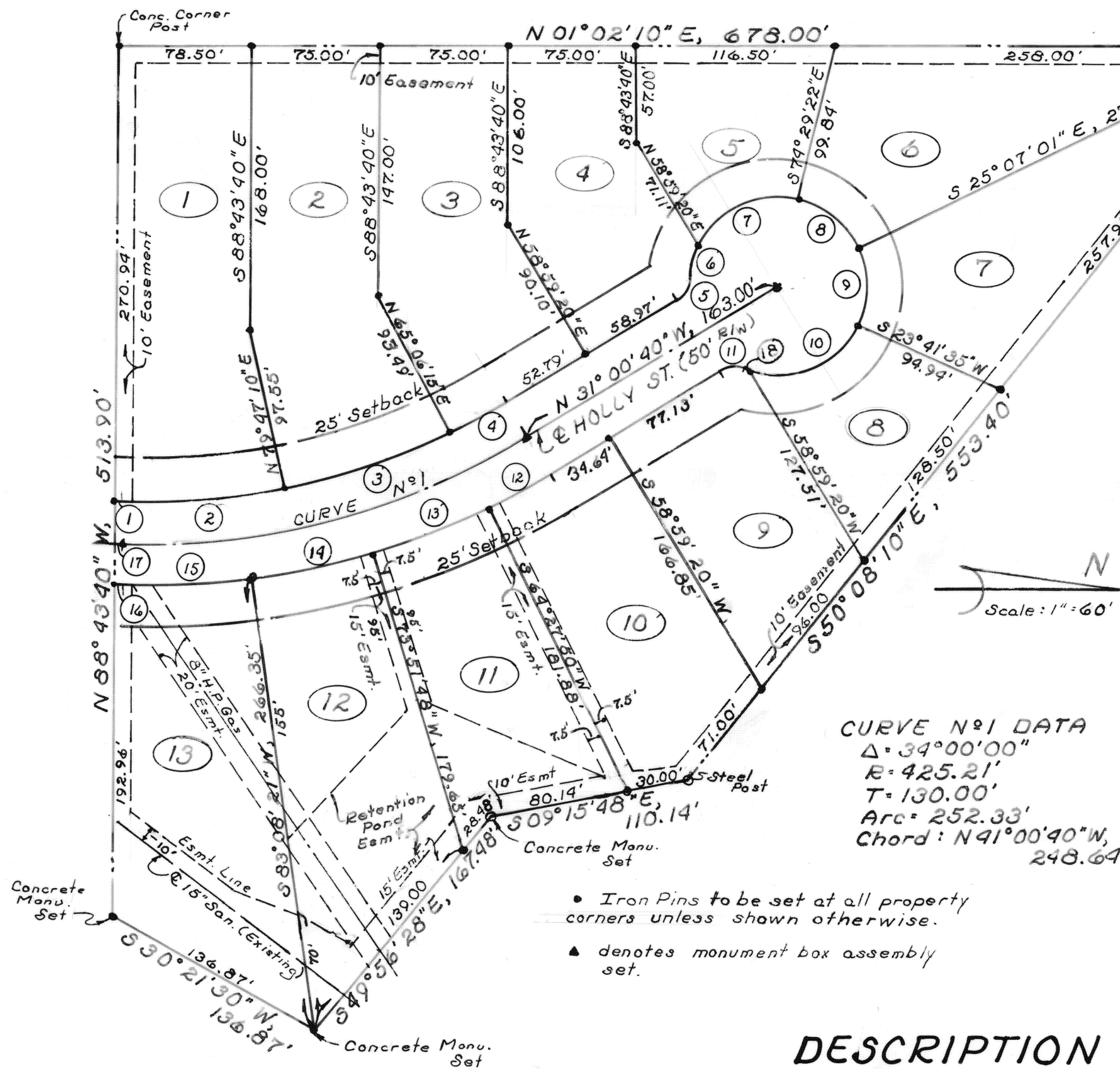


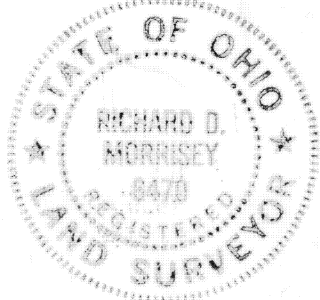
COUNTRY HEIGHT SUBDIVISION
Part NE 1/4 Section 4
T-6-S, R-4-E, St. Marys Township,
Auglaize County, Ohio.



