

Nancy L.
DARDIO
Vol. 249, Pg. 29

SCHLENKER DEVELOPMENTS, INC.
Clover Ridge Subdivision
to Section 20, T-5-S, R-6-E,
Duchouquet Township, City of Wapakoneta
Auglaize County, Ohio
PHASE 2
7.719 acres

Schlenker Developments, Incorporated
O.R. Vol. 379, Pg. 201
O.R. Vol. 379, Pg. 205

LEGEND

- ☒ "mag-nail" (found) @ SW corner, E 1/2, NW 1/4
- ☒ p-k nail (found)
- ⊙ 5/8" re-rod w/cap (set) upon completion of construction
- ⊙ cotton gin spindle (found)
- ⊙ 5/8" re-rod w/cap (found)
- ⊙ cotton gin spindle (set) upon completion of construction
- easement line
- setback line
- boundary of pond

NOTES

- ➔ A FIVE (5) FOOT EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES SHALL BE AVAILABLE FOR THE EXCLUSIVE USE OF THE CITY OF WAPAKONETA FOR UTILITY PURPOSES.
- ➔ ALL EASEMENTS ALONG THE PERIMETER OF THE SUBDIVISION ARE EIGHT (8) FEET WIDE UNLESS OTHERWISE INDICATED. ALL EASEMENTS ALONG STREET RIGHT-OF-WAY ARE TEN (10) FEET IN WIDTH.
- ➔ NO FENCE OR STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENTS SHOWN OR NOTED HEREON.
- ➔ SIDEWALKS SHALL BE CONSTRUCTED TO CITY SPECIFICATION BY THE LOT OWNER WITHIN 30 DAYS OF OCCUPANCY.
- ➔ ALL PROPERTY CORNERS, POINTS OF CURVE, POINTS OF TANGENCY AND INTERSECTIONS AS SHOWN HEREON SHALL BE PLACED WITHIN 60 DAYS OF THE DATE OF FINAL ACCEPTANCE OF THIS PLAT.



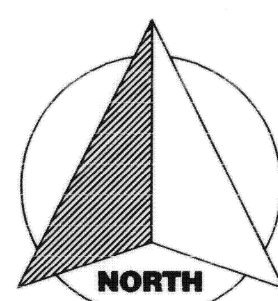
James M. Kent
JAMES M. KENT, PS 6792

State Route 501



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



1324.99' S89°30'24"E 193.29' 261.70' 1779.98' existing r/w line
p-k nail (found) at SW Corner, NW 1/4, Section 20
Infirmary Road (50')

LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 63 LOT 64

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19

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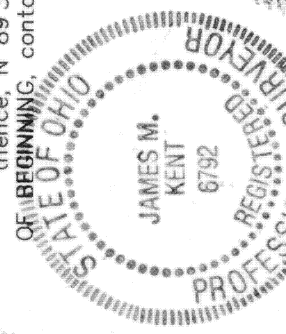
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SCHLENKER DEVELOPMENTS, INC.
Clover Ridge Subdivision
to Section 20, T-5-S, R-6-E,
Duchouquet Township, Auglaize County, Ohio
PHASE 2

LEGAL DESCRIPTION

Being a part of the northwest quarter of Section 20, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio and more particularly described as follows:

