

OAKLAND ADDITION - PHASE FOUR

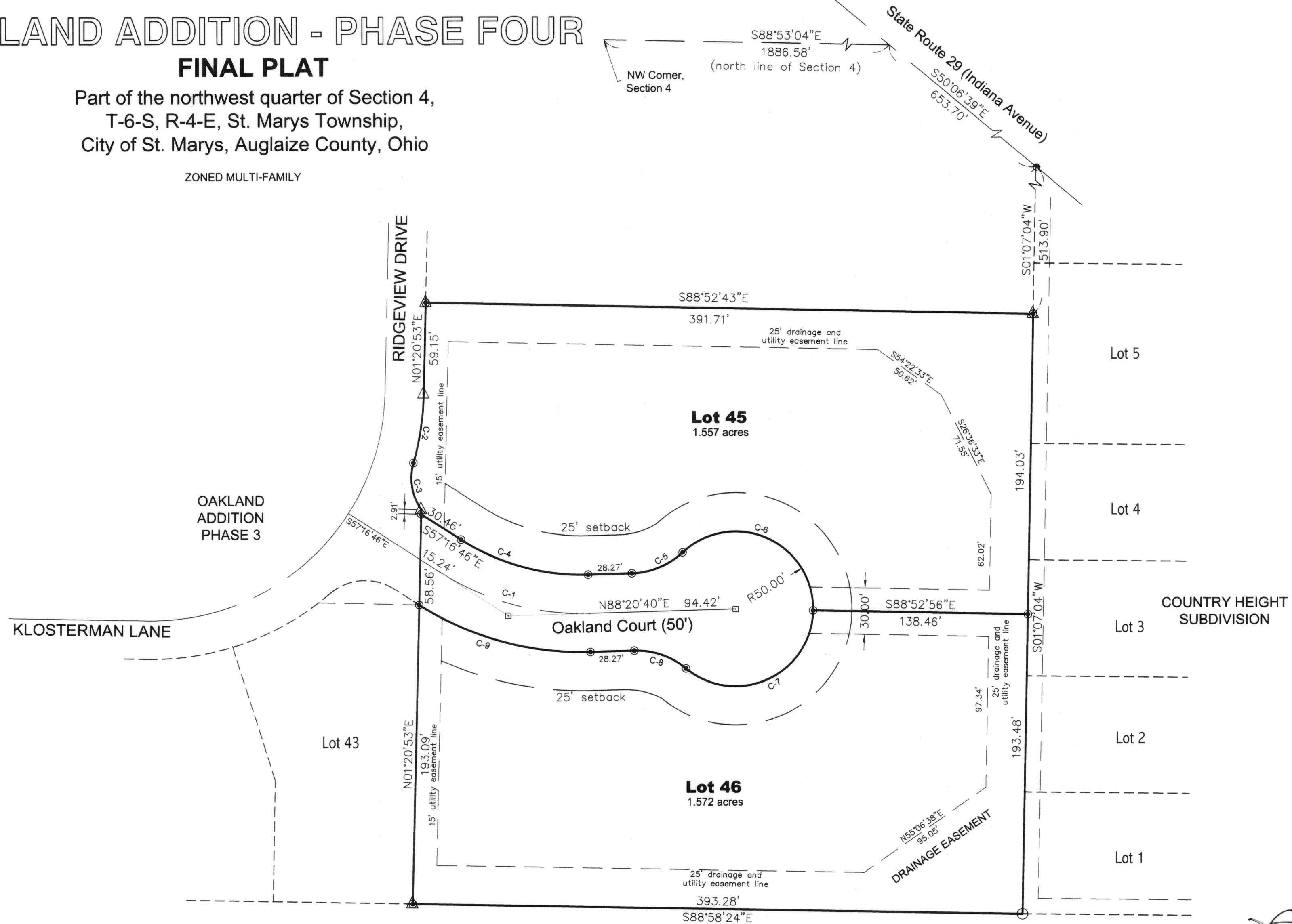
FINAL PLAT

Part of the northwest quarter of Section 4,
T-6-S, R-4-E, St. Marys Township,
City of St. Marys, Auglaize County, Ohio

ZONED MULTI-FAMILY

SHEET ONE OF TWO

RECEIVED
MAY 24 2006
KARYN SCHUMANN
Auglaize Co. Auditor



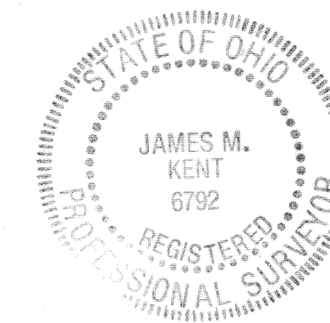
LEGEND

- railroad spike (found)
- 10" diameter concrete post (found)
- △ concrete monument (found)
- 5/8" re-rod w/cap (found)
- △ concrete monument (set)
- monument box assembly & 1" diameter iron pin (set)
- 5/8" re-rod w/cap (set)

GRAPHIC SCALE



Curve #	Delta	Radius	Chord Bearing	Chord	Arc
C-1	34°22' 34"	168.81'	S 74°28'03" E	99.77'	101.28'
C-2	14°46' 16"	175.00'	N 08°44'01" E	44.99'	45.12'
C-3	51°28' 38"	35.00'	N 09°37'10" W	30.40'	31.45'
C-4	34°22' 34"	143.81'	S 74°28'03" E	84.99'	86.28'
C-5	41°24' 35"	50.00'	N 67°38'23" E	35.36'	36.14'
C-6	134°10' 58"	50.00'	S 65°58'25" E	92.11'	117.10'
C-7	128°38' 11"	50.00'	S 65°26'10" W	90.12'	112.26'
C-8	41°24' 35"	50.00'	N 70°57'02" W	35.36'	36.14'
C-9	34°22' 33"	193.81'	N 74°28'03" W	114.54'	116.28'



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

Klosterman Development Corporation

5038 LakeVista Lane
Celina, Ohio 45822

k e n t
s u r v e y i n g , i n c .

