

PLAT OF SURVEY

# Klosterman Kove

PHASE TWO

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 18, T-6-S, R-4-E, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 19, T-6-S, R-4-E, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, OHIO.

6.949 ACRES

Commencing at a monument box (found) at the southwest corner of the north half of the northeast quarter Section 19, and the centerline intersection of Schroeder Road and Koehn Road; thence, N 01 degree 09' 32" E along the west line of the said north half of the northeast quarter of Section 19 and the centerline of Schroeder Road for a distance of 1024.67 feet to a cotton gin spindle (set), said spindle being the POINT OF BEGINNING for the tract herein described;

thence, continuing along the centerline of Schroeder Road and the west line of the north half of the northeast quarter of Section 19, N 01 degree 09' 32" E for a distance of 319.31 feet to a monument box (found) at the southwest corner of the southeast quarter of Section 18;

thence, continuing along the centerline of Schroeder Road and the west line of the southeast quarter of Section 18, N 01 degree 10' 52" E for a distance of 733.40 feet to a cotton gin spindle (set);

thence, S 89 degrees 02' 15" E along the south line of Harmon's unrecorded plat of "Harmon's Landing" for a distance of 25.00 feet to a 5/8" re-rod w/cap (set);

thence, S 01 degree 10' 52" W for a distance of 2.94 feet to a 5/8" re-rod w/cap (set) at a point of curve;

thence, along a curve to the left having a radius of 25.00 feet, a central angle of 90 degrees 13' 07", a chord which bears S 43 degrees 55' 42" E, a chord which measures 35.42 feet for a total arc length of 39.37 feet to a 5/8" re-rod in a concrete monument (set);

thence, S 89 degrees 02' 15" E for a distance of 666.08 feet to a 5/8" re-rod in a concrete monument (set) at a point of curve;

thence, along a curve to the left having a radius of 25.00 feet, a central angle of 89 degrees 46' 53", a chord which bears N 46 degrees 04' 18" E, a chord which measures 35.29 feet, for a total arc length of 39.17 feet to a 5/8" re-rod w/cap (set);

thence, N 01 degree 10' 52" E for a distance of 3.14 feet to a 5/8" re-rod w/cap (found);

thence, S 89 degrees 02' 15" E for a distance of 150.75 feet to a 5/8" re-rod w/cap (set);

thence, S 25 degrees 52' 53" W for a distance of 159.94 feet to a 5/8" re-rod w/cap (set);

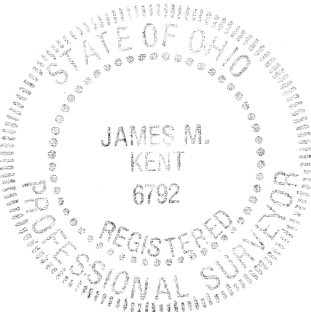
thence, S 01 degree 10' 52" W for a distance of 72.99 feet to a 5/8" re-rod w/cap (set);

thence, N 89 degrees 02' 15" W for a distance of 660.00 feet to a 5/8" re-rod w/cap (set);

thence, S 01 degree 10' 52" W for a distance of 517.22 feet to a 5/8" re-rod w/cap (set) on the south line of the southeast quarter of Section 18;

thence, S 01 degree 09' 32" W and entering Section 19, for a distance of 318.01 feet to a 5/8" re-rod in a concrete monument (set);

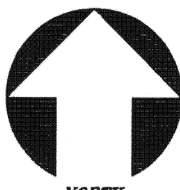
thence, N 88 degrees 50' 28" W for a distance of 165.00 feet to the POINT OF BEGINNING, containing therein 6.949 acres, of which 1.207 acres is within Section 19 and 5.742 acres is within Section 18 and 0.604 acres is existing road right-of-way.



