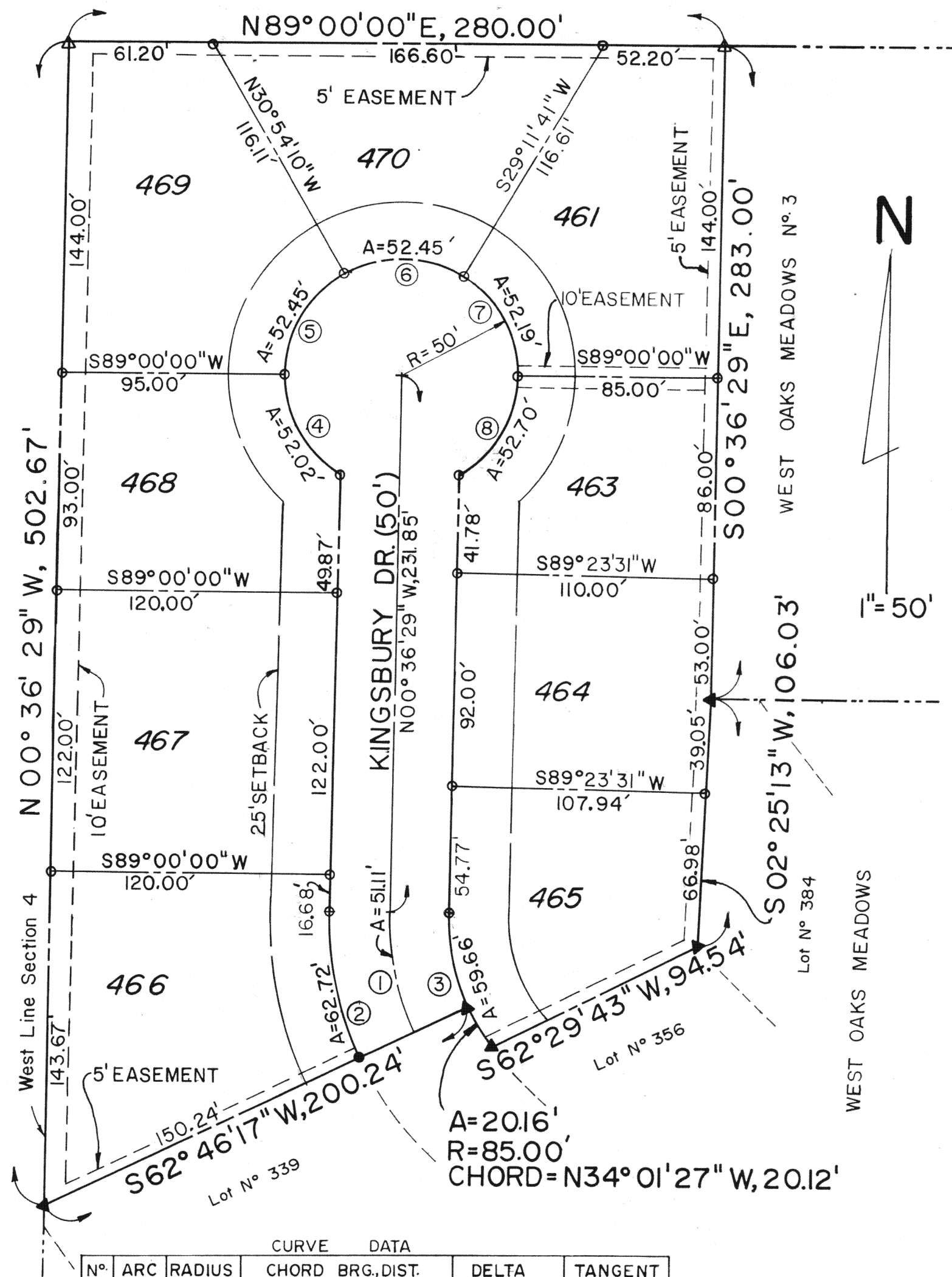


WEST OAKS MEADOWS No 4

PART OF SECTION 4, T-6-S, R-4-E, CITY OF ST. MARYS, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO



