

# TETON SUBDIVISION - PHASE II

14 SECTION 7-S TOWNSHIP 4-E RANGE

GERMAN TOWNSHIP NEW BREMEN VILLAGE AUGLAIZE COUNTY OHIO STATE

TETON SUBDIVISION PLAT CAB. A PAGE 47

## LEGEND

- IRON PIN SET  $\pm 30"$  LONG W/ SURVEYOR CAP
- IRON PIN SET (#8 REBAR  $\pm 30"$  LONG)
- IRON PIN FOUND
- IRON PIPE FOUND
- WOOD POST FOUND
- INTERSECTION POINT
- CALLED DIMENSION

## SURVEY REFERENCE

- 1) TETON SUBDIVISION BY MOTE, 1976.
- 2) SURVEY OF 4.881 ACRE TRACT BY HOLT, 1991.
- 3) SURVEY PART OF O.L. 42 BY REINHART.
- 4) ANNEXATION PLAT OF A 4.812 ACRE TRACT, BERGMAN 2003.

0 50' 100'  
SCALE 1" = 50'



SITUATED IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 4 EAST, VILLAGE OF NEW BREMEN, AUGLAIZE COUNTY, OHIO, CONTAINING 4.966 ACRES AND BEING PART OF THE TRACTS CONVEYED TO NATHAN HIRSCHFELD AND DESCRIBED IN THE DEEDS RECORDED IN OFFICIAL RECORDS VOLUME 492, PAGE 721, DEED RECORDS VOLUME 232 PAGE 319, DEED RECORDS VOLUME 232 PAGE 198 AND DEED RECORDS VOLUME 216 PAGE 83, AUGLAIZE COUNTY, OHIO.

THE UNDERSIGNED NATHAN HIRSCHFELD AND C. JEANNINE HIRSCHFELD HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR TETON SUBDIVISION-PHASE II A SUBDIVISION OF LOTS 1 THROUGH 18, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL STREETS AND EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING ANY APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF AUGLAIZE COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF THIS 23rd DAY OF August, 2006

WITNESS Jason E. This SIGNED Nathan Hirschfeld  
NATHAN HIRSCHFELD

WITNESS C. Jeannine Hirschfeld SIGNED C. Jeannine Hirschfeld  
C. JEANNINE HIRSCHFELD

STATE OF OHIO, COUNTY OF AUGLAIZE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY NATHAN HIRSCHFELD AND C. JEANNINE HIRSCHFELD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 23rd DAY OF August, 2006

BY Jason E. This  
JASON E. THIS, Attorney at Law  
Notary Public - State of Ohio  
My Commission has no expiration date  
Sec. 147.03 B.C.

