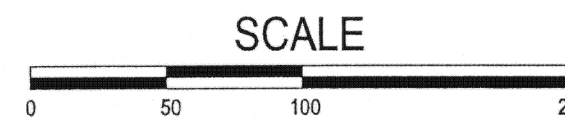


# SOUTH RIDGE SUBDIVISION #2

PART OF THE SOUTHWEST QUARTER OF SECTION 32, DUCHOUQUEST TOWNSHIP, TOWN-5-SOUTH, RANGE-6-EAST,  
AUGLAIZE COUNTY, IN THE INCORPORATED CITY OF WAPAKONETA, OHIO  
CONTAINING 6.244 ACRES  
ZONED R-3

NORMANDY RIDGE LTD. PARTNERSHIP  
Deed Volume OR319  
Page 631



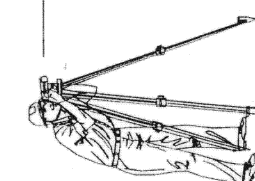
## LEGEND

- Iron Pin (found)
- Iron Pin (set)
- ✱ Gin Spindle (set)
- ▲ P.K. Nail/Shiner (fd)
- ✕ Railroad Spike (fd)
- Monument Box
- Concrete Monument (fd)

## SOUTH RIDGE SUBDIVISION # 2

H & S Civil Engineers and Land Surveyors

913 Fieldstone Court Wapakoneta, Ohio 45895  
Voice: (419) 738-4758 Fax: (419) 739-7831  
E-Mail: hscivil@bright.net



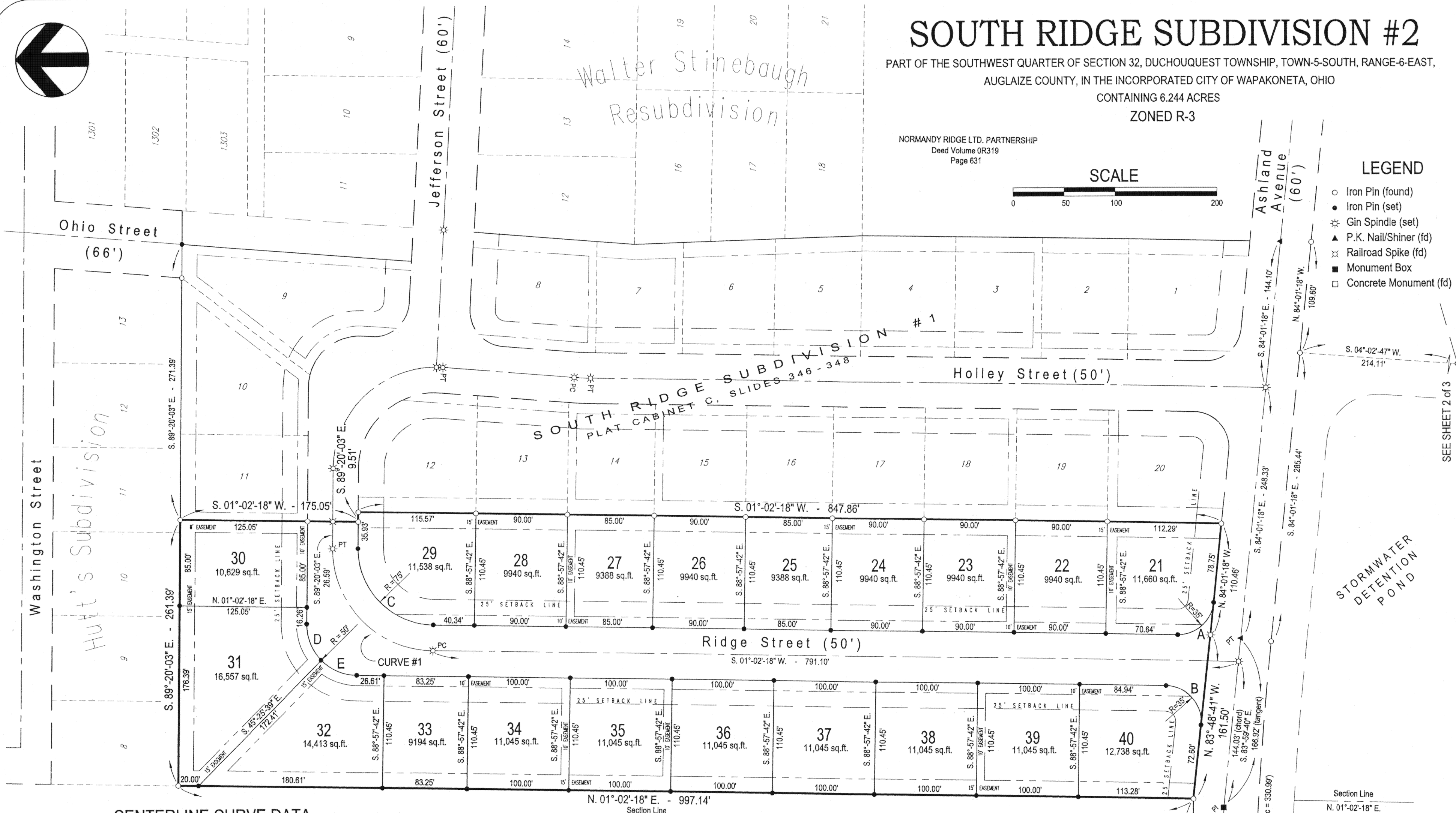
No.	Revision/Issue	Date

Project Name  
**SOUTH RIDGE  
SUBDIVISION #2**  
6.244 ACRE PARCEL  
CITY OF WAPAKONETA, OHIO

Project Location  
PART OF THE  
SE 1/4  
OF SECTION 31  
DUCHOUQUET TOWNSHIP

Project	Sheet
SOUTH RIDGE #2	1
Date	3
AUGUST, 2004	
Scale	
SHOWN	

C-362



## CENTERLINE CURVE DATA ASHLAND AVE.

(As per ODOT Survey AUG-33-13.44)

Delta ( $\Delta$ ) = 5°-00'-16"  
Radius (R) = 3,819.72'  
Tangent (T) = 166.92'  
Length (L) = 333.63'

NOTE: Actual Deflection Angle at PI Sta 23+22.04, Ashland Avenue measured 05°-01'-30" as per existing monumentation found. The bearing of Ashland Avenue was adjusted as per actual field measurements. The bearing for Ashland Avenue, East of the PI Sta 23+22.04, was held as S. 84°-01'-18" E. as per a previous survey and bearing adjustment to ODOT call bearings from plans originating from the AUG-33-13.44 highway project.

## ADDITIONAL NOTES:

It is the intent of the Developer(s) of this subdivision that the area encompassed by the stormwater detention pond as a public easement area and utility at this time under the specific restriction and use as outline in RESTRICTION #21, as shown on page 3 of 3 of this Plat.

It shall be hereafter known that the Board of County Commissioners, on July 6, 2004, have accepted an agreement and signed a contract with the developers of the subdivision to place the South Ridge Subdivision Stormwater Detention Pond, and 18 inch diameter outfall storm sewer under the permanent maintenance program as provided in Section 8131.63 of the Ohio Revised Code. The Resolution, and the contents of the contract and agreement therein, can be found in the Commissioner's Journal, Resolution #04-300.

## PREVIOUS DEED REFERENCES

H & B Partnership  
Deed Volume OR 463  
Page 2222

## CURVE TABLE

Curve No.	Radius	Arc	Chord Brng	Chord Dist
