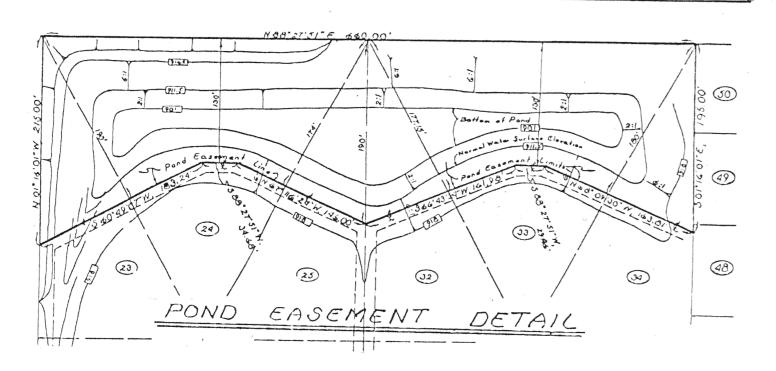
WILDERNESS TRAILS SUBDIVISION No. 1

CENTERLINE ALIGNMENT DATA						
CURVE NO.	DELTA	TANGENT	RADIUS	ARC	CHORD: BEARING	G & DISTANCE
11	TANGENT				S 57 ⁰ 11'45" E,	55,64'
2	34 ⁰ 24'00"	72.75'	235.02'	141.11'	S 74°23'44" E,	139.00'
3	TANGENT				N 88°24'15" E.	33.95'
4	TANGENT				N 32 ⁰ 48'15" E,	45.71'
5	34 ⁰ 04'16"	72.00'	234.98'	139.73'	N 15°46'07" E,	137.68'
6	TANGENT				N 01 ⁰ 16'01" W,	55.38"
7	55 ⁰ 55'44"	156.48'	294.74'	287.71'	N 29 ^o 13'53" W,	276.42
8	TANGENT				N 01°16'01" W,	52.92'

