

RODASON SUBDIVISION N^o 1

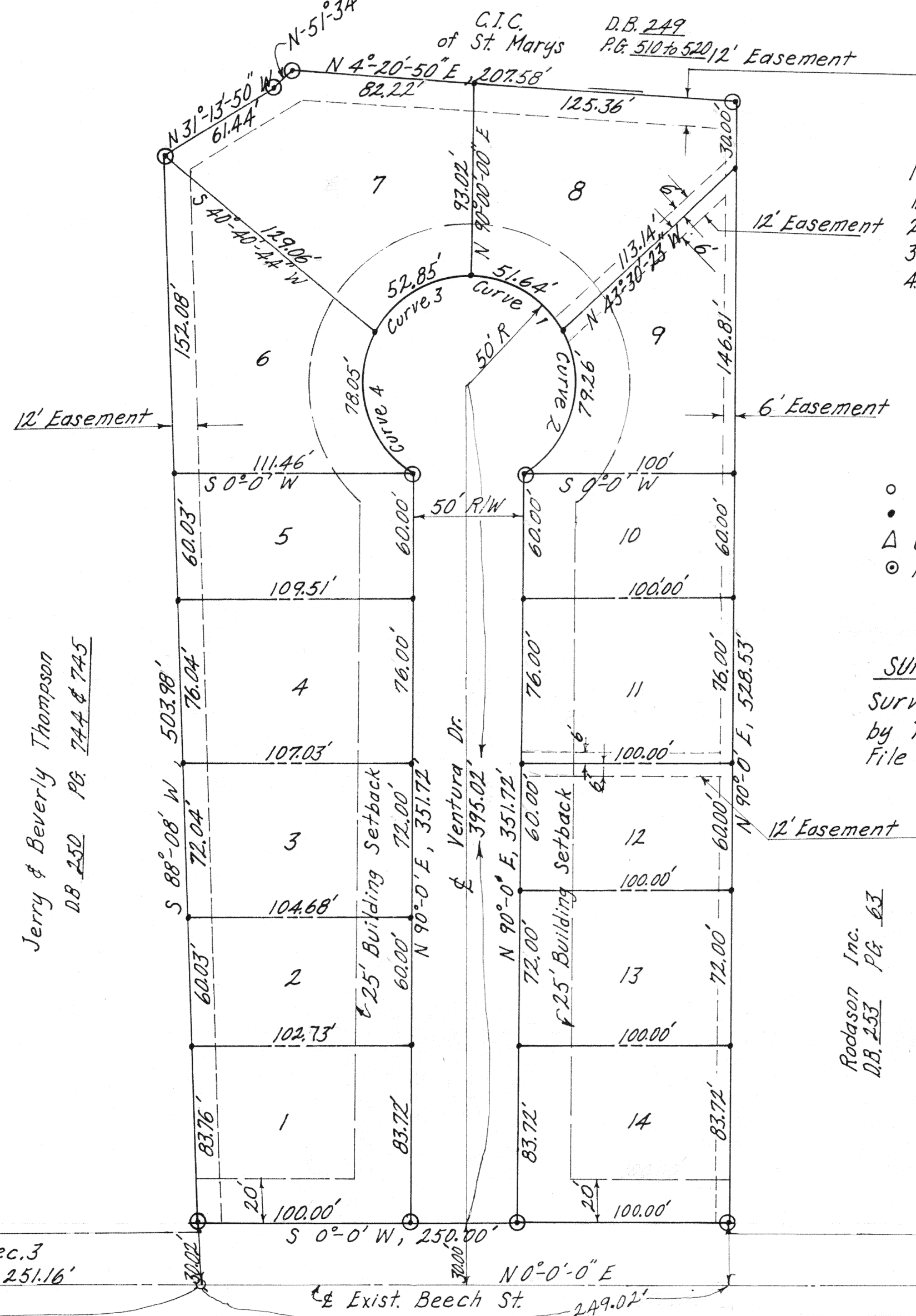
PART OF O.L. #62 - SECTIONS 3 E ½

T-6-S R-4-E ST. MARYS TOWNSHIP

AUGLAIZE COUNTY, OHIO

A-134

Sheet N^o 1 of 3



CURVE DATA

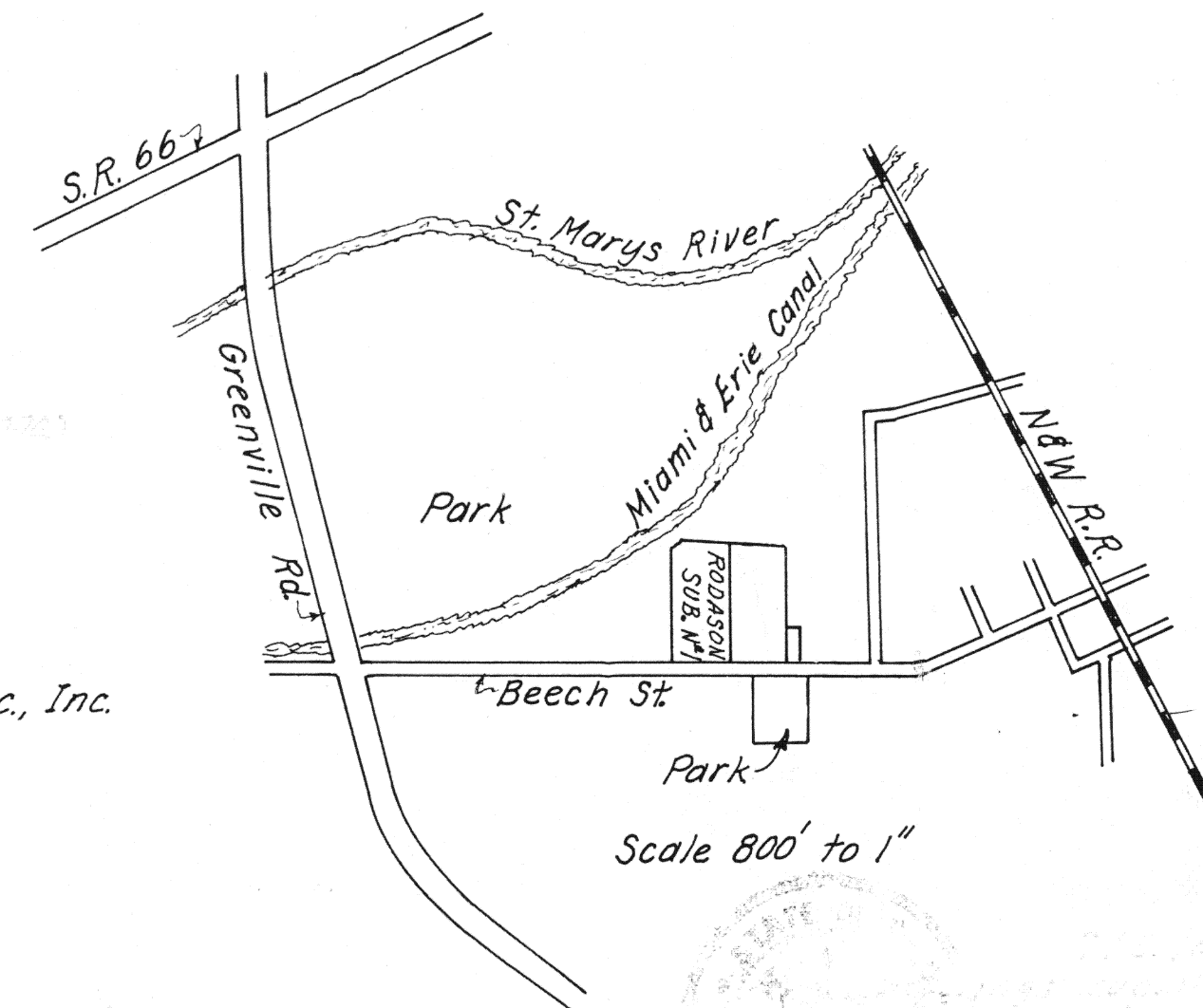
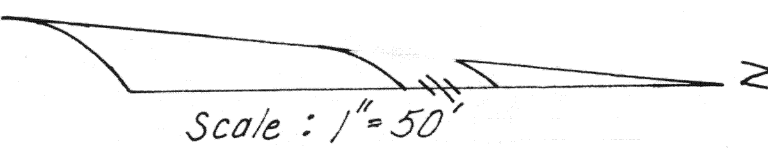
No.	Δ	R	Arc.
1.	59°10'30"	50'	51.64'
2.	90°49'31"	50'	79.26'
3.	60°33'42"	50'	52.85'
4.	89°26'19"	50'	78.05'

LEGEND

- Iron Pin Found
- Iron Pin Set
- Δ Corner Stone Found
- Monument

SURVEY REFERENCES

Survey of 6.227 Acre Tract
by Thomas W. Steinke & Assoc., Inc.
File No. 79-872



DESCRIPTION

Located in the East half of Section 3, Town 6-S, Range 4-E, St. Marys Township, Outlot #62 in the City of St. Marys, Ohio and being further described as follows:

Commencing at a point in the center line of Beech Street, also being the East line of Section 3, said point being 416.16 feet North of the South-East corner of Outlot #62 and 251.16 feet North of the South line of Section 3.

Thence South 88°-08' West, a distance of 30.02 feet to the West Right-of-Way of Beech Street and the PLACE OF BEGINNING for the subdivision herein described.

Thence continuing South 88°-08' West, a distance of 503.98 feet to the M. & E. Canal Right-of-Way.

Thence North 31°-13'-50" West, along said canal R/W, a distance of 61.44 feet.

Thence North 51°-34'-50" West, a distance of 11.10 feet.

Thence North 04°-20'-50" East, a distance of 207.58 feet.

Thence North 90°-00' East, a distance of 528.53 feet to the West Right-of-Way line of Beech Street.