A	35'	51.96'	S. 41°-29'-30" E.	47.32'
B	35'	58.12'	S. 48°-36'-49" W.	51.67'
C	75'	117.32'	S. 45°-51'-07" W.	105.72'
D	50'	39.09'	S. 68°-16'-13" W.	38.10'
E	50'	39.13'	S. 23°-27'-24" W.	38.14'

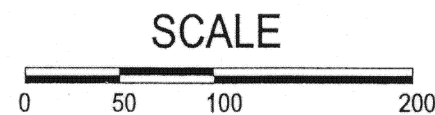
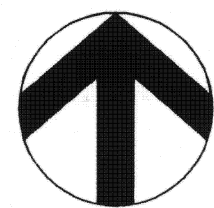
## CENTERLINE CURVE DATA - RIDGE STREET

Curve No.	Delta ( $\Delta$ )	Radius (R)	Tangent (T)	Arc Length (L)
1	89°-37'-39"	100.00'	99.35'	156.43'

## NOTES

- All easements as shown herein are for the installation, maintenance, replacement, and/or repair of public utilities.
- All sidewalks are to be installed by the property owner within 30 days after the completion or occupation of the home, whichever comes first.
- It is recommended by the Engineer and Author of the Subdivision Construction Plans that basement foundations not be permitted in this subdivision.
- The finished first floor elevation (FFE) of the house structure shall conform to the recommended elevations as provided by the Engineer on the subdivision construction plans on file with the City of Wapakoneta. Said elevations represents that all foundations be at least 24" but no more than 36" above the top of the street curb at its highest point on the lot.
- All on-lot drainage shall conform to the grading and development plan as shown in the subdivision construction plans on file with the City of Wapakoneta.
- The stormwater detention pond, as shown on pages 1 of 3 and 2 of 3 of this Plat, has been previously dedicated as a part of the recording of the South Ridge Subdivision #1. The easement granted to enter upon, inspect, maintain, repair, and/or reconstruct said stormwater detention pond is recorded in Official Records (OR) Book 511, Pages 118-120, Auglaize County Recorder's Office.
- The stormwater detention pond, as shown on this Plat, shall be reserved for drainage purposes only, and not for any other type of related activities including fishing, hunting, swimming, boating, or any other activity which a body of water may provide.
- The easement for the 18" diameter outfall sewer pipe, as shown on page 2 of 3 of this Plat, has been previously dedicated as a part of the recording of the South Ridge Subdivision #1. Said easement is recorded in Official Records (OR) Book 511, Pages 115-117, Auglaize County Recorder's Office.
- The South Ridge Subdivision #1 Plat has been previously recorded in Plat Cabinet C, Slides 346 thru 348, Auglaize County Recorder's Office.
- There shall be reserved a 3 foot wide utility easement parallel with and adjacent to each side lot line unless otherwise as shown on this Plat.