SURVEYORS CERTIFICATE

I hereby certify that I am a Civil Engineer and 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 by me on March 11, 1987.

Richard D. Morrissey 6/15/87
Ohio PE 34373
LS 6470



Curve Pt.	Radius	Arc Length	Chord Bearing & Distance
1	Tang.	R/W Line	N 02°59'20" E, 6.25'
2	400.21'	92.22'	N 03°37'17" W, 92.02'
3	400.21'	102.55'	N 17°33'17" W, 102.27'
4	400.21'	42.72'	N 27°57'12" W, 42.70'
5	15.00'	13.62'	N 57°01'16" W, 13.16'
6	50.00'	24.31'	N 49°06'03" W, 24.07'
7	50.00'	61.68'	N 19°49'48" W, 57.84'
8	50.00'	43.09'	N 40°11'49" E, 41.74'
9	50.00'	42.40'	N 89°17'17" E, 41.32'
10	50.00'	73.45'	S 24°13'21" E, 67.02'
11	50.00'	2.75'	S 19°26'08" W, 2.75'
12	450.21'	43.02'	S 28°16'25" E, 43.01'
13	450.21'	73.86'	S 20°50'11" E, 73.77'
14	450.21'	72.87'	S 11°29'56" E, 72.81'
15	450.21'	77.40'	S 01°55'40" E, 77.30'
16	Tang.	R/W Line	S 02°59'20" W, 4.75'
17	Tang.	Centerline	N 02°59'20" E, 5.50'

CURVE N°1 DATA
Δ = 34°00'00"
R = 425.21'
T = 130.00'
Arc = 252.33'
Chord = N 41°00'40" W, 243.64'

- Iron Pins to be set at all property corners unless shown otherwise.
- ▲ denotes monument box assembly set.

DESCRIPTION

Being a part of the Northeast quarter of Section 4, T-6-S, R-4-E, St. Mary's Township, Auglaize County, Ohio and more particularly described as follows:

Commencing at a point in the center of State Route N° 33 (as shown on the State of Ohio R/W Plans AUG-29-01.04 and AUG-33-02.71, Page 24 of 36) where the north line of Section 4 intersects the center of State Route N° 33, said point being Station 165+49.00; thence southeast with the center of State Route N° 33 to Station 179+01.92; thence S 39°54'40" W, 175.00 feet to a 6" Steel Post found and the PLACE OF BEGINNING thence S 09°15'48" E, 110.14 feet to a concrete monument set; thence S 49°56'28" E, 167.48 feet to a concrete monument set; thence S 30°21'30" W, 136.87 feet to a concrete monument set; thence N 88°43'40" W, 513.90 feet to a concrete corner post found; thence N 01°02'10" E, 678.00 feet to a concrete monument set; thence S 50°08'10" E, 553.40 feet to the PLACE OF BEGINNING containing 5.550 Acres more or less and subject to all legal easements and restrictions of record.

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

RESTRICTIONS - COUNTRY HEIGHT SUBDIVISION

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any lot other than one detached single family dwelling.

DWELLING SIZE: The floor area of the main structure, exclusive of open porches, garages, carports or patios shall not be less than 1200 square feet.

FENCES: No fence shall be constructed or allowed to remain nearer the street than the minimum building set-back lines. All fences must be of permanent type and of attractive and durable materials limited to forty-two inches in height. No barbed wire, field fencing or similar type may be used.

EASEMENTS for the installation and maintenance of utilities and drainage facilities are reserved as shown on plat.