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

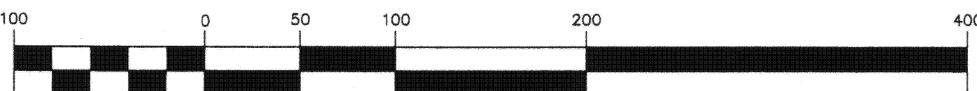
OWNER/DEVELOPER

KLOSTERMAN DEVELOPMENT CORPORATION  
LakeVista Lane  
Celina, Ohio 45822  
419/268-2279



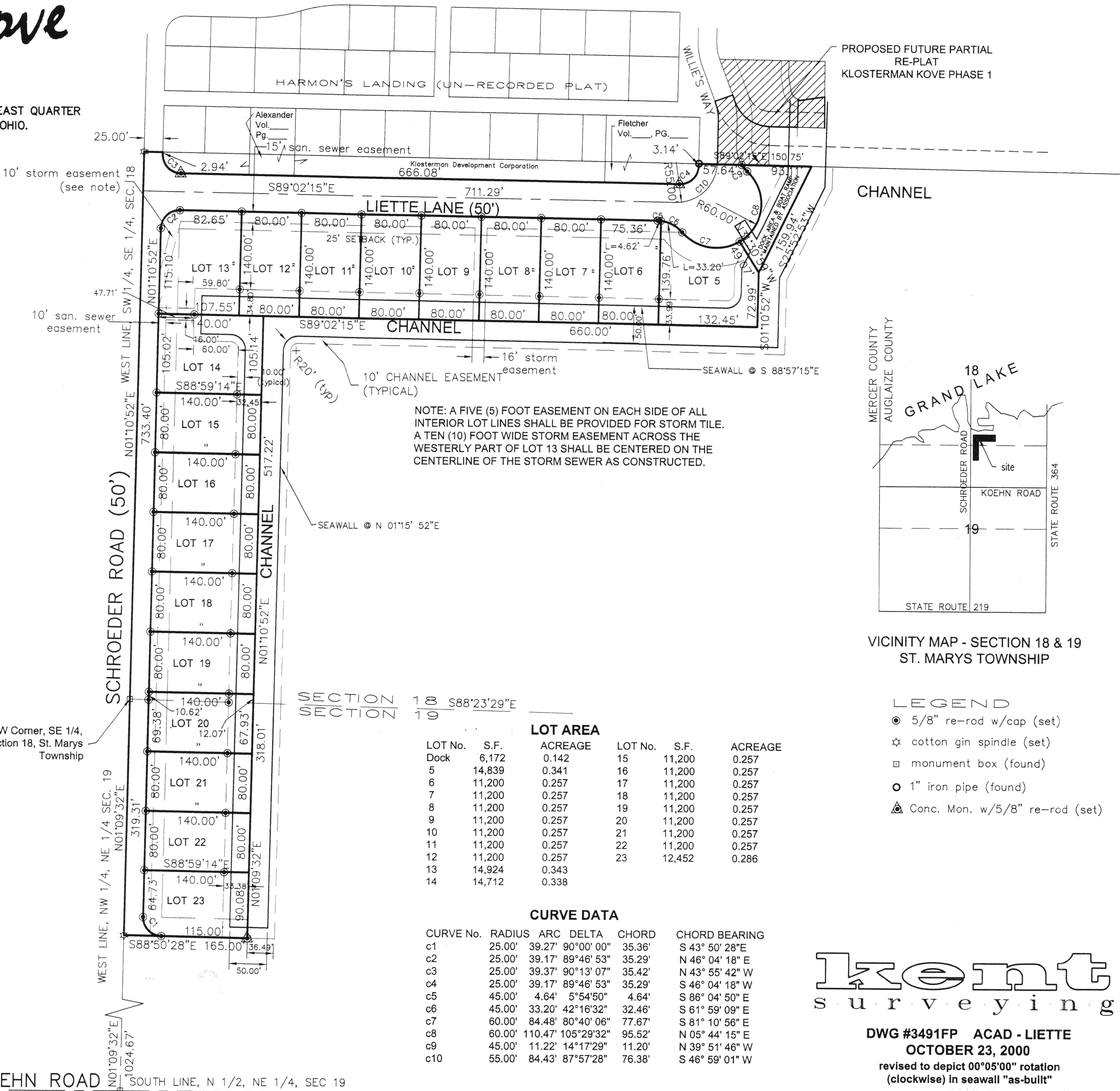
Basis of bearings per Auglaize County GPS  
of the west line of the SE 1/4 of Section 18  
@ N 01° 10' 52" E

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.



NOTE: A FIVE (5) FOOT EASEMENT ON EACH SIDE OF ALL  
INTERIOR LOT LINES SHALL BE PROVIDED FOR STORM TIE.  
A TEN (10) FOOT WIDE STORM EASEMENT ACROSS THE  
WESTERLY PART OF LOT 13 SHALL BE CENTERED ON THE  
CENTERLINE OF THE STORM SEWER AS CONSTRUCTED.

