

GeorgeTown Estates PHASE 1

Part of the northwest quarter of
Section 33, Duchouquet Township,
T-5-S, R-6-E, City of Wapakoneta,
Auglaize County, Ohio.

GENERAL NOTES

- * The subject parcel is not within the confines of a Flood Hazard Area per F.I.R.M. #390023, Panel 0105 C, effective September 6, 1989.
- * Permanent markers shall be placed at all property corners in accordance with "Minimum Boundary Standards" per the Ohio Administrative Code.
- * A three (3') foot easement on each side of all interior property lines is hereby granted for utility purposes.
- * Sidewalks shall be installed by the owner in compliance with the City of Wapakoneta rules and regulations.

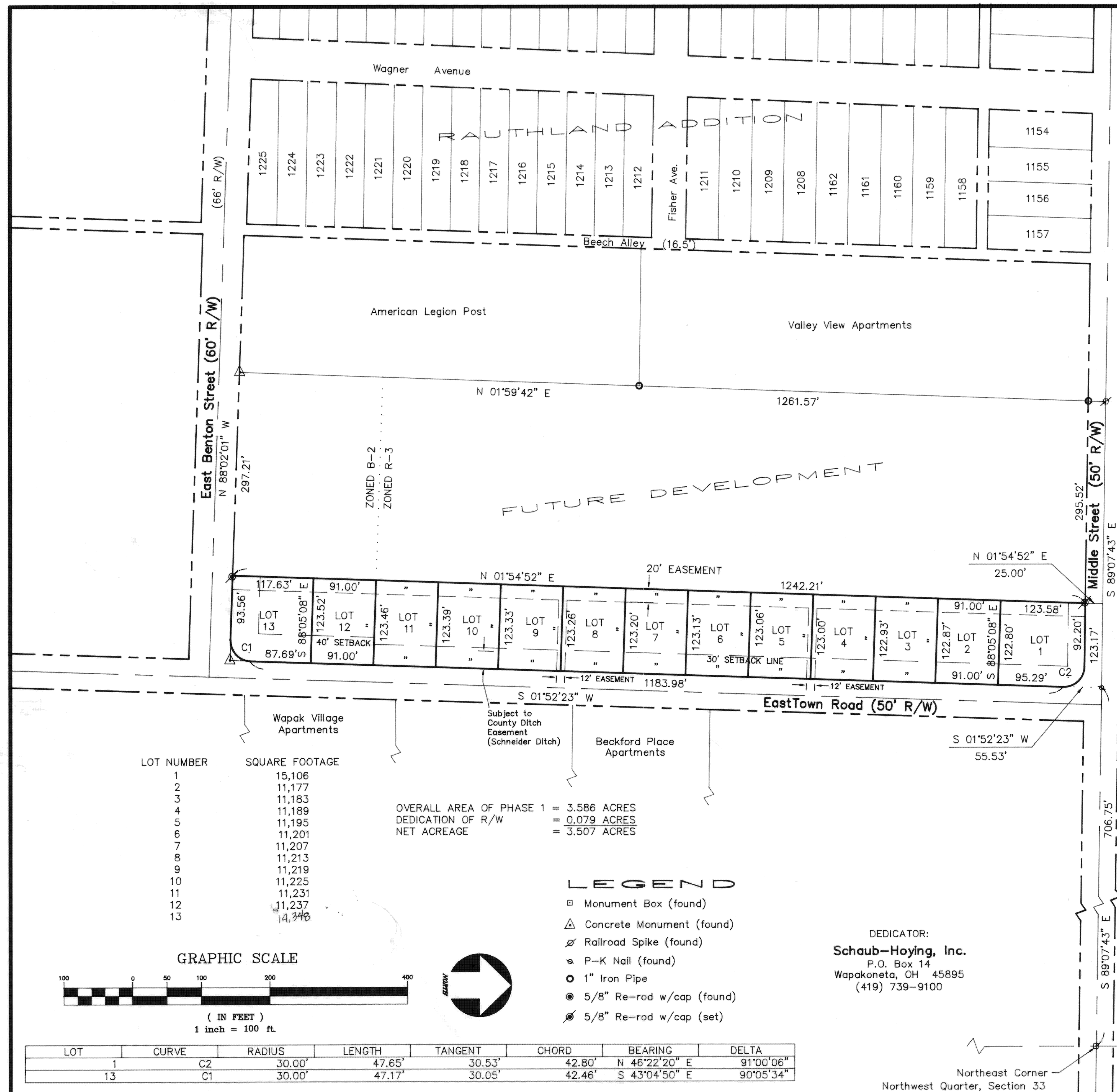
James M. Kent
James M. Kent, PS 6792 OH

July 15, 1995

James M. Kent
surveying

SCHAUB-HOYING, INC.
GeorgeTown Estates
Phase 1

Dwg. #2172pp



GeorgeTown Estates PHASE 1

Part of the northwest quarter of
Section 33, Duchouquet Township,
T-5-S, R-6-E, City of Wapakoneta,
Auglaize County, Ohio.

