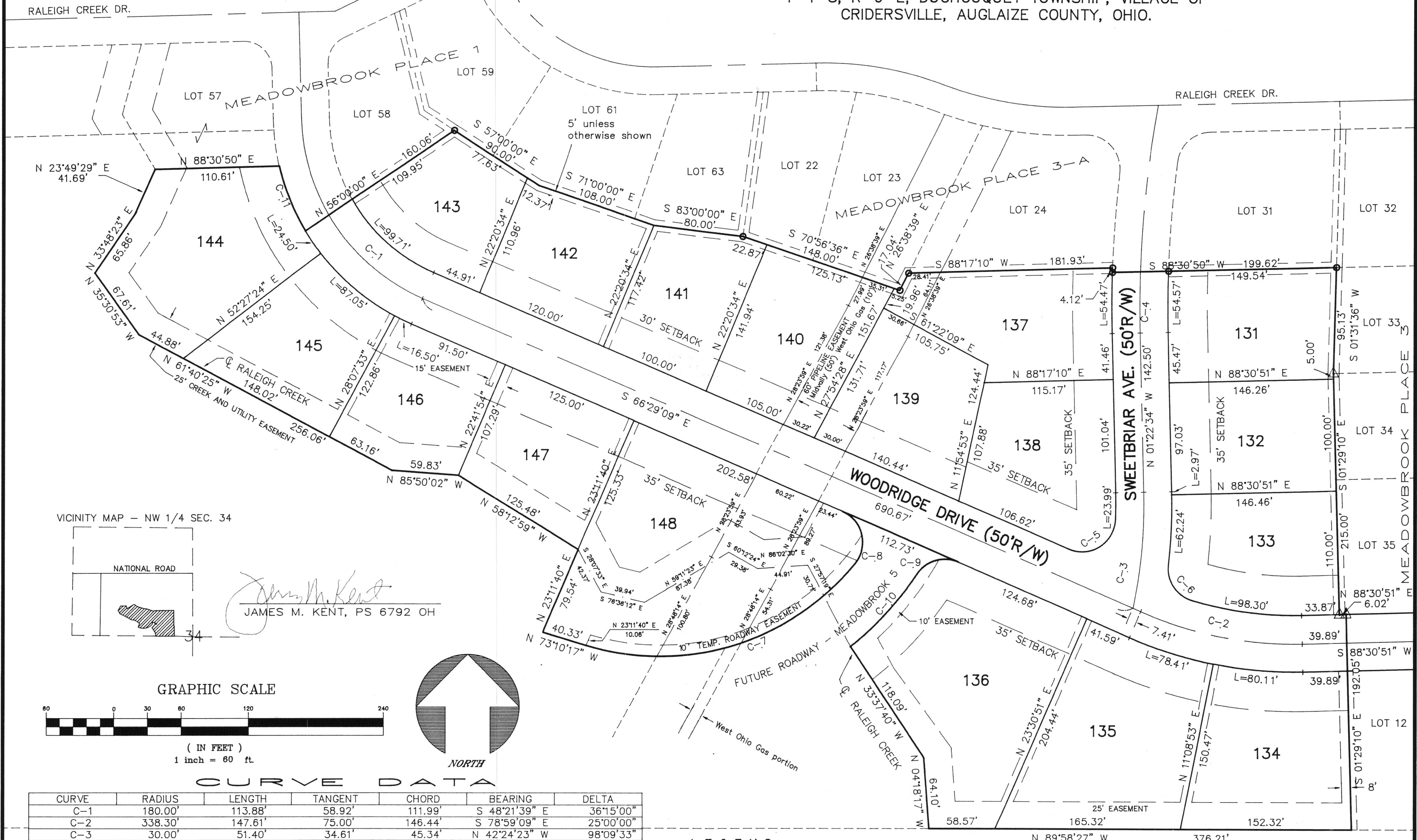


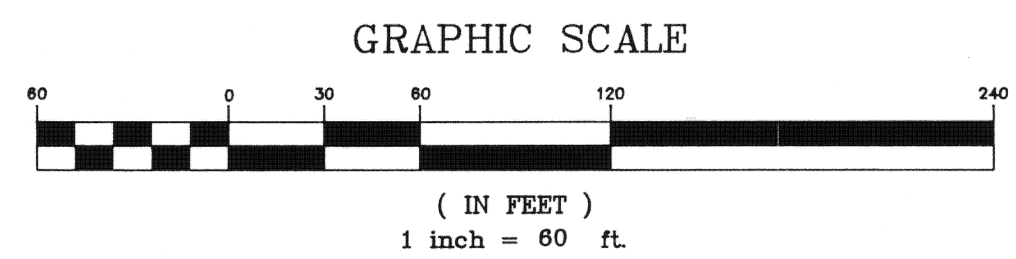
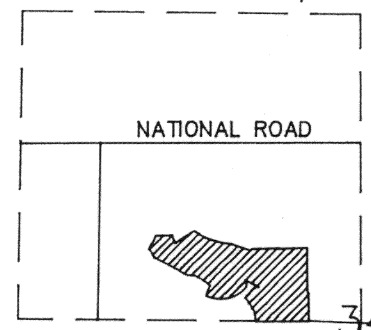
MEADOWBROOK PLACE - Phase 4

1/3

PART OF THE NORTHWEST QUARTER OF SECTION 34,
T-4-S, R-6-E, DUCHOUQUET TOWNSHIP, VILLAGE OF
CRIDERSVILLE, AUGLAIZE COUNTY, OHIO.



VICINITY MAP - NW 1/4 SEC. 34



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	180.00'	113.88'	58.92'	111.99'	S 48°21'39" E	36°15'00"
C-2	338.30'	147.61'	75.00'	146.44'	S 78°59'09" E	25°00'00"
C-3	30.00'	51.40'	34.61'	45.34'	N 42°24'23" W	98°09'33"
C-3	452.90'	104.12'	52.29'	103.89'	N 05°12'36" E	13°10'21"
C-4	30.00'	42.35'	25.57'	38.92'	S 48°04'22" W	80°52'57"
C-4	999.03'	54.52'	27.27'	54.51'	N 00°11'14" E	03°07'36"
C-5	30.00'	58.47'	44.21'	49.65'	N 57°40'31" E	11°40'41"
C-6	30.00'	41.86'	25.15'	38.55'	S 33°32'02" E	79°57'07"
C-7	225.00'	264.88'	150.20'	249.85'	N 73°06'12" E	67°27'03"
