

COMMENCING AT THE S.W. COR OF THE N.W. 1/4 OF SEC 28, T-7-S, R-4-E, JACKSON TOWNSHIP, AUGLAIZE COUNTY, OHIO. THENCE N00°40'E, 772.59' TO THE P.O.B. THENCE N00°40'E, 231.00'; THENCE S89°47'E, 1326.75'; THENCE S00°42'20"W, 231.00'; THENCE N89°47'W, 1326.60' TO THE P.O.B. CONTAINING 7.035 ACRES

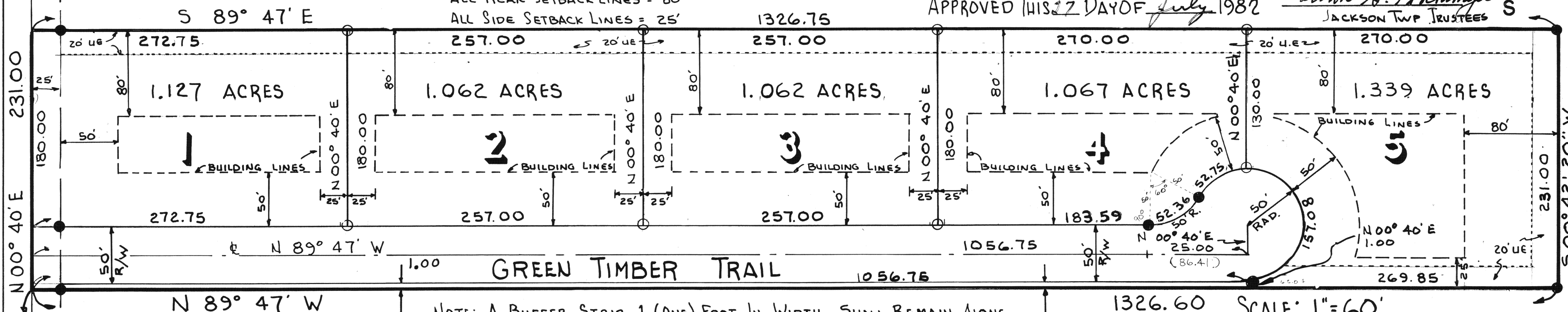
DEER RUN SUBDIVISION

SECTION 28 N/W 1/4 T-7-S R-4-E JACKSON TOWNSHIP
AUGLAIZE COUNTY OHIO

Robert F. Teller
Maurice Weithorn
Alvin W. Krehmeyer
JACKSON TWP. TRUSTEES

NOTE: ALL SETBACK LINES FROM PUBLIC RIGHT-OF-WAY = 50'
ALL REAR SETBACK LINES = 80'
ALL SIDE SETBACK LINES = 25'

APPROVED THIS 22 DAY OF July 1982



NOTE: A BUFFER STRIP, 1 (ONE) FOOT IN WIDTH SHALL REMAIN ALONG THE SOUTH SIDE OF THE 50 (FIFTY) FOOT RIGHT-OF-WAY AND SHALL BE DESIGNATED AS COMMON AREA.

SCALE: 1"=60'
FILE NO 81-1177

THE UNDERSIGNED, CLEMENS ENNEKING & ZITA J. ENNEKING, BEING THE OWNERS OF THE LAND SHOWN HEREON, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS A SUBDIVISION OF (5) FIVE LOTS, NUMBER 1 THRU 5 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT, AND DEDICATE TO PUBLIC USE, GREEN TIMBER TRAIL AS SHOWN HEREON. EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, & GENERAL UP-KEEP FOR THE UTILITIES SERVING THIS SUBDIVISION. NO SAID EASEMENT SHALL BE OBSTRUCTED WITH A PERMANENT IMPROVEMENT. IN WITNESS THEREOF, WE AFFIX OUR SIGNATURE ON THIS 21ST DAY OF May 1982

WITNESS Thomas J. Meyer

SIGNED Clemens Enneking

WITNESS Kimberly Borchert

SIGNED Zita J. Enneking

STATE OF OHIO; COUNTY OF Auglaize SS:
BEFORE ME, A NOTARY PUBLIC, FOR SAID COUNTY & STATE, PERSONALLY CAME CLEMENS ENNEKING & ZITA J. ENNEKING, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT & DEED, FOR THE PURPOSE HEREIN SET.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THIS 21ST DAY OF May 1982