		RIGHT-O	F-WAY A	LIGNME	NT DATA	
CURVE NO.	DELTA	TANGENT	RADIUS	ARC	CHORD: BEARIN	G & DISTANCE
9	08 ⁰ 46'30"	53.31'	694.81'	106.41'	S 74 ⁰ 13'53" E,	106.31'
10	07°31'02"	45,65'	694.81'	91.16'	S 66°05'07" E.	91.09'
11	05 ⁰ 07'51"	31.13'	694.81'	62.22'	S 59°45'40" E,	62.20'
12	TANGENT				S 57°11'45" E,	30.04'
13	90°00'00"	30,00'	30.00'	47.12'	N 77°48'15" E,	42.43'
14	90°00'00"	30.00'	30.00'	47.12'	N 12 ⁰ 11'45" W,	42.43'
15	90°00'00"	30.00'	30.00'	47.12'	N 77°48'15" E,	42.43'
_16	90 ⁰ 00'00"	30.00'	30.00'	47.12'	N 12 ⁰ 11'45" W.	42.43'
17	TANGENT				N 57°11'45" W,	17.91'
18	10 ⁰ 42'17"	30.42	324.74'	60.67'	N 51 ⁰ 50'37" W,	60.58'
19	13 ⁰ 17'43"	37,85'	324.74'	75.35'	N 39°50'37" W.	75.19'
20	13 ⁰ 21'11"	38.01'	324.74'	75.68'	N 26°31'10" W.	75.51'
21	12 ⁰ 46'07"	36.34'	324.74'	72.37'	N 13 ^o 27'33" W.	72.22'
22	05 ⁰ 48'27"	16.47'	324.74'	32.92'	N 04°10'12" W,	32.90'
23	41 ⁰ 24'35"	11.34'	30,00'	21,68'	N.21°58'19" W.	21.21'
24	41°08"26"	18,76	50.00'	35.90'	N 22 ⁰ 06'23" W,	The same of the sa
25	62 ⁰ 11'07"	30.15'	50.00'	54.27'	N 29 ⁰ 33'24" E,	35.14'
26	56 ⁰ 02'55"	26.61'	50.00'	48.91'	N 88°40'25" E,	51.64'
27	61 ⁰ 45'58"	29.90'	50.00'	53.90'	7	46.98'
28	41040'43"	19.03'	50.00'	36.37'	S 32°25'08" E,	51.33'
29	41 ^o 24'35"	11.34'	30.00'	21.68'	S 19 ⁰ 18'12" W,	35.57
30	06 ⁰ 47'32"	15.71			S 19 ^o 2616" W,	21.21'
31	23014'39"	54.45'	264.74'	31.38'	\$ 04°40'01" E	31.37
32	25 ⁰ 53'33"	60.86'	264,74'	107.40'	S 19 ⁰ 40'48" E,	106.67'
33	106 ⁰ 56'15"		264.74'	119.64'	S 44 ⁰ 14'58" E,	118,62'
34	27 ⁰ 37'23"	40.50'	30.00'	55.99'	N 69°20'08" E,	48.21'
35		50.39'	204.95'	98.81'	N 12 ⁰ 32'41" E,	97.86'
-	TANGENT				N 01°16′01" W.	55,38'
36	TANGENT				S 01°16'01" E,	55.38'
37	07005'11"	16.41'	264,95'	32.77'	S 02 ⁰ 17'11" W,	32,75'
38	19033'27"	45.66'	264.95'	90.44'	S 15 ⁰ 35'42" W,	90.00'
39	07 ⁰ 25'50"	17,20'	264,95'	34,36'	S 29 ⁰ 05'01" W,	34,34'
40	9000000	30.00'	30.00'	47.12'	S 12 ⁰ 11'45" E,	42.43'
41	33010'51"	61.08'	205.02'	118.73'	S 75 ⁰ 00'15" E,	117.08'
42	TANGENT				N 88 ⁰ 24'15" E,	33,95'
43	20 ⁰ 39'00"	48.28'	265.02'	95.52'	N 76 ⁰ 52'40" W.	95.00'
44	08024'50"	19.49'	265.02'	38.92'	N 62 ⁰ 20'45" W,	38.88'
45	90°00'00"	30.00'	30.00'	47.12'	S 77°48'15" W,	42.43'
46	90°00'00"	30.00'	30.00'	47.12'	S 12 ⁰ 11'45" E,	42,43'
47	TANGENT				S 57 ⁰ 11'45" E,	27.16'
48	15 ⁰ 48'25"	85.35'	614.81'	169.61'	S 65°05'57" E,	169.08'