C-8	30.00'	55.43'	39.71'	47.88'	N 13°33'14" W	105°51'50"
C-9	30.00'	41.85'	25.14'	38.54'	N 73°32'48" E	79°56'06"
C-10	275.00'	87.47'	44.10'	87.10'	N 42°41'27" E	18°13'24"
C-11	205.00'	62.55'	31.52'	62.31'	S 21°57'14" E	17°28'58"

LEGEND

△ - CONCRETE MONUMENT (FOUND)
○ - RE-ROD W/CAP (FOUND)
5/8" X 30" RE-ROW W/CAP SHALL BE SET AT ALL INTERIOR AND EXTERIOR CORNERS (AND POINTS OF CURVE) IN ACCORDANCE WITH "MINIMUM BOUNDARY STANDARDS", OHIO ADMINISTRATIVE CODE.
BASIS OF BEARINGS PER MEADOWBROOK 3 AS RECORDED

kent
surveying
DEVELOPER
Norman L. Shutt
1125 Shawnee Road
Lima, OH 45805
acad shplat4 - dwg 1879 - 2
August - 1996

MEADOWBROOK PLACE – Phase 4

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DESCRIPTION

Being a part of the northwest quarter of Section 34, T-4-S, R-6-E, Duchouquet Township, Village of Cridersville, Auglaize County, Ohio and more particularly described as follows:

