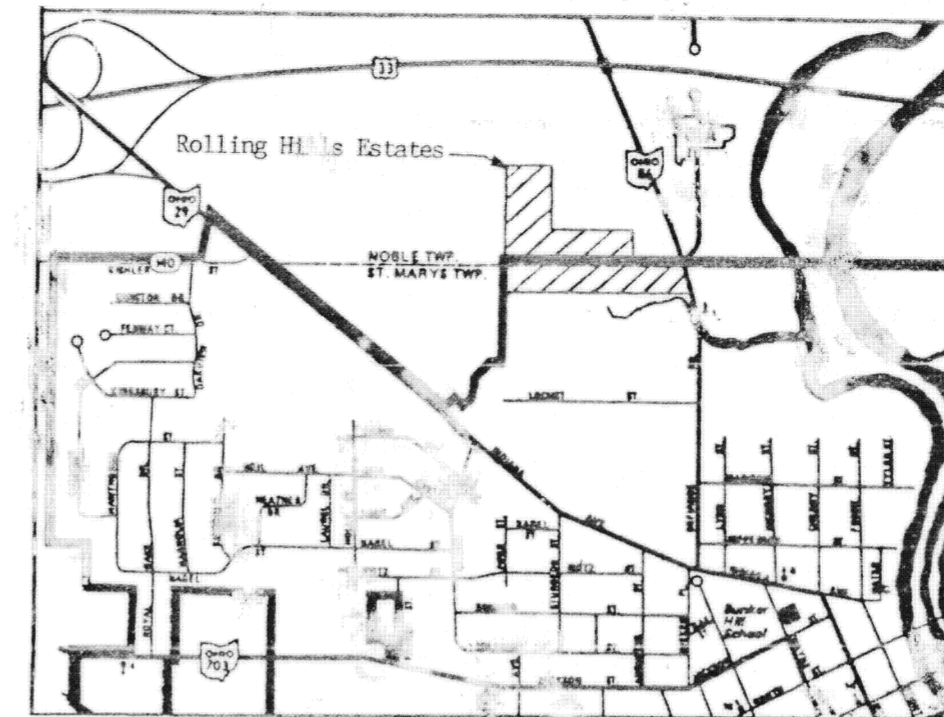


# ROLLING HILLS ESTATES

## FIRST ADDITION



LOCATION MAP NO SCALE

33	5 SOUTH	4 EAST	NOBLE
SECTION	TOWNSHIP	RANGE	CIVIL TOWNSHIP
4	6 SOUTH	4 EAST	ST. MARYS
SECTION	TOWNSHIP	RANGE	CIVIL TOWNSHIP
	AUGLAIZE	ST. MARYS	COUNTY
		CITY	

Curve	Radius	Delta	Arc	Chord
1	15.00'	69° 06' 13"	18.09'	N55° 22' 59" W 17.01'
2	15.00'	110° 53' 47"	28.03'	S34° 37' 02" W 24.71'
3	125.00'	45° 50' 12"	100.00'	N07° 00' 59" W 97.35'
4	125.00'	45° 04' 02"	98.32'	N01° 33' 53" W 97.81'
5	75.00'	90° 54' 14"	118.99'	N44° 26' 58" W 106.90'
6	75.00'	51° 23' 07"	67.26'	N08° 39' 43" E 65.03'
7	125.00'	02° 50' 32"	6.20'	N02° 23' 25" E 6.20'
8	125.00'	23° 56' 58"	52.25'	N15° 47' 10" E 51.87'
9	125.00'	24° 35' 37"	53.65'	N40° 03' 28" E 53.24'
10	15.00'	90° 00' 00"	23.56'	N02° 38' 44" W 21.21'
11	15.00'	90° 00' 00"	23.56'	N07° 21' 16" E 21.21'
12	125.00'	16° 48' 52"	36.68'	S29° 14' 18" E 36.55'
13	175.00'	05° 21' 54"	16.39'	S23° 30' 49" E 16.38'
14	175.00'	11° 26' 58"	34.97'	N31° 55' 13" W 34.91'
15	15.00'	127° 16' 57"	33.32'	S25° 59' 45" W 20.98'
16	15.00'	52° 01' 12"	13.62'	N64° 21' 11" W 13.16'
17	50.00'	49° 21' 58"	43.08'	N63° 01' 30" W 41.76'
18	50.00'	61° 00' 40"	53.24'	N61° 47' 03" E 50.76'
19	50.00'	61° 00' 40"	53.53'	S00° 36' 31" W 51.01'
20	50.00'	55° 09' 15"	48.13'	S57° 28' 14" E 46.29'
21	50.00'	57° 10' 00"	49.89'	N46° 12' 02" W 47.83'
22	15.00'	52° 01' 12"	13.62'	N60° 37' 26" E 13.16'
23	125.00'	02° 48' 53"	6.14'	N08° 13' 47" E 6.14'
24	125.00'	17° 14' 20"	37.61'	N78° 12' 10" E 37.47'
25	15.00'	72° 46' 16"	19.05'	S74° 01' 52" E 17.80'
26	125.00'	19° 31' 27"	42.60'	N27° 53' 01" W 42.39'
27	125.00'	18° 56' 44"	41.33'	N08° 38' 55" W 41.16'
28	75.00'	38° 28' 11"	50.36'	N18° 24' 39" W 49.42'
29	15.00'	52° 01' 12"	13.62'	N28° 30' 04" E 13.16'
30	50.00'	57° 02' 20"	49.78'	N24° 19' 29" E 47.70'
31	50.00'	56° 27' 55"	49.28'	S32° 25' 30" E 47.51'
32	50.00'	58° 17' 22"	50.87'	N09° 48' 12" E 48.70'
33	50.00'	55° 53' 36"	48.78'	N33° 06' 14" E 46.86'
34	50.00'	56° 21' 12"	49.18'	N23° 01' 10" W 47.22'
35	15.00'	52° 01' 12"	13.62'	N25° 11' 05" W 13.16'
36	100.00'	38° 28' 11"	67.14'	N18° 24' 39" W 65.89'
37	100.00'	32° 34' 56"	56.87'	N73° 20' 46" E 56.10'
38	100.00'	51° 23' 07"	89.68'	N26° 58' 41" E 86.71'
39	100.00'	90° 54' 14"	158.56'	N44° 26' 58" W 142.53'
40	150.00'	16° 48' 52"	44.02'	N29° 14' 18" W 43.86'

