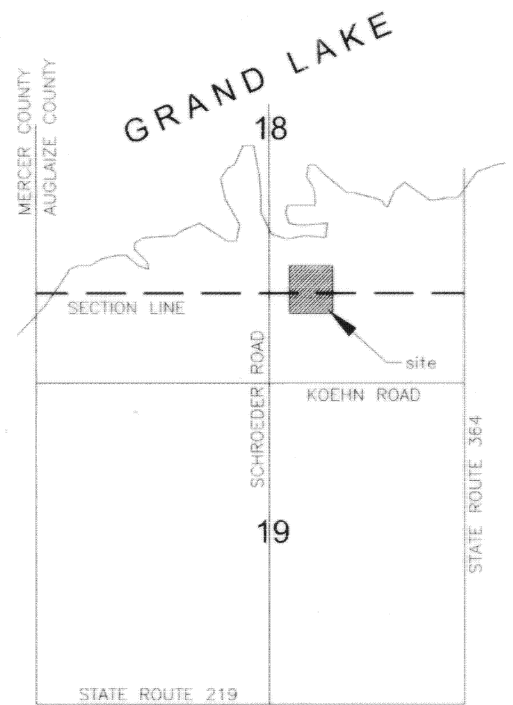


PLAT OF SURVEY KLOSTERMAN KOVE PHASE THREE

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 18, T-6-S, R-4-E, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 19, T-6-S, R-4-E, ST. MARY'S TOWNSHIP, AUGLAIZE COUNTY, OHIO.

6.952 ACRES



VICINITY MAP - SECTION 18 & 19
ST. MARY'S TOWNSHIP

PROPERTY IS ZONED S-4.

BUILDING SETBACK LINE

Front building setback lines are 25' and rear building setbacks are 25' from the property lines. Side yard setbacks are combine 20', with a minimum setback of 8' on one side.

EASEMENT NOTE

All 10' easements shown on this plat are 10' utility easements. A 5' easement on each side of all interior lot lines shall be provided.

LEGEND

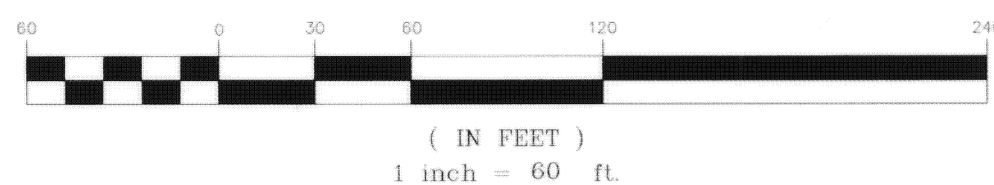
- 5/8" IRON BAR SET
- 5/8" IRON BAR FOUND
- MONUMENT BOX FOUND
- ⊗ PK NAIL SET

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CHORD BEARING |
|-------|--------|--------|------------|-------|---------------|
| C1 | 25.00 | 39.27 | 90°00'00" | 35.36 | S 46°09'32" W |
| C2 | 25.00 | 39.27 | 90°00'00" | 35.36 | N 43°50'28" W |
| C3 | 25.00 | 39.27 | 90°00'00" | 35.36 | N 46°09'32" W |
| C4 | 25.00 | 39.27 | 90°00'00" | 35.36 | N 46°09'32" E |
| C5 | 35.00 | 22.89 | 37°27'52" | 22.48 | N 17°33'04" W |
| C6 | 35.00 | 4.66 | 7°38'02" | 4.66 | N 40°06'02" W |
| C7 | 50.00 | 64.75 | 74°12'06" | 60.32 | S 06°49'00" E |
| C8 | 50.00 | 53.14 | 60°53'49" | 50.68 | S 60°43'57" W |
| C9 | 50.00 | 52.92 | 60°38'27" | 50.48 | N 58°29'55" W |
| C10 | 50.00 | 64.98 | 74°27'31" | 60.50 | N 09°03'05" E |
| C11 | 35.00 | 4.42 | 7°14'27" | 4.42 | S 42°39'37" W |
| C12 | 35.00 | 23.13 | 37°51'31" | 22.71 | S 20°06'38" W |
| C13 | 25.00 | 39.27 | 90°00'00" | 35.36 | S 43°50'28" E |
| C14 | 35.00 | 27.55 | 45°05'55" | 26.84 | N 21°22'05" W |
| C15 | 50.00 | 235.79 | 270°11'53" | 70.59 | S 88°49'06" E |
| C16 | 35.00 | 27.55 | 45°05'58" | 26.84 | S 23°43'51" W |