CURVE DATA					
Nº	ARC	RADIUS	CHORD BRG., DIST.	DELTA	TANGENT
1	51.11'	110.00'	N13°55'06"W, 50.69'	26°37'13"	26.02'
2	62.72'	135.00'	N13°55'06"W, 62.16'	26°37'13"	31.94'
3	59.66'	85.00'	N20°42'49"W, 58.45'	40°12'41"	31.12'
4	52.02'	50.00'	N30°48'11"W, 49.70'	59°36'27"	28.64'
5	52.45'	50.00'	N29°02'55"E, 50.07'	60°05'50"	28.92'
6	52.45'	50.00'	N89°08'45"E, 50.07'	60°05'50"	28.92'
7	52.19'	50.00'	S30°54'10"E, 49.85'	59°48'19"	28.75'
8	52.70'	50.00'	S29°11'46"W, 50.30'	60°23'31"	29.10'

LEGEND

- △ Concrete Monument Set
- ▲ Concrete Monument Found
- Iron Pipe Set
- Iron Pipe Found

DESCRIPTION

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

BEGINNING at a found concrete monument at the northwesterly corner of Lot No. 339 in West Oaks Meadows, said monument is also in the west line of said Section 4 and the PLACE OF BEGINNING; thence N 00° 36' 29" W along the said west line of said Section 4, a distance of five hundred two and sixty-seven hundredths (502.67) feet to a set concrete monument; thence N 89° 00' 00" E a distance of two hundred eighty and zero hundredths (280.00) feet to a set concrete monument; thence S 00° 36' 29" E to a distance of two hundred eighty three and zero hundredths (283.00) feet to a found concrete monument at the northwest corner of Lot No. 384 in West Oaks Meadows; thence S 02° 25' 13" W, along the west line of said Lot No. 384, a distance of one hundred six and three hundredths (106.03) feet to a found concrete monument at the northerly corner of Lot No. 356 in West Oaks Meadows; thence S 62° 29' 43" W, along the northwesterly line of said Lot No. 356, a distance of ninety four and fifty-four hundredths (94.54) feet to a found concrete monument in the easterly right-of-way line of Kingsbury Drive; thence along the said easterly right-of-way line of Kingsbury Drive on a curve to the right, an arc distance of twenty and sixteen hundredths (20.16) feet, said curve having a radius of eighty-five and zero hundredths (85.00) feet, a degree of curve of 67° 24' 24" and a central angle of 13° 35' 31" and a chord bearing of N 34° 01' 27" W, a distance of twenty and twelve hundredths (20.12) feet to a found concrete monument in a northerly line of West Oaks Meadows; thence S 62° 46' 17" W, along a northerly line of West Oaks Meadows, and the northerly line of Lot No. 339, a distance of two hundred and twenty-four hundredths (200.24) feet to a found concrete monument, the PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATE

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 August 3, 1983.

The above tract contains 2,828 acres of land and is divided into 9 lots and numbered as shown on the plat.

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

8-2-83

Date

Bruce C. Plumb
Registered Surveyor No. 5047



RESTRICTIONS

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. If new Property lines are created by lot splits then the easements shall be parallel with and adjacent to the new property lines.

No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building 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. 4 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 August, 1983.

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

PLANNING COMMISSION APPROVAL

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

August 16, 1983.

Kenneth J. Kippmann
Secretary of Planning Commission

CERTIFICATE OF ACCEPTANCE

All improvements have been installed in accordance with the requirements of the regulations of Ordinance No. 1902, and pertinent agreements with the City of St. Marys and with the action of the Planning Commission in approving the preliminary plat; or the installation of said improvements have been assured by an escrow agreement with the Third National Bank of Western Ohio.

Kenneth J. Kippmann
Director of Public Service

August 16, 1983
Date

COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS MEADOWS NO. 4 to the CITY OF ST. MARYS, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 18th day of AUGUST 1983 1983.

Vernon E. Doerge US
Auditor

10768

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 18 day of August, 1983, at 3:25 P.M. o'clock and is recorded in Plat Book CAB A, Page 170 - 171, Fee Paid 16.70.

Marlene E. Schumora AB
Recorder