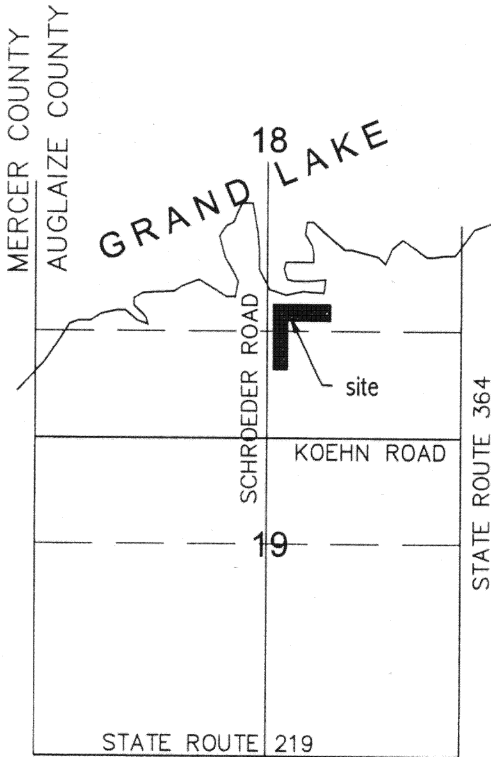
SECTION 18 S88°23'29"E  
SECTION 19

LOT AREA

LOT No.	S.F.	ACREAGE	LOT No.	S.F.	ACREAGE
Dock	6,172	0.142	15	11,200	0.257
5	14,839	0.341	16	11,200	0.257
6	11,200	0.257	17	11,200	0.257
7	11,200	0.257	18	11,200	0.257
8	11,200	0.257	19	11,200	0.257
9	11,200	0.257	20	11,200	0.257
10	11,200	0.257	21	11,200	0.257
11	11,200	0.257	22	11,200	0.257
12	11,200	0.257	23	12,452	0.286
13	14,924	0.343			
14	14,712	0.338			

CURVE DATA

CURVE No.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
c1	25.00'	39.27'	90°00'00"	35.36'	S 43° 50' 28" E
c2	25.00'	39.17'	89°46' 53"	35.29'	N 46° 04' 18" E
c3	25.00'	39.37'	90°13' 07"	35.42'	N 43° 55' 42" W
c4	25.00'	39.17'	89°46' 53"	35.29'	S 46° 04' 18" W
c5	45.00'	4.64'	5°54'50"	4.64'	S 86° 04' 50" E
c6	45.00'	33.20'	42°16'32"	32.46'	S 61° 59' 09" E
c7	60.00'	84.48'	80°40' 06"	77.67'	S 81° 10' 56" E
c8	60.00'	110.47'	105°29'32"	95.52'	N 05° 44' 15" E
c9	45.00'	11.22'	14°17'29"	11.20'	N 39° 51' 46" W
c10	55.00'	84.43'	87°57'28"	76.38'	S 46° 59' 01" W



VICINITY MAP - SECTION 18 & 19  
ST. MARYS TOWNSHIP

LEGEND

- 5/8" re-rod w/cap (set)
- ☆ cotton gin spindle (set)
- ▣ monument box (found)
- 1" iron pipe (found)
- ▲ Conc. Mon. w/5/8" re-rod (set)

**kent**  
surveying

DWG #3491FP ACAD - LIETTE  
OCTOBER 23, 2000  
revised to depict 00°05'00" rotation  
(clockwise) in seawall "as-built"

# Klosterman Kove PHASE 2

SHEET 2 OF 2

## COVENANTS AND RESTRICTIONS FOR KLOSTERMAN KOVE SUBDIVISION

The lots in Klosterman Kove are hereby subject to the following covenants and restrictions which shall run with the land when conveyed and shall be binding upon all owners, persons, firms or corporations claiming under them.

1. All lots in this Subdivision shall be used exclusively for residential purposes only, with the exception of homes with professional offices which conform to signage requirements, and the Zoning Regulations of St. Marys Township.

