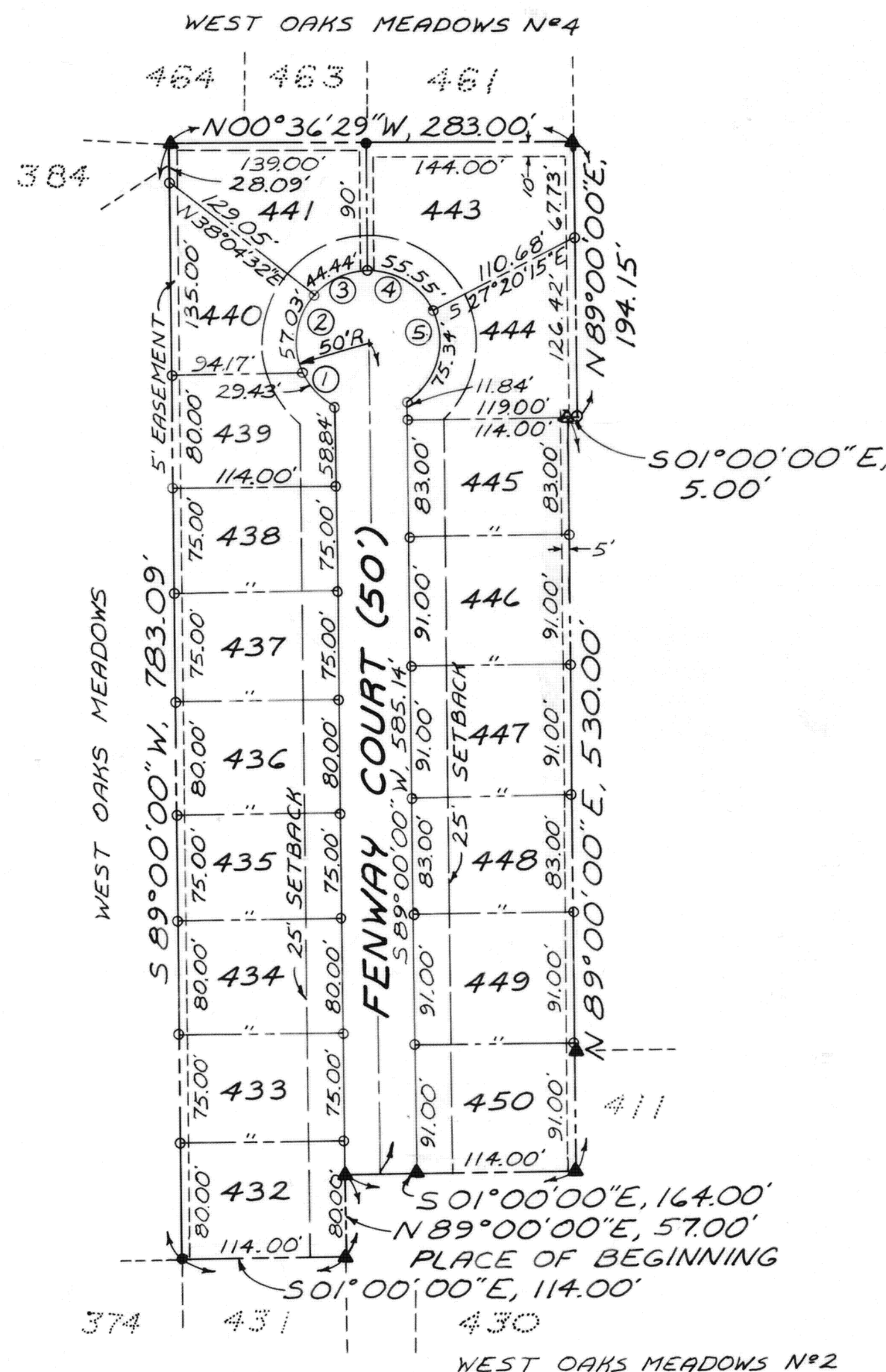


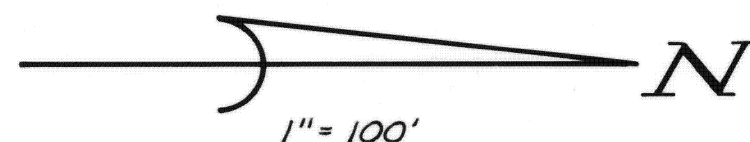
WEST OAKS MEADOWS N^o 3

SECTION 4, T6S, R4E, ST. MARYS TOWNSHIP AUGLAIZE COUNTY, OHIO



LEGEND

- △ CONCRETE MONUMENT SET
- IRON PIPE SET
- ▲ CONCRETE MONUMENT FOUND
- IRON PIPE FOUND



CURVE N ^o	RADIUS	ARC LENGTH	CHORD BEARING & LENGTH
1	50.00	29.43	S45°51'25\"W, 29.01'
2	50.00	57.03	N84°36'11\"W, 53.99'
3	50.00	44.44	N26°27'44\"W, 42.99'
4	50.00	55.55	N30°49'52\"E, 52.74'
5	50.00	75.35	S74°10'15\"E, 68.41'

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 northwest corner of Lot No. 431 in West Oaks Meadows No. 2, said monument is also in the south right-of-way line of Fenway Court and the PLACE OF BEGINNING; thence S 01°00'00\" E, along the west line of said Lot No. 431, 114.00 feet to found iron pipe, said iron pipe being the southwest corner of said Lot No. 431 and the northwest corner of Lot No. 374 in West Oaks Meadows; thence S 89°00'00\" W, along a north line of West Oaks Meadows, 783.09 feet to a found concrete monument at the northwest corner of Lot No. 384 in West Oaks Meadows; thence N 00°36'29\" W, along an east line of West Oaks Meadows No. 4, 283.00 feet to a found concrete monument at the northeast corner of Lot No. 461 in West Oaks Meadows No. 4; thence N 89°00'00\" E, 194.15 feet to a set iron pipe; thence S 01°00'00\" E, 5.00 feet to a set concrete monument; thence N 89°00'00\" E, 530.00 feet to a found concrete monument at the northwest corner of Lot No. 430 in West Oaks Meadows No. 2; thence S 01°00'00\" E, along the west line of said Lot No. 430 and a west line of said West Oaks Meadows No. 2, 164.00 feet to a found concrete monument in the south right-of-way line of Fenway Court; thence N 89°00'00\" E, along the said south right-of-way line of Fenway Court, 57.00 feet to 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 July 10, 1986.

The above tract contains 4.799 acres of land and is divided into 18 lots and numbered as shown on the plat.

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

July 17, 1986
Date

James A. Frederick
Registered Surveyor No. 6622

WEST OAKS MEADOWS NO. 3
CITY OF ST. MARYS, OHIO

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 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 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. 3 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 foregoing instrument to be their own free act and deed.

In testimony whereof, I have affixed my hand and seal this 17th day of July, 1986.

Caryl 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 JULY 24, 1986.

J. D. Brookhart
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.

J. D. Brookhart
Director of Public Service

7-28-86
Date

COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the WEST OAKS MEADOWS NO. 3 to the CITY OF ST. MARYS, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 28 day of July, 1986.

Vernon E. Douglas
Auditor

3989

COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 28th day of July, 1986, at 1:40 o'clock and is recorded in Plat Book A, Page 307-308. Fee Paid 42.20.

Maureen E. Schumann
Recorder