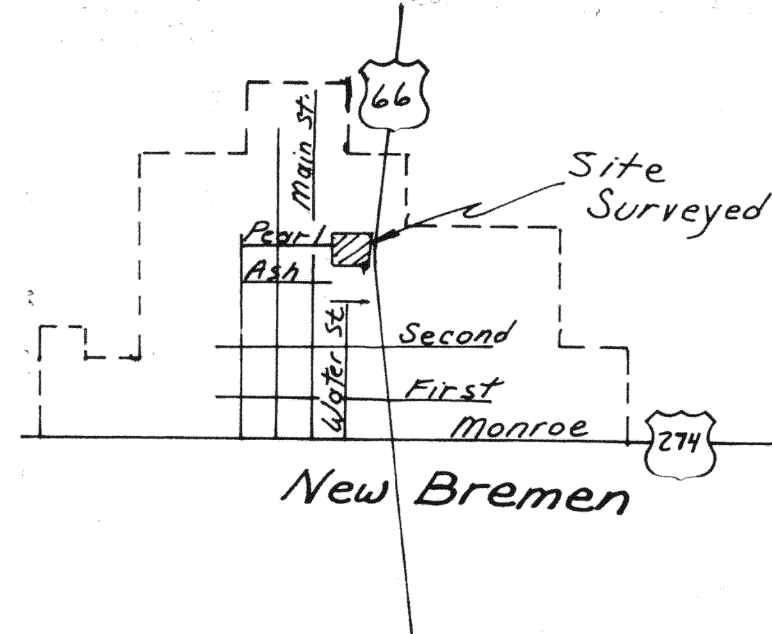


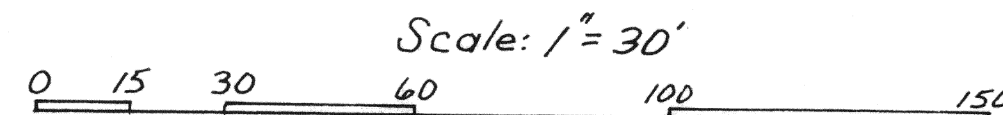
# PAPE SUBDIVISION

Part of the Lemkuhl Parcel of Fraction 27, in the North 1/2 of the Southeast 1/4, Section 10, Town 7 South, Range 4 East Village of New Bremen, Auglaize County, Ohio Containing 1.796 Ac

Owner: Roger T. & Cheryl D. Barlage  
214 South Washington St., New Bremen, Ohio



Location Map



## Legend

- Iron Pin fd.
- Iron Pin Set
- Iron Pipe fd.
- P.K. nail fd in Conc. Foundation
- ODOT R/W Mon. fd.
- 1" Iron Pin Set

## Description

Being a part of the Old Lemkuhl Parcel of Fraction 27 (see Deed Volume 29, Page 515) in the north half of the southeast quarter of Section 10, Town 7 South, Range 4 East and in the Village of New Bremen, Auglaize County, Ohio, being known also as the Roger T. Barlage and Cheryl D. Barlage property (see Official Record 334, Page 244), commencing at an iron pipe at the southwest corner of said Lemkuhl parcel, said point also being the northwest corner of the Meadows North Subdivision, for the true point of beginning.

thence North 00° 00' 00" East 188.76 feet along the east line of a 16.5 foot alley in the North Addition to New Bremen (Plat Book 1A, Page 64) to a one inch iron pin;

thence South 89° 01' 10" East 104.57 feet to an iron pin;

thence northeasterly on the arc of a curve with a 25 foot radius, to an iron pin at the point of curvature, arc length being 39.70 feet and chord to said curve being North 45° 29' 25" East 35.66 feet;

thence North 00° 00' 00" East 26.21 feet to a one inch iron pin;

Thence South 89° 19' 47" East 240.78 feet along the north line of the Old Lemkuhl Parcel, said line also being the south line of Lot 13 in Schroeder's North Addition to the Village of New Bremen, to an iron pin;

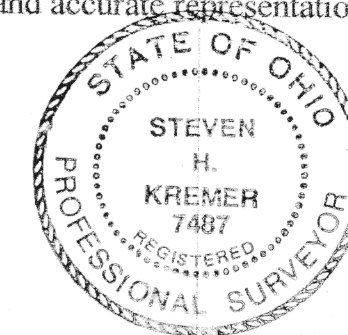
thence South 09° 44' 54" West 56.96 feet along the west limited access right-of-way line of State Route 66 to the point of curvature being marked by a concrete monument;

thence southerly along the west limited access right-of-way of State Route 66 on the arc of a 2° 00' 00" curve (arc definition) to a P.K. nail in an old concrete foundation, arc length being 185.43 feet and chord to said curve bearing South 06° 52' 06" West 185.40 feet;

thence North 89° 10' 52" West 338.96 feet, passing through a one inch iron reference pin at 2.00 feet, along the north line of the Meadows North Subdivision recorded in Plat Cabinet "A", Slide 355, said line also being the North line of Lot 3 Langhorst Subdivision, to the point of beginning containing 1.796 acres of land more or less.