2. No sign of any kind shall be permitted, with the following exceptions:
- A professional sign of not more than one (1) square foot;
  - One (1) sign of not more than five (5) square feet advertising the property for sale or rent;
  - Signs used by a builder to advertise during construction, not to exceed five (5) square feet in size;
  - Signs placed at the entrance and lakefront of the subdivision by the developer.
  - Road and traffic signs erected by any political subdivision or the subdivision itself;
  - Personal warning sign (such as No Trespassing, Beware of Dog, etc) of not more than one (1) square foot each.

3. No single family residential structure shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garage is less than 1000 square feet; if such residential structure exceeds one story in height, the habitable floor area of the first floor shall contain at least 1,000 square feet for 1 1/2 story or 700 square feet if two story. All homes must have an attached garage. Multi-family homes must have a minimum of 600 square feet per unit.

4. No building, boat dock, or other structure shall be erected on any building site, unless the building plans, specifications, and plot showing the location of such building have been approved in writing as to conformity and harmony of external design and color with the existing structures in the Subdivision and as to the location of the building with reference to topography and finished ground elevation by the architectural committee appointed by Steve Klosterman, 5038 LakeVista Lane, Celina, OH 45822, or in the event of his death, the architectural committee will be appointed by the attorney representing his estate. After his estate has been closed, the architectural committee shall be designated by majority vote of the lot owners. Each lot owner shall be entitled to a total of one vote, regardless of the number of lots owned. In the event of both husband and wife own lots in the Subdivision, they shall be entitled to a total of one vote between them.

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

5. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except household pets, provided they are not used for any commercial purpose.

6. No old buildings or structures shall be moved onto or upon any lot or premises in said Subdivision, nor shall any such building or structure be maintained thereon, and no temporary structure for residential purposes shall be erected or maintained thereon, and no garage trailer, tent, shack or uncompleted house shall be occupied or used for residential purposes. All driveways are to be concreted within a reasonable length of time; not to exceed one (1) year of the date the home construction is complete.

7. All grounds and premises in said Subdivision shall be mowed and kept reasonably clear of weeds and undergrowth by the owners thereof at all times prior to the start or commencing of the erection of any buildings, and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area in said Subdivision.

8. No fence shall be built between the street and building line as shown on the plat to a height of more than four (4) feet.

9. No oil or gas wells shall be drilled, nor shall any mining or commercial excavating operation of any kind be conducted on any building site.

10. All dwellings shall provide off-street parking for not less than two (2) motor vehicles per family.

11. Fuel oil tanks and L.P. tanks, if not buried, will not be allowed.

12. No used or salvaged material shall be used on the exterior of any dwelling.

13. The exterior of any building to be erected in this development shall be completed within a period of twelve (12) months from the beginning of construction. Any lot purchased for future development must be maintained and kept free of weeds and debris.

14. Easements and right-of-ways as shown on the plat are expressly reserved in and over said lots for construction and maintenance of necessary utilities, drains, etc. Easements as shown are to be used without incurring any liability to property owners for damage to sod, shrubbery, trees, fences or any other surface improvement.

15. No garbage, waste, or trash shall be dumped on any lot and all such garbage, waste or trash shall be kept in sanitary conditions until proper disposal is made thereof.

16. No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

17. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons residing in Klosterman Kove Subdivision.

18. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors or assigns. Should any on or more of the foregoing restrictions, covenants or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.

19. All telephone, electric or other wires of all kinds shall be buried under ground.

20. The lowest floor elevation of any structure shall be at least 874.0 feet above sea level.

21. A sidewalk 4' in width parallel with the road in front of each lot will be required and must be constructed within 1 year after purchase.

22. A yard light in front and back of each lot will be required. Said lights shall be lit down to dusk, 365 days per year, and must be approved by the developer.

23. A six-foot wide sidewalk will be required on top of the concrete seawall on each lot and must be constructed within 1 year of purchase.

24. All new lot owners at Klosterman Kove Subdivision must be members of the Klosterman Kove Home Owner's Association. Fees for association are to be yearly and must cover all expenses of association.\*

25. Each lot owner has the right to use the boat ramp on the North Channel for his or her own personal use.

26. No manufactured homes or homes with metal frames shall be permitted. modular homes shall be permitted.

27. All homes must have stone, brick, or stucco fronts per developer.

28. All single family homes must have a minimum of 2-car garage.

29. All multi-family homes must have a minimum of a 1-car garage.

30. All homes must have a concrete driveway.

31. At such time that public water supply is constructed adjacent to the subdivision, all lot owners shall be required to tap into said water supply.

