

### Centerline Curve Data

Curve #1      Curve #2

Delta = 38°-56'-02"      Delta = 38°-28'-11"

Radius = 100.00'      Radius = 100.00'

Tangent = 35.35'      Tangent = 34.89'

External = 6.06'      External = 5.91'

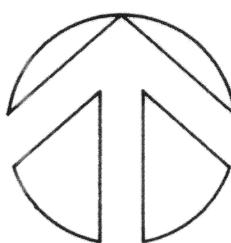
Length = 67.95'      Length = 67.14'

Degree of Curve = 57°-17'-45"      Degree of Curve = 57°-17'-45"

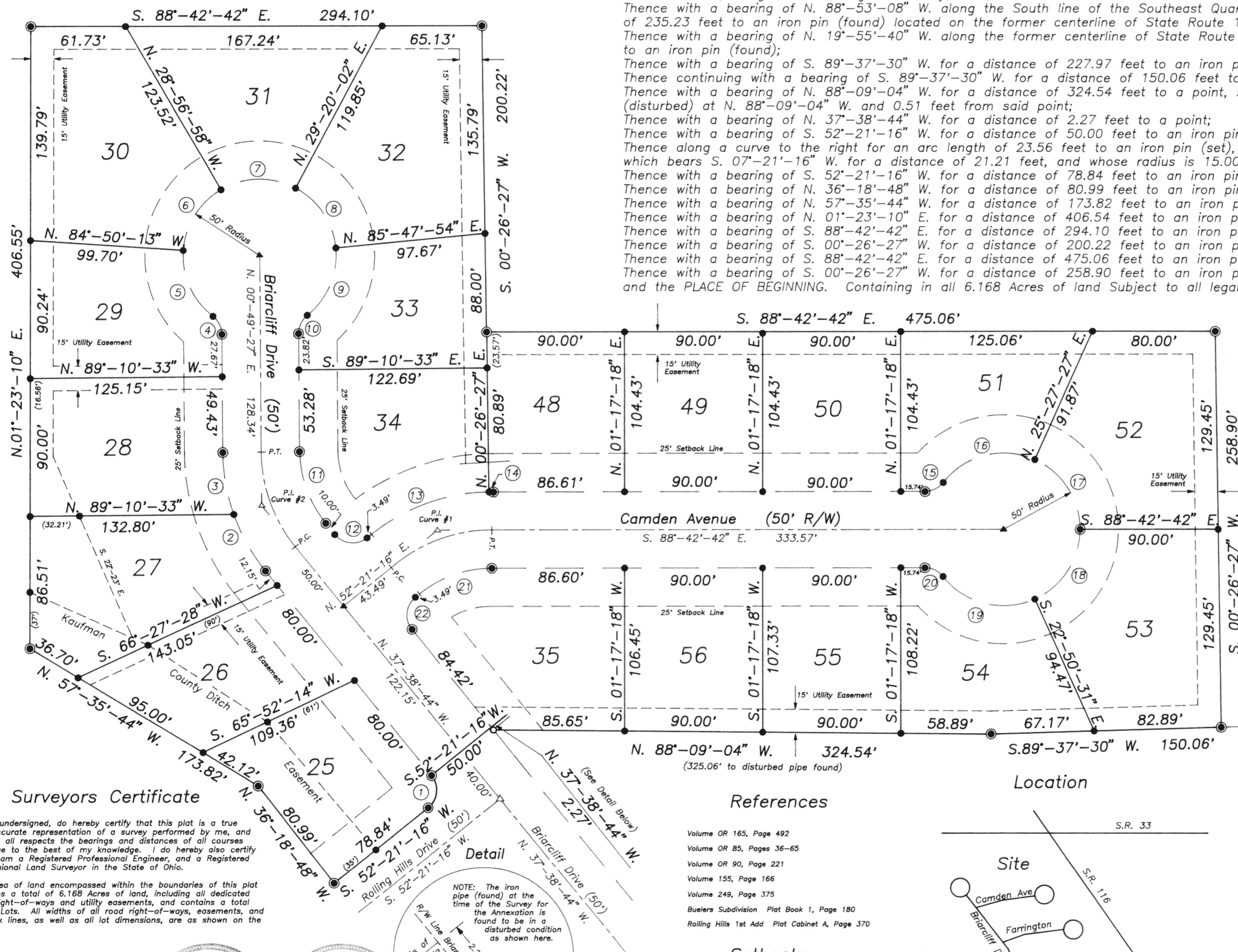
### Legend

- Iron Pin set
- Iron Pin found
- ▲ Railroad Spike set
- △ Railroad Spike found
- ◎ Concrete Monument set