RESTRICTIONS



- All building lots (sites) shall be used and occupied solely for private residential purposes by a single family, including family servants, excepting Lots No. 10, 11, 12, 13 and 14 which may be used for duplexes, all other lots will be used only for single family
- The square footage requirements for buildings constructed on Lots No. 10, 11, 12, 1.1 13 and 14, if used for duplex, will be 1,000 square feet minimum per side, and each unit will have an attached one (1) car garage.
- No residential structure shall be erected on any building lot the inhabitable area thereof excluding basements, open porches and garages shall be not less than 1,600 square feet for one story building and not less than 1,600 square feet for a one and a half story, two story and/or tri-level building. Each single family home must have a attached two car garage.
- Only new construction, using new materials only, shall be permitted on any lot. No cinder or cement block structures will be permitted. Each home must have a minimum 5/12 roof pitch. All homes must be constructed on a crawl space or basement. The interior of the dwelling unit must be completed within a six (6) month period from the start of construction.
- Each lot may have one (1) detached out-building of not more than 200 square feet and must be constructed of new building material.
- No building shall be located on any lot nearer to the front lot line nor to the side street line than the minimum building setback line shown on this recorded plat.
- Drives shall be at least sixteen (16) feet in width and constructed of blacktop, concrete or paving bricks. Construction of sidewalks within the street right-of-way shall be the responsibility of the Lot owner and be constructed in accordance with the City of Wapakoneta Specifications. Sidewalk construction shall be completed no later than thirty (30) days after occupancy of the dwelling.
- 7. No noxious or offensive activity shall be carried on or upon any lot within this plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 8. No structure, trailer, basement, tent, shed garage, barn or other outbuildings shall be used on any lot within this plat at any time either as a temporary or permanent dwelling.
- 9. No signs of any knid shall be displayed to the public view on any lot within this plat, except one of the following types:
 - a. One (1) sign advertising the property for sale or rent;
 - b. One (1) sign to advertise the property during construction, development and sale.
- 10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots within this plat excepting dogs, cats and other household pets, not to exceed a total of two (2) pets, providing they are not kept, bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.
- 11. No lot within this plat shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other wastes shall be kept only in sanitary containers. All incinerators or other similar equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots shall be moved and the grass kept neat, trimmed and cut at all times.
- 12. No trucks or trailers of any type other than those used for family purposes shall be parked and kept or stored on any lot within this plat unless the same be parked and kept or stored in a garage or other accessory building which has been exected with the consent and approval of the developer, or its assignce. No boats, trailers, motor home or other chattels of a similar nature shall be stored or maintained on the premises, except on a temporary
- 13. All fences erected upon these lots shall in no way exceed the height of four (4) feet, nor may they be extended beyond the front building setback as shown on this plat. Only "decorative type" fences shall be permitted beyond the front building setback line as established hereon. Chain-link or farm fences are strictly prohibited beyond the front building setback line. Unless City of Wapakoneta Ordinances requires differently.
- 14. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on his/her lot.
- 15. All easements and right-of-way as shown in and over lots within this plat are reserved for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone, or drainage facilities including surface drainage and other purposes, also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained, furnished or performed in any method beneath the surface of the ground. Easements shown upon the plat may also be used by utility companies as circumstances require.

Architectural Approval: All proposed construction on lot within this plat must be in compliance with City of Wapakoneta Zoning Regulations or as allowed by the Board of

No dwelling, detached building or fence shall be erected on any lot unless the building plans, specifications and plot plan showing location of such structures have been approved by the Developer. The developer shall give notice of approval or rejection within fourteen (14) days after receipt of such plans and specifications. The developer agrees that his approval of such plans and specifications shall not be unreasonably withheld.

Criteria considered in granting approval shall be in comformity with commonly accepted building standards, harmony of external design and color with existing homes in the subdivision and proposed height of foundation in relation to ground elevation adjacent to said building. Approval for construction of any outbuilding or fence shall be considered only if such items are designed to be limited in nature, compatible with surrounding architecture and of no apparent detriment to the overall looks of the subdivision.

- 17. In the event that there is invalidation of any one of these covenants, charges 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.
- 18. Enforcements of the terms of these restrictions shall be vested in each owner of lots within this plat. Said lot owner may, at their discretion, join together to enforce any and all of the terms of these restrictions.

Enforcement shall be proceedings. in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions or limitations. These remedies are available to any owner of any lot within this plat who may seek both a restraint of such violation and damages thereof.

19. No changes shall be made in the size of the area making up the lake as shown on the approved construction drawings for Wildernes Trail Subdivision No. 1 and located within the lake easement area shown on this plat. No changes shall be made in the elevation level of the inlet and outlet to the lakes as shown on the approved construction drawings for said Wilderness Trails Subdivision No. 1 on file at the Engineer's Office of the City of Wapakoneta, Ohio.

For the purpose of general maintenance of the lake including by way of illustration, erosion control and algea control, general cleaning and maintenance of the inlet and outlet tiles and maintenance of the dikes and for establishing rules in connection with usage of the lake, each of the owners of Lots No. 23, 24, 25, 32, 33, 34, 48, 49 and 50 their successors and assigns, by accepting a deed or contract for any of the listed lots, agrees to and shall become a member of and be subject to the obligations and duly enacted bylaws and rules of WILDERNESS TRAILS LAKE ASSOCATION, a nonprofit corporation.

