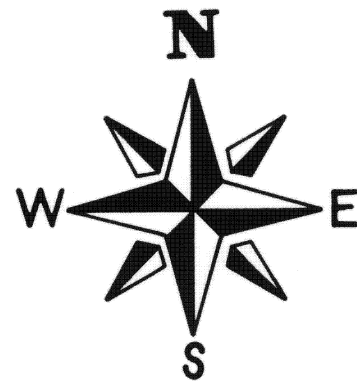
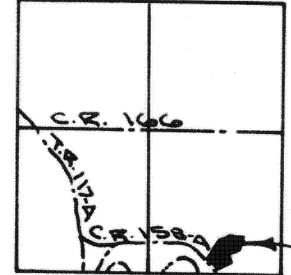


RIVERSWAY SUBDIVISION



LOCATION PLAN

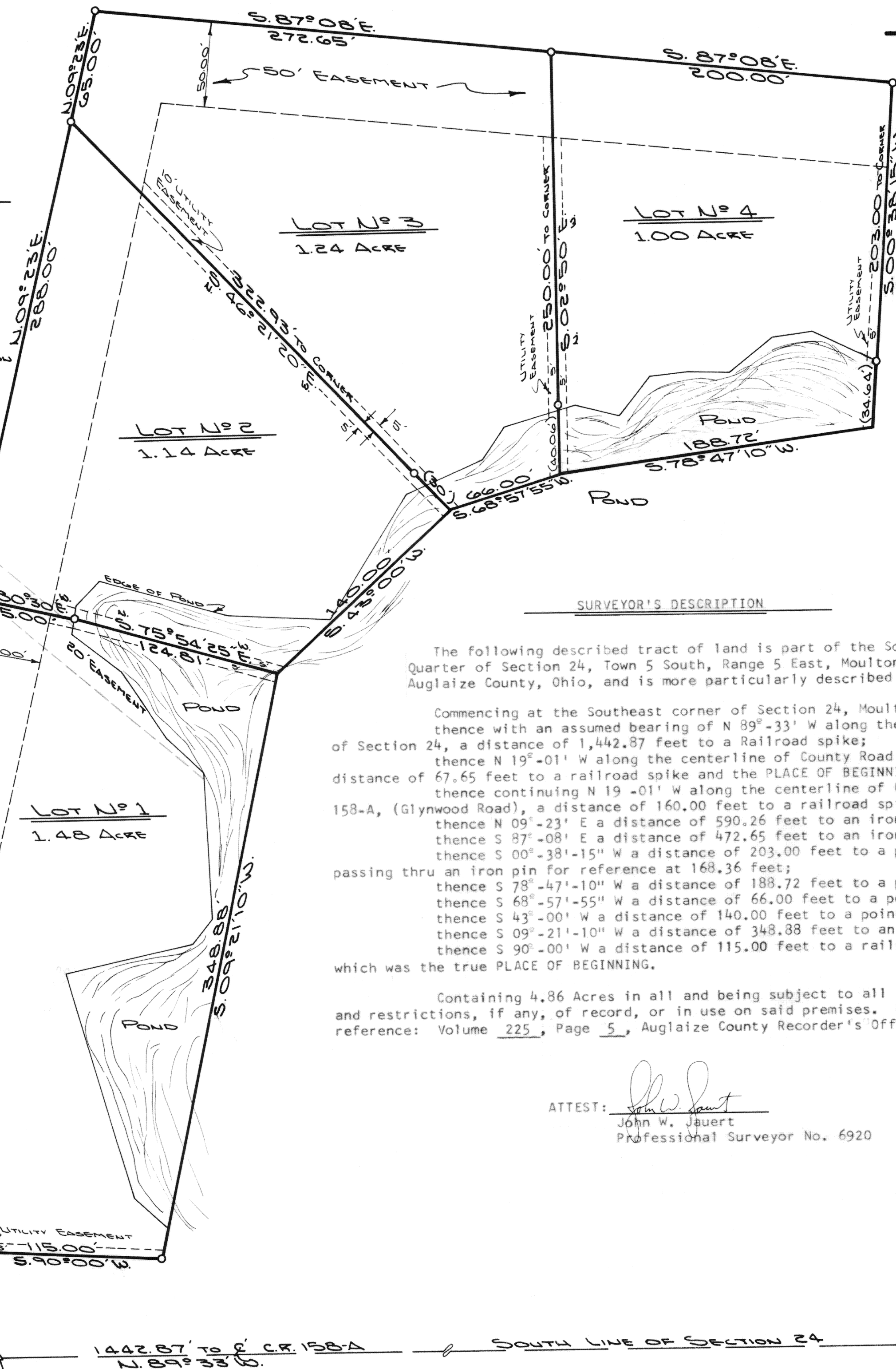
SECTION 24



T-5-S, R-5-E, MOULTON TOWNSHIP, AUGLAIZE COUNTY, OHIO

LEGEND

- IRON PIN SET
- △ R.R. SPIKE



SURVEYOR'S DESCRIPTION

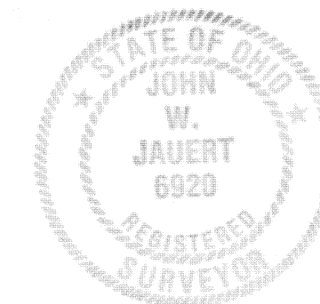
The following described tract of land is part of the Southeast Quarter of Section 24, Town 5 South, Range 5 East, Moulton Township, Auglaize County, Ohio, and is more particularly described as follows:

Commencing at the Southeast corner of Section 24, Moulton Township; thence with an assumed bearing of N 89°-33' W along the South line of Section 24, a distance of 1,442.87 feet to a Railroad spike; thence N 19°-01' W along the centerline of County Road 158-A, a distance of 67.65 feet to a railroad spike and the PLACE OF BEGINNING; thence continuing N 19°-01' W along the centerline of County Road 158-A, (Glynwood Road), a distance of 160.00 feet to a railroad spike; thence N 09°-23' E a distance of 590.26 feet to an iron pin; thence S 87°-08' E a distance of 472.65 feet to an iron pin; thence S 00°-38'-15" W a distance of 203.00 feet to a point, passing thru an iron pin for reference at 168.36 feet; thence S 78°-47'-10" W a distance of 188.72 feet to a point; thence S 68°-57'-55" W a distance of 66.00 feet to a point; thence S 43°-00' W a distance of 140.00 feet to a point; thence S 09°-21'-10" W a distance of 348.88 feet to an iron pin; thence S 90°-00' W a distance of 115.00 feet to a railroad spike which was the true PLACE OF BEGINNING.