FOUR SEASONS TRAILER PARK  
Jerry & Katherine Adams  
Volume OR207  
Page 156

Dearbaugh Avenue

S. 89°-02'-51" E. - 459.98'  
Ashland Avenue (60')

S. 89°-02'-51" E. - 501.86'

S. 89°-02'-51" E. - 369.04'

S. 89°-02'-51" E. - 193.28'

tangent 166.92'

30.01'

30.01'

192.53'

(Arc = 330.99')

161.50'

tangent 166.92'

S. 83°-48'-41" E.

S. 84°-01'-18" E. - 248.33'

S. 84°-01'-18" E. - 285.44'

N. 84°-01'-18" W. - 144.10'

N. 84°-01'-18" W. - 109.60'

S. 04°-02'-47" W. - 214.11'

S. 04°-02'-47" W. - 285.44'

N. 84°-01'-18" W. - 144.10'

N. 84°-01'-18" W. - 109.60'

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S. 04°-02'-47" W. - 214.11'

S. 04°-02'-47" W. - 285.44'

Wapakoneta Baptist Church  
Deed Volume 252  
Page 133

H & B Partnership  
Deed Volume OR 463  
Page 2222

### STORMWATER DETENTION POND

It is the intent of the Developer(s) of this subdivision that the area encompassed by the stormwater detention pond as a public easement area and utility at this time under the specific restriction and use as outline in RESTRICTION #21, as shown on page 3 of 3 of this Plat.

It shall be hereafter known that the Board of County Commissioners, on July 6, 2004, have accepted an agreement and signed a contract with the developers of the subdivision to place the South Ridge Subdivision Stormwater Detention Pond, and 18 inch diameter outfall storm sewer under the permanent maintenance program as provided in Section 8131.63 of the Ohio Revised Code. The Resolution, and the contents of the contract and agreement therein, can be found in the Commissioner's Journal, Resolution #04-300.

### STORM SEWER EASEMENT

15' Wide Easement for the purpose of permanent maintenance of an 18 inch diameter storm sewer. See Official Records (OR) Book 511, Pages 115-117, Auglaize County Recorder's Office.

STORMWATER  
DETENTION  
POND

### POND EASEMENT

Stormwater Detention Pond easement to the Board of County Commissioners for the sole purpose to enter upon, inspect, maintain, repair, and/or reconstruct the area encompassed by the Stormwater Detention Pond, is recorded in Official Records (OR) Book 511, Pages 118-120, Auglaize County Recorder's Office.

### PREVIOUS DEED REFERENCES FOR POND AREA

Deed Volume OR 507  
Page 2449

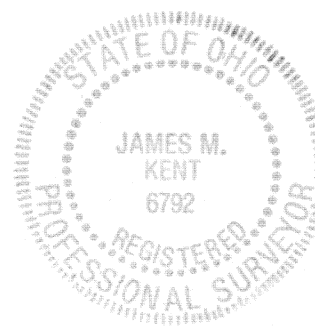
### LEGEND

- Iron Pin (found)
- Iron Pin (set)
- ☆ Gin Spindle (set)
- ▲ P.K. Nail/Shiner (found)
- ✕ Railroad Spike (found)
- Monument Box
- Concrete Monument (found)

### MONUMENTATION

I do hereby certify that all Lot corners and street centerline monumentation shall be set by me within 60 days from the filing of this Plat. Lot corner monuments shall consist of 5/8th inch by 30 inch long Iron Pins with caps stating "KENT" and surveyor registration number "6792". Street centerline monumentation shall consist of gin spindles driven into the pavement.

