

FOREST LANE SUBDIVISION

TOWN 7S • RANGE 4E • SECTION 3 • GERMAN TOWNSHIP • AUGLAIZE COUNTY • OHIO

VOLUME A PAGE 3360
AUGLAIZE COUNTY RECORDER'S
RECORD OF PLATS
FILE NO. October
RECEIVED 29, 1987, AT 12:53
FEE 21.00

AUGLAIZE COUNTY RECORDER
APPROVED AND TRANSFERRED
Karen Schuman
AUGLAIZE COUNTY AUDITOR

DESCRIPTION

SITUATED IN SECTION 3, SOUTHEAST QUARTER,
TOWN 7S, RANGE 4E, GERMAN TOWNSHIP,
AUGLAIZE COUNTY, OHIO, AND CONTAINING A
TOTAL OF 16.029 ACRES, INCLUDING 13.099
ACRES IN LOTS AND 2.930 ACRES IN STREETS,
AND BEING THE SAME TRACT AS CONVEYED
TO RICHARD WEISANDT AND JAMES GREIWE
AND DESCRIBED IN DEED RECORDED IN DEED
BOOK O.R. NO. 47, PAGE 15, AUGLAIZE COUNTY
RECORDER'S DEED RECORDS, AUGLAIZE COUNTY,
OHIO.

WE CERTIFY THAT THE ROAD CONSTRUCTION PLANS
MEET WITH OUR APPROVAL THIS 17 DAY OF Oct., 1987.

Daniel Olivera
Deanna Bushong
Vernon Paul
TOWNSHIP TRUSTEES

APPROVED THIS 19th DAY OF OCTOBER, 1987.

Larry W. Johns, President
AUGLAIZE COUNTY REGIONAL PLANNING COMMISSION

WE CERTIFY THAT ALL ROADS, STREETS, AND/OR
UTILITIES CONTRACTS WITH THE DEVELOPER ARE
LEGALLY COMPLETED, THIS 15 DAY OF October, 1987.

Robert D. Vojta
Don Vojta
AUGLAIZE COUNTY COMMISSIONERS

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE OF APPROVED DESIGN AND CONSTRUCTION. ALL GARAGES AND/OR ADDITIONS MUST BE ATTACHED TO THE RESIDENCE. LOT 14 IS EXEMPTED TO CONTAIN SEWAGE TREATMENT PLANT.
2. NO LOT SHALL HEREFTER BE SUBDIVIDED INTO ADDITIONAL BUILDING SITES.
3. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING SHALL KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.
4. THE LOCATION, GRADE AND HOUSE DESIGN OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION TO BE PERFORMED BY THE DEVELOPER UNLESS WRITTEN RELEASE IS OBTAINED.
6. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL NOT BE LESS THAN 1700 SQUARE FEET FOR A ONE STORY FLOOR PLAN DESIGN AND 2000 SQUARE FEET TOTAL FOR A 2 STORY OR ONE AND ONE-HALF STORY DESIGN, AND 2100 SQUARE FEET TOTAL FOR A SPLIT LEVEL DESIGN UNLESS INDIVIDUAL PLANS ARE APPROVED BY THE DEVELOPER.
7. ANY FENCING OR HEDGES ERRECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL AND OR PLANTS. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT OR ANY CHAIN LINK FENCES SHALL BE ERRECTED OR PLANTED NEARER TO THE ROADWAY THAN THE FRONT CORNER OF THE HOUSE.
8. NO ABOVE-GROUND SWIMMING POOLS SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION.
9. STREET LIGHTS ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS, WITH ILLUMINATION CONTROLLED BY ELECTRONIC EYE.
10. THERE SHALL BE NO TRAILERS, CAMPERS, SHACKS, BARN OR OTHER OUTBUILDINGS PARKED OR ERRECTED ON THE PREMISES.
11. NO TRAILERS, BASEMENTS, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
12. NO COMMERCIAL TRADE OR NOXIOUS AND OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
13. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
14. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS A VOTE OF THE THEN MAJORITY OF THE LAND OWNERS AGREE TO CHANGE SAID COVENANT.
15. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

DEDICATION

THE UNDERSIGNED, RICHARD AND JULIANA WEISANDT AND JAMES AND DIANE GREIWE, HEREBY CERTIFY THAT THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR FOREST LANE SUBDIVISION, A SUBDIVISION OF LOTS ONE (1) THRU TWENTY FOUR (24) INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, EASEMENTS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING ANY APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF AUGLAIZE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