Thence South 00°-00' West, a distance along the West Right-of-Way of Beech Street of 250.00 feet to the PLACE OF BEGINNING.

Containing in all 3.166 Acres.

Description for Beech Street Right-of-Way

Commencing at a point in the center line of Beech Street, also being the east line of Section 3, said point being 416.16 feet North of the South-East corner of Outlot #62 and 251.16 feet North of the South line of Section 3 Town-6-S, R-4-E, St. Marys Township.

Thence South 88°-08' West, a distance of 30.02 feet.

Thence North 00°-00' East, a distance of 250.00 feet.

Thence North 90°-00' East, a distance of 30.00 feet.

Thence South 00°-00' West, a distance of 249.02 feet to the PLACE OF BEGINNING.

The undersigned RODASON INC. hereby certify that the attached plat correctly represents their RODASON SUBDIVISION, a subdivision of lots 1 to 14 inclusive, do hereby accept this plat of same and dedicate to public use as such all of the roads, boulevards, cul-de-sacs, easements etc. shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including any applicable off-street parking and loading requirements of the City of St. Marys for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Street right-of-way shown hereon are hereby dedicated for public use forever, namely Beech Street & Ventura Drive show hereon.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewer, open ditch, sanitary sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

In Witness thereof Twenty-third day of Oct, 1980.

Witness Gary A. Guire Signed Denis J. Gasson Pres.

Joan M. Gasson Sec.

STATE OF OHIO, COUNTY OF Auglaize.

Before me a Notary Public in and for said County personally came RODASON INC. by Denis Gasson Pres. of RODASON INC. and by Joan Gasson Sec. of RODASON INC. to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 23rd of Oct. 1980.

By R. L. Brown

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct.

By Thomas W. Steinke

City of St. Marys Planning Commission
Approved this 21st day Oct. 1980.

Kenneth J. Hagenann
Signature

CERTIFICATE OF ACCEPTANCE

I certify that an acceptable bond, sufficiently secured, or certified check has been posted, which is available to the City, and in sufficient amount to assure such completion of all required improvements, as evidenced by approved estimates of cost.

Kenneth J. Hagenann
Director of Public Service and Safety
City of St. Marys, Ohio

Oct 6, 1980
Date

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the RODASON N^o 1 SUBDIVISION to the City of St. Marys, Ohio, and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 18 day of November 1980.

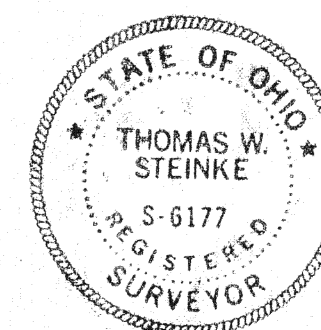
Vernon C. Deenges
Auditor

165326

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder, this 18th day, of November 1980, at 2:30 P.M. clock and is recorded in Plat Book A., Page 130-131-132 Fee Paid 25.05.

LaRue H. Knaus
Recorder



RODASON SUBDIVISION No 1
PART OF O.L. #62 SECTION 3 E 1/2
T-6-S R-4-E ST. MARYS TOWNSHIP
AUGLAIZE COUNTY, OHIO

1. Type of Dwelling

Said real estate shall be used for single family private dwelling and no house shall be erected which exceeds 2 stories in height.

2. Set Back Requirements

No fences, patio, etc. shall be erected nearer to the street than the front set back line. No fence shall exceed 42" inches in height.

3. Garage Requirements

All dwellings shall be constructed with attached garage and no detached garage shall be erected, placed or suffered to remain upon said premises. No garage shall be larger than a standard 2 car garage (24'x24').

4. Accessory Buildings

No barn, shed or other out building larger than 12'x12'x8' shall be erected, placed or suffered to remain upon the premises, except for temporary construction buildings to be used by Grantor or its designees in the connection of construction of residences on the premises or installation of utilities, streets or walks.

5. Nuisances

No house trailer, boat, truck, automobile or other motorized vehicle shall be maintained or stored outside of any premises if not in use for any period over 30 days, except for recreational vehicle used by lot owner.

No animals, livestock, or poultry shall be maintained or stored on any lot except for dogs, cats, or other normal household pets which may be maintained if not raised or bred for commercial purposes. All household pets shall be maintained indoors or contained in a reasonable manner outdoors. No signs or advertising devices shall be permitted to be placed or remain on the premises. The premises shall not be used in any way as to endanger or disturb the quiet of any holder of any adjoining premises. However, exceptions are allowed for the placement of one sign advertising the premises for sale or signs used by Grantor and assigns to advertise the premises during the construction and sales period.

6. Easements and Right of Way

Easements and right 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.

7. Duration of Restrictions

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 to restrain violations or to recover damages against any person or persons violating or attempting to violate any covenant. These restrictions shall be in effect for 30 years and will be extended for 10 year periods thereafter.

8. Invalidation

In the event that any part of these restrictions are invalidated by judgement or court order, the remaining restrictions shall remain valid and in full force.