James M. Kent  
Professional Surveyor

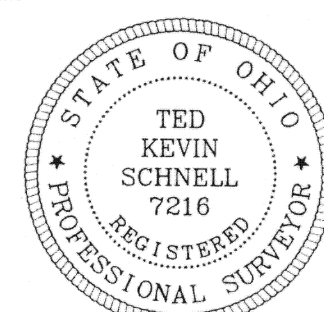
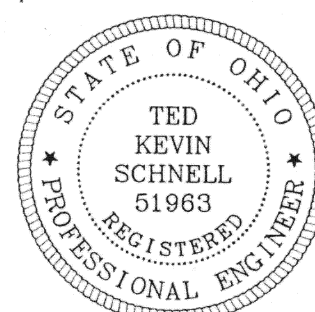


8-27-04  
date

### PLAT PREPARED BY:

Ted K. Schnell  
Professional Engineer  
Professional Surveyor

8-27-04  
date



### LEGAL DESCRIPTION

Being a part of the Southeast Quarter of Section 31, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, and in the incorporated City of Wapakoneta, Ohio, and is more particularly described as follows:

Commencing for reference at an Iron Pin located at the Southeast Corner of the Southeast Quarter of said Section 31, Duchouquet Township;  
Thence with a bearing of N. 89°-22'-40" W. along the South line of the Southeast Quarter of said Section 31, Duchouquet Township, for a distance of 1,344.52 feet to a Railroad Spike (found) at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31, Duchouquet Township;  
Thence with a bearing of N. 01°-40'-18" E. along the West Line of the East Half of the Southeast Quarter of said Section 31, Duchouquet Township, for a distance of 1,303.62 feet to a Concrete Monument (found), and passing thru a Concrete Monument (found) on the centerline of Federal Route 33, Station 728+01.18, at a distance of 942.53 feet;  
Thence with a bearing of S 89°-02'-51" E along the centerline of Ashland Avenue for a distance of 961.84 feet to a P.K. Nail/Shiner (found);  
Thence with a bearing of N. 00°-29'-16" W. for a distance of 30.01 feet to an Iron Pin (found) on the Northerly Right-of-Way Line of Ashland Avenue;  
Thence with a bearing of S 89°-02'-51" E. along the Northerly Right-of-Way Line of Ashland Avenue for a distance of 369.04 feet to an Iron Pin (found) on the East Line of the Southeast Quarter of said Section 31, Duchouquet Township, and the PLACE OF BEGINNING;  
Thence with a bearing of N. 01°-02'-18" E. along the East Line of the Southeast Quarter of said Section 31, Duchouquet Township, for a distance of 997.14 feet to an Iron Pipe (found);  
Thence with a bearing of S. 89°-20'-03" E. along the Southerly Line of the Hutt's Subdivision to the City of Wapakoneta for a distance of 261.39 feet to an Iron Pin (found);  
Thence with a bearing of S. 01°-02'-18" W. along the West Line of the South Ridge Subdivision #1 for a distance of 175.05 feet to an Iron Pin (found) on the Southerly Right-of-Way Line of Ridge Street, and passing thru an Iron Pin (found) on the Northerly Right-of-Way Line of Ridge Street at 125.05 feet, and passing thru a Gin Spindle (found) on the centerline of Ridge Street at 150.05 feet;  
Thence with a bearing of S. 89°-20'-03" E. along the Southerly Right-of-Way Line of Ridge Street for a distance of 9.51 feet to an Iron Pin (found);  
Thence with a bearing of S. 01°-02'-18" W. along the West Line of the South Ridge Subdivision #1 for a distance of 847.86 feet to an Iron Pin (found) on the Northerly Right-of-Way Line of Ashland Avenue;  
Thence with a bearing of N. 84°-01'-18" W. along the Northerly Right-of-Way Line of Ashland Avenue for a distance of 110.46 feet to a Gin Spindle (found);  
Thence with a bearing of N. 83°-48'-41" W. along the Northerly Right-of-Way Line of Ashland Avenue for a distance of 161.50 feet to an Iron Pin (found) and the PLACE OF BEGINNING.

Containing in all 6.244 Acres of land subject to any or all pre-existing easements, reservations, or restrictions, if any, upon said premises.

Southwest Corner,  
Southeast Quarter,  
Southeast Quarter,  
Section 31, Duchouquet Twp.

N. 89°-22'-40" W. - 1,344.52'  
South Line of the Southeast Quarter of Section 31, Duchouquet Township  
Canning Factory Road

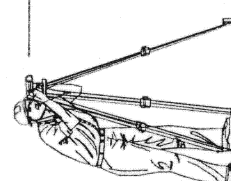
NOTE ON STORMWATER DETENTION POND: As a part of the recording of the Plat for the SOUTH RIDGE SUBDIVISION #2, the stormwater detention pond located South of Ashland Avenue, and North of Federal Route 33, shall be reserved for drainage purposes only, and not for any other type of related activities including fishing, hunting, swimming, boating, or any activity which a body of water may provide.

NOTE ON MAINTENANCE: As a part of the recording of the subdivision, the stormwater detention pond facility, including the 18" diameter outfall sewer pipe, shall be placed on the Permanent Maintenance Program of the Auglaize County Commissioners, as per Section 6131.63 of the Ohio Revised Code, and as per Contract between the developer and said Board of County Commissioners. A copy of the Commissioner's Resolution and related contract and recordings shall be on file with the Board.

