

# LAKELAND SUBDIVISION

Part of the Northwest quarter of Section 30,  
T-5-S, R-6-E, Duchouquet Township, (Pt. Duchouquet Reserve),  
City of Wapakoneta, Auglaize County, Ohio.

Beginning at a re-rod (found) at the Northeast corner of Lot # 427 of  
Grandview Estates No. 6-A;

thence S 62° 48' 28" E, along the boundary line of said Grandview Est-  
ates No. 6-A, for a distance of 299.52 feet to an iron pipe (found);

thence S 89° 46' 08" E, continuing along said boundary, for a distance  
of 351.95 feet to an iron pipe (found);

thence S 83° 17' 14" E, continuing along said boundary, for a distance  
of 341.86 feet to an iron pipe (found) on the westerly line of Grandview  
Estates No. 5;

thence S 00° 27' 49" E, along said westerly line of Grandview Estates  
No. 5, for a distance of 456.10 feet to a re-rod (found);

thence N 75° 26' 07" W, for a distance of 199.52 feet to a 5/8" re-rod  
w/cap (found);

thence N 00° 21' 09" W, for a distance of 100.05 feet to a 5/8" re-rod  
w/cap (set);

thence N 75° 51' 52" W, for a distance of 213.88 feet to a 5/8" re-rod  
w/cap (set);

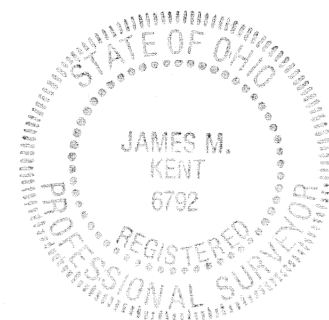
thence S 83° 58' 34" W for a distance of 154.71 feet to a 5/8" re-rod  
w/cap (found);

thence with a tangent curve, concave to the North, having a radius of  
954.93 feet and a chord which bears N 78° 45' 22" W and measures  
566.92 feet, for a total arc distance of 575.58 feet to a re-rod (found) on  
the easterly line of Grandview Estates No. 6-A;

thence N 24° 28' 25" E, along the easterly line of Lot 428 and passing  
through a re-rod found on the the southerly right-of-way line of Carnation  
Drive at a distance of 132.08 feet, for a total distance of 182.08 feet to a  
re-rod (found) on the northerly right-of-way line of said Carnation Drive;

thence along said right-of-way, on a curve which is concave to the North,  
having a radius of 979.25 feet and a chord which bears N 65° 31' 13" W  
and measures 9.52 feet, for a total arc distance of 9.52 feet to a re-rod  
(found);

thence N 26° 12' 59" E, along the easterly line of Lot 427 of said Grand-  
view Estates No. 6-A, for a distance of 187.18 feet to the Place of Begin-  
ning, containing therein 8.468 acres.



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

## PROTECTIVE COVENANTS

1. Building sites shall be used and occupied solely for private residential purposes by a single family, including family servants.
2. The living space above grade for a one-story dwelling exclu-  
sive of open porches and garages, erected upon said above de-  
scribed lots, shall be not less than 1,500 total square feet. The  
living space of a one and a half story, two-story or tri-level  
dwelling, exclusive of open porches and garages, erected on said  
above-described lots, shall be not less than 1,800 total square  
feet. No cinder or cement block structure shall be permitted on  
said lots except in foundations. The dwelling unit must be com-  
pleted within a six (6) month period from the start of construc-  
tion.
3. No building or structure such as house trailers, manufactured  
homes or other types of housing structures which are built and  
assembled at another location will be permitted to be moved onto  
any lot in this subdivision.

4. Drives shall be at least ten (10) feet in width and  
constructed of blacktop, concrete or paving brick.  
Construction of sidewalks within the street right-of-way  
shall be the responsibility of the Lot owner in accordance  
with the City of Wapakoneta Specifications.

5. 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.