With the exception of the general maintenance of the lake listed above, all the storm sewers, major maintnenance of the pond and the outlet tile as shown on the approval construction drawings for Wilderness Trails Subdivision No. 1 and and on the approved construction drawings for future phases of Wilderness Trail Subdivision within the limits of the Phillips' farm land obtained for said subdivision will be permanently maintained by the Auglaize County Engineer under Section 6137 of the Ohio Revised Code as the Wilderness Trail Subdivision watershed with the owners of all lots within all phases of Wilderness Trails Subdivision being responsible for the cost of the permanent maintenance. All Fee holders and all receiving title to the Fee through them are subject to payment of Drainage Maintenance fees assessed or to be assessed by the County pursuant to O.R.C. 6137 and following.

DI ANNINIC COM MARGIONI ADDROSSA

PLAINING COMMISSION APPROVAL
The Planning Commission of the City of Wapakoneta hereby certifies that the above PLAT was approved by said Commission on the <u>28</u> day of <u>FEBRUARY</u> , 1996. Rux Akattukanuh CHAIRMAN / PRO TEM SECRETARY
AUDITOR'S CERTIFICATE
This plat was filed for transfer this 18 day of Mount 1996. FEE: Auglaize County Auditor KK.
RECORDER'S CERTIFICATE
Number:
Filed for record in the Auglaize County Recorder's Office this _/8 day of
March, 1995, at 1:56 P.M. and recorded in Plat Cabinet _ C,
page/19-120 Marken & Schus OB

Auglaize County Recorder

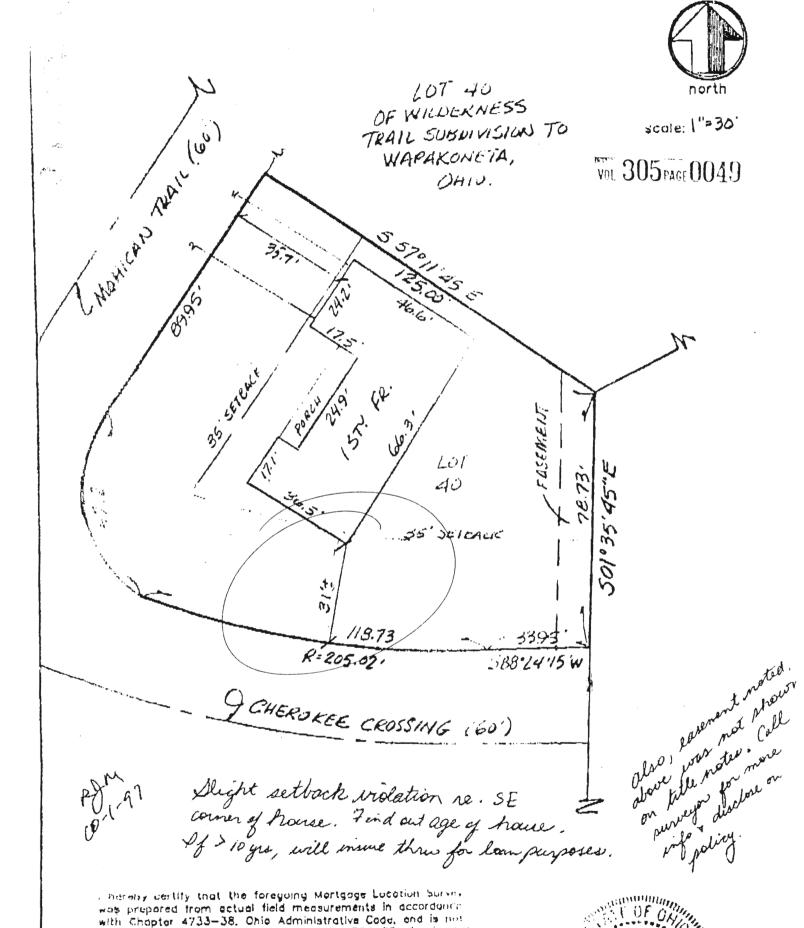
WAIVER OF ENCROACHMENT OF SETBACK LINE AND CONSENT TO ENCROACHMENT

We, the undersigned, being all of the current owners of Lots in Wilderness Trails Subdivision Number One and Wilderness Trails Subdivision Number One Phase Two and Wilderness Trails Subdivision Number One Phase Three, in the City of Wapakoneta, Auglaize County, Ohio, as set forth on the Plats thereof of record in Plat Book C at pages 119 and 120 and 136 and 137, Auglaize County Recorder's Office, and more specifically being the owners of those lots numbered as hereinafter stated, do hereby waive any and all rights to enforce the restriction of the front setback line along Cherokee Crossing as to Lot number Forty (40) in said subdivision, said setback line being a thirty-five (35) foot front setback, with the home recently constructed there setting back only approximately thirty-one (31) feet from Cherokee Crossing.

