

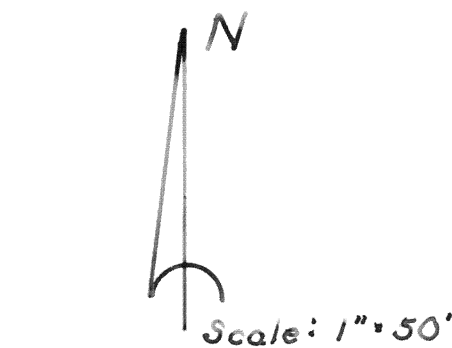
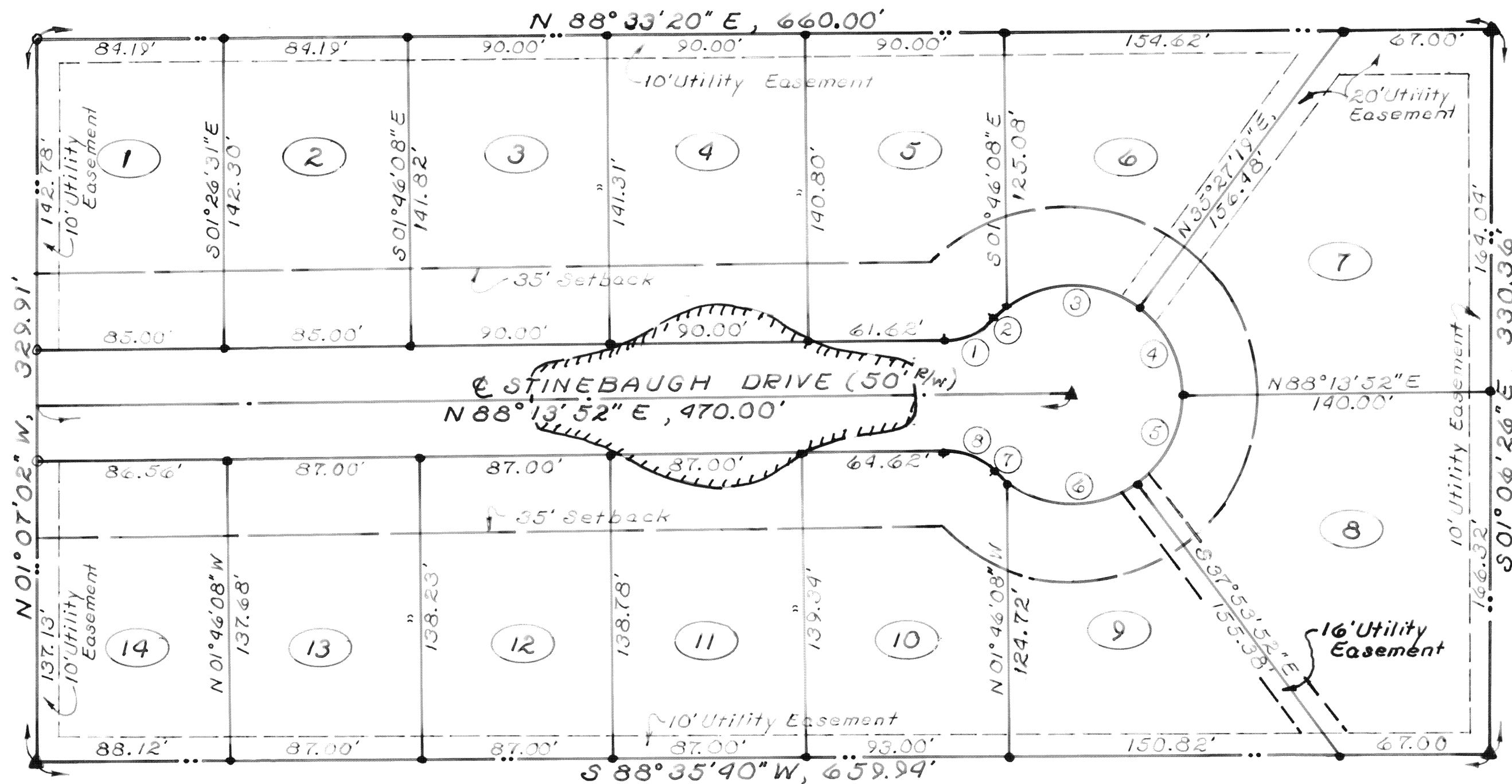
TIMBERLANE ESTATES

Subdivision of Outlot 80

McMurray's Subdivision

to the City of Wapakoneta,

Auglaize County, Ohio.