# Rolling Hills Estates, 2nd Addition



Situated in the Southeast Quarter of Section 33,  
Noble Township, Town-5-South, Range-4-East,  
Auglaize County, Ohio

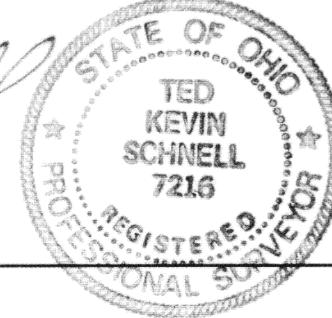


### Surveyors Certificate

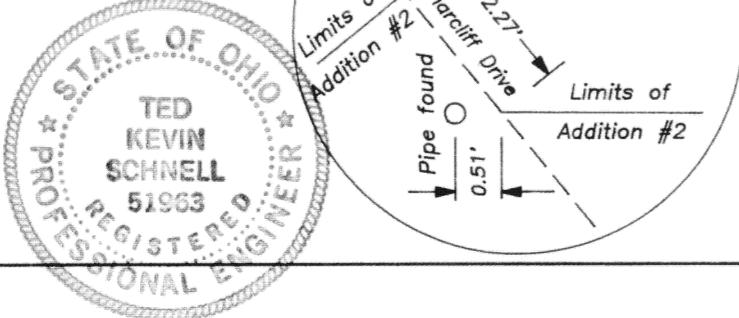
I, the undersigned, do hereby certify that this plat is a true and accurate representation of a survey performed by me, and that in all respects the bearings and distances of all courses are true to the best of my knowledge. I do hereby also certify that I am a Registered Professional Engineer, and a Registered Professional Land Surveyor in the State of Ohio.

The area of land encompassed within the boundaries of this plat contains a total of 6.168 Acres of land, including all dedicated road right-of-ways and utility easements, and contains a total of 20 Lots. All widths of all road right-of-ways, easements, and setback lines, as well as all lot dimensions, are as shown on the Plat.

*Ted K. Schnell*



Ted K. Schnell  
Professional Engineer  
Professional Surveyor



Ted K. Schnell  
Professional Engineer  
Professional Surveyor

### References

- Volume OR 165, Page 492  
Volume OR 85, Pages 36-65  
Volume OR 90, Page 221  
Volume 155, Page 166  
Volume 249, Page 375  
Buelers Subdivision Plat Book 1, Page 180  
Rolling Hills 1st Add Plat Cabinet A, Page 370

### Setbacks

All frontage setbacks shall be 25 feet measured from right-of-way line of the street.

All side yard setbacks shall be a minimum of 8 feet measured perpendicular from the property line.

Commencing at an iron pin (found) located at the Southeast Corner of the Southeast Quarter of Section 33, Noble Township, Town-5-South, Range-4-East, Auglaize County, Ohio; Thence with a bearing of N. 88°-53'-08" W. along the South line of the Southeast Quarter of said Section 33 for a distance of 235.23 feet to an iron pin (found) located on the former centerline of State Route 116; Thence with a bearing of N. 19°-55'-40" W. along the former centerline of State Route 116 for a distance of 245.96 feet to an iron pin (found); Thence with a bearing of S. 89°-37'-30" W. for a distance of 227.97 feet to an iron pin (set) and the PLACE OF BEGINNING; Thence continuing with a bearing of S. 89°-37'-30" W. for a distance of 150.06 feet to an iron pin (found); Thence with a bearing of N. 88°-09'-04" W. for a distance of 324.54 feet to a point, said point referenced by an iron pipe (disturbed) at N. 88°-09'-04" W. and 0.51 feet from said point; Thence with a bearing of N. 37°-38'-44" W. for a distance of 2.27 feet to a point; Thence with a bearing of S. 52°-21'-16" W. for a distance of 50.00 feet to an iron pin (set); Thence along a curve to the right for an arc length of 23.56 feet to an iron pin (set), said curve to the right containing a chord which bears S. 07°-21'-16" W. for a distance of 21.21 feet, and whose radius is 15.00 feet; Thence with a bearing of S. 52°-21'-16" W. for a distance of 78.84 feet to an iron pin (set); Thence with a bearing of N. 36°-18'-48" W. for a distance of 80.99 feet to an iron pin (set); Thence with a bearing of N. 57°-35'-44" W. for a distance of 173.82 feet to an iron pin (set); Thence with a bearing of N. 01°-23'-10" E. for a distance of 406.54 feet to an iron pin (set); Thence with a bearing of S. 88°-42'-42" E. for a distance of 294.10 feet to an iron pin (set); Thence with a bearing of S. 00°-26'-27" W. for a distance of 200.22 feet to an iron pin (found); Thence with a bearing of S. 88°-42'-42" E. for a distance of 475.06 feet to an iron pin (set); Thence with a bearing of S. 00°-26'-27" W. for a distance of 258.90 feet to an iron pin (set) and the PLACE OF BEGINNING. Containing in all 6.168 Acres of land Subject to all legal easements.

