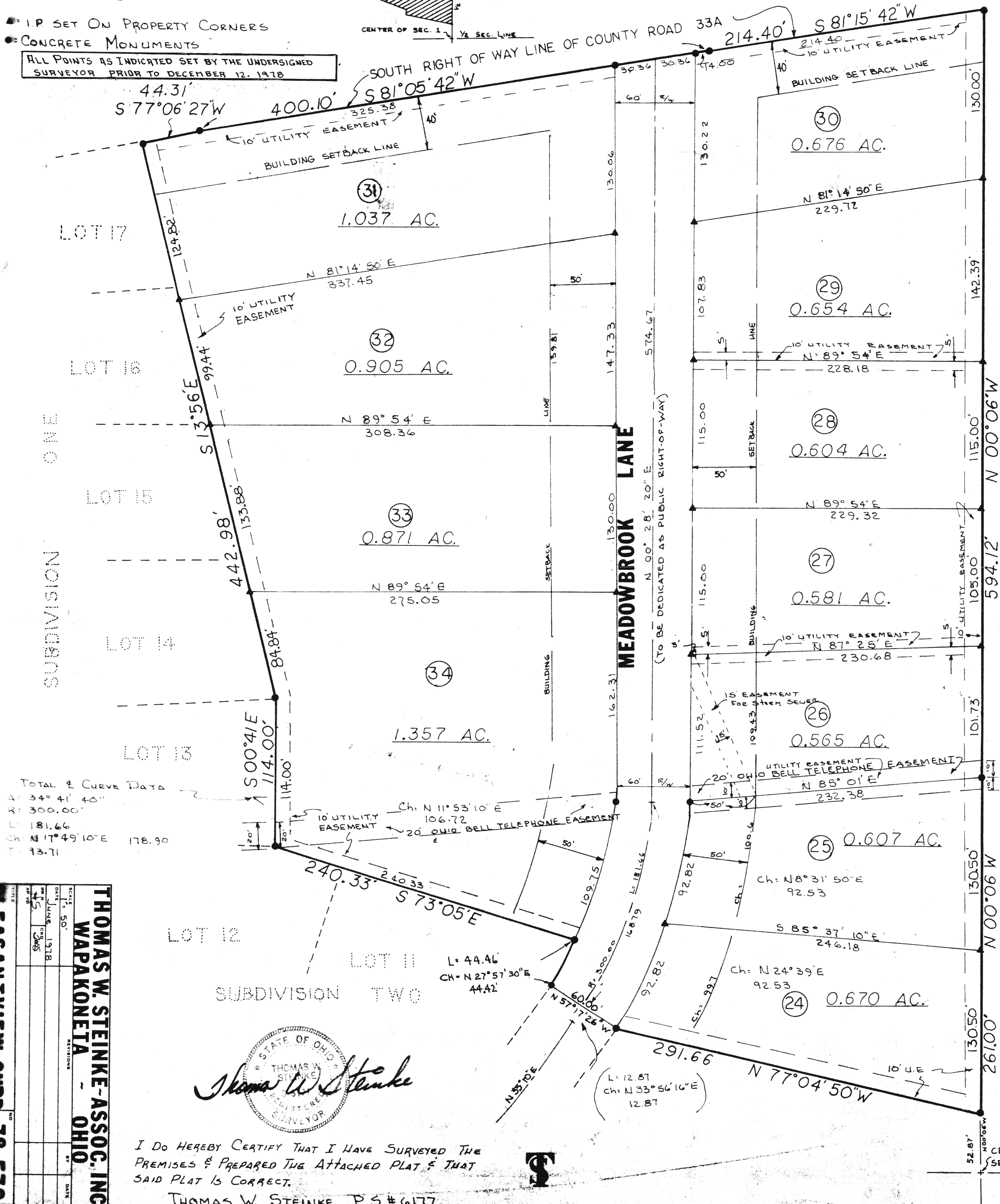


SCALE 1"=50'

PREPARED FOR
HAROLD & MARCELLA BUEL
CR.#33-A EAST
ST. MARYS, OHIO

- I.P. SET ON PROPERTY CORNERS
- CONCRETE MONUMENTS

ALL POINTS AS INDICATED SET BY THE UNDERSIGNED
SURVEYOR PRIOR TO DECEMBER 12, 1978



Total & Curve Data
A= 34° 41' 40"
R= 300.00'
L= 181.66
Ch: N 17° 49' 10" E 178.90
T= 93.71

THOMAS W. STEINKE-ASSOC. INC.
WAPAKONETA, OHIO
PLEASANTVIEW SUBD 78-570

THOMAS W. STEINKE
REGISTERED PROFESSIONAL SURVEYOR
OHIO

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

THOMAS W. STEINKE P.S.#6177