

# Traverse Data

Traverse Line	Bearing	Distance
A	S. 01°-44'-44" E.	20.00'
B	N. 01°-44'-44" W.	20.00'
C	S. 01°-44'-44" E.	20.00'
D	N. 01°-44'-44" W.	20.00'

## LOT DEDICATION

9.178 Acres

## STREET DEDICATION

0.385 Acres

## DETENTION BASIN DEDICATION

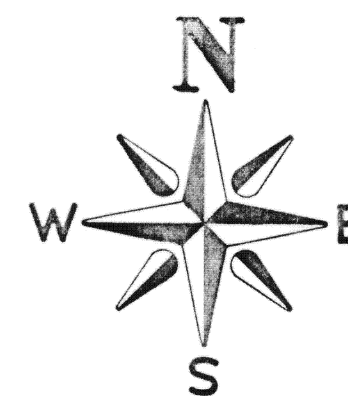
0.233 Acres

# Brewfield Subdivision

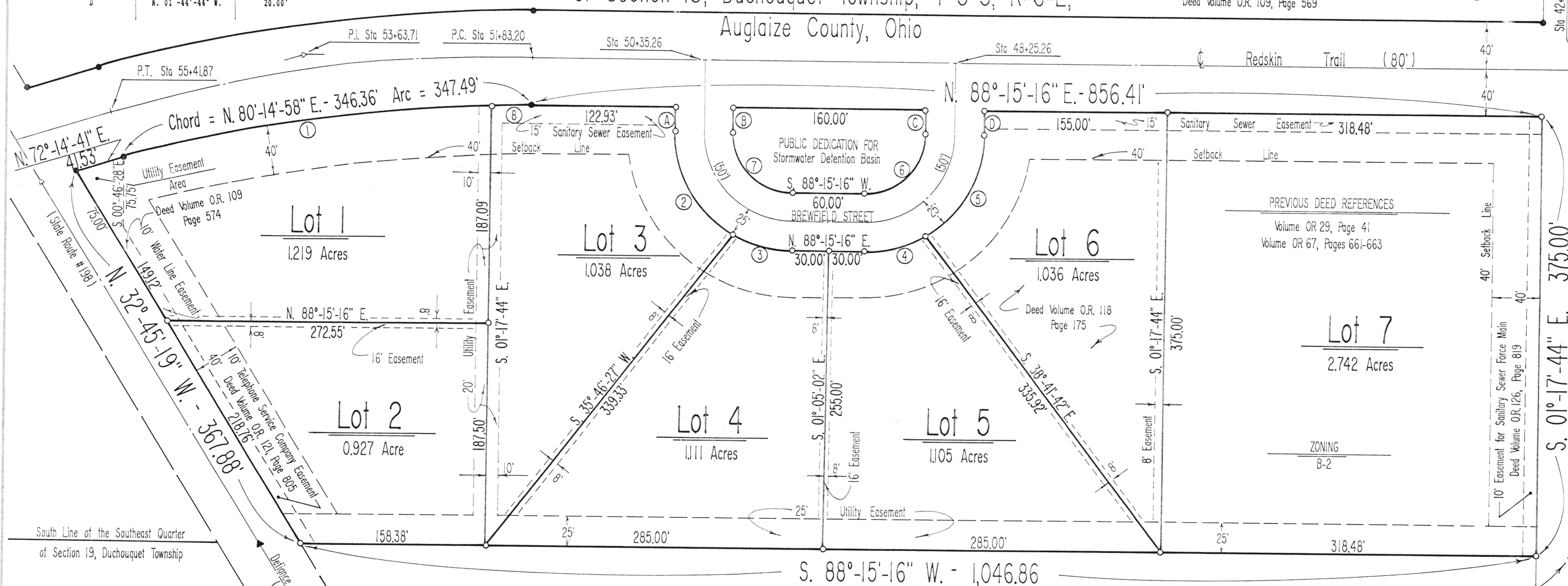
Part of the East Half of the Southeast Quarter  
of Section 19, Duchouquet Township, T-5-S, R-6-E,  
Auglaize County, Ohio

