

WEST OAKS MEADOWS NO. 2
CITY OF ST. MARYS, OHIO

RESTRICTIONS

Lots 400 thru 411 inclusive and Lots 430 and 431 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 buildings 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, basements, 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 NO. 2 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 8th day of June, 1978.

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

CAROL ANN LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 1983

PLANNING COMMISSION APPROVAL

Approved by the planning commission of the City of St. Marys, Ohio, at the meeting of Jan. 16, 1978.

Kenneth L. Bigemann
Secretary Planning Commission

CERTIFICATE OF ACCEPTANCE

All improvements have been installed in accord with the requirements of the regulations of Ordinance 1902, pertinent agreements with the City, and with the action of the Planning Commission in approving the Preliminary Plat.

Kenneth L. Bigemann JAN. 16, 1979
Director of Public Service Date

COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS MEADOWS NO. 2 to the CITY OF ST. MARYS, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 24th day of January 1979.

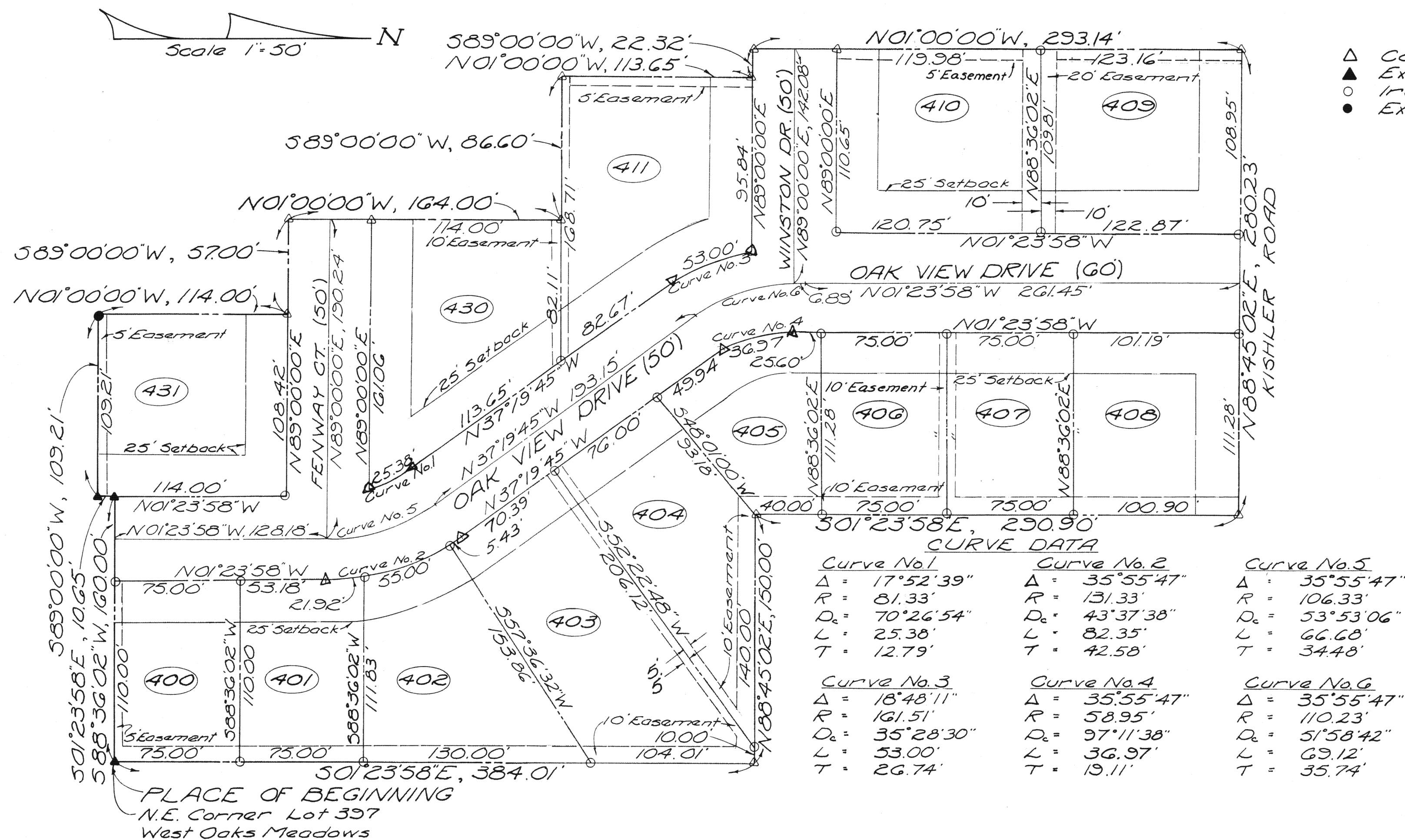
Vernon E. Deenges
Auditor

15766

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 24th day of Jan., 1979, at 2:30 P. o'clock and is recorded in Plat Book A., Page 17-99-100. Fee Paid 16.70.

LeRoy H. Krouse
Recorder



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

Beginning at a concrete monument on the northeast corner of Lot No. 397 of West Oaks Meadows thence along the north line of said West Oaks Meadows S 88° 36' 02" W, 160.00 feet to a concrete monument; thence along the north line of said West Oaks Meadows S 01° 23' 58" E, 10.65 feet to a concrete monument thence along the north line of said west Oaks Meadows S 89° 00' 00" W, 109.21 feet to an iron pipe; thence N 01° 00' 00" W, 114.00 feet to a concrete monument; thence S 89° 00' 00" W, 57.00 feet to a concrete monument; thence N 01° 00' 00" W, 164.00 feet to a concrete monument; thence S 89° 00' 00" W, 86.60 feet to a concrete monument; thence N 01° 00' 00" W, 113.65 feet to a concrete monument; thence S 89° 00' 00" W, 22.32 feet to a concrete monument; thence N 01° 00' 00" W, 293.14 feet to a concrete monument on the south right of way line of Kisler Road; thence along said south right of way line of Kisler Road N 88° 45' 02" E, 280.23 feet to a concrete monument; thence S 01° 23' 58" E, 290.90 feet to a concrete monument; thence N 88° 45' 02" E, 150.00 feet to a concrete monument; thence S 01° 23' 58" E, 384.01 feet to the PLACE OF BEGINNING.

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 June, 1978

The above tract contains 4.86 Acres of land and is divided into 14 lots and numbered on the plat.

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

June 7, 1978
Date

Theodore A. Metzger
Registered Surveyor No. 5514