Situated in the Southeast Quarter of Section 33, Township 5 South, Range 4 East, Noble Township, and the Northeast Quarter of Section 4, Township 6 South, Range 4 East, St. Marys Township, Auglaize County, Ohio and being part of the 10.37 Acre Tract and part of the 7.00 Acre Tract as described in Auglaize County Deed Records Volume 218, Page 414 and being more particularly described as follows:

Commencing at an iron pin at the southeast corner of Section 33;

thence North 88° 53' 51" West 235.29 feet along the south line of said Section 33 to a point on the former centerline of State Route 115;

thence South 19° 35' 40" East 106.35 feet along said former centerline to a concrete monument at the southeast corner of a 3.25 acre tract as described in Auglaize County Deed Records Volume 73, Page 629, said monument also being the TRUE POINT OF BEGINNING for the tract described herein;

thence continuing South 19° 35' 40" East 267.31 feet to a concrete monument at the southeast corner of said 10.37 acre tract;

thence North 89° 36' 05" West 609.21 feet along the south line of said 10.37 acre tract to a point on the approximate centerline of an open ditch;

thence North 49° 37' 39" West 110.36 feet along said approximate centerline to a point;

thence North 39° 19' 37" West 267.31 feet along said approximate centerline to a point;

thence North 36° 18' 48" West 215.06 feet along said approximate centerline (crossing the section line at 108.80 feet) to a point;

thence North 52° 21' 16" East 80.00 feet to an iron pin;

thence North 37° 38' 44" West 50.00 feet to an iron pin;

thence to the left with a curve having a radius of 15.00 feet, a central angle of 90° 00' 00", an arc distance of 23.56 feet, and a chord bearing North 07° 21' 16" East 21.21 feet to an iron pin;

thence North 52° 21' 16" East 50.00 feet to an iron pin;

thence South 37° 38' 44" East 1.90 feet to a concrete monument at the southwest corner of the tract as described in Deed Volume 728, Page 898;

thence South 88° 07' 30" East 324.83 feet along the south line of said tract to a concrete monument;

thence North 89° 38' 13" East 200.00 feet to a concrete monument at the northwest corner of the 0.45 acre tract as described in Deed Volume 174, Page 640;

thence South 00° 00' 33" East 330.10 feet (crossing the section line at 225.15 feet) to a concrete monument at the southwest corner of said 0.45 acre tract;

thence South 89° 59' 07" East 290.02 feet to the point of beginning containing 8.087 acres (7.075 acres in Section 33 and 1.012 acres in Section 4), more or less, 0.123 acres being State Route 115 right-of-way with a net area of 7.964 acres and being subject to all legal highways and easements of record.

## SURVEYORS 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 October 21, 1988.

The above tract contains 8.027 acres of land and is divided into 24 lots and numbered on the plat.