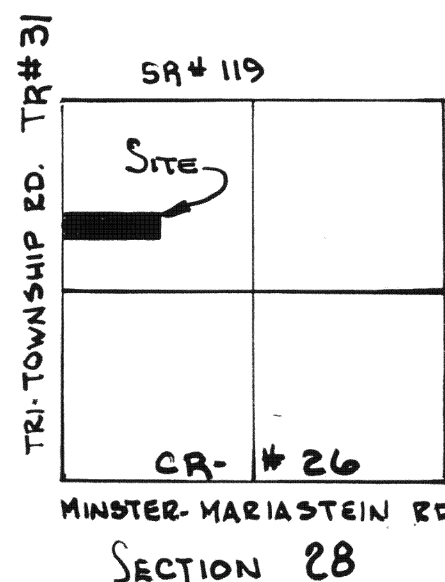
NOTARY PUBLIC Kimberly Borchert
KIMBERLY BORCHERT, Notary Public
In and for the State of Ohio
My Comm. Expires May 1st 1985
MY COMM. EXPIRES

I CERTIFY THAT THE IMPROVEMENTS ARE COMPLETE, BOND HAS BEEN FURNISHED, OR SURETY HAS BEEN FURNISHED THIS 29TH DAY OF July 1982.

AUGLAIZE COUNTY ENGINEER Clayton W. Stimmel, P.E., P.S.

I HEREBY CERTIFY THAT THE RULES, REGULATIONS, & APPLICABLE HEALTH LAWS HAVE BEEN ADHERED TO THIS 2ND DAY OF January 1982.

AUGLAIZE COUNTY BOARD OF HEALTH Maurice J. Stimmel, R.H.



● = MONUMENT SET
○ = IRON BAR SET
UE = UTILITY EASEMENT

APPROVED THIS 29TH DAY OF July 1982

AUGLAIZE COUNTY REGIONAL PLANNING COMM. Kenney J. Stoltz

WE HEREBY CERTIFY THAT ALL ROADS, STREETS, AND/OR UTILITY CONTRACTS WITH THE DEVELOPER ARE LEGALLY COMPLETED THIS 29 DAY OF July 1982

COMMISSIONER Sara Jane Kern COMMISSIONER Paul F. Reinhardt

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

Thomas W. Steinke 1-8-82
THOMAS W. STEINKE - REGISTERED SURVEYOR #6177

TRANSFERRED THIS 9TH DAY OF August 1982

COUNTY AUDITOR Vernon E. Doenges
6150

FILED FOR RECORD THIS 9 DAY OF August 1982 AT 8:15 O'CLOCK

RECORDED THIS 9 DAY OF August 1982 Book A PAGE 158-159

COUNTY RECORDER Marlene E. Schumann

PREPARED BY
THOMAS W. STEINKE & ASSOC.
LAND SURVEYORS - LAND CONSULTANTS
BOTHINS, OHIO

DEER RUN SUBDIVISION USE RESTRICTIONS
SECTION 28 TOWN - 7 - SOUTH RANGE - 4 - EAST
JACKSON TOWNSHIP AUGLAIZE COUNTY OHIO

Use Restrictions.

1. Each lot shall be used as a single family residence and for no other purpose. No lot shall hereafter be subdivided into additional residential lots.
2. No noxious or offensive activity shall be carried on in any lot.
3. No sign or billboard of any kind shall be displayed to public view on a lot or the common area without the prior written consent of the Deer Run Homeowner's Association ("Association"), except customary name and address signs and signs advertising the property for sale.
4. Nothing shall be done or kept on a lot or on the common area which would increase the rate of insurance relating thereto without the prior written consent of the Association, and no owner shall permit anything to be done or kept on his lot or the common area which would result in the cancellation of insurance on any residence or on any part of the common area, or which would be in violation of any law.
5. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or on the common area. However, dogs, cats, and other household pets may be kept on lots subject to such rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purposes.
6. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.
7. Nothing shall be altered in, constructed on, or removed from the common area except by the consent of the Association.
8. Each owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of such residence at the time of its initial construction, normal wear and tear excepted.
9. No total floor area, exclusive of porches, garages, or patios shall be less than 2,000 square feet.
10. No trailer, shack, garage, barn, or other outbuilding shall be, at any time, used for residential purposes, either temporary or permanent on the lots, nor shall any structure of a temporary nature be used as a residence.
11. No outbuildings shall be constructed except with the prior written approval of the Association with respect to size, material, location and design.
12. No hedge or fence will be permitted except with the prior written approval of the Association with respect to size, material, location, and design.
13. The exterior surfaces of any structure to be constructed on any lot shall be comprised only of stone, cedar, stucco, or brick, or any combination thereof except with the prior written consent of the Association with respect to any other material.
14. Prior to construction, the proposed construction plans, including the grade of any structure, for the initial construction of any residential dwelling or any addition to an existing residential dwelling unit shall be submitted to all members of the Association for approval or disapproval. The members shall initial either their approval or disapproval on the drawings. Failure to initial disapproval within one week after the submission shall constitute approval. In the event of disapproval by three (3) members, construction according to the construction plans shall be prohibited.
15. Any roof on any one floor house plan shall have at least a six (6) pitch roof.