Commencing at a p-k nail (found) at the southwest corner of the northwest quarter of Section 20, and the centerline intersection of State Route 501 and Infirmary Road;
thence, S 89 degrees 30' 24" E along the south line of the northwest quarter of said Section 20 and the centerline of Infirmary Road, for a distance of 1779.98 feet to a cotton gin spindle (found); thence, N 00°55' 37" E (passing through a 5/8" re-rod w/cap found on the north road easement line at a distance of 35.00 feet) for a total distance of 167.50 feet to a 5/8" re-rod w/cap (found), said re-rod being the POINT OF BEGINNING for the tract herein described;
thence, N 89 degrees 30' 24" W for a distance of 105.00 feet to a 5/8" re-rod w/cap (found);
thence, N 00°55' 37" E for a distance of 192.51 feet to a 5/8" re-rod w/cap (found);
thence, N 89°30' 24" W for a distance of 12.58 feet to a 5/8" re-rod w/cap (found);
thence, N 00°44' 57" E for a distance of 670.69 feet to a 5/8" re-rod w/cap (found);
thence, N 00°43' 45" E for a distance of 279.44 feet to a 5/8" re-rod w/cap (found);
thence, S 89°04' 23" E for a distance of 189.54 feet to a 5/8" re-rod w/cap (found);
thence, N 00°50' 44" E for a distance of 25.34 feet to a 5/8" re-rod w/cap (found);
thence, S 89°10' 19" E for a distance of 137.28 feet to a 5/8" re-rod w/cap (found);
thence, S 00°52' 39" W for a distance of 115.00 feet to a 5/8" re-rod w/cap (set);
thence, N 89°30' 58" W for a distance of 6.46 feet to a 5/8" re-rod w/cap (set);
thence, S 00°55' 39" W for a distance of 160.02 feet to a 5/8" re-rod w/cap (set);
thence, S 89°30' 24" E for a distance of 10.00 feet to a 5/8" re-rod w/cap (set);
thence, S 00°55' 39" W for a distance of 588.22 feet to a 5/8" re-rod w/cap (set);
thence, N 89°30' 24" W for a distance of 139.69 feet to a 5/8" re-rod w/cap (set);
thence, S 00°50' 44" W for a distance of 74.79 feet to a 5/8" re-rod w/cap (set) at a point of curve;
thence, along said curve to the left, which is concave to the northeast, having a radius of 35.00 feet, a central angle which measures 90°21'06", a chord which bears S 44°19'49" E and a chord which measures 49.65 feet, for a total arc length of 55.19 feet to a 5/8" re-rod w/cap (set);
thence, S 00°29' 38" W for a distance of 50.00 feet to a 5/8" re-rod w/cap (set);
thence, N 89°30' 22" W for a distance of 21.05 feet to a 5/8" re-rod w/cap (set);
thence, S 00° 55' 37" W for a distance of 142.51 feet to a 5/8" re-rod w/cap (set);
thence, N 89°30'24"W for a distance of 85.00 feet to the POINT OF BEGINNING, containing therein 7.719 acres.



DEDICATION
We, the undersigned owners of the land shown, have caused the area encompassed by this plat to be surveyed, platted and to be known as CLOVER RIDGE SUBDIVISION, Phase 2, and do hereby certify that said plat is a true representation of the same. We also dedicate the street right-of-ways and the utility easements (with certain reservations solely to the City of Wapakoneta) as shown on the above plat to the public for their use forever.

SCHLENKER DEVELOPMENTS, INC.

Witness:

David A. Schlenker

By: *John A. Schlenker*
John A. Schlenker, President

Nancy Hon

By: *Philip E. Schlenker*
Philip E. Schlenker, Secretary

ACKNOWLEDGMENT

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 DEVELOPMENTS, 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 day of July 22, 2004.

Nancy Hon
Notary Public, State of Ohio
My Commission Expires 11-13-2016

PROTECTIVE COVENANTS

- Building sites shall be used and occupied solely for private residential purposes by a single family home or duplex, including two car, or larger, garage. Duplexes must have an attached one car, or larger, garage per living unit.
- The living space above grade for a one-story dwelling exclusive of open porches and garages, shall be not less than 1,400 total square feet for a single family home or 1,200 total square feet per unit for a duplex. The living space of a one and a half, two-story or tri-level dwelling, exclusive of open porches and garages, shall not be less than 1,600 above grade for a single family home or 1,400 total of square feet per unit for a duplex. Each home must have a minimum 5/12 roof pitch. No cement block structure shall be permitted on said lots except in foundations. The dwelling unit must be completed within a six (6) month period from the start of construction.