DESCRIPTION

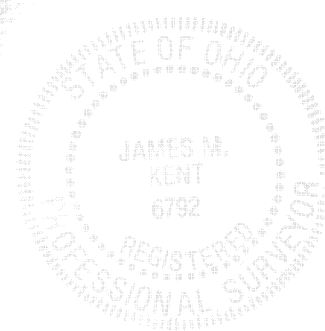
Commencing at the northeast corner of the northwest quarter of Section 33, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio; thence N 88° 07' 43" W, along the North line of said northwest quarter and the legal centerline of Middle Street, for a distance of 706.75 feet to a p-k nail (found) and the PLACE OF BEGINNING for the tract herein described;

thence S 01° 52' 23" W, for a distance of 1,269.56 feet to a concrete monument found at the intersection of the westerly right-of-way line of EastTown Road and the northerly right-of-way line of East Benton Street;

thence, N 88° 02' 01" W, along said northerly right-of-way line of East Benton Street, for a distance of 123.61 feet to a 5/8" re-rod w/cap (set);

thence, N 01° 54' 52" E, (passing through a 5/8" re-rod w/cap set on the southerly right-of-way line of Middle Street at a distance of 1,242.21 feet) for a total distance of 1,267.21 feet to the centerline of said Middle Street;

thence, S 88° 07' 43" E, along the centerline of said Middle Street, for a distance of 123.17 feet to the PLACE OF BEGINNING, containing therein 3.586 acres.



JAMES M. KENT, PS 6792 OH

COVENANTS AND RESTRICTIONS

- 1) The living space above grade for a one-story dwelling exclusive of open porches and garages, erected upon said above described lots, shall be not less than 1,500 total square feet, and not more than 2,400 square feet. The dwelling unit must be completed within a six (6) month period from the start of construction.
- 2) No noxious or offensive activity shall be carried on or upon any lot in said above-described plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 3) No permanent accessory building shall be placed upon any lot.
- 4) These covenants and restrictions and limitations shall be binding on all parties hereto and all owners of lots in said plat for a period of ten (10) years from this date, after which time, such covenants and restrictions and limitations shall automatically extend for successive periods of one (1) year unless an instrument in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change said covenants, restrictions and limitations in whole, or in part, which agreement shall specifically enumerate the change thereof.
- 5) No owner of any Lot shall interfere with the designed flow of surface water through drainage swales or drainage pipes on his/her lot.
- 6) Enforcement of the terms of these restrictions shall vest in each of the Lot owners of this development. Said Lot owners may, at their discretion, join together to enforce any and all the terms of this agreement.
- 7) All easements as shown on the plat are reserved for utilities, both present and future.
- 8) No fence shall be erected on any lot in this subdivision without express written approval of the Developer or its assignee. Any application for the construction of a fence shall show the location, height and type of material and if approved and built shall be properly maintained at all times.

9) No television, radio or other type of external antenna or receiving dish shall be installed on any lot without the express written approval of the developer or its assignee.

10) In the event that there is invalidation of any one of these covenants, restrictions or limitations by judgement or order of any court of competent jurisdiction, the same shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

11) No structure including the main residence, and garage, shall be erected on any lot in the subdivision until the plans and specifications have been approved, in writing, as to location, grade, elevation, size of structure and external design, by an architectural committee appointed by Schaub/Hoying Incorporated, the developer. The original committee shall consist of Earl Schaub, Thomas Hoying and Lucille Hoying.

In the event of the death or resignation of any member originally appointed, the remaining member or members of the committee shall have the power to appoint new members to fill the vacancies.

In the event the architectural committee fails to approve or disapprove said plans and specifications within thirty (30) days after being submitted to them in proper form, then such approval shall not be required provided the design is in harmony with similar structures in the development and conforms to all other covenants, restrictions and conditions set forth herein.

12) These protective covenants are in addition to any applicable City of Wapakoneta building and zoning requirements and the more restrictive of the two shall prevail.

DEDICATION

We, the undersigned owners of the land shown hereon, do hereby dedicate the utility easements and street right-of-way as shown hereon to the public forever.

WITNESS:

SCHAUB/HOYING, INC
OWNERS:

Earl Schaub

Thomas Hoying

Lucille Hoying

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 owners 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 10th day of October, 1995.

Notary Public

MARY LOU BROWN, Notary Public
State of Ohio
My Comm. Expires May 14, 2000

SHEET TWO OF TWO

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the above plat was approved by said Commission on the 22nd day of

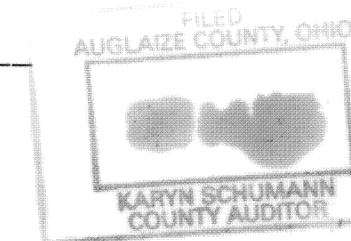
September, 1995

CHAIRMAN

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 16th day of October, 1995.

Fee: _____



Karyn Schumann, County Auditor

RECORDER'S CERTIFICATE

Number: 05874

Filed for record in the Auglaize County Recorder's Office on this 16th day of October, 1995, at 8:29 a.m., and recorded in Plat Cabinet C

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#4320

Marlene Schumann, County Recorder

September 25, 1995