Commencing at a concrete monument (found) at the southeast corner of Meadowbrook Place #2; thence S 88 degrees 30' 50" W, for a distance of 202.43 feet to a concrete monument (found); thence, N 01 degrees 29' 10" W, for a distance of 113.19 feet to a concrete monument (found); thence, S 88 degrees 30' 50" W, for a distance of 135.00 feet to a concrete monument (found); thence, S 01 degree 29' 10" E, for a distance of 150.00 feet to a concrete monument (found); thence, S 88 degrees 30' 50" W, for a distance of 3.52 feet to a concrete monument (found); thence, S 01 degree 29' 10" E for a distance of 50.00 feet to a concrete monument (found); thence, S 01 degree 31' 36" W for a distance of 123.36 feet to a 5/8" re-rod w/cap (found) at the southeast corner of Meadowbrook Place 3-A, said point being the POINT OF BEGINNING, for the tract herein described;

thence, continuing S 01 degree 31' 36" W, for a distance of 95.13 feet to a concrete monument (found);

thence, S 01 degree 29' 10" E for a distance of 215.00 feet to a concrete monument (found);

thence, N 88 degree 30' 51" E for a distance of 6.02 feet to a concrete monument (found);

thence, S 01 degree 29' 10" E for a distance of 192.05 feet to a 5/8" re-rod w/cap (set);

thence, N 89 degrees 58' 27" W for a distance of 376.21 feet to the centerline of Raleigh Creek;

thence, N 04 degrees 18' 17" W along the centerline of said creek, for a distance of 64.10 feet to a point;

thence, continuing along the centerline of the aforesaid creek, N 33 degrees 37' 40" W for a distance of 118.09 feet to a point;

thence, with a non-tangent curve which is concave to the northwest, having a radius of 275.00 feet, a central angle of 18 degrees 13' 24", a chord which bears N 42 degrees 41' 27" E and a chord which measures 87.10 feet, for a total arc length of 87.47 feet to a 5/8" re-rod w/cap (set);

thence, with a tangent curve which is concave to the southeast, having a radius of 30.00 feet a central angle of 79 degrees 56' 06", a chord which bears N 73 degrees 32' 48" E and a chord which measures 38.54 feet, for a total arc length of 41.85 feet to a 5/8" re-rod w/cap (set);

thence, N 66 degrees 29' 09" W for a distance of 112.73 feet to a 5/8" re-rod w/cap (set);

thence, with a non-tangent curve which is concave to the southwest, having a radius of 30.00 feet, a central angle of 105 degrees 51' 50", a chord which bears S 13 degrees 33' 14" E and a chord which measures 47.88 feet, for a total arc length of 55.43 feet to a 5/8" re-rod w/cap (set);

thence, with a tangent curve which is concave to the northwest, having a radius of 225.00 feet, a central angle of 67 degrees 27' 03", a chord which bears S 73 degrees 06' 12" W and a chord which measures 249.85 feet, for a total arc distance of 264.88 feet to a 5/8" re-rod w/cap (set);

thence, N 73 degrees 10' 17" W for a distance of 40.33 feet to a 5/8" re-rod w/cap (set);

thence, N 23 degrees 11' 40" E, for a distance of 79.54 feet to a point in the centerline of Raleigh Creek (said point referenced by a 5/8" re-rod w/cap set N 23 degrees 11' 40" E of and 25.00 feet from said point);

thence, continuing along said centerline of Raleigh Creek N 58 degrees 12' 59" W for a distance of 125.48 feet to a point (said point being referenced by a 5/8" re-rod w/cap set for reference bearing N 22 degrees 41' 54" E of and 25.00 feet from said point);

thence, continuing along the centerline of Raleigh Creek along the following courses (and said creek being referenced by 5/8" re-rod w/caps set on the property line of the adjoining lots at a distance of 25.00 feet from said creek) N 85 degrees 50' 02" W for a distance of 59.83 feet to a point;

thence, N 61 degrees 40' 25" W for a distance of 256.06 feet to a point;

thence, N 35 degrees 30' 53" W for a distance of 67.61 feet to a point;