DEVELOPER:

KLOSTERMAN DEVELOPMENT CORPORATION:

Steven R. Klosterman, President

### DEDICATION

IN WITNESS WHEREOF, KLOSTERMAN DEVELOPMENT CORPORATION, the dedicator, an Ohio corporation, by Steven R. Klosterman, its President, has caused the land embraced herein to be surveyed and platted, and hereby further dedicates the right-of-way and easements as shown hereon, to the public forever.

In witness thereof 24<sup>th</sup> day of OCTOBER 2000

WITNESS:

Ann Billing

Joseph R. Lenhart

KLOSTERMAN DEVELOPMENT CORPORATION

by

Steven R. Klosterman  
Steven R. Klosterman, President

### ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF AUGLAIZE

BE IT REMEMBERED, that on this 24 day of OCTOBER, 2000, before me, a Notary Public in and for said state, personally came KLOSTERMAN DEVELOPMENT CORPORATION, the owner of the heron plat by STEVEN R. KLOSTERMAN, its President, who acknowledged the signing thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Joseph R. Lenhart  
Notary Public

JOSEPH R. LENHART  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 8-17-05

### APPROVALS

We certify that the road construction plans meet with our approval this 25<sup>th</sup> day of October, 2000.

Kenneth E. Suchman  
Robert H. Wilken

Township Trustees

We certify that the roads and utilities are completed, or that bond or surety has been furnished on this 24<sup>th</sup> day of OCTOBER, 2000.

Hugh A. Core  
John N. Bergman

County Commissioners

I certify that (improvements are complete, bond has been furnished or surety has been furnished) this 24<sup>th</sup> day of October, 2000.

Douglas P. ...  
Auglaize County Engineer

### PLANNING COMMISSION APPROVAL

Approved this 20<sup>th</sup> day of November, 2000. Carol Stevens  
Auglaize County Regional  
Regional Planning Commission

### AUDITOR'S CERTIFICATE

This plat was filed for transfer this 21 day of November, 2000.

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

Karyn Schumann  
Karyn Schumann, Co. Auditor

### RECORDER'S CERTIFICATE

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

Filed for record in the Auglaize County Recorder's Office on this \_\_\_\_ day of

\_\_\_\_\_, 2000 at \_\_\_\_m, and recorded in Plat Cabinet C, Page 233-234

Ann Billing  
Ann Billing, County Recorder  
Date 11/21/2000 Time 12:28:05  
No. 2000-00010234 Fee 43.20  
Instrument #

\* Association documents which detail rules, responsibilities of parties and annual fees shall be recorded with the deed to each lot and become a legal attachment to this plat

**Lenhart**  
surveying  
Drawing #2728fp - kloshar (koveplat)  
October 23, 2000



## AFFIDAVIT OF TITLE

VOL 328 PAGE 0448

VOL 328 PAGE 0447

STATE OF OHIO,  
COUNTY OF AUGLAIZE, ss:

Now comes Steven R. Klosterman, individually, and as President of Klosterman Development Corporation, an Ohio Corporation, being first duly sworn according to law, and who deposes and states that he has personal knowledge of the facts contained in this Affidavit and further states as follows:

1. That he is the President of Klosterman Development Corporation.

2. That Klosterman Development Corporation is an Ohio Corporation.

3. That Klosterman Development Corporation is the record title owner of the property described in attached Exhibit "A", being incorporated herein by reference, by virtue of a Warranty Deed dated July 1, 1997 and filed for record July 3, 1997 in Official Record Vol. 297, Page 666, in the Office of the Recorder of Auglaize County, Ohio.

4. That the property as described on attached Exhibit "A" has been platted into Klosterman Kove, Phase One, as shown by a certain Plat recorded at Plat Cabinet "C", Slide 155-156, in the Office of the Recorder of Auglaize County, Ohio.

5. That the Dedication and Acknowledgment on said Plat recites that Klosterman Development & Home Sales, Inc. is the owner of said property.

6. That the reference to Klosterman Development & Home Sales, Inc. on said Plat was in error and that no such Corporation is in existence and that the correct name for the Corporation is "Klosterman Development Corporation."