6. No trailer, basement, tent, shed, garage, barn or  
other outbuilding shall be used on any lot at any time  
either as a temporary or permanent dwelling.

7. No signs of any kind shall be displayed to the pub-  
lic view on any lot in said plat, except one of the follow-  
ing types:

1. One (1) sign advertising the property for sale  
or rent.

2. One (1) sign to advertise the property during  
construction, development and sale.

8. No animals, livestock or poultry of any kind shall be  
raised, bred or kept on any lots in said plat excepting  
dogs, cats or 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 here-  
by strictly forbidden.

9. No lot in said above-described plat shall be used or  
maintained as a dumping ground for rubbish or trash.  
Garbage or other wastes shall be kept only in sanitary con-  
tainers. All lots shall be mowed and the grass kept neat,  
trimmed and cut at all times.

10. These covenants, 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, 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 subdivision, has been record-  
ed agreeing to change said covenants, restrictions or limita-  
tions in whole, or in part, which agreement shall specifically  
enumerate the changes thereof.

11. No trucks or trailers other than those used for family  
purposes, of any type shall be parked, kept or stored on  
any lot in said subdivision unless the same be parked, and  
kept or stored in a garage or other accessory building  
which has been erected with the consent and approval of  
the developer, or its assignee. No boats, trailers, motor  
homes or other chattels of a similar nature shall be stored  
or maintained on the premises.

12. No owner of any Lot shall interfere with the natural  
flow of surface water through drainage swales or drain-  
age pipes on his Lot.

13. 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 en-  
force any and all of the terms of this agreement.

14. All easements and right-of-way are reserved in and  
over such said lots as are shown on said plat, for the  
construction therewith for the transmission of electricity,  
for telephone or drainage facilities including surface drain-  
age and other puposes; also for the construction, opera-  
tion and maintenance of drains, sewers and pipe lines for  
supplying gas, water, heat and for any other public or  
quasi-public utility of function maintained, furnished or per-  
formed in any method beneath the surface of the ground.  
Easements shown upon the plat may also be used by utility  
companies as circumstances require.

15. No fence shall be erected on any lot in this subdivi-  
sion 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.

16. No television, radio or other type of external antenna  
or receiving dish shall be installed on any lot with out the  
express written approval of the developer or its assignee.  
approval will only be granted if the design and location is  
determined by the developer or its assignee, at its sole  
discretion, to be of no detriment to the aesthetics of the  
neighborhood.

17. In the event that there is invalidation of any one of  
those covenants, changes, 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. No structure including the main residence, garage, out  
building or storage shed shall be erected on any lot in

the subdivision until the plans and specifications have  
been approved, in writing, as to location, grade, eleva-  
tion, size of structure and external design, by a majority  
of an architectural committee appointed by Schlenker  
Developments, Inc., an Ohio Corporation, the developer.  
The original committee shall consist of John A. Schlenker,  
Philip E. Schlenker, Edward Shroyer and David Schlenker.

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

In the event such 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  
the design is in harmony with similar structures in the develop-  
ment and conforms to all other covenants, restrictions and  
conditions set forth herein.

19. These Protective Covenants are in addition to any  
applicable City of Wapakoneta building and zoning regula-  
tions and the more restrictive of the two shall prevail.

## DEDICATION

The undersigned owner of the land shown, has caused the  
area encompassed by this plat to be surveyed, platted and  
to be known as LAKELAND SUBDIVISION, and do hereby certify  
that said plat is a true representation of the same. The under-  
signed owner also dedicates the street right-of-ways and the  
utility easements as shown on the above plat to the public  
for their use forever.

SCHLENKER DEVELOPMENTS, INC.

Witness:

*Nancy J. Lutz* By: *John A. Schlenker* 8-27-99  
John A. Schlenker, President date

*Philip E. Schlenker* By: *Philip E. Schlenker* 8-27-99  
Philip E. Schlenker, Secretary date

## ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State  
aforesaid, personally appeared John A. Schlenker, President,  
and Philip E. Schlenker, Secretary of SCHLENKER DEVELOP-  
MENTS, INCORPORATED, an Ohio Corporation, and acknowledged  
the signing of the foregoing instrument to be their free act  
and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on  
this 27<sup>th</sup> day of August, 1999.