## REDSKIN TRAIL DEDICATION DEED REFERENCES

Deed Volume O.R. 109, Page 571  
Deed Volume O.R. 109, Page 569



Sta 42+96.47 Redskin Trail  
(State Route #501)



## Scale

## Description

## Dedication

## Curve Data

Curve No.	Radius	Arc Length	Chord Bearing	Chord Length
1	1,243.61'	315.42'	N. 79°-30'-39" E.	314.58'
2	100.00'	103.23'	S. 31°-19'-12" E.	98.71'
3	100.00'	53.85'	S. 76°-19'-12" E.	53.20'
4	100.00'	52.51'	N. 73°-12'-44" E.	51.91'
5	100.00'	104.57'	N. 28°-12'-44" E.	99.87'
6	50.00'	78.54'	S. 43°-15'-16" W.	70.71'
7	50.00'	78.54'	N. 46°-44'-44" W.	70.71'
8	1,243.61'	32.07'	N. 87°-30'-56" E.	32.07'

## Legend

- △ P.K. Nail (found)
- Iron Pin (found)
- Iron Pin (sei)
- ▲ Railroad Spike (found)

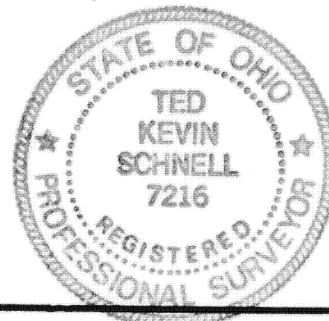
Being a tract of land located in the East half of the Southeast Quarter of Section 19, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and more particularly described as follows:

Commencing at a Railroad Spike located at the Southeast Corner of the Southeast Quarter of said Section 19, Duchouquet Township; thence S. 88°-15'-16" W. along the South line of Section 19 for a distance of 30.00 feet to an iron pin on the Westerly R/W line of Lincoln Avenue and the PLACE OF BEGINNING; thence continuing S. 88°-15'-16" W. along the South line of Section 19 for a distance of 1,046.86 feet to an iron pin on the Easterly R/W of Defiance Street; thence N. 32°-45'-19" W. along the Easterly R/W of Defiance Street for a distance of 367.88 feet to an iron pin on the Southerly R/W of Redskin Trail; thence N. 72°-14'-41" E. along the Southerly R/W of Redskin Trail for a distance of 41.53 feet to an iron pin; thence along a curve to the Right for a distance of 347.49 feet to an iron pin, said curve having a chord bearing N. 80°-14'-58" E. and chord distance of 346.36, Curve Data:  $\Delta = 16^\circ-00'-35"$  Radius (R) = 1,243.61', Tangent (T) = 174.89'; thence N. 88°-15'-16" E. along the Southerly R/W of Redskin Trail for a distance of 856.41 feet to an iron pin on the Westerly R/W of Lincoln Avenue; thence S. 01°-17'-44" E. along the Westerly R/W of Lincoln Avenue for a distance of 375.00 feet to an iron pin and the PLACE OF BEGINNING. Containing in all 9.796 Acres of land subject to 0.385 Acre for Street Right-of-Way Public Dedication, and 0.233 Acre for Stormwater Detention Basin Public Dedication, and all other legal easements, reservations and restrictions as shown or which existed prior to this dedication.

## Surveyor's Certification

I do hereby certify that this plat is based on a true and accurate survey performed by me, and that all monumentation of property corners are, or will be set in place within 60 days from the date of the recording of this Plat.

Ted K. Schnell  
Ted K. Schnell  
Professional Engineer #51963  
Professional Surveyor # 7216



Know by all men by these presents:

We, the undersigned owners of the described tract of land, have caused the area of land encompassed to be platted as shown; and to dedicate the land contained within the street and stormwater detention basin areas as shown for the use and benefit of the public forever. All easements for the installation of utilities and services shall be free and clear of any other permanent features, and shall have the established widths and locations as shown on the plat. In witness thereof the undersigned owners have hereunto signed their names on this

30th day of March, 1994.