Containing 4.86 Acres in all and being subject to all legal easements and restrictions, if any, of record, or in use on said premises. Previous deed reference: Volume 225, Page 5, Auglaize County Recorder's Office

ATTEST:

John W. Jauert
Professional Surveyor No. 6920



STEEL FENCE POST
AT THE S.E. CORNER
OF SECTION 24, T-5-S,
R-5-E, MOULTON
TWP. AUGLAIZE CO.

DEDICATION:

Know all men by these present, that the undersigned owner of the lands embraced in this plat, (lots 1, 2, 3, and 4), do hereby certify the PLAT is a true representation of the same and do hereby dedicate the easements as shown on the accompanying PLAT of RIVERSWAY SUBDIVISION to the public use forever.

Witness my hand and seal this 31 day of OCTOBER, 1985.

James M. Blum
Witnesses

Riversway Inc.
Bl. Blum Co., Inc.
Owner(s)

ACKNOWLEDGEMENT: STATE OF OHIO, AUGLAIZE COUNTY

Be it remembered that on this 31 day of OCTOBER, 1985 A.D. before me, a notary public, THOMAS R. FINKELDER, personally came and acknowledged the signing and of this PLAT to be his voluntary act and deed for the use and purpose therein mentioned and in testimony hereof I have hereunto subscribed my name and affixed my official seal.