thence, N 33 degrees 48' 23" E for a distance of 65.86 feet to a point;

thence, N 23 degrees 49' 29" E for a distance of 41.69 feet to a point;

thence, leaving the centerline of said creek with a bearing of N 88 degrees 30' 50" E for a distance of 110.61 feet to a 5/8" re-rod w/cap (set);

thence, with a non-tangent curve which is concave to the northeast, having a radius of 205.00 feet, a central angle of 17 degrees 28' 58", a chord which bears S 21 degrees 57' 14" E and a chord which measures 62.31 feet, for a total arc distance of 62.55 feet to a 5/8" re-rod w/cap (set);

thence, N 56 degrees 00' 00" E for a distance of 160.06 feet, to a 5/8" re-rod w/cap (found);

thence, S 57 degrees 00' 00" E for a distance of 90.00 feet to a 5/8" re-rod w/cap (set);

thence, S 71 degrees 00' 00" E for a distance of 108.00 feet to a 5/8" re-rod w/cap (set);

thence, S 83 degrees 00' 00" E for a distance of 80.00 feet to a 5/8" re-rod w/cap (found);

thence, S 70 degrees 56' 36" E and along the southerly line of Meadowbrook Place 3-A, for a distance of 148.00 feet to a 5/8" re-rod w/cap (found);

thence, N 26 degrees 38' 39" E for a distance of 17.04 feet to a 5/8" re-rod w/cap (found);

thence, N 88 degrees 17' 10" E and continuing along the aforesaid southerly line of Meadowbrook 3-A, for a distance of 181.93 feet to a 5/8" re-rod w/cap (found);

thence along a non-tangent curve which is concave to the east, having a radius of 1024.03 feet, a chord which bears S 1 degree 47' 12" W and a chord which measures 4.12 feet, for a total arc distance of 4.12 feet, to a 5/8" re-rod w/cap (found);

thence, N 88 degrees 30' 50" E for a distance of 199.62 feet to the POINT OF BEGINNING, containing therein 8.939 acres.

DEDICATION

The undersigned Norman L. Shutt, hereby certifies that the attached plat is a true depiction of land described herein for platting, and further, dedicates all right-of-ways and easements to the public forever.

WITNESS:

Donald R. Shutt Norman L. Shutt
Norman L. Shutt,
Owner/Developer

ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for said County and State, personally came Norman L. Shutt, who acknowledged the signing of the foregoing instrument to be his free act and deed.

Marcia S. Jettinghoff
Notary Public

VILLAGE OF CRIDERSVILLE APPROVAL

I hereby approve this plat on this 23 day of August, 1996

Mayor Robert E. Comer
Mayor, Village of Cridersville

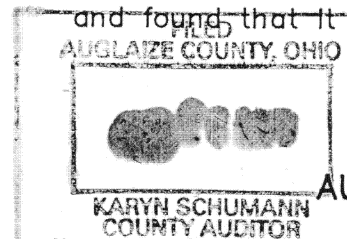
ACCEPTANCE BY VILLAGE ADMINSTRATOR

I hereby state that I have found that the public improvements installed by the developer are constructed in accordance with the Village of Cridersville standard.

John M. Kent
Village Administrator

ACCEPTANCE BY VILLAGE ENGINEER

I hereby state that I have reviewed the plat of Meadowbrook Place 4 and found that it meets with all Village requirements.



By: Anthony V. Schwach
Choice One Engineering Corporation

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 26 day of Aug, 1996.

fee \$ 64.80

Karyn Schumann C.S.
Auglaize County Auditor

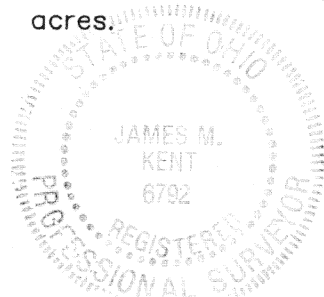
RECORDER'S CERTIFICATE

Number 6117 (6147)

Filed for record this 26 day of August, 1996 @ 12.55 m. and recorded in Cab. C, Page 123-135

Maureen Schumann
Auglaize County Recorder

kent
surveying



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

MEADOWBROOK PLACE — Phase 4

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RESTRICTIONS FOR MEADOWBROOK PLACE #4 IN THE N.W. 1/4 OF SECTION 34, T-4-S, R-6-E, DUCHOUQUET TOWNSHIP, VILLAGE OF CRIDERSVILLE, AUGLAIZE COUNTY, OHIO

Definitions

The term "Developer" as used herein shall mean Norman L. Shutt, his heirs or assigns.

