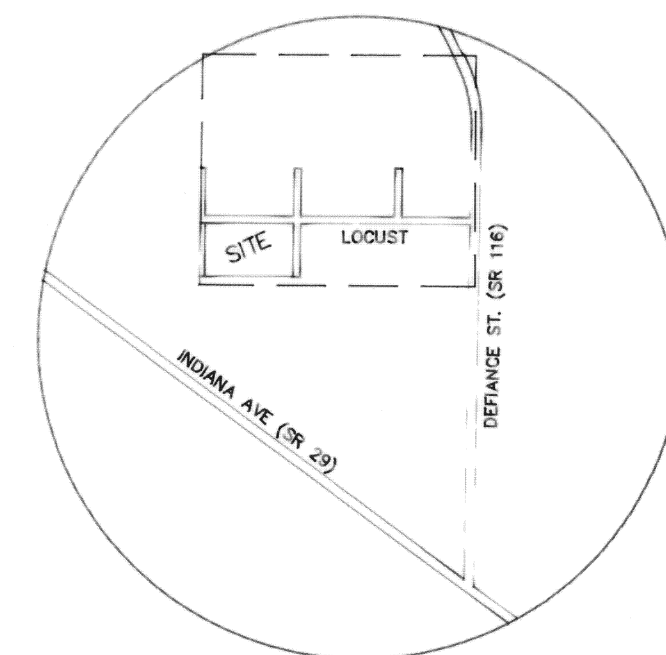
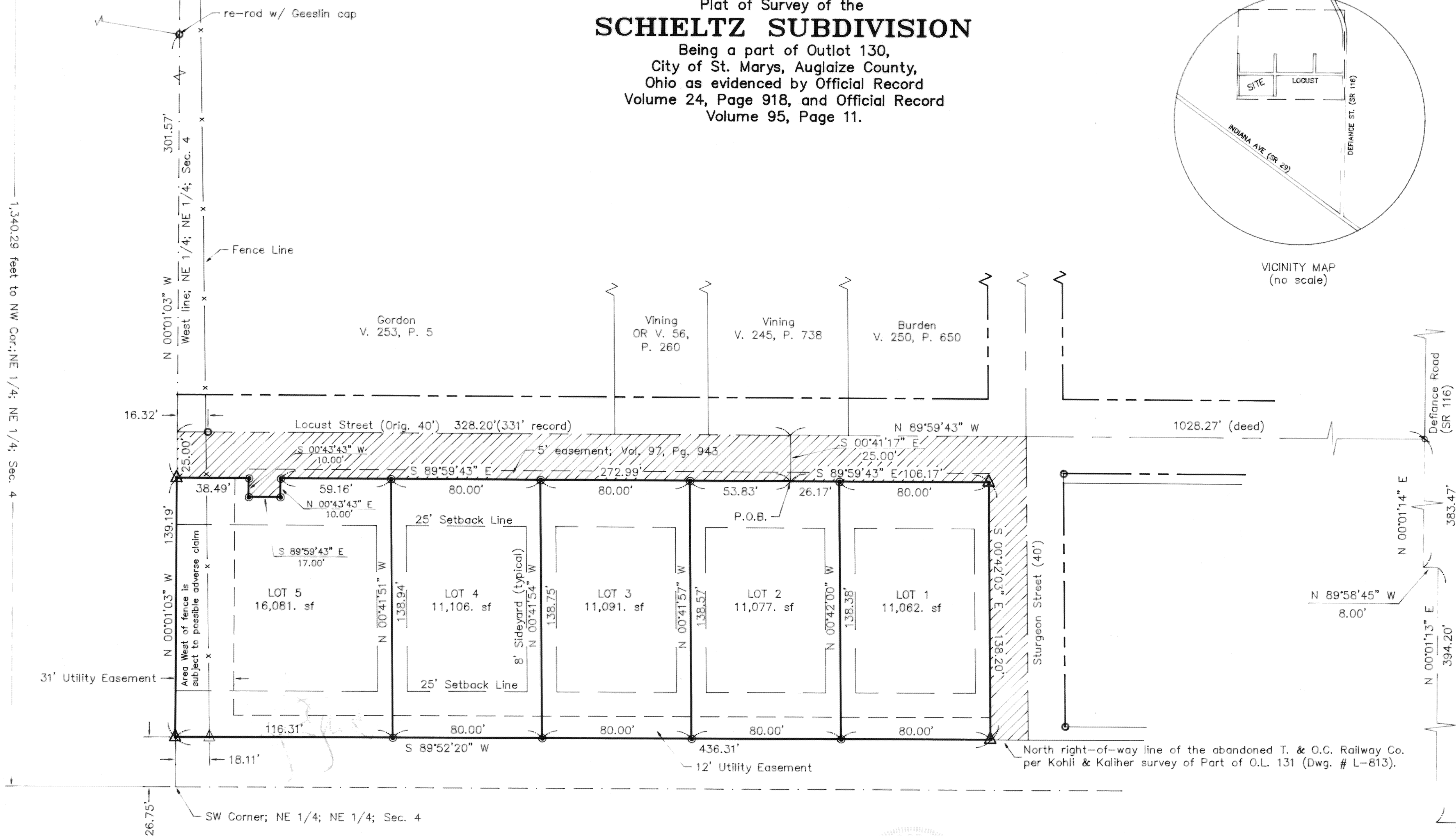