## SOUTH RIDGE SUBDIVISION # 2

H & S Civil Engineers and Land Surveyors

913 Fieldstone Court Wapakoneta, Ohio 45895  
Voice: (419) 738-4758 Fax: (419) 739-7631  
E-Mail: hscivil@bright.net



No.	Revision/Issue	Date

Project Name  
SOUTH RIDGE  
SUBDIVISION #2  
6.244 ACRE PARCEL  
CITY OF WAPAKONETA, OHIO

Project Location  
PART OF THE  
SE 1/4  
OF SECTION 31  
DUCHOUQUET TOWNSHIP

Project	Sheet
SOUTH RIDGE #2	2
Date	3
AUGUST, 2004	
Scale	
SHOWN	



COVENANT OF RESTRICTIONS

(1) GENERAL: As a part of the general plan of development for the SOUTH RIDGE SUBDIVISION #2, and for the benefit of the purchasers, deed and/or title bearer, of any of the lots located within said subdivision, the herein described restrictions, covenants, and conditions, easements, and charges are for the common advantage of each and every lot , and shall apply to and be binding upon the purchasers and successors in interest.

(2) DWELLING: The first floor living space for a one-story dwelling exclusive of open porches and garages erected upon said described lots shall not be less than 1,000 total square feet. All proposed residences shall have a minimum 4/12 roof pitch. Basement foundations are not recommended by the Engineer and Author of the subdivision construction plans and should be avoided.

(3) PERMITS: All building permits are to be obtained from the City of Wapakoneta. Permits for storm and sanitary sewer taps are also to be obtained from the City of Wapakoneta, if applicable.

(4) BUILDING LOCATION AND ELEVATION: Building location shall conform to the minimum setback lines as shown on the Plat of the subdivision. Minimum building elevations are as shown on the Grading Plan of the subdivision construction plans, such that the top of the foundation shall be at least 24" but not more than 36" above the street curb at the highest point on the Lot.

(5) CONSTRUCTION TIME: Any house being constructed in said subdivision is to be completed within 6 months from the date of the beginning of construction. The same applies to any house additions that may occur at a later date. All houses shall be landscaped within 6 months from the date of their completion. All lawns and yards are to have a finished grade and are to be seeded within 6 months from the date of the house construction completion.

(6) SIGNS, TOWERS, AND ANTENNAS: No signs of any kind shall be displayed to the public view on any lot in the subdivision except for one sign of not more than 6 square feet in total area for the purpose of advertising the property for sale or rent, or by the builder to advertise the property during actual construction and sale period, except for the existence of a sign by the developers of the subdivision advertising the Lots or configuration of the Lots, in which case must be approved by the City of Wapakoneta. There shall be no radio or television antenna, nor satellite dish greater than 36" diameter.

(7) EASEMENTS: Easements are reserved as shown on the attached Plat of the subdivision for the installation and maintenance of public utilities, water, sanitary sewer and and storm-water drainage facilities, both present and future.

(8) ARCHITECTURAL CONTROL: All proposed building plans and specifications, as well as a site plan including landscaping, grading plan, and elevation, shall be submitted to the developer, H & B Partnership, consisting of Gary Binkley and Guy Hut, its successors and assigns, for approval prior to the start of construction or installation. All said plans and specifications shall be delivered in person to said develop(s) for thier review. Refusal to approve such plans may be based on any grounds, including purely aesthetic grounds. There shall be no modular or double-wide residences permitted in this subdivision. In the event that a Duplex residence is proposed for a particular Lot in the subdivision, then a minimum of 900 square feet per side shall be required, with at least a One (1) car attached garaged per each side of the Duplex. Otherwise, a single unit family residence shall consist of a minimum 1,000 square foot structure with a 2 car attached garage.

(9) FENCES: No fence shall be erected on any residential lot within the subdivision without the express written approval of the Developer or it's assignee. Any written application to erect a fence shall show its location, size, height, and type of material to be used. All approved fencing shall be properly maintained forever.

(10) NUISANCES: No hunting, noxious, or offensive activities shall be carried on upon any residential lot, nor shall anything be done thereon which may become an annoyance to the neighborhood. Recreational vehicles shall not be used for a living quarters. Outside storage of any recreational vehicle, camper, or boat shall be in accordance with the City of Wapakoneta zoning regulations. On-Street parking of any vehicles will be not be permitted on a frequent basis by any lot owner.

(11) LOT MAINTENANCE: All grounds and premises in said subdivision shall be mowed and kept reasonably free of noxious weeds and undergrowth by the owners thereof at all times prior, during and after the construction and erection of any building or structure. Thereafter the completion of installation of lawns and landscaping, all such grounds shall be maintained by the owners so as to conform to the beauty of the area in the subdivision.

(12) OUT-BUILDINGS AND/OR STORAGE SHEDS: There shall be permitted only One (1) storage shed per Lot having a total of 200 square feet or less, and must not be located within any public easement as shown in the accompanying Plat.