The term "house" or "dwelling" as used herein shall mean a single family private dwelling with any attached garage or covered porch, etc.

"Main front wall of house" as used herein shall mean the predominate front wall of house exclusive of partial projection or projection of garage.

Siting Requirements

Setback, sideyard and rear yard distances shall be established and maintained as required by Village of Cridersville, Zoning Regulations for R-1 single family residential districts or as allowed by the Board of Zoning Appeals.

The restrictions in this section shall not be interpreted to prevent the construction of approved detached buildings, patios, open terraces or wooden decks within said distances.

Minimum Dwelling Size

Residential structures shall have a minimum habitable floor area exclusive of basements, open porches and garages as follows:

Two story homes	-	1800 square feet
Single story homes	-	1500 square feet
Split levels	-	1500 square feet, however only one-half of the square footage of the lower level portion shall be counted.

In no case shall a basement or room built with its floor more than 2' below street level be counted as habitable area for the purpose of determining size requirement.

Architectural Approval

Any proposed construction must be in compliance with Village of Cridersville zoning regulations or as allowed by Board of Zoning Appeals.

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 Developer. Developer shall give notice of approval or rejection within fourteen (14) days after receipt of such plans and specifications. Developer agrees that his approval of such plans and specifications shall not be unreasonably withheld.

Criteria considered in granting approval shall be in conformity 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. Approval for construction of any out building 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.

Construction Requirements

Each dwelling shall be constructed of new material and in no case shall an existing structure be moved onto any lot.

Each dwelling shall be built on-site. In no case shall factory built or modular housing be permitted.

All driveways shall be surfaced with asphalt, concrete or other approved material.

Each house must be completed and ready for occupancy within six months from start of construction.

Lighting Requirements

A carriage light shall be erected upon each lot when a home is built on same. This light shall be located approx. 10 feet to the rear of curb and approx. 4 feet from the driveway toward the center of the building site. Each light will be approx. 6 feet in height and controlled by such a device as to insure light will be in operation between sunset and sunrise. This light may be either gas or electric and shall provide illumination equivalent to that of an ordinary 95 watt electric lamp. Each owner will be responsible to maintain an operational lamp in such light at all times and to pay for operation of same.

Detached Garages

Detached garages are discouraged, however, a detached garage or home workshop may be considered for approval if all of the following criteria is met.

1. Combined total floor area of all garages both attached and detached from house does not exceed 720 sq. ft.
2. Building to be used only for garage or hobby type activity.
3. In opinion of Developer construction of same will add to or at a minimum will not detract from the overall appearance of the Subdivision.
4. All adjoining property owners approve of plans.

Detached Storage Buildings

No detached storage building having a floor area in excess of 168 sq. ft. or a wall height greater than 8'-0" shall be permitted. No more than one detached storage building per each residential building site shall be permitted. No detached building or structure shall be placed nearer to the street than the rear wall of the house. In case of a corner lot the sidewall furthest from the side street shall also be considered as a rear wall.

Fences & Lawns

No fence shall be erected nearer to the street than the main front wall of the house. For dwellings on corner lots the sidewall toward the side street shall also be considered as a front wall in determining fence placement. No fence shall exceed a height greater than 4 feet above normal grade exclusive of mounding etc. In no case shall any screening or privacy type fences be allowed except immediately surrounding an in-ground swimming pool or as a very limited landscape item and design must be approved by Developer.