Thomas R. Finkelder
Notary Public, State of Ohio My Commission expires
THOMAS R. FINKELDER,
Notary Public, State of Ohio
My Commission Expires 3-18-87

WAPAKONETA PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the accompanying PLAT of RIVERSWAY SUBDIVISION was approved by the said commission on the 28 day of OCTOBER, 1985.

William J. Wright
Chairman

Wapakoneta City Planning Commission

HEALTH COMMISSIONER'S APPROVAL

This plat is approved, subject to all health requirements for water and sewerage as outlined by the Auglaize County Health Department. Signed this 17 day of OCTOBER, 1985.

Marie L. Schumacher
Commissioner

Auglaize County Health Department

AUGLAIZE COUNTY AUDITOR'S CERTIFICATE

This PLAT was filed for transfer this 15 day of November, 1985.

Fee: \$

Vern Doenges
Vern Doenges
Auglaize County Auditor

22832

AUGLAIZE COUNTY RECORDER'S CERTIFICATE

Filed for record in the Auglaize County, Ohio, Recorder's Office on this 15 day of November, 1985 at 2:30 P.M., and recorded in Auglaize County, Ohio, Plat Book A, Page 292-293

Marlene E. Schumann
Marlene E. Schumann
Auglaize County Recorder

RIVERSWAY SUBDIVISION		
PART OF THE S.E. 1/4 OF SECTION 24, T-5-S, R-5-E, MOULTON TWP., AUGLAIZE CO., OHIO		
SCALE: 1" = 50'	APPROVED BY	DRAWN BY:
DATE: Nov. 1984		JOHN W. JAUBERT, P.S.
JAUBERT LAND SURVEYING		
RT. 3, Box 449, WAPAKONETA, OHIO 45885		
		DRAWING NUMBER
		85-150

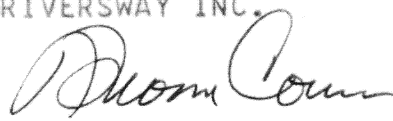
RESTRICTIONS

1. Said lots shall be used for residence purposes only and not for any purpose of business, public entertainment or resort; and no nuisance, advertising sign, bill-board, or other advertising devices shall be erected or permitted on said lots.
2. No building or structure shall be erected, placed, maintained, or permitted to remain on any building site or plot in said subdivision, the walls or roof line of which shall be nearer to the water on which the same faces than 40 feet, and no such building or structure shall be erected, placed, maintained, or permitted to remain on any building site or plot, the walls of which shall be nearer than 10 feet from the side lot lines of any lot enclosing said site or plot and 20 feet from the street.
3. No residential structures shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garages, is less than 1200 square feet; if such residential structure exceeds one story in height, the habitable floor area of the first floor shall contain at least 800 square feet; the overall width across the front of all residential structures, including the garage if attached thereto, shall not be less than 60 feet.
4. No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design and color with existing structures in the subdivision and as to the location of the building with reference to topography and finished ground elevation by an Architectural Committee composed of the existing property owners and N. Thomas and Karen S. Cornell.