7. That this Affidavit is given to correct the Dedication and Acknowledgment on said Plat in that Klosterman Development Corporation was, and still is, the owner of the property as platted and as described on attached Exhibit "A".

8. That Klosterman Development Corporation, an Ohio

Corporation, as Dedicator of the aforementioned Plat does hereby accept the Plat as depicted.

Further Affiant saith naught.

*Steven R. Klosterman*  
Steven R. Klosterman

Sworn to before me and subscribed in my presence by the said Steven R. Klosterman this 15<sup>th</sup> day of June, 1998.

Heather R. Staugler  
Notary Public, State of Ohio

My Commission Expires November 5, 2001

*Heather R. Staugler*  
Notary Public

In Witness thereof, the undersigned has hereunto set its hand this 15<sup>th</sup> day of June, 1998.

Witness:

*Wilhelmina Unger*  
Wilhelmina Unger  
*Heather R. Staugler*  
Heather R. Staugler  
State of Ohio,  
County of Auglaize, ss:

Klosterman Development Corporation

By: *Steven R. Klosterman Pres.*  
Steven R. Klosterman, President

Be it remembered, that on this 15<sup>th</sup> day of June, 1998, before me, a Notary Public in and for said State, personally came Klosterman Development Corporation, the owner of the property described on attached Exhibit "A", by Steven R. Klosterman, its President, who acknowledged the signing thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation.

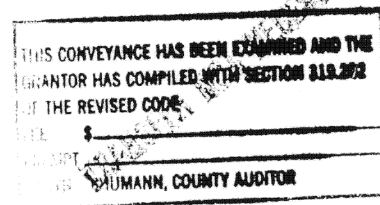
In Testimony Whereof, I have hereunto subscribed my name this 15<sup>th</sup> day of June, 1998.

*Heather R. Staugler*  
Notary Public

Heather R. Staugler  
Notary Public, State of Ohio  
My Commission Expires November 5, 2001

Instrument Prepared By:

Dennis P. Faller, Attorney at Law  
105 S. Blackhoof Street  
P.O. Box 413  
Wapakoneta, Ohio 45895-0413



## LEGAL DESCRIPTION

Being a part of the southeast quarter of Section 18, T-6-S, R-4-E, St. Marys Township, Auglaize County, Ohio as evidenced by Certificate of Transfer Official Record Volume 3, Page 789 and more particularly described as follows:

Commencing at a monument box (found) [G1'S N-313098.42 E-1427959.42] at the South quarter corner of said Section 18 and the legal centerline of Schroeder Road; thence, with a bearing determined by the Auglaize County Global Positioning Survey along the West line of the southeast quarter and the legal centerline of Schroeder Road - N 01 degree 10' 52" E, for a distance of 890.44 feet to a nail (found) [GPS N-314087.04, E-1427979.80] and the POINT OF BEGINNING for the tract herein described;

thence, S 88 degrees 11' 21" E (passing the easterly right-of-way line of Schroeder Road at a distance of 20.00 feet) for a total distance of 21.19 feet to a 5/8" re-rod w/cap (set);

thence, with a non-tangent curve, which is concave to the north-east, having a radius of 25.00 feet, a chord which bears S 43 degrees 55' 01" E a chord which measures 35.43 feet, for a total arc length of 39.37 feet to a 5/8" re-rod w/cap (set);

thence, S 89 degrees 02' 14" E for a distance of 92.69 feet to a 5/8" re-rod w/cap (set);

thence, with a tangent curve which is concave to the north, having a radius of 156.13 feet, a chord which bears N 81 degrees 59' 16" E, a chord which measures 48.71 feet, for a total arc length of 48.91 feet to a 5/8" re-rod w/cap (set) on a point of reverse curve;

thence, with said tangent curve which is concave to the south, having a radius of 256.13 feet, a chord which bears N 01 degrees 59' 16" E, a chord which measures 79.91 feet, for a total arc length of 80.24 feet to a 5/8" re-rod w/cap (set);

thence, S 89 degrees 02' 14" E for a distance of 424.94 feet to a 5/8" re-rod w/cap (set);

thence, N 70 degrees 39' 55" E for a distance of 20.61 feet to a 5/8" re-rod w/cap (set);