Witness:

*Barbara Arnett* Owners: *Thomas R. Freytag*  
*Charles D. Stienecker* *Charles Stienecker*

## Acknowledgement

State of Ohio  
Auglaize County ss:

Before me a Notary Public in and for said State and County, personally appeared a Mr. Thomas R. Freytag, and a Mr. Charles D. Stienecker, of Brewfield Doctors Development, owners, and acknowledged the signing of this Plat to be of their own free act and deed. In witness whereof, I hereunto set my hand and seal

on this 30th day of March, 1994. My commission expires

Sept 18, 1995.

*Mary Lou Hume*  
Notary Public, Auglaize County

MARY LOU HUME  
Notary Public, State of Ohio  
My commission expires Sept 18, 1995

TOLERANCES (EXCEPT AS NOTED)	REVISIONS	Brewfield Subdivision Plat		
DECIMAL	NO.	DATE	BY	
±	1			
FRACTIONAL	2			
±	3			
ANGULAR	4			
±	5			
DRAWN BY Kevin Schnell		SCALE 1" = 60'	MATERIAL	
CHK'D		DATE 5/91	DRAWING NO.	
TRACED		APP'D		



# Covenant of Restrictions

1) **PURPOSE:** These covenants and restrictions are for the benefit of all lot owners and are to be binding upon all parties and all persons claiming title to said lots for a period of 25 years from the actual date of Recording with the Auglaize County Recorder, and then from then on shall be automatically be extended for successive periods of 10 years unless by a majority vote of the lot owners it is agreed upon to change or alter the stated covenants in whole or in part.

The conditions, limitations, and restrictions set forth herein shall be considered part of any deed, contract, lease, or any other type of instrument relating to any lot located within this subdivision without being incorporated therein, and the acceptance of any deed, contract, lease, or any other type of 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 all persons claiming title to said lots.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants or restrictions either to restrain violations or to recover damages. Invalidation of any one of these covenants or restrictions by judgement or court order in no way effects any of the other provisions which shall remain in force and effect.

2) **BUILDING REQUIREMENTS:** All buildings or structures situated on these lots shall meet all local (City of Wapakoneta), and federal (State of Ohio), building codes. No structure of a temporary nature, trailer, basement, tent, shack, garage, barn, or other type of outbuilding shall be used on any lot situated within this subdivision except for the storage of materials and equipment for the construction of the main building or structure. All such temporary buildings for actual construction shall be removed from the premises immediately following the building's completion.

Prior to the commencement of the construction or alteration of all buildings or structures, enclosures, fences, loading docks, parking facilities, storage yards, or any other type of permanent improvement, the property owner shall first submit his site plans and specifications to Brewfield Doctor's Development (a Partnership) for its written approval. Said approval shall be given within 30 days following submittal. All other type of permanent or temporary outbuildings, sheds, or storage buildings located on any lot shall also have the approval of Brewfield Doctor's Development.

3) **UTILITY EASEMENTS:** All easements and rights-of-ways, either existing or created by the platting of this subdivision, shall be reserved in and over said lots as shown on the subdivision plat, for the purpose of the construction, operation, and maintenance of utility poles, conduits, and the necessary attachments in connection therewith. The use of utilities shall include electric, natural gas, storm sewers, sanitary sewers, water lines, telephone lines, or for any other quasi public utility or function maintained, furnished, or supplied in any method above or below ground elevation. Said easement areas as shown of the plat of the subdivision may be used by utility companies as the circumstances may require without incurring any liability to the lot owners of the subdivision for damages to sod, shrubbery, or any other surface improvement. All utilities, as much as possible and as conditions permit, shall be installed underground. Location, depths, and documentation of "as built" prints for said underground utilities shall be filed with Brewfield Doctor's Development, and the City of Wapakoneta for permanent record.

4) **WELLS AND MINING:** There shall be no excavation for stone, sand, gravel, or other earthen materials upon any lot situated within this subdivision except for the construction of footers, basements, walls, or for the placement of utility service lines, drainage and sewage pipes, or for landscaping purposes unless required by the City of Wapakoneta.

