

All interior lot corners shall be monumented in accordance with Minimum Boundary Standards for the State of Ohio.



(IN FEET)
1 inch = 40 ft.



LEGEND

- ☐ Railroad Spike (found)
- ☒ Iron Pin (found)
- ☒ 5/8" x 30" re-rod (set)
- ☐ Railroad Spike (set)



GORDON L. GEESLIN, PS
August, 1993

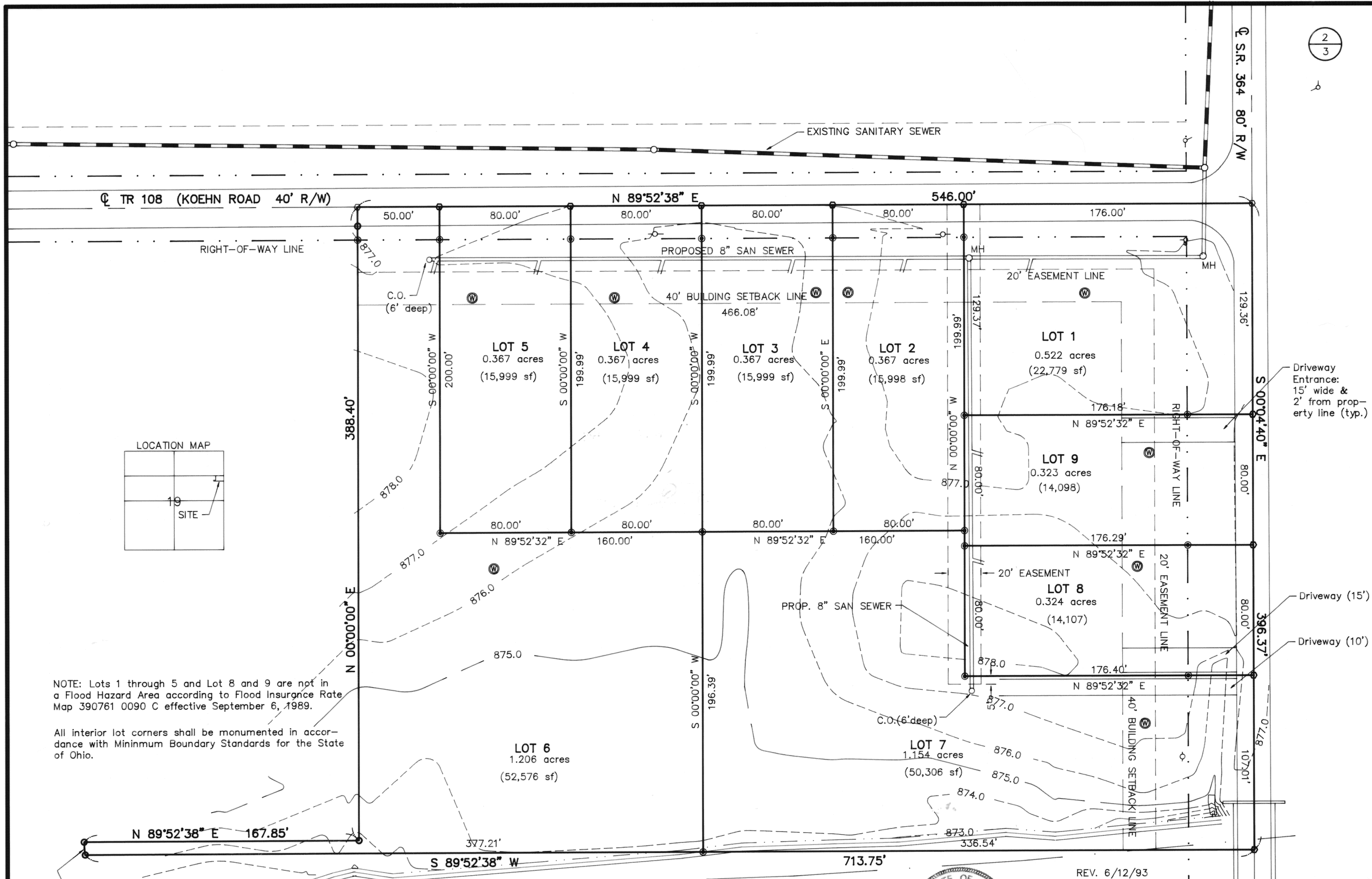
**GORDON GEESLIN
LAND SURVEYING**

810 E. Market Street
Celina, Ohio 45822
(419) 586-6155

Country Acres Subdivision

Part of the Northeast Quarter of
Section 19, T-6-S, R-4-E, St. Marys Township,
Auglaize County, Ohio

August 1993 ZONED "R-1"
40' REAR YARD REQ. DWG. # _____



NOTE: Lots 1 through 5 and Lot 8 and 9 are not in a Flood Hazard Area according to Flood Insurance Rate Map 390761 0090 C effective September 6, 1989.

All interior lot corners shall be monumented in accordance with Minimum Boundary Standards for the State of Ohio.