thence, N 01 degree 10' 52" E (passing through a 5/8" re-rod set for reference at a distance of 85.89 feet) for a total distance of 140.83 feet to a point in a channel connected to Grand Lake;

thence, S 88 degrees 49' 44" E, within a portion of the aforesaid channel, for a distance of 189.02 feet to a point;

thence, S 00' 18' 20" E for a distance of 255.45 feet to a point;

thence, S 00' 10' 45" W for a distance of 88.87 feet to a 5/8" re-rod w/cap (set);

thence, N 89' 02' 14" W for a distance of 73.70 feet to a 5/8" re-rod w/cap (set);

thence, S 00' 57' 46" W for a distance of 50.00 feet to a 5/8" re-rod w/cap (set);

thence, N 89' 02' 14" W for a distance of 93.54 feet to a 5/8" re-rod w/cap (set);

thence, N 01 degree 10' 52" E for a distance of 60.00 feet to a 1" iron bar (found) at the northeast corner of what is referred to as Lot 10 of "HARMON'S PROPOSED SUBDIVISION";

thence, N 89 degrees 02' 14" W along the northerly line of the aforesaid Lot 10, for a distance of 30.00 feet to a 5/8" re-rod w/cap (set);

thence, N 01 degree 10' 52" E for a distance of 140.07 feet in the northeast corner of Lot 25 of the aforesaid "HARMON'S PROPOSED SUBDIVISION" and a 5/8" re-rod w/cap (set);

thence, N 89 degrees 02' 14" W along the northerly line of Lots 25, 24, 23, 22, 21, 27 and 28 of the aforesaid "HARMON'S PROPOSED SUBDIVISION", for a distance of 144.97 feet to a 5/8" re-rod w/cap (set);

thence, along a tangent curve which is concave to the south, having a radius of 206.13 feet, a chord which bears S 81 degrees 59' 16" W, a chord which measures 64.31 feet, for a total arc length of 64.58 feet to a point of reverse curve and a 5/8" re-rod w/cap (set);

thence, along said tangent curve which is concave to the north, having a radius of 206.13 feet, a chord which bears S 81 degrees 59' 16" W, a chord which measures 64.31 feet, for a total arc length of 64.58 feet to a 5/8" re-rod w/cap (set);

thence, N 89 degrees 02' 14" W for a distance of 93.18 feet to a 5/8" re-rod w/cap (found);

thence, with a tangent curve which is concave to the southeast, having a radius of 25.00 feet, a chord which bears S 45 degrees 57' 14" W, a chord which measures 35.36 feet, for a total arc length of 39.20 feet to a 5/8" re-rod w/cap (found);

thence, N 88 degrees 49' 08" W (passing the easterly right-of-way line of Schroeder Road at a distance of 1.15 feet) for a total distance of 21.15 feet to a cotton gin spindle (set) on the west line of the southeast quarter and the legal centerline of Schroeder Road;

thence, N 01 degree 10' 52" E along the aforesaid West line and legal centerline, for a distance of 100.35 feet to the POINT OF BEGINNING, containing therein 2.479 acres, of which 0.045 acres is road right-of-way. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Part of Parcel #K31-018-029-00.

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct.

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

98 JUN 16 PM 12 18  
ANN BILLINGS  
AUGLAIZE CO. RECORDER

RECEIVED 18

05184

## MODIFICATION OF PLAT SETBACK LINE

Instrument Book Page  
200300013008 OR 497 1793

I, Steven R. Klosterman, President of Klosterman Development Corporation, an Ohio corporation, certifies with the approval of all the lot owners of Klosterman Kove Phase Two Subdivision, does hereby waive the setback requirement of Lot Twenty-three (23) as set forth in Plat Cabinet C, Page 233, Auglaize County Recorder's Office, of said subdivision.

The address of said Lot is 10948 Schroeder Road, St. Marys, Ohio 45885.

See the attached "Waiver of Setback Encroachment" signed by each respective lot owners waiving their rights to enforce an encroachment of the platted setback line of said subdivision.

Klosterman Development Corporation  
An Ohio corporation

By: Steven R. Klosterman  
Steven R. Klosterman, President

STATE OF OHIO

§:

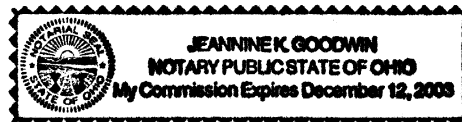
COUNTY OF AUGLAIZE

Before me, a Notary Public in and for said county, personally appeared the above named **Klosterman Development Corporation**, by **Steven R. Klosterman**, its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such officer.