No well for the production of, or from which may be produced, oil and natural 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.

5) **SIGNS:** No billboards and/or signs other than those to identify the Name, Products, or Business of the person(s) or firm(s) occupying the premises shall be permitted, except in the case of real estate for sale or lease signs. The plans and specifications for the construction, installation, or alteration of all outdoor signing shall be first submitted to Brewfield Doctor's Development, its successors and assigns for final approval.

6) **OCCUPANCY:** If, after the expiration of one year from the date of execution of a contract for the sale of any lot within this subdivision, any purchaser has not in good faith begun the construction of a building or structure, Brewfield Doctor's Development retains the option to rescind such contract for purchase, and shall refund the original purchase price in full, without interest, and regain possession of said land.

7) **SETBACK REQUIREMENTS:** All buildings or structures shall be located no closer than 40 feet of any public or private street. All such buildings and structures shall also be located no closer than 20 feet from side and rear property lines.

8) **PARKING AREAS:** All parking areas shall become either concrete or asphalt surface within 90 days of the final completion of the building or structure, weather and season permitting. All parking areas shall be located no closer than 10 feet from all side property lines, and no closer than 25 feet from the rear property lines. These 10 and 25 foot strip buffer areas shall be grassed landscaped. Adequate sized parking lots shall be designed to provide total off-street parking. Parking shall not be permitted on either the Redskin Trail roadway, or on Brewfield Street.

9) **LIVESTOCK:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of the lots situated within this subdivision excepting domestic pets such as dogs and/or cats provided they are not kept, bred or maintained in any commercial manner which may disturb or disrupt the wellbeing of the subdivision. Kennels shall be strictly forbidden.

10) **SANITARY SEWAGE:** All lots situated within this subdivision shall have its sanitary sewerage disposed of into the City of Wapakoneta's sanitary sewage system.

11) **WATER:** All lots situated within this subdivision shall be serviced with treated public water from the City of Wapakoneta.

12) **MISCELLANEOUS:** No lot situated within this subdivision shall be used or maintained as a dumping ground for rubbish, trash, wastes, automobiles and trucks, or any other type of refuse disposal site. Garbage and all other wastes produced from all lots shall be placed into sanitary containers.

No noxious or offensive activity shall be carried on or upon any lot situated within this subdivision, nor shall anything be performed which may be or become a nuisance to adjoining lot owners, or adjacent subdivisions in the neighborhood.

Provisions for drainage shall be requested from all lot owners situated within this subdivision to direct all of their surface runoff overflow water into catch basins or into storm sewers provided and shall be incorporated into the landscaping of the lot. The natural flow of stormwater runoff upon all lots shall not interrupt upstream flows due to development unless special design provisions are made to accommodate the natural overland flow of stormwater runoff water.

## Planning Commission Approval

Approval of this of this Plat is hereby by given by the Planning Commission of the City of Wapakoneta, on the 30<sup>th</sup> day of March, 19 94.

John E. Shultz  
Secretary, Wapakoneta Planning Commission  
CHAIRMAN

## County Auditor's Certificate

I do hereby certify that there are no unpaid taxes on this land comprising this Plat, and that this Plat was filed with me for transfer in the Office of the Auditor of Auglaize County, Ohio, on this 31<sup>st</sup> day of March, 19 94.

Karen Schuman  
Auditor, Auglaize County, Ohio

## County Recorder's Certificate

102252

Received for recording in the office of the Auglaize County Recorder. This Plat shall be filed for permanent recording on this 31 day of March, 19 94, at 2:15 P.M. o'clock. This Plat shall be permanently filed in Plat Cabinet "C", on slides 79 and 80.

Marlene E. Schuman AB  
Recorder, Auglaize County, Ohio

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			Brewfield Subdivision Plat		
	NO.	DATE	BY	City of Wapakoneta, Ohio		
DECIMAL	1	3/28/94	KS	DRAWN BY KEVIN SCHWEL	SCALE	MATERIAL
±	2				None	
FRACTIONAL	3			DATE	5/91	DRAWING NO.
±	4					
ANGULAR	5			TRACED	APP	
±						