Plat of Survey of the SCHIELTZ SUBDIVISION

Being a part of Outlot 130,
City of St. Marys, Auglaize County,
Ohio as evidenced by Official Record
Volume 24, Page 918, and Official Record
Volume 95, Page 11.

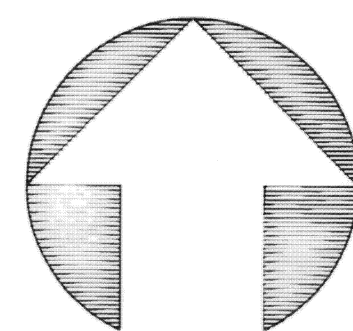


VICINITY MAP
(no scale)



LEGEND

- IRON PIPE (unless otherwise shown) (found)
- 5/8" RE-ROD W/CAP (set)
- △ CONCRETE MONUMENT (found)
- ⊗ P-K NAIL (found)
- ▨ DENOTES AREA OF STREET RIGHT-OF-WAY DEDICATED PER THIS PLAT.
- △ CONCRETE MONUMENT (set)



NORTH

GRAPHIC SCALE



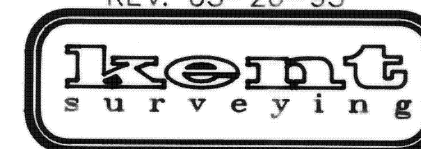
(IN FEET)
1 inch = 40 ft.



James M. Kent, PS 6792 OH
Kent Surveying
1750 Bellefontaine Street
Wapakoneta, OH 45895
(419) 738-5677

Reference is hereby made to the following:
*Kohli & Kaliher Dwg. # L-813 (1986)
*Stimmel & Assoc. Dwg. # 64-5066 (1964)
*Kent Surveying; Bk. H-831 (superceded) (1992)
*T. Steinke, File # 79-753 (1979)
Basis of bearings per City of St. Marys survey of
NE 1/4; NE 1/4; Sec. 4

01-10-95
REV. 03-20-95



Lawrence J. Schieltz
Part of O.L. 130
St. Marys, OH
Dwg #1651-A
CAD - shitsub

SCHIELTZ SUBDIVISION

DESCRIPTION

Being a part of the Northeast quarter of the Northeast quarter of Section 4, T-6-S, R-4-E, St. Marys Township, City of St. Marys, Auglaize County, Ohio, bounded on the North by the centerline of Locust Street, bounded on the East by the centerline of Sturgeon Street, bounded on the South by the North right-of-way line of the abandoned T. & O.C. Railroad and bounded on the West by the West line of the Northeast quarter of the Northeast quarter of said Section 4 containing therein 1.71 acres more or less. It being the intention of the owner of the above described land to subdivide said land, and create Lots 1, 2, 3, 4 and 5, as shown hereon, the outer boundary of said Lots being more particularly described as follows:

Commencing at the centerline intersection of Madison and Defiance Street in said City; thence N 00° 01' 13" E, along the centerline of Defiance Street, for a distance of 394.20 feet to a point; thence N 89° 58' 45" W, for a distance of 8.00 feet to a point; thence, continuing along the centerline of Defiance Street, N 00° 01' 14" E, for a distance of 383.47 feet to a p-k nail (found) at the centerline intersection of Defiance and Locust Streets; thence N 89° 59' 43" W, along the centerline of said Locust Street, for a distance of 1,028.27 feet to a point; thence S 00° 41' 17" E, for a distance of 25.00 feet to the PLACE OF BEGINNING;

thence S 89° 59' 43" E, for a distance of 106.17 feet to a concrete monument (set);

thence S 00° 42' 03" E, for a distance of 138.20 feet to a concrete monument (set);