Basis of bearing on west line of above tract from west line of Meadows North Subdivision.

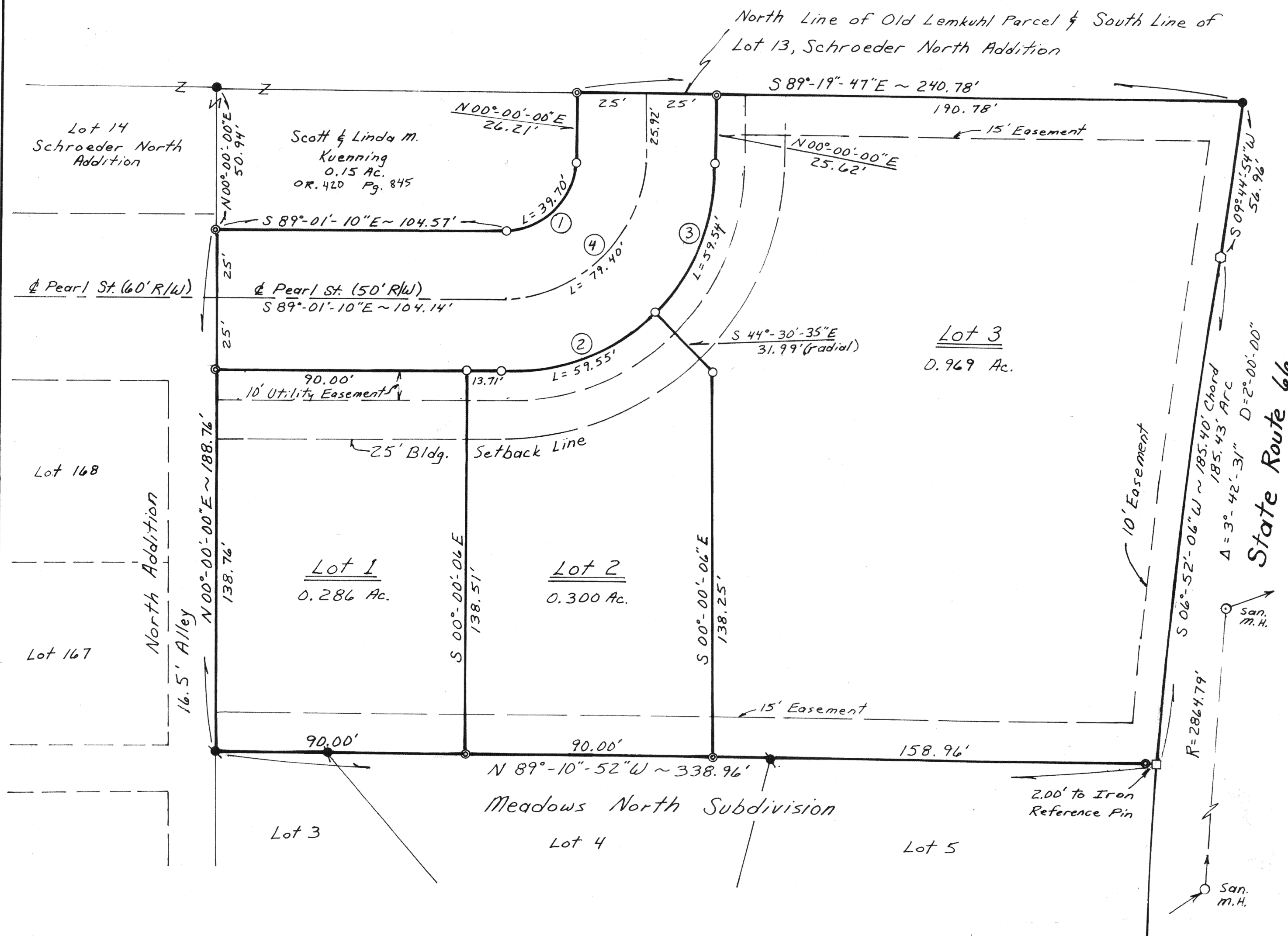
I hereby certify that, to the best of my knowledge and belief, the hereon plat and description are a true and accurate representation of a survey made by myself in February of 2000.



Steven H. Kremer, P.S. 7487  
Steven H. Kremer, P.S. 7487 Ohio

## Curve Data

Curve	Radius	Length	Chord	Bearing	Delta
1	25'	39.70'	35.66'	N 45° 29' 25" E	90° 58' 50"
2	75'	59.55'	57.99'	N 68° 14' 08" E	45° 29' 25"
3	75'	59.54'	57.99'	N 22° 44' 43" E	45° 29' 25"
4	50'	79.40'	71.31'	N 45° 29' 25" E	90° 58' 50"



## PAPE SUBDIVISION VILLAGE OF NEW BREMEN, OHIO

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a surveyor registered professionally to practice in the State of Ohio, and that, to the best of my knowledge and belief, this plat is in all respects correct, and was prepared from an actual survey completed under my supervision.

The above tract contains 1.796 acres of land and is divided into 3 lots and numbered as shown on the plat.

