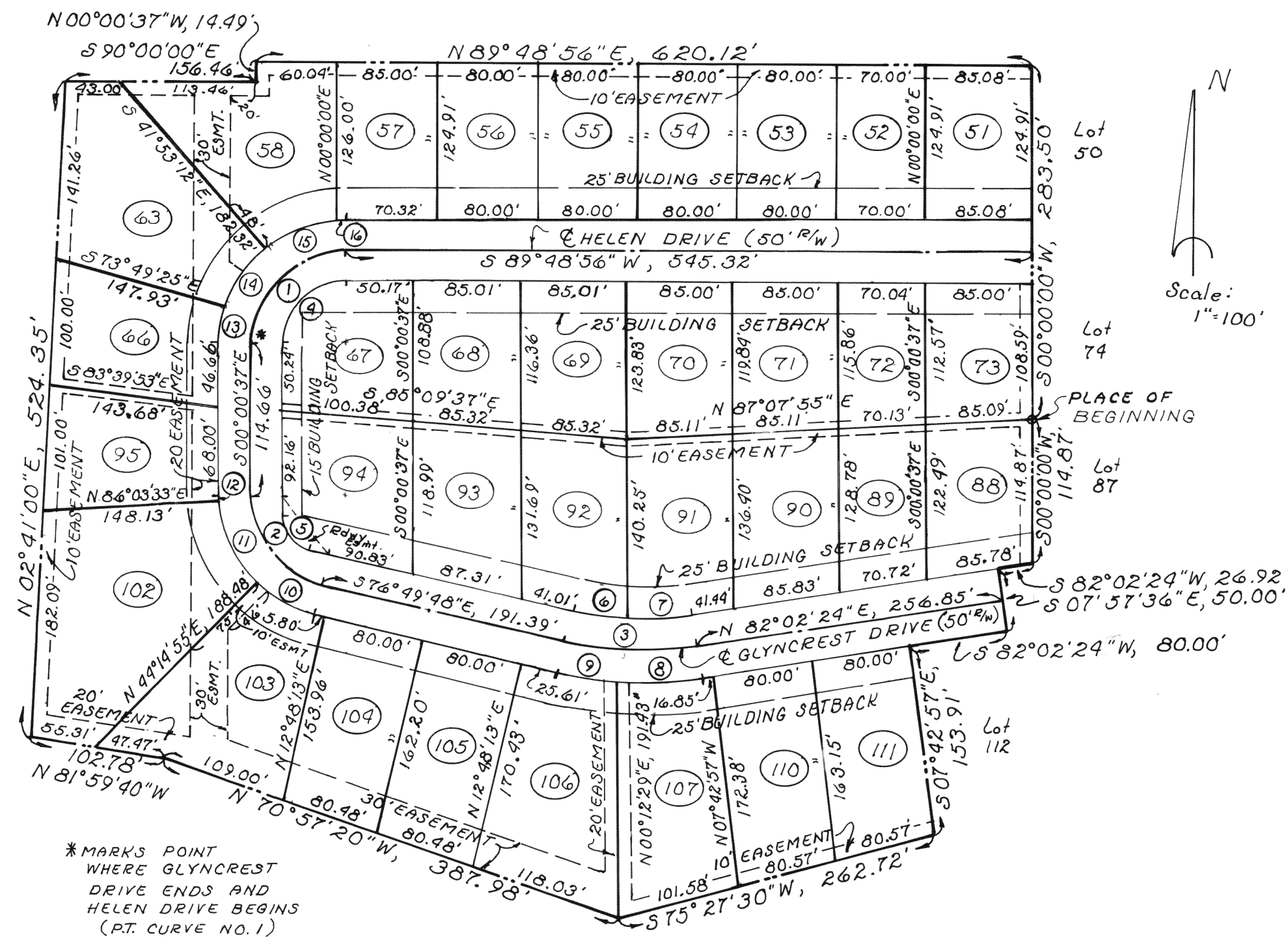


REPLAT PORTION OF CORRECTION PLAT-OAKWOOD HILLS SEC. 3 T-5-S, R-6-E, DUCHOUQUET TWP, AUGLAIZE CO., OHIO.

