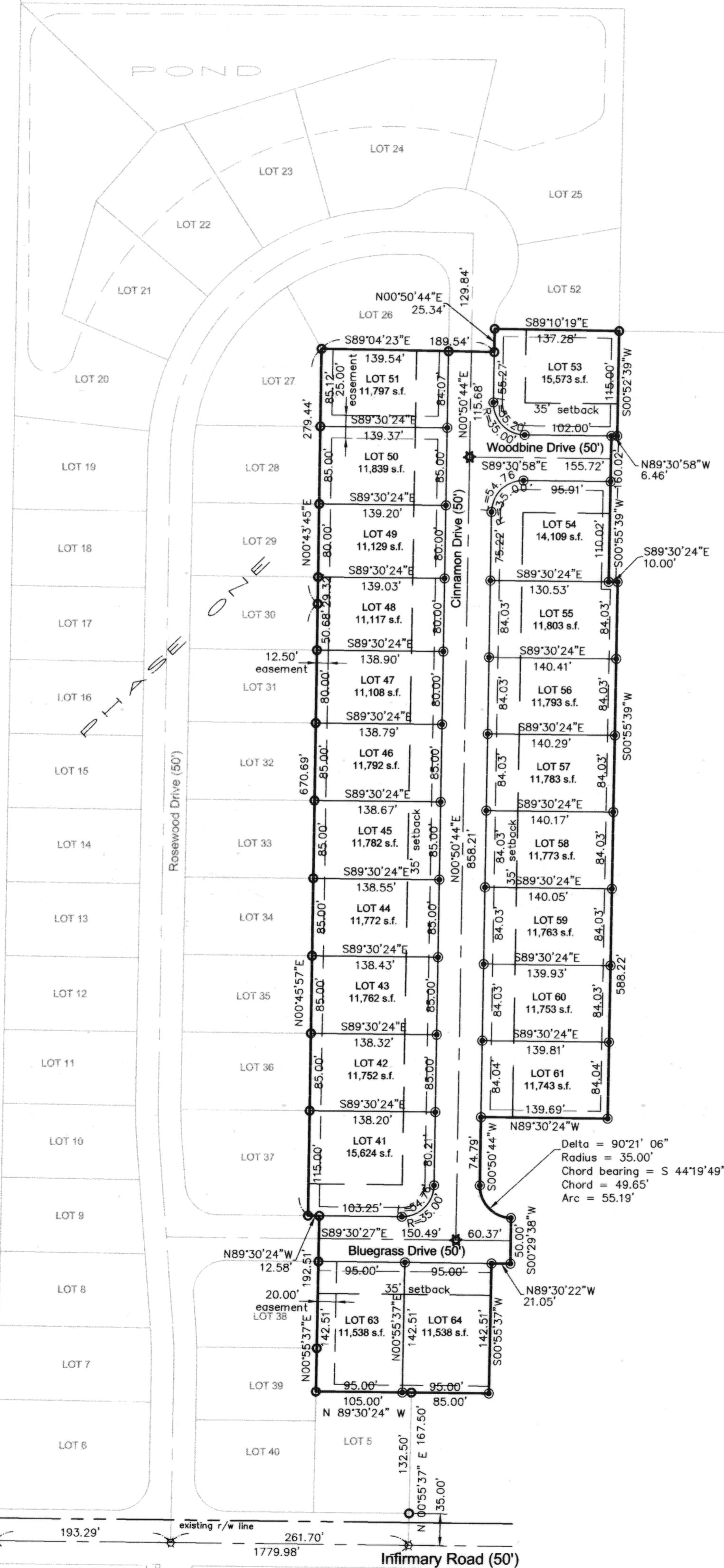


Nancy L.
DARDIO
Vol. 249, Pg. 29

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



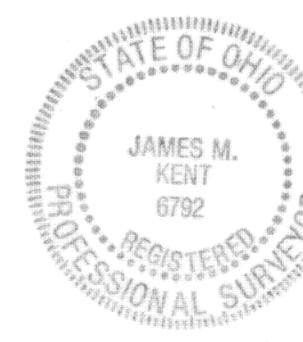
Schlenker Developments, Incorporated
 O.R. Vol. 379, Pg. 201
 O.R. Vol. 379, Pg. 205

