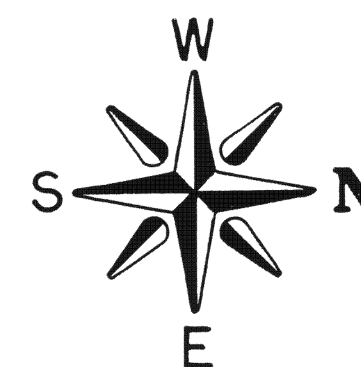
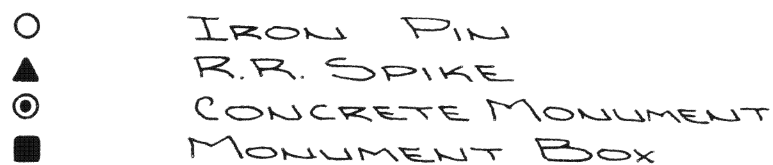
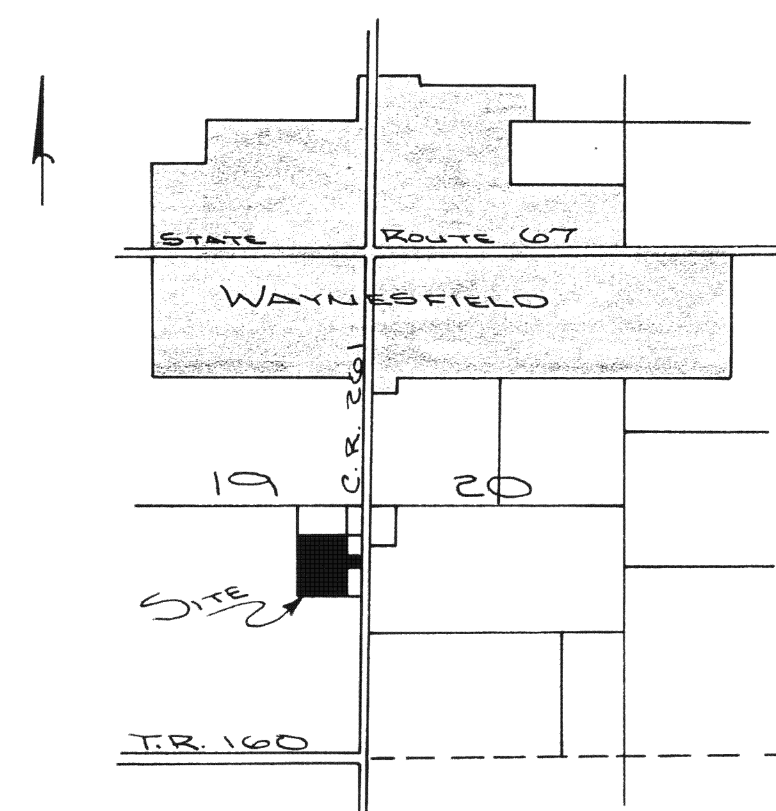


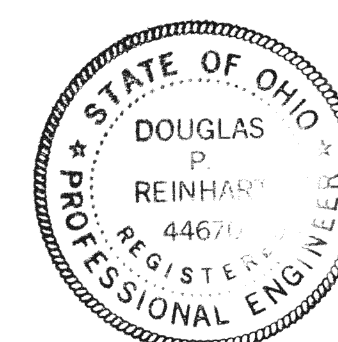
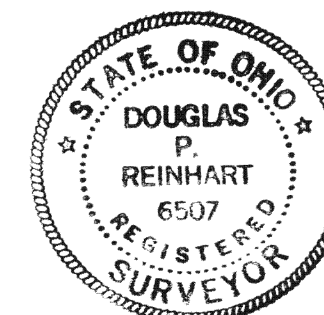
PART OF THE SOUTHEAST QUARTER OF SECTION 19,
T-5-S, R-8-E, WAYNE TOWNSHIP, AUGLAIZE COUNTY, OHIO