This waiver of enforcement rights and consent to encroachment applies only to the above described existing encroachment, and does not apply to any other lot in said subdivisions and does not to adversely effect the integrity of the setback lines as to the subdivision in its entirety or as to any other restriction or regulation shown on the Plats thereof, but applies to the only the encroachment shown on the attached survey of Lot 40.

OUNTED

LOT NUMBER	X F.
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36 7 1	
37	0.
38	
39	
40	7
	all lots except those hereinafter listed 8 14 14 17 19 21 22 & 23 24 26 28 29 34 35 36 37 38 39



a poundary survey pursuant to Chapter 4733-37 of said Code

The employed purcel is /is not in a flood Bustord Arbo in Little

.

Signatures

As to Lot 8

As to Lot 14

As to Lot 14

As to Lot 14

As to Lot 17

As to Lot 19

As to Lot 19

As to Lot 21 BY

As to Lot 22 and 23

As to Lot **2**2 and 23

As to Lot 24

As to Lot 24

As to Lot 26

As to Lot 26

As to Lot 28

as 620138

Richard J. (Naylor/

Twila A. Poe

James L. Becker

Sharon Ritchie

James W. Smith

Barbara A. Smith

Harold W. Thiedt

ativia & Shafer

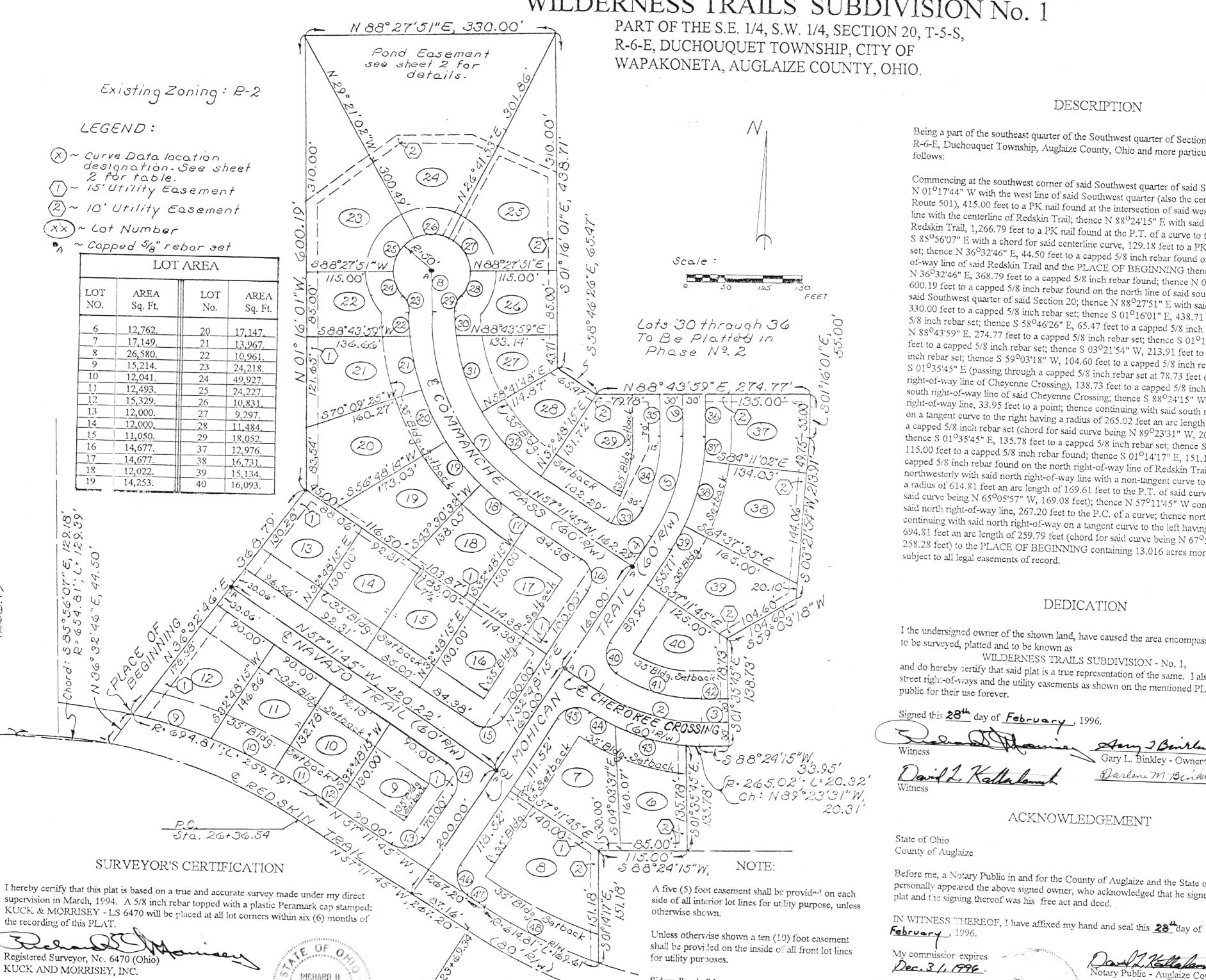
James W. Smith

Sonbura E.

Wilderness Trails Encroachment Waiver	
Signatures page 2	10-3-97
As to Lot 29 Francis J. Elliott	Date 10-3-97
As to Lot 29 Marlene S. Elliott	Date
As to Lot 34 Jackson David B. Jackson	10-6-97 Date
De l'alle	10-6-97 Date