NANCY J. LUNZ  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires June 4, 2001

## PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby  
certifies that the above plat was approved by said Commission on  
the 30 day of August, 1999.

*Robert E. Schlenker*  
Chairperson  
*Thomas W. Steinke*  
Secretary

sheet two of two

## CERTIFICATE OF ACCEPTANCE

I hereby certify that the above plat was approved and the  
street right-of-way and easements dedicated thereon were accept-  
ed by Council of the City of Wapakoneta, Ohio.

*Rex A. Katterheinrich* *Sept 1, 1999*  
Rex Katterheinrich, date  
Director of Public Service & Safety

*Carlene S. Koch* *Sept 1, 1999*  
Clerk of Council date

## AUDITOR'S CERTIFICATE

This plat was filed for transfer this 2<sup>nd</sup> day of Sept, 1999.

Fee: \_\_\_\_\_

*Garret Schlenker*  
Auglaize County Auditor

## RECORDER'S CERTIFICATE

07732

Number: \_\_\_\_\_

Filed for record in the Auglaize County Recorder's Office on  
this 2 day of Sept, 1999 at 11 a.m., and recorded  
in Plat Cabinet C, Page 208-209

*Don Billings*  
Auglaize County Recorder

**kent**  
surveying  
acad-carnat2  
REVISED - 4/15/99

ZONED R-2

POPPY DRIVE

GRANDVIEW EST.

CARNATION DRIVE (50')



NORTH

### LEGEND

- DENOTES RE-ROD (FOUND)
- DENOTES IRON PIPE (FOUND)

L= DENOTES ARC DISTANCE

5/8"X 30" RE-ROD W/CAP  
SHALL BE SET AT ALL  
LOT CORNERS AND POINTS  
OF CURVE WITHIN THIRTY (30)  
DAYS AFTER THE RECORDING OF THIS PLAT.

NOTE: A FIVE (5) FOOT EASEMENT SHALL BE PROVIDED EXCLUSIVELY TO THE CITY OF WAPAKONETA ON EACH SIDE OF ALL INTERIOR LOT LINES FOR UTILITY PURPOSES. SIDEWALKS SHALL BE CONSTRUCTED WITHIN THIRTY (30) DAYS AFTER OCCUPANCY OR AT THE DIRECTION OF THE CITY OF WAPAKONETA SAFETY SERVICE DEPARTMENT.

DRAINAGE SWALES AS CONSTRUCTED SHALL NOT BE FILLED IN OR IMPEDED IN ANY MANNER.  
OVERFLOW SWALE BETWEEN LOTS 551 & 552 SHALL BE MAINTAINED AT MAXIMUM ELEVATION OF 901.30  
(ELEVATION BASIS IS TOP OF BACK OF CURB @ CATCH BASIN, SW COR. LOT 551 - 900.13)

PHILIP & DIANE  
SCHLENKER

— DUCHOUQUET RESERVE  
LINE

A circular professional seal for a surveyor in the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by dots. In the center, the name "JAMES M. KENT" is printed above the number "6792". A handwritten signature is visible across the top of the seal.

JAMES M KENT PS 6792

SCHLENKER DEVELOPMENTS, INC  
404 Hamilton  
Wapakoneta, OH 45895

7-27-94

revised 8-25-99

revised 8-25-99  
kent  
surveyin  
acad-carnat2

accd-carnat2

SECTION 30  
VICINITY MAP

GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.

GLYNWOOD ROAD

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
curve 1	1004.25'	555.40'	285.00'	548.35'	S 79°36'49" E	31°41'14"
curve 2	997.85'	356.09'	179.96'	354.21'	N 85°14'02" W	20°26'48"