The area between the main front wall of the house and the street shall be used exclusively for lawns, planting of trees, shrubbery and other landscaping as well as walks and driveway. This restriction shall not be construed to prevent the construction of retaining walls as may be desired where substantial differences in grade may be encountered.

Occupancy

Each dwelling constructed must be completed in accordance with the plans and specifications which were submitted and approved before it is occupied.

Prohibited Activities and Appurtenances

Sites within the subdivision shall not be used for commercial or business purpose nor shall any advertising sign or device be permitted to be placed or remain on any premise except that nothing herein shall prohibit the display of one sign of not more than six (6) square feet advertising the premises for sale or lease or signs used by the Developer to advertise the premises during the construction and sales period.

No swimming pools of any kind shall be permitted to be placed or suffered to remain on any lot unless same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than one (1) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to infant inflatable, or portable wading pools.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except cats, dogs or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No housepets shall be permitted to run at large.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers in a location hidden from public view. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and shall be kept in a location which is hidden from public view.

No house trailers, campers, motor homes, boats, motorcycles, or similar equipment shall be stored upon any lots unless concealed within a garage and out of view of the public.

No structure of a temporary character, motor vehicle, trailer, basement, shack, garage, barn, or other outbuildings shall be used on any lot at any time as residence, either temporarily or permanently.

Easements

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of subdivision. Any area designed for the natural flow of surface water shall at all times be kept free from any obstruction to such natural flow of surface water and any improvements made on or under any easement shall be made at the risk of the owner of the lot upon which such improvements are made.

Any appurtenances or improvements within established easements shall be in compliance with requirements established by holder of applicable easement.

The temporary easement on lot #148 adjacent to future street is for the sole purpose of using it to construct such street etc. and shall be abandoned once street is completed. The 10 foot easement on lot #136 adjacent to future street is for the purpose of said street construction as well as a permanent easement for utilities etc.

Duration of Covenants and Restrictions

The covenants and restrictions herein above set forth are for the benefit of the owners of all lots in this subdivision and shall run with the land for a period of five (5) years from the date of recording of this plat, at which time the same shall be automatically extended for successive periods of five (5) years, unless by vote of the majority of the then lot owners the same shall be terminated or be changed in whole or in part.

Violations

In the event that any person or persons, violate, or attempt to violate any of the covenants and restrictions herein above enumerated, any lot owner of this subdivision shall have the right to prosecute any proceedings at law or in equity, against such person or persons, either to enjoin such violation or to recover damages for the same.

Membership in Meadowbrook Community Club

Each lot owner in Meadowbrook Subdivision shall be entitled to purchase a yearly family membership in the Meadowbrook Community Club which is owned by the individual owners of units in the Meadowbrook Condominium and which Club is managed by the Meadowbrook Condominium Owner's Association (hereinafter call the "Association"). Each year the Association will establish the cost for such family membership to the lot owners in Meadowbrook Subdivision, (and owners in subsequent additions thereto). Each lot owner becoming a member of the Community Club shall abide by all the rules and regulations which may be from time to time imposed by the Association in connection with the operation of the Club.

After the initial membership fee has been established for the first year of operation of the Club, the annual membership fee for each year thereafter may be increased or decreased from year to year as may be determined by the Association. However, in no event will the annual membership fee for lot owners be increased or decreased by a greater percentage than the annual assessments to members of the Association increase or decrease.

Assignment of Developers Rights

Developer may at any time assign all or part of his rights as specified herein to an Architectural Committee or a Homeowners Association or both. In such case the committee and/or the Association shall be composed of individuals who are owners and residents within the subdivision, and in the opinion of the Developer are individuals who will best execute the intent of these regulations.

Variance with Village of Cridersville Zoning Regulations

In event any provisions in these covenants should be or should become at variance with Village Zoning Regulations as may be amended from time to time, then the more restrictive requirements shall prevail.

Invalidation

In the event that any part of these covenants or restrictions are invalidated by judgements or court order the remaining covenants and restrictions shall remain valid and in full force and effect.

Norman L. Shutt, Developer Aug. 23 1996

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