Curve#	Location	RADIUS	ARC	CHORD - BRG-LENGTH
1	R/W	30.00'	24.38'	N 69° 56' 51" E, 23.72'
2	R/W	50.00'	8.82'	N 46° 43' 08" E, 8.81'
3	R/W	50.00'	64.30'	N 88° 36' 52" E, 59.96'
4	R/W	50.00'	46.06'	S 28° 09' 24" E, 44.44'
5	R/W	50.00'	47.01'	S 25° 10' 00" W, 45.30'
6	R/W	50.00'	63.35'	S 88° 24' 07" W, 59.20'
7	R/W	50.00'	8.81'	N 50° 15' 00" W, 8.80'
8	R/W	30.00'	24.38'	N 68° 29' 06" W, 23.72'

- ▲ denotes Monument set
- denotes 5/8" Rebar set
- denotes Iron Pipe found

NOTE: Design calculations show that the area delineated as shown maybe subject to standing water for a short period of time (20 min.) during a heavy rain (10 yr. intensity)

DESCRIPTION

Being all of Outlot 80 in McMurray's Subdivision to the City of Wapakoneta, Auglaize County, Ohio and more particularly described as follows:

BEGINNING at an iron pin found at the northwest corner of said Outlot 80; thence N 88° 33' 20" E with the north line of said Outlot 80, 660.00 feet to a concrete monument set at the northeast corner of said Outlot 80; thence S 01° 06' 26" E with the east line of said Outlot 80, 330.36 feet to a concrete monument set at the southeast corner of said Outlot 80; thence S 88° 35' 40" W with the south line of said Outlot 80, 659.94 feet to a concrete monument set at the southwest corner of said Outlot 80; thence N 01° 07' 02" W with the west line of said Outlot 80, 329.91 feet to the PLACE OF BEGINNING containing 5.002 acres more or less and subject to all legal easements of record.

SURVEYOR'S CERTIFICATION

I hereby certify that this Plat is based on a true and accurate survey made by me or under my supervision in August, 1987, and that all the markers are or will be in place by six (6) months from the date of recording.

Richard D. Morrissey
Registered Surveyor LS 6478
KUCK and MORRISSEY, Inc.
Consulting Engineers & 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 3rd day of November, 1987.

WITNESS

Richard D. Morrissey
Ana M. Lee

OWNERS

Angela B. Bittley
Robert L. Carnean

ACKNOWLEDGEMENT

State of Ohio
Auglaize 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 3rd day of November, 1987.

MY COMMISSION EXPIRES
July 14, 1992

Ana M. Lee
NOTARY PUBLIC, AUGLAIZE COUNTY, OHIO

TIMBERLANE ESTATES

Sheet 2 of 2

RESTRICTIONS

All lots in this subdivision shall be used exclusively for single family, private dwelling house purposes and no such house shall be erected, placed or suffered to remain upon any lot which is more than two and one-half (2½) stories in height. No more than one such house shall be erected, placed or suffered to remain upon any lot.

No residential house shall be erected on any lot with the habitable living area of less than Fourteen Hundred (1400) square feet, exclusive of basements, open porches and garages. All residential houses must have a two (2) car attached private garage.

No residential house may be occupied until it is completed.

All residential houses shall be constructed of new material. No house whatsoever erected or manufactured elsewhere shall be permitted to be moved upon any lot.

No fence shall extend closer to the street than the front wall of the house.

No animals, livestock or poultry shall be kept or maintained on any part of said building lots, except ordinary household pets which do not constitute an annoyance or nuisance.

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.

No lot shall be used in any manner to explore for or to exploit any source of water, oil or other hydrocarbons, gravel, earth or earth substances or minerals of any kind.

No structure shall be erected on any lot in this subdivision until the plans and specifications have been approved, in writing, as to location, elevation, grade, size of structure and external design, by an architectural committee appointed by B&C Developments, the developers. The original committee shall consist of Gary L. Binkley, Robert L. Carmean and Richard D. Morrissey. In the event of the death or resignation of any member of the committee originally appointed, the remaining member or members of the committee shall have the power to appoint new members to fill the vacancies. In the event such architectural committee fails to approve or disapprove said plans and specifications within thirty (30) days after submission to them, then such approval shall not be required, provided the design is in harmony with similar structures in the subdivision and conforms to all other covenants, restrictions and conditions set forth herein.

The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered or annulled at any time upon the action, in writing, of the owners of a three-fourths 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 September 28, 1987.

James M. Keel
SECRETARY - PLANNING COMMISSION

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising this Plat and that this plat was filed for transfer in the Office of the Auglaize County Auditor this 3rd day of November, 1987,

Karen Schumann
AUDITOR - AUGLAIZE COUNTY, OHIO

6203

COUNTY RECORDER'S CERTIFICATE

Nº:

Received for recording in the Office of the Auglaize County Recorder this 3rd day of November, 1987, at 3:15 P.M. o'clock and recorded in Plat Cabinet A on Slides 339-340.

Fee: 43²⁰

Marilyn E. Schumann by Chris Lambert
RECORDER - AUGLAIZE COUNTY, OHIO Deputy