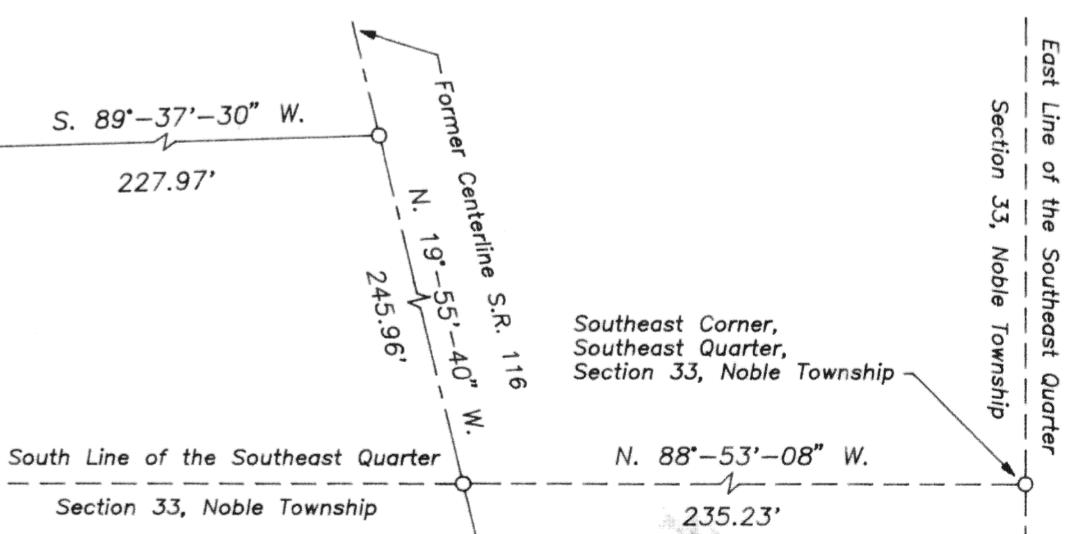
### Graphic Scale

1" = 50'



### Curve Table

| Curve Number | Radius | Arc Length | Chord Bearing     | Chord Distance |
|--------------|--------|------------|-------------------|----------------|
| 1            | 15'    | 23.56'     | S. 07°-21'-16" W. | 21.21'         |
| 2            | 125'   | 42.61'     | N. 27°-52'-47" W. | 42.41'         |
| 3            | 125'   | 41.32'     | N. 08°-38'-41" W. | 41.13'         |
| 4            | 15'    | 13.62'     | N. 25°-11'-08" W. | 13.16'         |
| 5            | 50'    | 49.18'     | N. 23°-00'-59" W. | 47.22'         |
| 6            | 50'    | 48.77'     | N. 33°-06'-25" E. | 46.86'         |
| 7            | 50'    | 50.86'     | S. 89°-48'-28" E. | 48.70'         |
| 8            | 50'    | 49.27'     | S. 32°-26'-02" E. | 47.30'         |
| 9            | 50'    | 49.78'     | S. 24°-19'-16" W. | 47.75'         |
| 10           | 15'    | 13.62'     | S. 26°-50'-03" W. | 13.16'         |
| 11           | 75'    | 50.36'     | S. 18°-24'-39" E. | 49.42'         |
| 12           | 15'    | 23.56'     | S. 82°-38'-44" E. | 21.21'         |
| 13           | 125'   | 83.09'     | N. 71°-23'-53" E. | 81.57'         |
| 14           | 125'   | 1.85'      | S. 89°-08'-06" E. | 1.85'          |
| 15           | 15'    | 13.62'     | N. 65°-16'-39" E. | 13.16'         |
| 16           | 50'    | 66.49'     | N. 77°-21'-47" E. | 61.70'         |
| 17           | 50'    | 57.45'     | S. 31°-37'-37" E. | 54.34'         |
| 18           | 50'    | 57.48'     | S. 34°-13'-23" W. | 54.37'         |
| 19           | 50'    | 66.45'     | N. 74°-46'-01" W. | 61.67'         |
| 20           | 15'    | 13.62'     | N. 62°-42'-06" W. | 13.16'         |
| 21           | 75'    | 50.97'     | S. 71°-49'-23" W. | 49.99'         |
| 22           | 15'    | 23.56'     | S. 07°-21'-16" W. | 21.21'         |