As to Lot 34 Patricia Ir. Jackson	10-3-91
As to Lot 35 Calvin G. Schneider	Date
As to Lot 35 Christine J. Schneider Christina J. Schneider	
1 10. 1 Schney	10/3/97 Date
As to Lot 36 Jeffey J. Schneider	10-2-97
As to Lot 37 Michael P. Watt	Date 10/2/97
As to Lot 37 Magela K, Watt	Date
W. D. K. Newborn	Date
As to Lot 39 Wesley W. Newland Wesley W. Newland	10/21/7
As to Lot 39 Alice K.J. Newland	Date /// 2197
As to Lot 386 Carolyn L. Schneider	Date
DI Baren	
As to Lot 40 Richard D. Brorein	10/2/97
As to Lot 40 Eileen M. Brorein	Date
As to all other lots Gary L. Binkley	Date
not numbered above Gary I. Blinkley As to all other lots Darlene M. Binkley	Date 27
not numbered above	10-8-91
as to dat 4 25 Barb A Emuil	10.8.47

Wilderness Trails Encroachment Waiver	VOL 305 PAGE 0051
Signatures	¥
As to Lot 8 Richard J. Maylor	Date 10-6-87
As to Lot 14 Eugene Warnecke	Date 10-6-87
As to Lot 14 Marciel Warnecke	Date
As to Lot 14 Twila A. Poe	10-2-97 Date
As to Lot 17 James L. Becker	0-2-97 Date
Robert & Rilete	10-2.97 Date
A Sharon Retaking	10-2-97 Date
As to Lot 19 Sharon Ritchie	10-3-97
As to Lot 21 BY Lima Lumber Rentals Partnership	Date
As to Lot 22 and 23 Dale N. Kohlrieser	Date
As to Lot 22 and 23 Nancy D. Kohlrieser	Date
As to Lot 24 Paniel L. Stinebaugh	Date
As to Lot 24 Tammy C. Stinebaugh	Date
James W. Smith	
As to Lot 26	10-2-97 Date
As to Lot 28Harold W. Thiedt	Date
Since Challer	10-297
as 620138 Jatricial Shafe	

WILDERNESS TRAILS SUBDIVISION No. 1



RICHARD D.