LOCATION PLAN



ATTEST: Doug Reinhart
DOUG REINHART
PROFESSIONAL SURVEYOR N°6507
PROFESSIONAL ENGINEER N°44670



| | | | | | | |
|---------------------------------|-----|-----------|----|---------------------------------|----------|-----------------------|
| TOLERANCES (EXCEPT AS NOTED) | | REVISIONS | | SOUTH PLACE SUBDIVISION | | |
| DECIMAL | NO. | DATE | BY | DOUG REINHART LAND SURVEYING | | |
| ± | 1 | | | | | |
| FRACTIONAL | 2 | | | DRAWN BY J. SAUERT CHK'D | | |
| ± | 3 | | | | | |
| ANGULAR | 4 | | | SCALE 1"=50' | MATERIAL | DRAWING NO. 81-240 |
| ± | 5 | | | DATE July, 1982 | | |
| | | | | TRACED | APP'D | |

SOUTH PLACE SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 19
WAYNE TOWNSHIP, T5S, R8E, AUGLAIZE COUNTY, OHIO

SURVEYORS CERTIFICATE

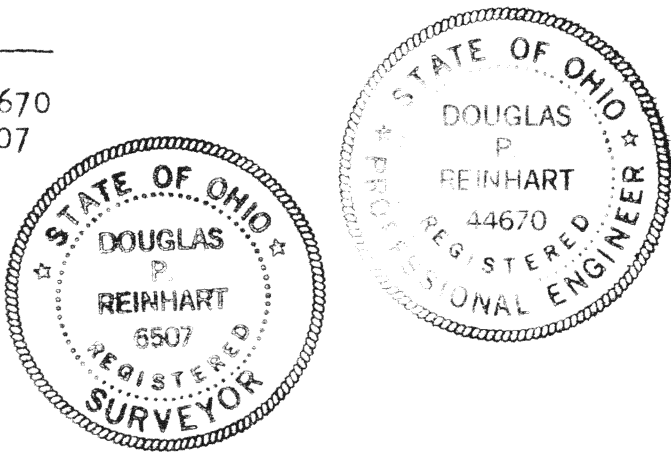
COVENENT OF RESTRICTIONS

The following described parcel of ground is part of the Southeast Quarter of Section 19, Wayne Township, Township Five (5) South, Range Eight (8) East, Auglaize County, Ohio and is more particularly described as follows:

Commencing at a monument box at the northeast corner of the Southeast Quarter of Section 19, Wayne Township, said box being in the centerline of County Road # 261 (C.R. # 261 known as the Waynesfield Road); Thence with an assumed bearing of S00°-00'E along the East line of Section 19 and the centerline of County Road # 261 a distance of 518.72 feet to a spike and the PLACE OF BEGINNING:
Thence N90°-00'W a distance of 252.00 feet to a concrete monument;
Thence N00°-00'W a distance of 210.72 feet to a concrete monument;
Thence S89°-09'W a distance of 480.09 feet to a concrete monument;
Thence S00°-22'E a distance of 597.93 feet to a concrete monument;
Thence N89°-12'E a distance of 427.85 feet to a concrete monument;
Thence N00°-00'W a distance of 290.00 feet to a concrete monument;
Thence N89°-09'E a distance of 300.44 feet to a spike in the east line of Section 19 and the centerline of County Road # 261;
Thence N00°-00'W along said section line and centerline a distance of 93.28 feet to a spike and the PLACE OF BEGINNING.

The above described parcel of ground contains 6.76 Acres and has a previous deed reference: Volume 256, Page 198, Auglaize County Recorders Office.

ATTEST: Douglas Reinhart
Douglas Reinhart
Professional Engineer # 44670
Professional Surveyor # 6507



DEDICATION

Situated in Section 19, Wayne Township, Township Five (5), South, Range Eight (8) East, Auglaize County, Ohio. Containing 6.76 Acres and being the same tract as conveyed to Howard & Doris Ridenour and described in the deed recorded in Deed Book 256, Page 198, Recorders Office, Auglaize County, Ohio.

The undersigned Howard & Doris Ridenour hereby certify that the attached plat correctly represents their South Place Subdivision, a subdivision of Lots # 1 to # 7 inclusive, do hereby accept this plat of same and dedicate to the public use as such all roads, boulevards, cul-de-sacs, parks, planting strips, etc., according to below listed stipulations, shown herein and not heretofore dedicated.

