

LAKELAND SUBDIVISION

Re-Plat of Lots 565, 566, 567, 568 & 569

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.
Overall legal description for Lakeland Subdivision

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.



[Signature]
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 purposes; 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
judgment 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
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 RE-Plat 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:

Edward L. Shroyer By: *John A. Schlenker* 9-30-03
John A. Schlenker, President date

David P. Schlenker By: *Philip E. Schlenker* 9-30-03
Philip E. Schlenker, Secretary date

ACKNOWLEDGMENT

STATE OF OHIO

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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 30 day of September, 2003.

Nancy Horn
Notary Public, State of Ohio
My Commission Expires 11-13-2006

Nancy Horn
Notary Public

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby
certifies that the above plat was approved by said Commission on
the 29th day of Sept., 2003.

Wapakoneta
Chairperson
Thomas W. Schlenker
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 9/29/03
Rex Katterheinrich, date
Director of Public Service & Safety

N/A
Clerk of Council

date

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 6 day of OCT, 2003.

Fee: _____

Krupp, Delumian
Auglaize County Auditor

RECORDER'S CERTIFICATE

Number: 12252

Filed for record in the Auglaize County Recorder's Office on
this 6 day of October, 2003 at 1:30 p.m., and recorded
in Plat Cabinet C, Page 327-328

Ann Billings
Auglaize County Recorder

kent
surveying

acad-carnat2
REVISED - 4/15/99
September 13, 2003