NUISANCES: No hunting, noxious or offensive activities shall be carried on upon any residential lot, or shall anything be done thereon which may become an annoyance to the neighborhood. No trucks over one ton may be parked on the streets or lots overnight. Recreational vehicles shall not be used for living quarters. No outside storage of any recreational vehicle, campers or boats shall be allowed, except behind houses and out of sight of street.

TEMPORARY STRUCTURES: No structure of any character, trailer, basement, tent, shack, barn, garage or other out buildings shall be used except during the period of construction of the house. The exterior of every structure shall be completed within nine months after construction is started.

UTILITY BUILDINGS: All out buildings, storage sheds, greenhouse, garages, etc. shall use the same siding or brick as used on the house.

SIGNS: 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 foot giving his/her name, address and one sign of not more than five square feet offering the premises for sale or rent or used by the builder to advertise the property during the construction or sale period.

LIVE STOCK AND POULTRY: No animals, bees, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats and other household pets, provided they are housed within the structure, kept intact within the owners property lines and not kept, bred or maintained for commercial purposes.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All garbage and refuse shall be kept in sanitary containers and said containers shall be kept out of sight from the street.

ANTENNA: No antenna for the transmission or reception of television or radio signals or any other form of electro-magnetic radiation shall be erected, used or maintained on any lot outside any structure, whether attached to a building or otherwise.

STREET LIGHTS: 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 lot.

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until construction plans, specifications and plan showing location of structure have been approved in writing by the developer, David T. Height, his successors or assigns. Refusal of approval of such plans may be based upon grounds, including purely aesthetic grounds and shall be made solely by David T. Height, his successors or assigns.

ENFORCEMENT: 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 violation or to recover damages.

Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the restrictions, covenants or conditions, all of which shall remain in full force and effect.

The owners of Lots N^o 11 and 12 are prohibited from filling or altering the shape of the retention pond constructed at the rear of these lot.

CAUTION: At present, a 8" High Pressure Natural Gas Lines crosses diagonally across Lots N^o 12 and 13. West Ohio Gas Company maintains certain privileges for the inspection and maintenance of this line. These privileges are recorded in Deed Volume 6 Pages 301 and 302. The owners of these lots are obligated to respect these privileges and are prohibited from doing any construction within the platted 20 foot easement for this line.

COUNTRY HEIGHT SUBDIVISION

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 COUNTRY HEIGHT SUBDIVISION to the City of St. Marys, Ohio and do hereby certify that the said plat is a true representation of the same.

David T. Height
OWNER

OWNER

Jack Rios
WITNESS

Barbara D. Manning
WITNESS

ACKNOWLEDGEMENT

County of Auglaize:
State of Ohio:

Before me, a Notary Public in and for said County of Auglaize, 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 10th day of July, 1987.

Pamela D. Schmarke Auglaize
NOTARY PUBLIC, OHIO COUNTY

PAMELA D. SCHMARKE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires October 18, 1988

APPROVAL OF THE PLANNING COMMISSION

Approved by the Planning Commission of the City of St. Marys, Ohio at the meeting of JULY 9, 1987.

J. D. Brookhart
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCEPTANCE

An acceptable Irrevocable Letter of Credit sufficiently secured has been posted, which is available to the City, and in sufficient amount to assure such completion of all required improvements, as evidenced by approved estimates of costs. Certification of acceptance by the Director of Public Service is required to release this Irrevocable Letter of Credit.

J. D. Brookhart
DIRECTOR OF PUBLIC SERVICE

7-23-87
DATE

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the COUNTRY HEIGHT SUBDIVISION to the City of St. Marys, Ohio and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 27th day of July, 1987.

Gary Schuman
AUDITOR, AUGLAIZE COUNTY, OHIO

4357

COUNTY RECORDER'S CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 27 day of July, 1987, at 11:00 o'clock A.M. and is recorded in Plat Cabinet A Slide 326-328.

Fee: 64.⁰⁰

Marlene E. Schuman AB
RECORDER, AUGLAIZE COUNTY, OHIO