Building setback lines, utility easements, lot dimensions and streets are shown on the plat.

11-12-00

Date

John H. Hansen  
 Registered Surveyor No. 7487

### OWNER'S DEDICATION

Know all men by these presents:

We the undersigned, Roger T. & Cheryl D. Barlage, owners of the land described hereon, have caused the area encompassed by this plat to be surveyed, platted and to be known as PAPE SUBDIVISION in the Village of New Bremen, Ohio, and that the steet as shown on this plat is hereby dedicated to public use.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone, or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such forever.

Storm drainage facility on The Ohio Department of Transportation Limited Access Right-Of-Way is hereby dedicated to public use.

Owners: Roger T. Barlage  
 Roger T. Barlage

Cheryl D. Barlage  
 Cheryl D. Barlage

### ACKNOWLEDGMENT

Before me, a Notary Public in the State of Ohio, personally appeared the above signed owners and acknowledged the signing of the foregoing instrument to be their own free act and deed.

In testimony whereof, I have affixed my hand and seal this 14th day of November, 2000

Diann East  
 Notary Public

### VILLAGE COUNCIL APPROVAL

Approved by the Village Council of the Village of New Bremen, Ohio, at the meeting of 10/10/2000, 2000.

Robert E. Klein  
 Mayor

### CERTIFICATION OF ACCEPTANCE

All improvements have been installed in accordance with the requirements of the regulations of Ordinance No. 1961-35, and pertinent agreements with the Village of New Bremen and with the action of the Village Council in approving the preliminary plat.

11/14/00

Date

Larry H. Durbee  
 Village Administrator

### COUNTY AUDITOR'S CERTIFICATION

I hereby certify that there are no unpaid taxes on this land comprising the PAPE SUBDIVISION in the VILLAGE OF NEW BREMEN, OHIO and that this plat was filed for transfer in the Office of the Auglaize County Auditor, this 15 day of

November, 2000.

Karen Schumann  
 Auditor

### COUNTY RECORDER'S CERTIFICATE

Received for recording in the Office of the Auglaize County Recorder this 15th day of November, 2000, at 3:16p o'clock and is recorded in Plat Cabinet C, Page 231-232  
 Fee Paid: 43.20

Ann Billings  
 Recorder

Three (3) lots included in the Pape Subdivision in the Village of New Bremen, Ohio are hereby made subject to the following additional covenants and restrictions which shall run with the land conveyed and shall be binding upon all owners, or persons, firms under them:

1. These lots are restricted to residential use only.
2. Duplex or triplex dwellings or condominiums are not permitted on the lots.
3. Any dwelling place shall not exceed 2 stories in height.
4. The rear yard shall not be less than twenty (25) feet in depth.
5. Any residence shall not be constructed closer than 8 feet to any side lot line of any adjoining owner except where easements are dedicated.
6. All single dwelling homes shall not have less than 1500 square feet in the living area on the main floor nor less than 1050 square feet in the living area on the ground floor of a 1 1/2 or 2 story structure.
7. Structures of a temporary character, mobile home, trailer, basement, tent shack, garage, barn or other outbuilding shall not be used on any lot at any time as a residence either on a temporary or permanent basis. Salvage material shall not be used on the exterior of any building.
8. Boats, travel trailers, campers or motor homes will not be kept or stored outside any building, on any lot; nor shall any lot owner park or permit other to park the same on the street adjacent to his or her lot.
9. Signs of any kind shall not be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale or under construction.
10. Animals, livestock, or poultry of any kind will not be raised, bred, or kept, on any lot, except dogs, cats, or other household pets provided that these are not kept, bred or maintained for commercial purposes.
11. All homes must have at least 70% brick, stone, stucco, or cedar or any combination thereof on the front exterior.
12. Noxious or offensive activity or trade will not be carried out upon any lot nor shall anything be done thereon which may be or which may become an annoyance or nuisance to the neighborhood.
13. The final finished yard grade at the front elevation shall not be more than 36 inches nor less than 18 inches above the established centerline grade of the street. In the case of corner lots, this restriction also applies to the sideyard. In the event that topographical conditions exist which make compliance with this restriction unduly difficult, the yard grade shall be established with Council approval and shall be included as a supplementary restriction.
14. No part of any building shall be constructed on any easement.
15. All spouting or yard drains must be connected to the storm sewer system.
16. Foundation walls under all living areas of the dwelling must be a minimum of 8 inches in thickness.
17. All homes must have no less than 18 inches overhang.
18. All Land owners must maintain all lots. Dirt piles, junk tires, brush piles are not accepted, except normal typical construction debris during construction period of any home. No construction debris shall be deposited on vacant lots. Land owners must keep lots mowed at all times.
19. The exterior of all dwellings must be completed within 9 months of the start of the dwelling. This is required in an effort to minimize the detracton from the existing completed dwellings in the area.
20. The percentage of building coverage (including all structures, garages, carports, etc.) On the total area of the lot in which such buildings are located, shall not be more than 30%.
21. The owner of any lot shall install a concrete, brick, or asphalt driveway within one year after occupancy of any home constructed upon any such lot.