TRANSFERRED THIS 23 DAY OF August, 2006

Krista Schumann JK  
AUGLAIZE COUNTY AUDITOR

# 5798

RECORDED THIS 23 DAY OF August, 2006

IN PLAT CABINET D PAGE 15-96

Ann Bellinger  
AUGLAIZE COUNTY RECORDER

APPROVED BY: Wayne York DATE 8.22.06

VILLAGE ADMINISTRATOR WAYNE YORK  
VILLAGE OF NEW BREMEN

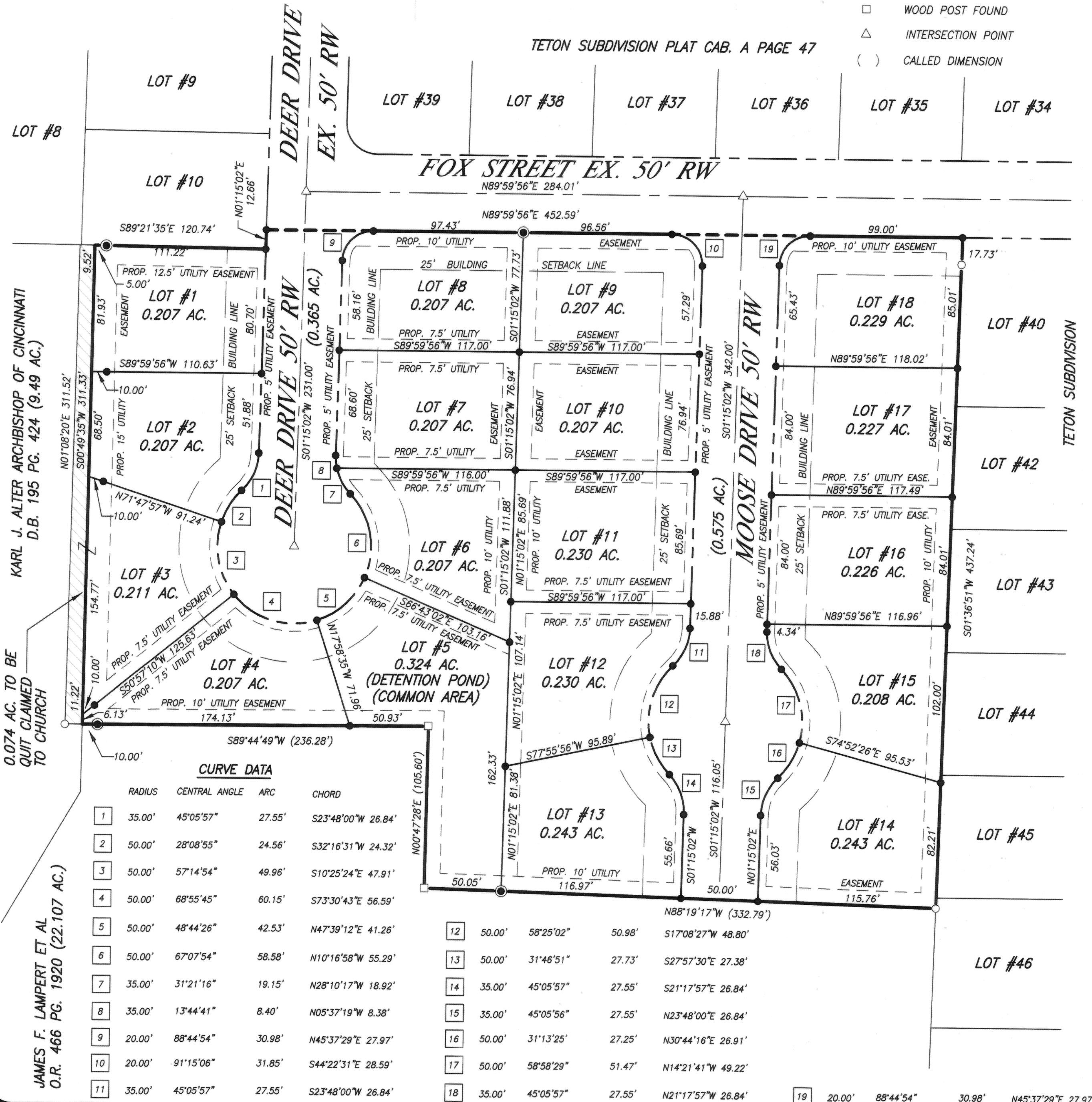


## R1 ZONING

FRONT YARD SETBACK = 25'  
REAR YARD SETBACK = 10'  
SIDE YARD SETBACK = 5' MIN.  
SUM OF THE SIDES = 15'

SURVEYED BY: Louis J. Bergman  
LOUIS J. BERGMAN  
REG. SURVEYOR #7177

DATE: 6-18-06



NOTE & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331  
PHONE: (937) 548-7511  
FAX: (937) 548-7484

TETON SUBDIVISION - PHASE II  
NATHAN HIRSCHFELD

NEW BREMEN

REVISIONS:  
8-18-06 L.J.B. CHANGED EASEMENT LOT #1

DATE: 05-10-05

DRAWN: L.J.B.

CHECKED: J.L.M.

JOB NO.

N804050803

DRAWING NO.