(13) GARAGES AND DRIVEWAYS: All residences are to have at least a two car attached garage, with a minimum driveway width being 18 feet wide. All proposed driveways are to be finished, paved, or poured with a hard wearing surface such as asphalt, concrete, brick, or similar type of material within one month from the date of construction completion of said residence if the weather or season permits. Gravel and stone driveway surfaces are not considered to be a hard wearing surface by the developer and therefore are not permitted, except for use during construction of any dwelling or within one month from the date of construction of the residence.

(14) LIVESTOCK AND POULTRY: No animals, bees livestock, or poultry of any kind shall be raised, bred, or kept on any lot in the subdivision with the exception of domestic dogs, cats, or any other household pet, provided they are housed within the structure, kept intact within the owners property line, and not kept, bred, or maintained for any type of commercial purposes.

(15) GARBAGE AND REFUSE DISPOSAL: At no time shall anyone be allowed to store trash cans or bags of garbage anywhere on the exterior of their property where it can be visible or seen by others, except for the days of the regular scheduled garbage pick-up. No lot shall be used or maintained as a dumping ground for rubbish, trash, building materials garbage, or any other type of refuse material whatsoever.

(16) STORM SEWER: A storm sewer tap has been provided for each lot in the subdivision (see construction plans on file with the City of Wapakoneta Engineer's Office) for the purpose of providing drainage for sump pumps, foundation drains, footer drains, or crawl space drains. All roof water drained by downspouts and gutters shall be kept out of the storm sewers and is to be surface drained onto the lots and drainage swales unless otherwise approved by the City of Wapakoneta Engineering Department. See Restriction (3) regarding storm sewer tap permit.

(17) SANITARY SEWER: A sanitary sewer tap has been provided for each lot in the subdivision (see construction plans on file with the City of Wapakoneta Engineer's Office) for the purpose of providing sanitary sewerage disposal to each and every lot in the subdivision. All "clean water" connections to the sanitary sewer systsem is strictly prohibited. See Restriction (3) regarding sanitary sewer permit.

(18) SIDEWALKS: All lots in the subdivision shall install concrete sidewalks according to the specifications, codes, and requirements of the City of Wapakoneta within 30 days after occupancy of the house.

(19) DRAINAGE SWALES: Each and every lot in the subdivision shall finish grade their lot to provide surface water drainage to defined drainage swales located at the sides and rear of all lots as shown on the Grading Plan of the subdivision construction plans. No owner of any Lot shall interfere or cause to interfere with the designed flow of surface water through drainage swales or drainage catch basins installed as a part of the subdivision development.

(20) UTILITIES: All utility services to each and every lot shall be located underground at the lot owners expense. The City of Wapakoneta reserves the right to provide public utilities in designated utility easements located within the subdivision above ground, except on or along side yard easements, in which case, the utilities must be located under ground. Each and every lot in the subdivision shall be subject to a 3 foot side yard utility easement for the purpose of providing utility services to each lot, and/or for providing power for street lighting purposes.

(21) STORMWATER DETENTION POND: As a part of the recording of the SOUTH RIDGE SUBDIVISION #2, the stormwater detention pond located South of Ashland Avenue and North of Federal Route 33 shall be reserved for drainage purposes only, and not for any type of recreation activity including fishing, hunting. swimming, boating, or any other type of water related activities which a body of water may provide.

Also, as a part of the recording of the SOUTH RIDGE SUBDIVISION #2, the stormwater detention pond facility, including the 18" diameter outfall sewer pipe, shall be placed on the Permanent Maintenance Program of the Auglaize County Commissioners, as per Section 6131.63 of the Ohio Revised Code, and as per Contract between the developer and said Board of County Commissioners. A copy of the Commissioner's Resolution and related contract and recordings shall be on file with the Board.

As per prior agreement with said permanent maintenance of the stormwater detention pond, the Department of Public Works for the City of Wapakoneta shall be the designated responsible party for performing all maintenance related work on said pond and 18" diameter outfall sewer. All costs associated with performing any related maintenance shall be borne by the Lot owners within the SOUTH RIDGE SUBDIVISION through assessments placed upon the property taxes in the name of the SOUTH RIDGE SUBDIVISION POND MAINTENANCE. Each and every Lot in the Subdivision shall be assessed at a uniform rate of distribution, whether or not the Lot is developed or not. The Auditor of Auglaize County shall possess and maintain a listing of a "SCHEDULE OF LANDOWNERS" for the subdivision listing all tax identification numbers for each and every Lot in the subdivision affected by the stormwater detention pond maintenance agreement.

(22) INCLUSIVE: As a part of the recording of this subdivision plat and restrictive covenants, the construction plans, profiles, and specifications of the SOUTH RIDGE SUBDIVISION shall also become a part of these restrictive covenants with regards to any or all construction specifications, grading plans and minimum suggested foundation elevations, drainage installations and connection, water and sanitary sewer installations and connections, or any other type of specification or recommendation by the author of the construction plans for the subdivision, including all disclaimers and recommendations contained therein as stated in said construction plans which are of public record and on file with the City of Wapakoneta Engineering Department.