thence S 89° 52' 20" W, passing through a concrete monument (found) at a distance of 418.20 feet, for a total distance of 436.31 feet to the West line of the Northeast quarter of the Northeast quarter of said Section 4 and a concrete monument (set);

thence N 00° 01' 03" W, along said West line, for a distance of 139.19 feet to a concrete monument (set);

thence S 89° 59' 43" E, for a distance of 38.49 feet to a 5/8" re-rod w/cap (set);

thence S 00° 43' 43" W, for a distance of 10.00 feet to a 5/8" re-rod w/cap (set);

thence S 89° 59' 43" E, for a distance of 17.00 feet to a 5/8" re-rod w/cap (set);

thence N 00° 43' 43" E, for a distance of 10.00 feet to a 5/8" re-rod w/cap (set);

thence S 89° 59' 43" E, for a distance of 272.99 feet to the PLACE OF BEGINNING, containing therein 1.383 acres, and subject to easements and restrictions of record. The remaining portion of that land not a part of the above described boundary of Lots 1, 2, 3, 4 and 5 shall be dedicated public street right-of-way as hereinafter set forth.

JAMES M. KENT, PS 6792 OH

COVENANTS AND RESTRICTIONS

- 1. All lots shall be used for residence purposes and nothing shall be permitted on any premises in said subdivision which may become detrimental to a good neighborhood.
- 2. No residential structure shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garages, is less than 1200 square feet; if such residential structure exceeds one story in height, the habitable floor area of the first floor shall contain at least 800 square feet.
- 3. Building plans and specifications and a site plan (including landscaping) shall be submitted to Lawrence J. Schieltz or his assigns for his (their) approval prior to the start of construction or installation. Said plans and specifications shall be delivered to Lawrence J. Schieltz at his home address which is presently 590 Locust Street, St. Marys, Ohio 45885. In the event that the above named fail to approve or disapprove said plans and specifications within fifteen (15) days, then approval shall not be required provided the design is in harmony with other structures in the development and conforms to all other covenants, restrictions and conditions herein set forth.

- 4. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the plat.
- 5. At no time shall anyone be allowed to store trash cans or bags of garbage anywhere on the exterior of their property where it can be seen by others, except for days of regular scheduled pick-up.
- 6. All houses shall be landscaped within one year from the date of their completion in the manner approved by the developer. Yards are to have a finished grade, and are to be seeded within six (6) months from the date the houses are completed.
- 7. All driveways shall be paved with concrete, and off street parking for not less than two (2) motor vehicles shall be provided. Any exception to this restriction must be approved in writing by the developer.
- 8. All residences shall have at least a 2 car garage, 24' (min.) in width, and provide a pedestrian door in addition to the overhead door(s) which shall have automatic opener(s).
- 9. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites, and all persons claiming under them. Changes can be made by a 3/5 majority vote of the land owners after all the lots have been sold by the developer.
- 10. Should any one or more of the foregoing restrictions, covenants, or conditions, at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
- 11. 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 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 easement shall be parallel with and adjacent to the new property lines.

Lawrence J. Schieltz
Developer

DEDICATION

I, the undersigned owner of the land shown hereon, do hereby dedicate the street right-of-way and utility easements as shown or mentioned to the public forever.

WITNESS: John Duncan
OWNER: Lawrence J. Schieltz

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF AUGLAIZE
Before me, a Notary Public in and for the County and State aforesaid, personally appeared the above signed owner of all of the land shown hereon, and acknowledged the signing of the foregoing instrument to be his free act and deed.
IN TESTIMONY WHEREOF, I have affixed my hand and seal on this April 26th day of April, 1995.

Steven C. Opperman
Notary Public
My Commission Expires June 29, 1999

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 February, 1995

Michael Weadock
Secretary

CERTIFICATE OF ACCEPTANCE

I hereby certify that the above plat was approved and that street right-of-way and easements dedicated thereon, and that all public improvements have been installed, inspected and accepted by the City of St. Marys.

Michael Weadock
Director of Public Service and Safety

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 27th day of April, 1995.

Fee: Karen Schumann, County Auditor

RECORDER'S CERTIFICATE

Number: 400004
Filed for record in the Auglaize County Recorder's Office on this 27th day of April, 1995, at 4:15 p.m., and recorded in Plat Cabinet C
Page 94-95

Marlene Schumann
County Recorder

04-18-95
kent
surveying
Lawrence J. Schieltz
Part of O.L. 130
St. Marys, OH
Dwg #1651-A
CAD - shitsub