Sheet 1 of 2



* MARKS POINT
WHERE GLYNCREST
DRIVE ENDS AND
HELEN DRIVE BEGINS
(PT. CURVE NO. 1)

Curve No	LOCATION	RADIUS	ARC	CHORD: BRG-LENGTH
1	C	75.00'	117.58'	S 44° 54' 10" W, 105.90'
2	C	75.00'	100.56'	S 38° 25' 12" E, 93.19'
3	C	268.08'	98.86'	S 87° 23' 42" E, 98.30'
4	R/W	50.00'	78.39'	N 44° 54' 10" E, 70.60'
5	R/W	15.00'	20.11'	S 38° 25' 12" E, 18.64'
6	R/W	243.08'	45.61'	N 81° 54' 06" W, 45.54'
7	R/W	243.08'	44.08'	S 86° 55' 18" W, 44.02'
8	R/W	293.08'	57.95'	S 87° 27' 56" W, 57.86'
9	R/W	293.08'	50.18'	N 81° 27' 34" W, 50.12'
10	R/W	100.00'	54.24'	N 61° 17' 27" W, 53.58'
11	R/W	100.00'	72.97'	N 24° 50' 41" W, 71.36'
12	R/W	100.00'	6.86'	N 01° 59' 27" W, 6.86'
13	R/W	100.00'	28.25'	N 08° 04' 59" E, 28.16'
14	R/W	100.00'	55.74'	N 32° 08' 42" E, 55.02'
15	R/W	100.00'	58.04'	N 64° 44' 28" E, 57.23'
16	R/W	100.00'	14.74'	N 85° 35' 35" E, 14.73'

SURVEYOR'S NOTE

The CORRECTION PLAT FOR OAKWOOD HILLS SEC 3 Subdivision as recorded in Plat Cabinet A, Slide 86 has a closure of 1 in 3300. This Replat was prepared using the best evidence and existing monumentation found in the area already developed. The BEARING datum is based on the west lot line for Lots 74 & 87.

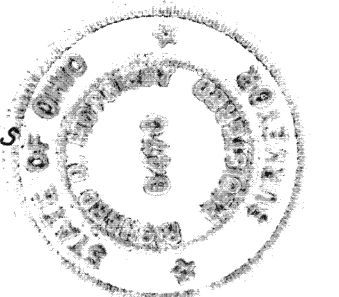
DESCRIPTION

Being a replat of Lots 51 through 58 inclusive, Lot 63, Lots 66 through 73 inclusive, Lot 88 through 95 inclusive, Part of Lot 102 and Lot 103 thru 111 inclusive as shown on the CORRECTION PLAT for OAKWOOD HILLS SEC. 3, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio and more particularly described as follows:

BEGINNING at an iron pin found at the northwest corner of Lot 87 in said subdivision; thence S 00° 00' 00" W with the west line of said Lot 87, 114.87 feet to the north right-of-way line of Glyncrest Drive; thence S 82° 02' 24" W with said north right-of-way, 26.92 feet; thence S 07° 57' 36" E, 50.00 feet to the south right-of-way line of Glyncrest Drive; thence S 82° 02' 24" W with said south right-of-way line, 80.00 feet to the northwest corner of Lot 112 in said subdivision; thence S 07° 42' 57" E with the west line of said Lot 112, 153.91 feet to the south line of said subdivision; thence southwesterly and northwesterly the following three courses that describes said south line of said subdivision: S 75° 27' 30" W, 262.72 feet; N 70° 57' 20" W, 387.98 feet; N 81° 59' 40" W, 102.78 feet; thence N 02° 41' 00" E, 524.35 feet to the north-west corner of said subdivision; thence easterly the following three courses that describes the north line of said subdivision: S 90° 00' 00" E, 156.46 feet; N 00° 00' 37" W, 14.49 feet; N 89° 48' 56" E, 620.12 feet to the northwest corner of Lot 50 in said subdivision; thence S 00° 00' 00" W with the west line of Lots 50 and 74 and crossing the right-of-way of Helen Drive in said subdivision, 283.50 feet to the PLACE OF BEGINNING containing 10.788 acres more or less.

I hereby certify that the above plat is a true and accurate survey made under my supervision.

Richard D. Morison
Registered Surveyor No. 6470
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors



DEDICATION

Know all men by these presents:
We the undersigned owners of the within described land, have caused the area encompassed to be platted as shown and dedicates the land contained within the streets to the use and benefit of the public forever. Utility easements are established as shown on the plat.

In witness thereof the undersigned owners have hereunto signed their names this 21 day of July, 1986.