(23) ENFORCEMENT: Enforcement of the above restrictions, covenants, and conditions shall be proceedings at law, or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation, or to recover damages. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held 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 force and effect.

(24) The forementioned restrictions, covenants, and conditions are in addition to any applicable City of Wapakoneta building and zoning regulations.

DEDICATION

We, the undersigned owners of the land herein shown on the attached plat of land have caused said described area to be surveyed, platted, and recorded to be known as SOUTH RIDGE SUBDIVISION #2, and do hereby certify that said plat is a true representation of the same. We also do hereby dedicate the street right-of-ways and utility easements as shown on the attached plat to the public for their use, forever. There shall be a 3 foot wide utility easement parallel with and adjacent to each side lot line unless otherwise as shown on the Plat.

H & B Partnership

Gary Binkley 9/7/04 date

Guy Hut 9-7-04 date

Witness 9-7-04 date

Witness 9/7/04 date

ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the State of Ohio, County of Auglaize, personally appeared Gary Binkley and Guy Hut, developers, hereby representing H & B Partnership, being the owners and developers of the SOUTH RIDGE SUBDIVISION #2, and acknowledged the signing of the foregoing instrument to be their free act and deed.

IN WITNESS THEREOF, I have affixed my hand and seal on this 7th day of Sept, 2004.

Notary Public



SURVEYOR'S CERTIFICATION

I, Ted K. Schnell, being a Licensed Professional Engineer (Registration # 51,963), and a Licensed Professional Surveyor (Registration # 7,216), in the State of Ohio, do hereby certify that :

- (1) All lot dimensions, distances, and bearings, as shown on the accompanying Subdivision Plat of the SOUTH RIDGE SUBDIVISION #2, are correct and accurate, to my best ability.
- (2) All lot corners as shown on the accompanying Subdivision Plat of the SOUTH RIDGE SUBDIVISION #2, shall be set in accordance within the minimum standards as required under Section 4733-37 of the Ohio Administrative Code, within 60 days from the filing of this Plat.

Ted K. Schnell 8-27-04 date

RECORDER'S CERTIFICATE

This Plat and attached Covenant of Restrictions was filed for permanent record in the Auglaize County Recorder's Office on this 8th day of September, 2004, at 11:11 am, and is now permanently recorded in PLAT CABINET C.

SLIDE(S) 362-364 Inst # 7463

Ann Billings 9-8-04 date  
Auglaize County Recorder

AUDITOR'S CERTIFICATE

This Plat and attached Covenant of Restrictions was filed for transfer on this 8th day of September, 2004.

FEE: -0-

Karyn Schumann 9-8-04 SEP - 8 2004 date  
Auglaize Co Auditor

CERTIFICATE OF ACCEPTANCE

I do hereby certify that the public improvements have been constructed in accordance with the plans, profiles, and specifications for the SOUTH RIDGE SUBDIVISION #2, that the PLAT of the Subdivision has been reviewed and approved, and that all street rights-of-ways and easments as show herein have been approved and dedicated to the City of Wapakoneta on behalf of the public.

Rex Katterheinrich 9/7/04 date  
Director of Public Service and Safety

PLANNING COMMISSION APPROVAL

The Planning Commission for the City of Wapakoneta, Ohio does hereby certify that the attached Plat for the land encompassing the area to be known as SOUTH RIDGE SUBDIVISION #2,

was approved by said Planning Commission on the 7 day of SEPTEMBER 2004.

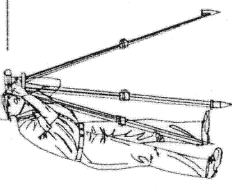
chairman 9-7-04 date

secretary 9-7-04 date

TITLE

SOUTH RIDGE SUBDIVISION # 2

H & S Civil Engineers and Land Surveyors  
913 Fieldstone Court Wapakoneta, Ohio 45895  
Voice: (419) 738-4758 Fax: (419) 739-7631  
E-Mail: hscivil@bright.net



No.	Revision/Issue	Date

Project Name  
SOUTH RIDGE  
SUBDIVISION #2  
6.244 ACRE PARCEL  
CITY OF WAPAKONETA, OHIO

Project Location  
PART OF THE  
SE 1/4  
OF SECTION 31  
DUCHOUQUET TOWNSHIP

Project SOUTH RIDGE #2	Sheet
Date AUGUST, 2004	3 3
Scale SHOWN	

200400009599  
Filed for Record in  
AUGLAIZE COUNTY, OHIO  
ANN BILLINGS  
12-03-2004 At 08:04 am.  
AFFIDAVIT 28.00  
OR Book 517 Page 1531 - 1532

## AFFIDAVIT

200400009599  
KEVIN SCHNELL  
ENGINEERS OFFICE

STATE OF OHIO  
AUGLAIZE COUNTY, ss

Instrument Book Page  
200400009599 OR 517 1531

Now comes Ted K. Schnell, being first duly sworn, says that he is a Registered Professional Engineer (License No. 51963) and Registered Professional Surveyor (License No. 7216) in the State of Ohio, and is hereby creating this Affidavit to identify and correct typographical errors in the residential subdivision plat of a parcel of land now titled and known as the SOUTH RIDGE SUBDIVISION #2 to the City of Wapakoneta, Ohio, as is permanently recorded in PLAT CABINET C, SLIDES 362, 363, and 364, Auglaize County Recorder's Office.