In Testimony Whereof, I have hereunto set my hand and official seal, at St. Marys, Ohio, this 28<sup>th</sup> day of October, 2003.

Jeanine H. Goodwin  
Notary Public

This Instrument Prepared By:  
NOBLE, MONTAGUE & MOUL  
Attorneys at Law  
146 East Spring St.  
St. Marys, OH 45885  
Telephone: 419/394-7441

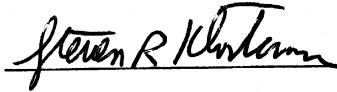


### WAIVER OF SETBACK ENCROACHMENT

The undersigned being a lot owner in the Klosterman Kove Phase Two Subdivision hereby waives any rights that the undersigned may have to enforce an encroachment of the platted setback line of said subdivision as it pertains to a house constructed on Lot Twenty-three (23) of said subdivision. The address of said house is 10948 Schroeder Road, St. Marys, OH 45885. Said encroachment is on the South side of said lot and it encroaches six (6) feet over the setback line.

Dated: \_\_\_\_\_

9-9-03

\_\_\_\_\_

### WAIVER OF SETBACK ENCROACHMENT

The undersigned being a lot owner in the Klosterman Kove Phase Two Subdivision hereby waives any rights that the undersigned may have to enforce an encroachment of the platted setback line of said subdivision as it pertains to a house constructed on Lot Twenty-three (23) of said subdivision. The address of said house is 10948 Schroeder Road, St. Marys, OH 45885. Said encroachment is on the South side of said lot and it encroaches six (6) feet over the setback line.

Dated: \_\_\_\_\_

9/9/03

Mr. + Mrs. 

### WAIVER OF SETBACK ENCROACHMENT

The undersigned being a lot owner in the Klosterman Kove Phase Two Subdivision hereby waives any rights that the undersigned may have to enforce an encroachment of the platted setback line of said subdivision as it pertains to a house constructed on Lot Twenty-three (23) of said subdivision. The address of said house is 10948 Schroeder Road, St. Marys, OH 45885. Said encroachment is on the South side of said lot and it encroaches six (6) feet over the setback line.

Dated: \_\_\_\_\_

Charles Paul

9/9/03

### WAIVER OF SETBACK ENCROACHMENT

The undersigned being a lot owner in the Klosterman Kove Phase Two Subdivision hereby waives any rights that the undersigned may have to enforce an encroachment of the platted setback line of said subdivision as it pertains to a house constructed on Lot Twenty-three (23) of said subdivision. The address of said house is 10948 Schroeder Road, St. Marys, OH 45885. Said encroachment is on the South side of said lot and it encroaches six (6) feet over the setback line.

Dated: \_\_\_\_\_

9/9/03

Mr & Mrs Donald L. Miller



### WAIVER OF SETBACK ENCROACHMENT

The undersigned being a lot owner in the Klosterman Kove Phase Two Subdivision hereby waives any rights that the undersigned may have to enforce an encroachment of the platted setback line of said subdivision as it pertains to a house constructed on Lot Twenty-three (23) of said subdivision. The address of said house is 10948 Schroeder Road, St. Marys, OH 45885. Said encroachment is on the South side of said lot and it encroaches six (6) feet over the setback line.

Dated: \_\_\_\_\_

9-9-03

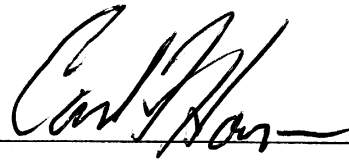
R.W. Kaylor

### WAIVER OF SETBACK ENCROACHMENT

The undersigned being a lot owner in the Klosterman Kove Phase Two Subdivision hereby waives any rights that the undersigned may have to enforce an encroachment of the platted setback line of said subdivision as it pertains to a house constructed on Lot Twenty-three (23) of said subdivision. The address of said house is 10948 Schroeder Road, St. Marys, OH 45885. Said encroachment is on the South side of said lot and it encroaches six (6) feet over the setback line.

Dated: \_\_\_\_\_

9/9/03

\_\_\_\_\_