DEVELOPEMENT OF SOUTH PLACE CIRCLE

The developers, Howard & Doris Ridenour, their successors or assigns, will be required to develop South Place Circle according to all Auglaize County Specifications prior to the sale of the 3rd residential or commercial lot. Prior to that sale the developers shall present to the Auglaize County Engineer a detailed set of construction plans for centerline profile, sideditches, storm sewers and catch basins as designed by a registered Professional Engineer. At the time South Place Circle is developed according to Auglaize County specifications, inspected and approved by the Auglaize County Engineer, the entire 50' right-of-way and cul-de-sac shall be dedicated to Auglaize County for maintenance. Until that time of development and approval, the maintenance of South Place Circle shall be the responsibility of the developers, Howard & Doris Ridenour, their successors or assigns.

The undersigned further hereby 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 Auglaize County, Ohio for the benefits of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof 15th day of July, 1982.

Witness: Douglas Reinhart Signed: Howard & Doris Ridenour
Dan Allen Bennett

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

Douglas Reinhart
Douglas Reinhart
Professional Surveyor # 6507
Professional Engineer # 44670

LOT USE: Lots # 6 & # 7 shall be used for utility and aesthetic purposes only.
Lot # 1 through # 5 are to be residential or small business only.

TEMPORARY STRUCTURES: No temporary structures such as house trailers (mobile homes) shall be allowed to remain on any lot for more than a period of one year.

ARCHITECTURAL CONTROL: No building shall be erected, place or altered on any lot until construction plans, specifications, and plan showing location of structure have been approved in writing by the developers, Howard and Doris Ridenour, their 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 the developers, Howard and Doris Ridenour, their successors or assigns.

EASEMENTS: Easements for the location and maintenance of utilities and drainage facilities are reserved and shown upon said plat.

BUILDING LOCATION: No building shall be located or erected nearer than 10' to any property line.

VIOLATIONS: In the event that any person or persons violate any of the covenants or restrictions hereinabove enumerated, any lot owner of this subdivision shall have the right to prosecute any proceedings at law or equity against such person or persons, either to enjoin such violation or to recover damages for the same.

I do hereby approve and certify this plat based upon listed agreements and restrictions this 15th day of July, 1982.

Clayton H. Himmel, P.E., P.S.
Auglaize County Engineer

I certify that rules, regulations, and applicable health laws have been adhered to this 14th day of July, 1982.

Edward H. Moore, R.S.
County Board of Health

I certify that rules, regulations and applicable health laws have been adhered to this 15th day of July, 1982

Dr. Katterheirich
County Sanitary Engineer

Approved this 19th day of July, 1982. Ralph W. Cappel, Sec/Treas.
County Regional Planning Commission

We do hereby certify and approve this plat according to all listed agreements and restrictions this 15th day of July, 1982.

5052

Sara Jane Kern
Paul F. Reinhardt
County Commissioners

Transferred this 20th July, 1982. Vernon E. Doenges
County Auditor

Filed for Record this 20th day of July, 1982, at 9:30 a.m.

Recorded this 20th day of July, 1982 in Plat Book A, Page No. 156
157

Marlene Schumann
County Recorder

STATE OF OHIO
COUNTY OF AUGLAIZE

Before me a Notary Public in and for said County personally came Howard & Doris Ridenour who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed. In witness thereof I have hereunto set my hand and affixed my official seal this July 15th, 1982.

JOHN W. JAUENT, Notary Public
Auglaize County, State of Ohio
My Commission Expires Dec. 16, 1982

By John W. Jauent

| TOLERANCES (EXCEPT AS NOTED) | REVISIONS | | | SOUTHPLACE SUBDIVISION | | |
|---------------------------------|-----------|------|----|------------------------------------|-------|-------------|
| | NO. | DATE | BY | Pt. SE 1/4, Section 19, Wayne Twp. | | |
| DECIMAL | 1 | | | | | |
| ± | 2 | | | | | |
| FRACTIONAL | 3 | | | DRAWN BY | SCALE | MATERIAL |
| ± | 4 | | | CHK'D | DATE | DRAWING NO. |
| ANGULAR | 5 | | | TRACED | APP'D | |
| ± | | | | | | |