1C2222



PROTECTIVE AND RESTRICTIVE COVENANTS  
TETON SUBDIVISION – PHASE II

1. No structure other than single family dwellings with attached garage shall be erected. Each individual unit shall have a minimum 1200 square feet of living area or square feet of living area (dependent on size), exclusive of garage, porches and patio areas.
2. All buildings must be completed within one year of commencement of construction.
3. Lawns and landscaping must be developed around all buildings and must be sown and/or planted within twelve months of completion of building.
4. All building plans subject to approval by developer. Reasonable acceptance not withheld.
5. All driveways must be of concrete or brick pavers and be completed within 12 months of construction commencement. All sidewalks and driveways are to be constructed by the builder and must meet all of the Village of New Bremen's requirements and must be passed by village inspectors.
6. All utilities are to be underground.
7. Dumpsters only allowed during the construction of building.
8. No structure or vehicle of any nature, trailer base, tent, shack, garage, barn or outbuilding or any portion of the same shall be permitted on any lot. No barn or outbuilding for animals or any other purpose shall be permitted.
9. No fencing of any type is permitted except for screening of pools.
10. Only in ground pools are permitted.
11. All exterior lighting shall be of such a nature and installed so that it does not shine on surrounding lots.
12. Satellite dishes larger than 36 inches in diameter shall not be permitted on any lot and/or building.
13. The premises shall be kept neat and clean, the building well maintained and painted, weeds and underbrush shall be controlled. No vehicles, machinery, junk, trash, building material, or any other offensive material shall be stored on any lot in this development.
14. No noxious or offensive activities shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
15. No vehicle parked overnight shall be parked anywhere other than on a driveway or in the street. Except for delivery, loading and unloading, there shall be no temporary or permanent storage of any travel trailer, recreational vehicle, boat, utility trailer, or house trailer upon or adjacent to any lot in the subdivision, except for such storage within the garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over 1/2 ton in size.
16. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets, provided they are not kept, bred, or maintained for any commercial purposes.
17. No sign or billboard of any kind shall be erected on any lot in the subdivision except one professional sign advertising the property for sale or signs by a builder to advertise the property during the period of construction of the building.
18. Lots purchased for investment or future building must be mowed and lot maintained in a presentable manner.
19. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plan and any improvements placed on such land are placed at the risk of the owner.
20. All buildings erected must conform to the zoning ordinances of the Village of New Bremen.
21. A minimum 2 car garage shall be attached to the family dwelling.
22. Home Owners Association, bylaws, covenants, conditions, and restrictions recorded in Official Records Volume \_\_\_\_, Page \_\_\_\_\_. See referenced document for maintenance and ownership of detention pond.

Description of a  
4.966 Acre Tract for  
Teton Subdivision Phase II

Situated in the Northwest Quarter of Section 14, Township 7 South, Range 4 East, German Township, Auglaize County, Ohio and being part of the tracts as described Official Records Volume 492 Page 721, Deed Records Volume 232 Page 319, Deed Records Volume 232 Page 198 and Deed Records Volume 216 Page 83, and being more particularly described as follows:

Beginning at an iron pin set at the northwest corner of lot #40 of Teton Subdivision as recorded in Auglaize County Plat Cabinet A, Page 47;  
thence South 01°36'51" West 437.24 feet along the west line of said Teton Subdivision to an iron pin found at the southeast corner of a tract as described in Official Records Volume 492, Page 721;  
thence North 88°19'17" West 332.79 feet to a wood post found at a south corner of said tract;  
thence North 00°47'28" East 105.60 feet to a wood post found at a corner of said tract;  
thence South 89°44'49" West 225.06 feet, passing through an iron bar set at 215.06 feet, to a point point on the west line of a 9.49 acre tract as described in Deed Records Volume 195, page 424;  
thence North 00°49'35" East 311.33 feet to a point at the northeast corner of said 9.49 acre tract;  
thence South 89° 21'35" East 111.22 feet, passing through an iron bar set at 5.00 feet, to an iron pin set at the southeast corner of lot #10 of said Teton Subdivision;  
thence North 01°15'02" East 12.66 feet along the east line of said lot #10 to an iron pin set on the south right of way of Fox Street;  
thence North 89°59'56" East 452.59 feet along said south right of way to the point of beginning containing 4.966 acres, more or less, and being subject to all legal highways and easements of record.  
This description was prepared from a survey completed in March, 2005 by Louis J. Bergman, registered surveyor #7177.



**MOTE & ASSOCIATES, INC.**  
CIVIL ENGINEERS – LAND SURVEYORS  
214 WEST 4th STREET  
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PHONE: (937) 548-7511  
FAX: (937) 548-7184

OHIO  
NEW BREMEN  
TETON SUBDIVISION – PHASE II COVENANTS  
NATHAN HIRSCHFELD

REVISIONS: 8-22-05 L.J.B. ADDED LEGAL DESCRIPTION	DATE: 05-10-05
	DRAWN: L.J.B.
	CHECKED: J.L.M.
	JOB NO. NB04050803
	DRAWING NO. 1C2232