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the above plat was approved by said Commission on the 12th day of July, 2004.

By: *Walter J. Schlenker*
Chairman date 7-12-04

By: *David A. Schlenker*
Secretary date 7/12/04

CERTIFICATE OF ACCEPTANCE

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

By: *Rex Katterhenrich*
Director of Public Service and Safety date 7/12/04

By: *Carolene S. Kohl*
Clerk of Council date 7-19-2004

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 23 day of July, 2004.

Fee: 0.00
JUL 23 2004
Karyn Schuman,
Auditor of Auglaize County Auditor

RECORDER'S CERTIFICATE

Number: 6197

Filed for record in the Auglaize County Recorder's Office on this 23 day of July, 2004 at 2:58 PM., and recorded in Plat Cabinet C
Page 356-359

Anne Billings
Anne Billings,
Auglaize County Recorder

3. No fence shall be erected on any lot in this subdivision without the 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. Chain link fences shall not be permitted.

4. Drives shall be at least sixteen (16) feet in width and constructed of concrete or paving brick. Construction of sidewalks within the street right-of-way shall be the responsibility of the Lot owner and be constructed in accordance with the City of Wapakoneta specifications. Sidewalk construction shall be completed not later than thirty (30) days after occupancy of the dwelling.

5. No noxious or offensive activity shall be carried on or upon any lot within this plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to this neighborhood.

6. No trailer, basement, tent, shed, garage barn or other outbuildings 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 public view on any lot in said plat, except one of the following types:

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

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot 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 purposes. Outside dog runs and commercial kennels are hereby strictly forbidden.

9. No lot in said plat shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other wastes shall be kept only in sanitary containers. 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 premises, has been recorded agreeing to change the covenants, restrictions or limitations 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 similar nature shall be stored or maintained on any Lot in said subdivision for a period of longer than three (3) days.

12. No owner of any Lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on their 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 enforce any and all of the terms of this agreement.

Enforcement shall be proceedings, in law or in equity, against any person or persons or legal entity violating or attempting to violate any covenant, restriction or limitation. These remedies are available to any owner of any lot within this plat.

14. All easements and right-of-way, except interior lot line easements, as shown in and over lots within this plat are reserved for the poles, wires, conduits and the necessary and proper attachment in connection therewith for the transmission of electricity, for telephone, or drainage facilities including surface drainage and other purposes, also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained, furnished or performed 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. All interior lot line easements and right-of-way, not shown on the plat of Clover Ridge Subdivision #2 are for the exclusive use of the City of Wapakoneta for utility purposes.

16. Modular/Industrial homes, on a permanent foundation, are permitted under the definition of a factory-fabricated transportable building consisting of one or more units designed to be assembled at the building site, to be used for residential purposes, and which meets the standards for the industrialized units, as provided for by the State of Ohio Basic Building Code as may be hereafter amended pursuant to the Ohio Revised Code Section 3781.01 et seq. as amended. A "Manufactured Home" or "Mobile Home" shall not be included in this definition.

17. No television, radio or other type of external antenna or receiving dish shall be installed on any lot without 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.

19. No structure, including the main residence, garages, out buildings or storage sheds, shall be erected on any lot in the subdivision until the plans and specifications have been approved, in writing, as to location, grade, elevation, size of structure and external design, by 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, David P. Schlenker and Edward Shroyer. Approval can be granted by three (3) of the committee members. The building plans shall include at least a site plan, elevation plan and floor plan.

In the event of the death or resignation of any member of the committee originally appointed, the remaining 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, then such approval shall not be required, provided the design is in harmony with similar structures in the development and conforms to all other covenants and conditions set forth herein.

20. These Protective Covenants are in addition to any applicable City of Wapakoneta building and zoning regulations.

By: *John A. Schlenker*
John A. Schlenker, President

By: *Philip E. Schlenker*
Philip E. Schlenker, Secretary