Building setback lines, utility easements, lot dimension, and setbacks are as shown on the plat.

10-26-88  
Date

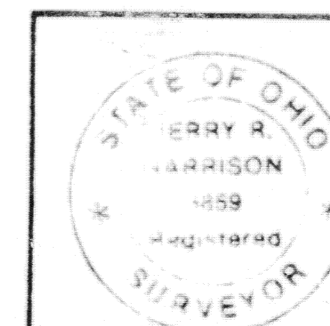
*Gerrit R. Harrison*  
Registered Surveyor #6859

NOTE: PROPOSED MONUMENTS ARE TO BE SET AFTER FINAL GRADING OF LOTS IS COMPLETED.

## LEGEND

- IRON PIN SET #3 REBAR 30" LONG W/ SURVEYORS CAP.
- ⊕ EXISTING MONUMENT AS SHOWN, REPLACED WITH CONCRETE MONUMENT.
- ⊙ 6" φ x 30" DEEP CONCRETE MONUMENT SET.

REVISION: CHANGED PLAT TO SHOW  
BOUNDARIES OF FIRST ADDITION  
ALONG WITH DESCRIPTION. LJB 12-8-88



PLAT FOR ROLLING HILLS ESTATES  
FIRST ADDITION ST. MARYS, OHIO

FOR:

GARY HALBERT

GARRISON CONSULTING ENGINEERS  
GREENVILLE, OHIO

DATE:

10-21-88

DRWN. BY:

LJB

DRWG. NO.

10020

## RESTRICTIONS

No horse, cow, hog, goat, or smaller animal shall be kept or maintained on any lot or lots in this subdivision nor shall any chicken yard or smaller facility be maintained thereon.

No excavation for stone, gravel, or earth shall be made on any lot in this subdivision except for walls, basements, or cellars of dwellings or for landscaping and drainage purposes unless required by the City of St. Marys.

No well for the production of, or from which there may be produced, oil or gas shall be drilled or operated on the premises, nor shall any machinery, appliance or structure be placed, operated, or maintained thereon in connection with such activities.

Easements and right-of-way are reserved in and over such of said lots as shown on said plat, for the construction, operation, and maintenance of poles, wire conduits and the necessary and proper attachments in connection therewith 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 liability to 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 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, basement, 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 owner shall keep the premises free from weeds, trash, and miscellaneous materials which may detract from 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 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.

The 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 subdivision.

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 not effect any of the other provisions, which shall remain in force and effect.

No buildings or obstacles shall be placed anywhere in the existing ditch easement as shown on said plat.

## 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 ROLLING HILLS ESTATES to the CITY OF ST. MARYS, OHIO and do hereby certify that the said plat is a true representation of the same.

Gary R. Halbert  
OWNER

Sandra R. Halbert  
OWNER

## ACKNOWLEDGEMENT

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 forgoing instrument to be their own free act and deed.

In testimony whereof, I have affixed my hand and seal this 17<sup>th</sup> day of January, 1989.

STEVEN C. OPPERMAN  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires June 28, 1989

Steven C. Opperman  
Notary Public in and for said County of Auglaize and State of Ohio,

## PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of St. Marys, Ohio, at the meeting of JANUARY 17, 1989.

J. D. Brookhart  
Secretary Planning Commission

## CERTIFICATE OF ACCEPTANCE

An acceptable bond, sufficiently secured, or certified check or irrevocable letter of credit 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 bond.

J. D. Brookhart  
Director of Public Service

1-17-89  
Date

## COUNTY AUDITORS CERTIFICATE

I hereby certify that there are no unpaid taxes on this land comprising the ROLLING HILLS ESTATES to the CITY OF ST. MARYS, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 18 day of Jan, 1989.

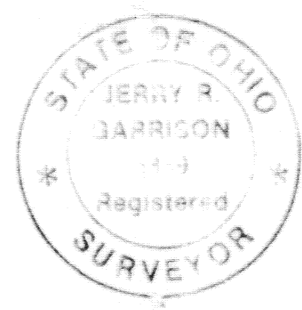
Walter Schumann  
Auditor

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## COUNTY RECORDERS CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 18 day of January, 1989 at 8:33 o'clock and is recorded in Plat A, Page 308-9. Fee Paid 43.00.

Margaret E. Schumann  
Recorder

	RESTRICTIONS AND DEDICATION FOR ROLLING HILLS ESTATES		
	FOR: <u>GARY HALBERT</u>		
	GARRISON CONSULTING ENGINEERS GREENVILLE, OHIO		
	DATE: <u>10-21-88</u>	DRAWN BY: <u>L.J.B.</u>	DWG. NO. <u>1C02</u>