MORRISEY

415.00

DESCRIPTION

Being a part of the southeast quarter of the Southwest quarter of Section 20, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio and more particularly described as

Commencing at the southwest corner of said Southwest quarter of said Section 20; thence N 01°17'44" W with the west line of said Southwest quarter (also the centerline of State Route 501), 415.00 feet to a PK nail found at the intersection of said west line and centerline with the centerline of Redskin Trail; thence N 88°24'15" E with said centerline of Redskin Trail, 1,266.79 feet to a PK nail found at the P.T. of a curve to the right; thence S 85°56'07" E with a chord for said centerline curve, 129.18 feet to a PK nail and shinner set; thence N 36°32'46" E, 44.50 feet to a capped 5/8 inch rebar found on the north rightof-way line of said Redskin Trail and the PLACE OF BEGINNING thence continuing N 36⁰32'46" E, 368.79 feet to a capped 5/8 inch rebar found; thence N 01⁰16'01" W, 600.19 feet to a capped 5/8 inch rebar found on the north line of said southeast quarter of said Southwest quarter of said Section 20; thence N 88°27'51" E with said north line, 330.00 feet to a capped 5/8 inch rebar set; thence S 01°16'01" E, 438.71 feet to a capped 5/8 inch rebar set; thence S 58°46'26" E, 65.47 feet to a capped 5/8 inch rebar set; thence N 88^o43'59" E, 274.77 feet to a capped 5/8 inch rebar set; thence S 01^o16'01" E, 55.00 feet to a capped 5/8 inch rebar set; thence S 03°21'54" W, 213.91 feet to a capped 5/8 inch rebar set; thence S 59°03'18" W, 104.60 feet to a capped 5/8 inch rebar set; thence S 01°35'45" E (passing through a capped 5/8 inch rebar set at 78.73 feet on the north right-of-way line of Cheyenne Crossing), 138.73 feet to a capped 5/8 inch rebar set on the south right-of-way line of said Cheyenne Crossing; thence S 88°24'15" W with said south right-of-way line, 33.95 feet to a point; thence continuing with said south right-of-way line on a tangent curve to the right having a radius of 265.02 feet an arc length of 20.32 feet to a capped 5/8 inch rebar set (chord for said curve being N 89°23'31" W, 20.31 feet); thence S 01°35'45" E, 135.78 feet to a capped 5/8 inch rebar set; thence S 88°24'15" W, 115.00 feet to a capped 5/8 inch rebar found; thence S 01°14'17" E, 151.18 feet to a capped 5/8 inch rebar found on the north right-of-way line of Redskin Trail; thence northwesterly with said north right-of-way line with a non-tangent curve to the right having a radius of 614.81 feet an arc length of 169.61 feet to the P.T. of said curve (chord for said curve being N 65°05'57" W, 169.08 feet); thence N 57°11'45" W continuing with said north right-of-way line, 267.20 feet to the P.C. of a curve; thence northwesterly continuing with said north right-of-way on a tangent curve to the left having a radius of 694.81 feet an arc length of 259.79 feet (chord for said curve being N 67°54'26" W, 258.28 feet) to the PLACE OF BEGINNING containing 13.016 acres more or less and

DEDICATION

I the undersigned owner of the shown land, have caused the area encompassed by this plat

WILDERNESS TRAILS SUBDIVISION - No. 1,

and do hereby certify that said plat is a true representation of the same. I also dedicate the street right-of-ways and the utility easements as shown on the mentioned PLAT to the

Darlen M Binkler

ACKNOWLEDGEMENT

Before me, a Notary Public in and for the County of Auglaize and the State of Ohio, personally appeared the above signed owner, who acknowledged that he signed the hereon

Dec. 3/, 1996

Sidewalks shall be constructed within thirty (30)

of Wapakoneta Safety Service Director.

permitted from Lots No. 8, 9, 10, 11 or 12.

days after occupancy or at the direction of the City

No direct vehicular access to Redskin Trail will be