OWNER/DEVELOPER
NORT FRANK
156 E. SPRING ST.
ST. MARYS, OHIO

Gordon L. Geeslin
GORDON L. GEESLIN, PS
August, 1993

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TOPOGRAPHIC SURVEY

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Country Acres Subdivision

DESCRIPTION

Being a part of the South Half of the Northeast Quarter of Section 19, T-6-S, R-4-E, St. Marys Township, Auglaize County, Ohio and more particularly described as follows:
Beginning at a railroad spike (found) at the centerline in-tersection of Koehn Road and State Route 364, also being the northeast corner of the south half of the northeast quarter of said Section 19;
thence S 89°52'38"W along the centerline of said Koehn Road and the north line of south half of the said northeast quarter for a distance of 546.00 feet to a rail-road spike (found);
thence S 00°00'00"W for a distance of 388.40 feet to an iron pin (found);
thence S 89°52'38"W for a distance of 167.85 feet to an iron pin (found);
thence S 04°35'49"E for a distance of 8.00 feet to an iron pin (found);
thence N 89°52'38"E for a distance of 713.75 feet to a p-k nail (found) in the centerline of State Route 364 and the east line of the south half of the northeast quart-er of said Section 19;
thence N 00°04'40"W along said centerline of State Route 364 and the aforesaid east line, for a distance of 396.37 feet to the Place of Beginning, containing therein 5.001 acres more or less.

Gordon L. Geeslin
Gordon Geeslin, PS 5372 OH



COVENANTS AND RESTRICTIONS

All lots included in the Country Acres Subdivision are here-by made subject to the following additional covenants and restrictions which are intended for the protection and ben-efit of all lot owners, shall be enforceable by all lot owners, each shall be binding upon all owners, or persons, firms or corporations claiming under them:

1. All lots are restricted to single family residential use only. Only one (1) single family dwelling unit and one (1) storage shed shall be built on any one lot.
2. No buildings shall exceed two (2) stories in height.
3. No part of any building shall be constructed on any easement and all buildings or other structures placed upon any lot shall be built within the set back lines as shown on the plat and as otherwise stated in these covenants set forth.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage shed, cage, or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently.
5. No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than five square feet, advertising the property for sale or rent.
6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they or not kept, bred, or maintained for any commercial purpose.

7. Fuel oil storage tanks (of any type, buried or other-wise), are prohibited. Propane tanks must be buried.
8. No structure or any part thereof, except a prebuilt storage shed, shall be moved upon any lot, nor shall used or salvaged material be used on the exterior of any dwell-ing or other buildings.
9. No business, industry, manufacturing, farming, or other noxious or offensive activity shall be carried out on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. The front of any residential or other building or structure constructed on any lot shall not be constructed closer to the street than the set back line as shown on the plat.
11. All roof water and footer tiles are to be installed in storm tile only. (roof drains must be tied into storm tile).
12. The owner of any lot or lots shall complete all exterior construction of any building within one (1) year after con-struction of same is is commenced.
13. The owner of any lot or lots shall complete grass seed-ing of the entire lot not later than one (1) year after occu-pancy of any residence constructed thereon.
14. The owner of any lot or lots shall complete all land-scaping around any residence constructed thereon no later than two (2) years after occupancy of the home.
15. Multi-family dwellings of any kind are not permitted.
16. Until June 1, 2001, the dedicators of this plat reserve the right to approve the architectural design, including elev-ations, landscaping and finish lot grade, of all buildings which are placed upon any lot or lots prior to commence-ment of any construction. No person shall commence con-struction upon any lot or lots without the dedicator's, their heirs, successors or assigns, prior approval, nor shall any lot owner change the approval. The dedicators may also amend or extend this provision by deed restrictions for the individual lots.

These restrictions may, at any time, be altered, amend-ed, changed or eliminated by the written agreement of all (100%) of the total number of lots within Country Acres Sub-division. Any such written agreement shall be signed by said owners, witnessed and acknowledged in the manner required for deeds executed in the State of Ohio, and, filed for record in the Office of the Recorder of Auglaize County, Ohio.

DEDICATION

We, the undersigned owners of the land shown hereon, do hereby dedicate the utility easements as shown or mentioned, to the public forever:

WITNESS: *Emily L. Geeslin* *Teresa C. Leisher*
TERRACE PARK LIMITED PARTNERSHIP: *Anthony J. ...*

ACKNOWLEDGEMENT

STATE OF OHIO §
COUNTY OF AUGLAIZE
Before me, a Notary Public in and for the County and State aforesaid, personally appeared *Terrace Park Limited Partnership by Frank & Mackenzie Reed Estates, Inc. It's General Partner, by*
It's Secretary & Board member, owners of the land shown hereon, and acknowledged the signing of the foregoing instrument to be their free act and deed.
IN TESTIMONY WHEREOF, I have affixed my hand and seal on this 15th day of Sept, 1993.
Emily L. Geeslin
Notary Public (Comm. Expires 9-2-97)

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of St. Marys hereby certifies that the above plat was approved by said Commission on the 21st day of September, 1993.
Michael Weadock
Michael Weadock, Secretary

COUNTY ENGINEER'S APPROVAL

Approved this 14 day of September, 1993 by the Auglaize County Engineer's Department.
Douglas Reinhart
Douglas Reinhart, County Engineer

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 23 day of September, 1993.
Fee: 64.80
Karyn Schumann
Karyn Schumann, County Auditor

RECORDER'S CERTIFICATE

Number: 7541
Filed for record in the Auglaize County Recorder's Office on this 23 day of September, 1993 at 1:46 pm and recorded in Plat Cabinet C, Page 65-67.
Marlene Schumann *cx*
Marlene Schumann, County Recorder

GORDON GEESLIN
LAND SURVEYING

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PLAT OF

Country Acres Subdivision

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DWG. # _____