In the event such Architectural Committee fails to approve or disapprove said plans and specifications within fifteen (15) days after the same have been submitted to the Architectural Committee for approval, then such approval shall not be required provided the design is in harmony with similar structures in the development and conforms to all of the other covenants, restrictions and conditions herein set forth.
5. Nothing shall be permitted on any premises in said subdivision which may be or become detrimental to a good neighborhood. This restriction prohibits the keeping of poultry and all animals of every description whatsoever, excepting only house pets. Kennels are hereby strictly forbidden.
6. No old buildings or structure, and no building or structure already erected shall be moved onto or upon any lot or premises in said subdivision; nor shall any such building or structure be maintained thereon and no temporary structure for residence purposes shall be erected or maintained thereon, and no garage, trailer, motor home, or travel trailer, tent, shack, or uncompleted house shall be occupied or used for residential purposes, unless proper approval is obtained from the Architectural Committee as spelled out in Article 4 of the Riversway Subdivision Restrictions.
7. All grounds and premises in said subdivision shall be mowed and kept reasonably clear of weeds and undergrowth by the owners thereof at all times prior to the start or commencing of the erection of any building, and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area in said subdivision.
8. No wall, fence or hedge, except retaining walls not extending above ground level, shall be planted or erected on any building site between the front property line and the front set back line, except along the side property line, provided it does not exceed 3 feet in height above the top of the ground.
9. No oil or gas wells shall be drilled nor shall any mining or commercial excavation operation of any kind be conducted on any building site.
10. No trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance.
11. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all sold building sites, and all persons claiming under them, unless changed by three quarters (3/4) of the Architectural Committee.
12. Should any one or more of the foregoing restrictions, covenants, or conditions, at any time in the future be held to be illegal, void or unenforcible such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
13. An easement for utility purposes is hereby expressly reserved to N. Thomas and Karen S. Cornell, the present owners of any building sites, Auglaize County, their heirs, executors, administrators and assigns, over and across the rear and side lot lines of all building sites, as shown on the final plat. In case it is desired to split any lot to add to an adjacent lot to form a building site of larger size than required by Article 2, of the Subdivision Restrictions, the utility easement will be on the new boundary line.
14. All dwellings shall provide off-street parking for not less than one (1) motor vehicle per family.
15. All easements which contain water and sewer lines are hereby granted to Auglaize County as permanent easements and shall be exempt from Restriction No. 13 above.

16. No lot in said above described plat shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other wastes shall be kept only in sanitary containers. All incinerators or other similar equipment for storage and disposal of such materials shall be kept in a clean and sanitary condition.
17. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on his lot.

RIVERSWAY INC.



N. Thomas Cornell, President

As further consideration for this deed and in conformity with a general plan for the use and enjoyment of the lake area of the Riversway Subdivision, the Grantor hereby declares that, for the mutual benefit of the present and future owners, all lots consisting of a portion of the lake, shall be subject to the following restrictions, to-wit:

1. The Grantee shall maintain his shore line in a good state of repair at his sole expense.
2. The periodic costs of the dredging and cleaning of the lake shall be borne by the Grantee for the portion of the lake owned by him. All work shall be done in accordance with generally accepted good environmental practices.
3. The Grantee shall not stock or otherwise introduce any fish into the lake without first obtaining the consent of the other lake owners.
4. The use of the lake for recreational purposes shall be limited to the Grantor and Grantees and their invitees. Invitees shall not be permitted use of water without the physical presence of the Grantees. Boat motors shall not exceed 1.5 horsepower.
5. These restrictions shall be binding on all and enforceable by any of the present and future owners of the above described lots in said subdivision. They shall be binding for such period of time as the lake shall exist.
6. The above restrictions shall be incorporated verbatim or by reference in every deed hereafter issued conveying any part of the lots described above.
7. Any necessary cost to repair the sanitary sewer line shall be shared equally by the lot owners connected to the line at the time of repair.
8. Any necessary repairs or improvements in the street shall be shared equally by the owners of lot numbers 1, 2, 3, and 4 of Riversway Subdivision.

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			RIVERSWAY SUBDIVISION		
	NO.	DATE	BY			
DECIMAL	1			SAUERT LAND SURVEYING		
±	2			Rt. 3, Box 449, Wapakoneta, Ohio 45895		
FRACTIONAL	3			DRAWN BY	SCALE	MATERIAL
±	4			CHK'D	DATE	DRAWING NO.
ANGULAR	5			TRACED	APP'D	85-150
±						