James Greiwe
Diane Greiwe
Juliana Weisandt
Richard Weisandt

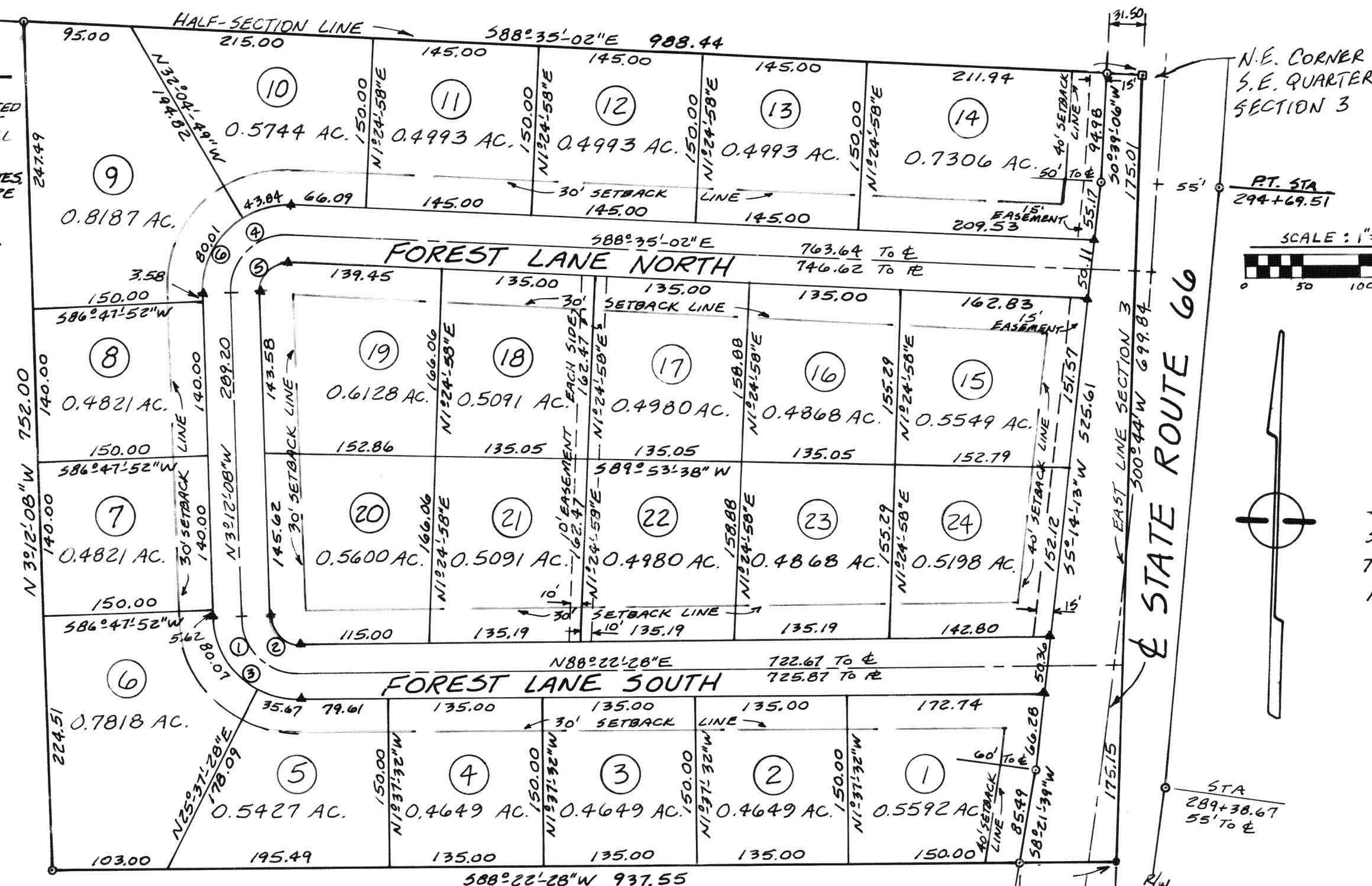
Kyle Duschang
Chaine M. Ertis

WITNESS

WITNESS

NOTE:

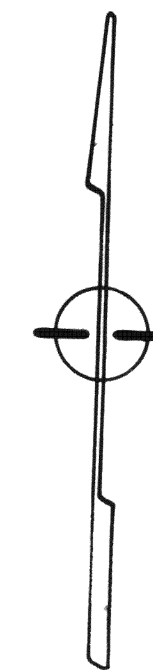
10' UTILITY EASEMENT ON EACH SIDE ALL INTERIOR LOT LINES AND 10' ON ALL REAR LOT LINES AND 5' BEHIND ALL STREET LINES EXCEPT AS SHOWN.



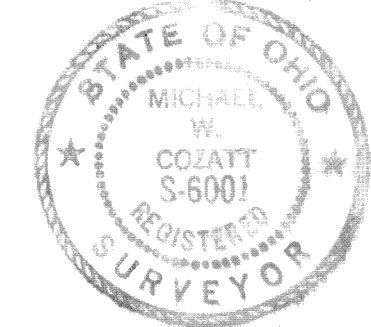
LEGEND:

- CONC. MONUMENT FOUND
- ▲ CONC. MONUMENT SET
- ⊥ 3/8" CAPPED PIN SET AT ALL LOT CORNERS.

SCALE: 1" = 100'



I DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE PREMISES AND PREPARED
THE ATTACHED PLAT AND THAT SAID
PLAT IS CORRECT AS SHOWN.



Michael W. Cozatt 7-06-87
MICHAEL W. COZATT, P.E. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 02387

CURVE DATA:

NO.	Δ	RAD.	L	LONG CHORD
1	88°25'44"	50.00	77.16	69.73 N47°24'50"W
2	88°25'44"	25.00	38.58	34.86 N47°24'50"W
3	88°25'44"	75.00	115.74	104.59 N47°24'50"W
4	44°31'06"	50.00	82.57	73.50 N44°06'27"E
5	44°31'06"	25.00	41.28	36.75 N44°06'27"E
6	44°31'06"	75.00	123.85	110.25 N44°06'27"E