Richard D. Morison
WITNESS

Arthur R. Shappelf
OWNER

Linda S. Chrismar
OWNER - LOT 94

ACKNOWLEDGEMENT

State of Ohio
Allen County ss:

Before me a Notary Public in and for said State and County, personally appeared the above signed owners and acknowledged the signing of the hereon Plat to be their own free act and deed.

In witness whereof, I hereunto set my hand and seal this 21st day of July, 1986.

MY COMMISSION EXPIRES
Dec 26, 1988

Susan A. Morison
NOTARY PUBLIC, ALLEN COUNTY, OHIO

REPLAT PORTION OF CORRECTION PLAT-OAKWOOD HILLS SEC. 3

Sheet 2 of 2

RESTRICTIONS

- 1) Said lots shall be used for residence purposes only, and shall not be used for any trade, business or industrial purposes, except for home workshops and home greenhouses incidental to the residential use.
- 2) No residential building shall be erected, altered, placed or permitted to remain on any lot which shall have a ground floor area of the main structure, exclusive of open porches, verandas, porte cocheres and garage of less than 1200 square feet for a single story home and less than 720 square feet for a story and a half or two story home.
- 3) Said lots may be divided or combined with other lots, but no residential building site shall be created and used as a home site which has a lot width of less than 70 feet.
- 4) No building shall be located on any lot nearer to the front lot line nor nearer to a side street line than the minimum building setback lines shown on the recorded plat for this subdivision. No building shall be located nearer to an interior lot line than five (5) feet, but the lot must have a total of 15% of the frontage in side yards. No building shall be located nearer to the rear lot line than 15 feet. In the event any of the platted lots are divided or combined to create a different residential building site than shown on the recorded plat, said building setback lines will be calculated from the boundary lines of said newly created building site.
- 5) No old buildings or structures shall be moved onto any of the building sites in this subdivision, and no structure of a temporary character, trailer, basement, tent, shack, garage or other out-building shall be used on any lot at any time as a residence, either temporary or permanently. All buildings shall be constructed of new material.
- 6) Only open type fence or hedge not to exceed four (4) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the walls of the house nearest to said street, except fencing or screening around entry ways, courtyards, pools or patios may be erected to a height not to exceed six and one-half (6½) feet above ground level where the same is intended solely for decorative effect and privacy.
- 7) No animals, livestock or poultry shall be kept or maintained on any part of said building sites, except ordinary household pets which do not constitute an annoyance or nuisance.
- 8) No inoperable motor vehicle; no trailer, motor home, camper, recreational vehicle, boat, air-craft, motorcycle; nor any truck larger than three-quarter tons shall be parked on any lot for more than 72 hours during any 30 day period, unless stored wholly within a private garage.
- 9) No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall gambling be permitted in said subdivision.
- 10) Nothing shall be permitted on said lots which may be or become detrimental to a good residential neighborhood.
- 11) No sign will be displayed to the public view on any lot, except that each owner may erect and maintain one sign of not more than one square feet giving his/hers name, address or profession, or combination thereof, and one sign of not more than five square feet offering the premises for sale or rent.
- 12) No antenna for the transmission or reception of television signals, radio or any other form of electromagnetic radiation shall be erected, used or maintained on any lot outside any building, whether attached to a building or otherwise.
- 13) 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 unenforceable, 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.

RESTRICTIONS (cont'd)

- 14) The foregoing reservations, restrictions, covenants, obligations and charges shall run with the land and shall be binding on all future owners of all building sites, and all persons claiming under them until January, 1996 after which time said covenants, reservations, restrictions, obligations and charges shall be automatically extended for successive periods of ten (10) years each.
- 15) The foregoing reservations, restrictions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourth majority of the lots.

APPROVAL OF THE CITY PLANNING COMMISSION

Approved by the planning commission of the City of Wapakoneta, Ohio, at the meeting of March 17, 1986.

James M. Korb
SECRETARY - PLANNING COMMISSION

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising this Replat and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 8 day of Sept, 1986.

FEE:

J. E. Denger by R. N.
AUDITOR - AUGLAIZE COUNTY, OHIO

1972

COUNTY RECORDER'S CERTIFICATE

Nº

Received for recording in the Office of the Auglaize County Recorder this 8th day of September, 1986, at 9:37 A.M. o'clock and is recorded in Plat Cabinet A Slide 310-311.

FEE: 43.25

Maureen E. Schumann
RECORDER - AUGLAIZE COUNTY, OHIO EX