ACAD - OAKLAND 4 DWG. #2309Fin

January 12, 2006

revised May 11, 2006

OAKLAND ADDITION - PHASE FOUR
FINAL PLAT

Part of the northwest quarter of Section 4,
T-6-S, R-4-E, St. Marys Township,
City of St. Marys, Auglaize County, Ohio

ZONED MULTI-FAMILY

LEGAL DESCRIPTION

Being a part of the East half of the northeast quarter of the northwest quarter of Section 4, Town-6-South, Range-4-East, St. Marys Township, City of St. Marys, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at the northwest corner of said Section 4; thence, S 88 degrees 53' 04" E along the north line of said Section 4, for a distance of 1186.58 feet to a point at the intersection of the centerline of State Route 29 (Indiana Avenue) thence, S 50 degrees 06' 39" E along the centerline of State Route 29 (Indiana Avenue) for a distance of 653.70 feet to a railroad spike (found); thence, S 01 degree 07' 04" W (passing through the southerly right-of-way line of State Route 29 at a distance of 64.14 feet) for a total distance of 513.90 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the tract herein described;

thence, continuing S 01 degree 07' 04" W for a distance of 387.51 feet to a 10" diameter concrete post (found);

thence, N 88 degrees 58' 24" W for a distance of 393.28 feet to a 5/8" re-rod w/cap (found) at the southeast corner of Oakland Subdivision 3 to the City of St. Marys;

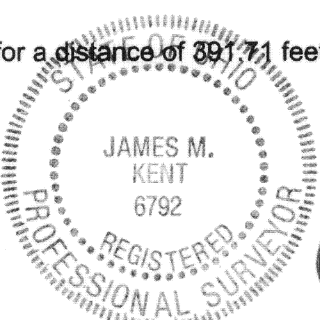
thence, N 01 degree 20' 53" E along the east line of the aforesaid subdivision for a distance of 254.56 feet to a concrete monument (found);

thence, continuing along the easterly line of the aforesaid subdivision along a non-tangent curve which is concave to the east, having a radius which measures 35.00 feet, a central angle which measures 51 degrees 28' 38", a chord which bears N 09 degrees 37' 10" W, and a chord which measures 30.40 feet, for a total arc length of 31.45 feet to a 5/8" re-rod w/cap (set);

thence, continuing along the east line of the aforesaid subdivision along a tangent curve which is concave to the west, having a radius which measures 175.00 feet, a central angle which measures 14 degrees 46' 16", a chord which bears N 08 degrees 44' 01" E, and a chord which measures 44.99 feet, for a total arc length of 45.12 feet to a concrete monument (found);

thence, continuing along the aforesaid east line N 01 degree 20' 53" E for a distance of 59.15 feet to a 5/8" re-rod w/cap (set);

thence, S 88 degrees 52' 43" E for a distance of 391.71 feet to the **POINT OF BEGINNING** containing therein a total of **3.500 acres**.



[Signature]
JAMES M. KENT, PS 6792 OH

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

This subdivision shall be subject to the regulations of the City of St. Marys Zoning laws for the R-5 (multifamily) district. All residential housing plans shall be approved by Steven R. Klosterman, President of Klosterman Development Corporation, or his heirs assigns prior to construction.

DEDICATION

I, the undersigned owners of the land shown hereon, have caused the area to be surveyed, platted and to be known as OAKLAND ADDITION - PHASE FOUR and do hereby certify that said plat is a true representation of the same. I also dedicate the newly created utility easements and right-of-way as shown, to the public forever. Should the lots hereon be further subdivided, a two and one half (2.5) foot easement shall be created on each side of the new division line(s).

KLOSTERMAN DEVELOPMENT CORPORATION
Witness:

[Signature]
[Signature]

By: *[Signature]*
Steven R. Klosterman, President

ACKNOWLEDGEMENT

STATE OF OHIO §
COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Steven R. Klosterman, President of Klosterman Development Corporation, an Ohio Corporation, and acknowledged the signing of the foregoing instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal this 24th day of May, 2006



[Signature]
Notary Public

BARBARA J. NIEMEYER
NOTARY PUBLIC, State of Ohio
My Commission Expires August 16, 2008

CERTIFICATE OF ACCEPTANCE

An acceptable bond, sufficiently secured has been posted which is available to the City, in in sufficient amount to assure such completion of all required improvements as evidenced by approved estimates of costs, or improvements have been completed in a manner satisfactory to the City of St. Marys.

[Signature] date: 5-24-06
Thomas J. Hitchcock, P.E., P.S.
City of St. Marys Director of Public Safety & Service

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of St. Marys hereby certifies that the above plat was approved by said Commission on the 21 day of FEBRUARY, 2006.

[Signature]
City of St. Marys Planning Commission

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 24th day of May, 2006

Fee: _____

[Signature]
Auglaize County Auditor

RECORDER'S CERTIFICATE

Number 3480

Filed for record in the Auglaize County Recorder's Office on this 24 day of May, 2006 at 11:04 a.m., and recorded in Plat Cabinet D, Slide 28-79

[Signature]
Auglaize County Recorder

Ikem
surveying, inc.

ACAD - OAKLAND 4 DWG. #2309Fin
February 15, 2006
revised May 11, 2006