| Subdivision Plat                   |          |       |
|------------------------------------|----------|-------|
| Rolling Hills Estates 2nd Addition |          |       |
| REVISIONS                          | DRAWN BY | SCALE |
| NO.                                | DATE     | BY    |
| 1                                  |          |       |
| 2                                  |          |       |
| 3                                  |          |       |
| 4                                  |          |       |
| 5                                  |          |       |
|                                    | CHK'D    | DATE  |
|                                    | TRACED   | APP'D |
|                                    |          | OF    |

## Restrictive Covenants

- (1) No horse, cow, hog, goat, or smaller animal(s) shall be kept or maintained on any lot or lots in this subdivision nor shall any chicken yard or smaller facility be maintained thereon.
- (2) 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 or drainage purposes unless required by the City of St. Mary's.
- (3) 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.
- (4) Easements and right-of-way are reserved in and over said lots as shown on the 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 systems designed for the conveyance of gas, water, heat, electricity, telephone, or any 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 circumstance requires without incurring any liability to property owners for damages to sod, shrubbery, or other surface improvements.
- (5) The City of St. Mary's 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 in the subdivision, 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.
- (6) 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.
- (7) No structure of a temporary nature, trailer, basement, tent, shack, garage, barn, or other type of 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.
- (8) 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 changes in said covenants in whole or in part.
- (9) No buildings or obstacles shall be placed anywhere in the existing open ditch easement, known and recorded as the "Kaufman Ditch" with the Auglaize County Commissioners and the Auglaize County Engineer. Said Kaufman Ditch is a permanently maintained channel by said authorities.
- (10) The conditions, limitations, and restrictions set forth shall be considered part of any deed, contract, lease, or instrument relating to any lot in this subdivision, without being explicitly express or incorporated within, 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.
- (11) Enforcement of these covenant of restrictions 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.
- (12) 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.

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

*Rolling Hills Terminal Partnership*  
*Steven Hallermann President*

Owner

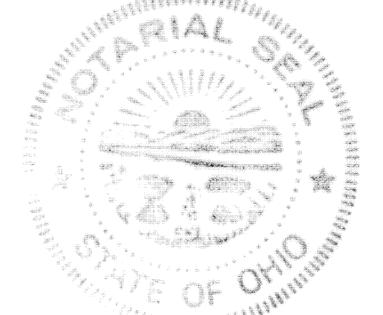
*6-6-94*  
Date

## Acknowledgement

Before me, a Notary Public in and for said County of Auglaize, State of Ohio, personally appeared the above signed owner and acknowledges the signing of the foregoing instrument to be their own free act and deed. In testimony whereof, I have affixed my hand and seal on this 6<sup>th</sup> day of June 1994.

*Steven C. Opperman*

STEVEN C. OPPERMAN Notary Public in and for said County of  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires June 29, 1994  
Auglaize, and State of Ohio.



## Planning Commission Approval

This plat is hereby approved by the Planning Commission of the City of St. Mary's, Ohio, at the meeting held on the date of the 15<sup>th</sup> day of June, 19 93.

*Mark A. Wadsworth*  
Secretary of Planning Commission  
City of St. Mary's, Ohio

## Certificate of Acceptance

An acceptable bond, sufficiently secured, or a certified check or irrevocable letter of credit has been posted, which is available to the City of St. Mary's, Ohio, 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.

*Mark A. Wadsworth* 6-6-94  
Director of Public Service Date

## County Auditor's Certificate

I do hereby certify that there are no unpaid taxes on this land which encompasses the extent of this plat, known as ROLLING HILLS SECOND ADDITION, to the CITY OF ST. MARY'S, OHIO, and that this plat was filed for transfer in the Office of the Auglaize County Auditor on this 8 day of June, 19 94.

*Karen Schumann, A.A.*  
Auglaize County Auditor

## County Recorder's Certificate

This plat has been received for recording purposes in the Office of the Auglaize County Recorder on this 9 day of June, 19 94, at 8:10 AM o'clock AM, and is officially recorded in Plat Book C, Page(s) 81-82. Fee Paid \$ 43.20.

*Marilyn E. Schumann, A.R.*

Auglaize County Recorder

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