Said typographical errors as mentioned above which require revision are as follows:

### *REVISION (1)*

The "Project Location" segment of the plat's Border and Title Block located in the lower right hand corner of sheets 1/3, 2/3, and 3/3, of said subdivision plat as recorded respectively in Plat Cabinet C, Slides 362, 363, and 364, Auglaize County Recorder's Office presently states:

**"PART OF THE SE ¼ OF SECTION 31 DUCHOUQUET TOWNSHIP"**

The "Project Location" segment of the plat's Border and Title Block located in the lower right hand corner of sheets 1/3, 2/3, and 3/3, of said subdivision plat as recorded respectively in Plat Cabinet C, Slides 362, 363, and 364, Auglaize County Recorder's Office should in fact state:

**"PART OF THE SW ¼ OF SECTION 32 DUCHOUQUET TOWNSHIP"**

### *REVISION (2)*

The opening statement of the LEGAL DESCRIPTION for the South Ridge Subdivision #2, located on page 2/3 of said subdivision plat as recorded in Plat Cabinet C, Slide 363, Auglaize County Recorder's Office presently states:

**"Being a part of the Southeast Quarter of Section 31, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, and in the incorporated City of Wapakoneta, Ohio, and is more particularly described as follows:"**

The opening statement of the LEGAL DESCRIPTION for the South Ridge Subdivision #2, located on sheet 2/3 of said subdivision plat as recorded in Plat Cabinet C, Slide 363, Auglaize County Recorder's Office should in fact state:

**"Being a part of the Southwest Quarter of Section 32, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, and in the incorporated City of Wapakoneta, Ohio, and is more particularly described as follows:"**



This Affidavit has been prepared in compliance with Ohio Revised Code, Section 5301.252, and also in particular, to identify and correct certain typographical errors in the residential subdivision plat of a parcel of land now titled and known as the SOUTH RIDGE SUBDIVISION #2 to the City of Wapakoneta, Ohio, as is permanently recorded in PLAT CABINET C, SLIDES 362, 363, and 364, Auglaize County Recorder's Office.

This Affidavit is also hereby being prepared by this Registered Professional Surveyor to show and reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B(5) of Section 5301.252. Under Section 5301.252 (C), the County Recorder shall receive and cause such Affidavit to be recorded such as deeds and transfers of title to land are recorded.

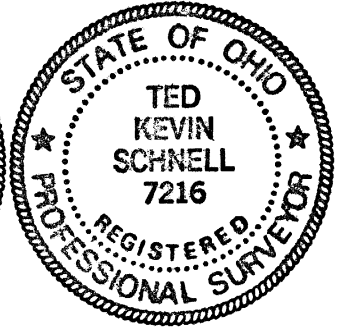
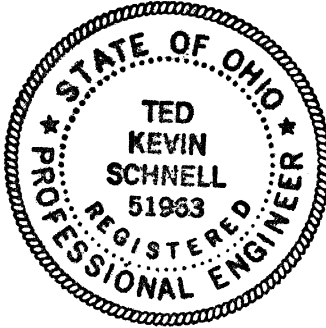
**SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:**

Russell D. Weir

Ted K. Schnell

Ted K. Schnell  
Professional Engineer No. 51963  
Professional Surveyor No. 7216

Bonette Hill



THE STATE OF OHIO  
AUGLAIZE COUNTY, ss:

BE IT REMEMBERED, that on this 3rd day of December,

2003, before me, the subscriber, a Notary Public in and for said County and

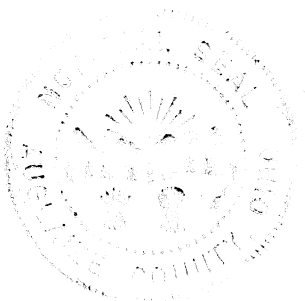
State, personally came the above named Ted K. Schnell,

the maker of the foregoing Affidavit, and acknowledged the signing of the same to

be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

Official seal, on the day and year last aforesaid.



Mary Lou Hume  
Notary Public

Mary Lou Hume  
**NOTARY PUBLIC, STATE OF OHIO**  
My Commission Expires,  
September 27th, 2005

This instrument was prepared by:  
Ted K. Schnell P.E., P.S.  
913 Fieldstone Court  
Wapakoneta, Ohio 45895