LEGEND

- Q "mag-nail" (found) @ SW corner, E 1/2, NW 1/4
- Q 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

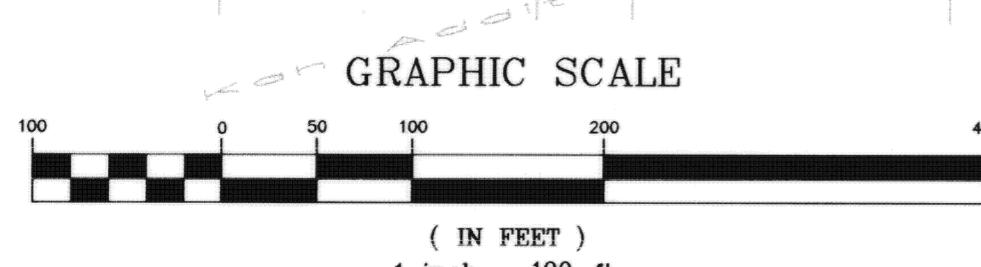
NOTES

- 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
6792
JAMES M. KENT, PS 6792

State Route 501
 p-k nail (found) at SW Corner,
 NW 1/4, Section 20



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

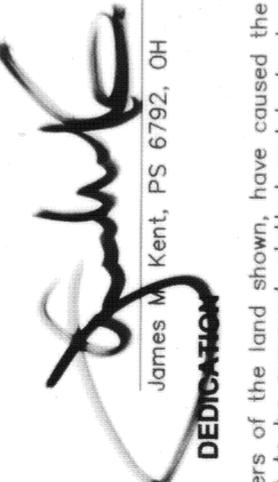
LEGAL DESCRIPTION

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 μ -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 cotter 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; a 5/8" re-rod w/cap (found); thence, N 89 degrees 30' 24" E 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 degrees 30' 24" W for a distance of 12.58 feet to a 5/8" re-rod w/cap (found); thence, N 00'50" 44" 57" E for a distance of 670.69 feet to a 5/8" re-rod w/cap (found); thence, S 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 89'30" 58" W for a distance of 25.34 feet to a 5/8" re-rod w/cap (set); thence, S 89'10" 19" E for a distance of 137.28 feet to a 5/8" re-rod w/cap (set); 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 30'21"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.

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.

SCHLENIKER DEVELOPMENTS, INC.

Witness:

John A. Schlenker
By Philip E. Schlenker, President

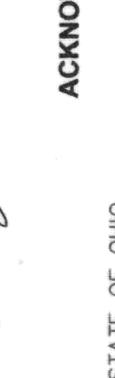
ACKNOWLEDGMENT

STATE OF OHIO
 $\frac{6}{2}$

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 SCHLENIKER 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.

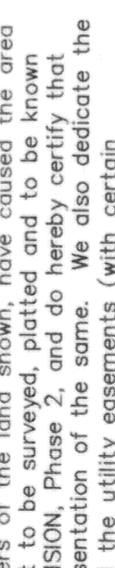

Nancy Kent
By Nancy Kent, Notary Public, State of Ohio
My Commission Expires 11-30-06

DEDICATION

JAMES M.
KENT
#792
PROFESSIONAL SURVEYOR
REGISTERED
STATE OF OHIO


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.

SCHLENIKER DEVELOPMENTS, INC.

Witness:

Philip E. Schlenker
By Philip E. Schlenker, President

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 July 22 day of July 2004.

By Chairman *John A. Schlenker* 7-12-C-A
date _____

By Secretary *Philip E. Schlenker* 7-13-04
date _____

CERTIFICATE OF ACCEPTANCE

I hereby certify that the above plat was approved and 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.

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.

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.

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;

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

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