BASIS OF BEARINGS PER AUGLAIZE COUNTY GPS
OF THE WEST LINE OF THE SE 1/4 OF SECTION 18
AT N 01°10'52" E

GRAPHIC SCALE



OWNER/DEVELOPER
KLOSTERMAN DEVELOPMENT
CORPORATION
5038 LAKE VISTA LANE
CELINA, OH 45822
419-268-2279

ENGINEER:
BRIAN MAY, P.E.
FANNING HOWEY CIVIL
ENGINEERING DIVISION
1200 IRMSCHER BOULEVARD
CELINA, OHIO 45822
(419) 586-2292

SURVEYOR:
CRAIG W. MESCHER, P.S., P.E.
FANNING HOWEY CIVIL
ENGINEERING DIVISION
1200 IRMSCHER BOULEVARD
CELINA, OHIO 45822
(419) 586-2292

FANNING-HOWEY
CIVIL ENGINEERING DIVISION

www.fhai.com/civilengineering 419.586.2292

PLAT OF SURVEY KLOSTERMAN KOVE PHASE THREE

SHEET 2 OF 2

LEGAL DESCRIPTION

Being a parcel of land in the Southwest of the Southeast quarter of Section 18, Town 6 South, Range 4 East, and the Northwest quarter of the Northeast quarter of Section 19, Town 6 South, Range 4 East, in St. Mary's Township, Auglaize County, Ohio:

Beginning at a Monument Box found at the Southwest corner of the North half of the Northeast quarter Section 19, and the approximate centerline intersection of Schroeder Road and Koehn Road;

Thence North 1°09'32" East along the West line of the said North half of the Northeast quarter of Section 19 and the approximate centerline of Schroeder Road (fifty and zero hundredths (50.00) feet Right-of-Way), a distance of nine hundred and forty-nine and sixty-seven hundredths (949.67) feet to a pk set marking the TRUE POINT OF BEGINNING;

Thence continuing North 1°09'32" East along the approximate centerline of Schroeder Road, a distance of seventy-five and zero hundredths (75.00) feet to a pk set;

Thence South 88°50'28" East along the South boundary line of Klosterman Kove Phase Two, Plot Cabinet C, Pages 233-234, and along the approximate North Right of Way line of Pleasure Lane (fifty and zero hundredths (50.00) feet Right-of-Way), a distance of one hundred sixty-five and zero hundredths (165.00) feet to a 5/8" dia. iron pin found;

Thence North 1°09'32" East along the East boundary line of Klosterman Kove Phase Two, a distance of three hundred eighteen and six hundredths (318.06) feet to the Section line of Section 19 and Section 18;

Thence North 1°10'52" East along the East boundary line of Klosterman Kove Phase Two, a distance of five hundred seventeen and seventeen hundredths (517.17) feet to a point;

Thence South 89°02'15" East along the South boundary line of Klosterman Kove Phase Two, a distance of three hundred thirty and zero hundredths (330.00) feet to a point;

Thence South 1°10'52" West a distance of five hundred twenty and eighty-nine hundredths (520.89) feet to the Section line of Section 18 and Section 19;

Thence South 1°09'32" West a distance of three hundred sixty-five and forty-seven hundredths (365.47) feet to a 5/8" dia. iron pin set;

Thence North 88°50'28" West along the South Right-of-Way line of Pleasure Lane, a distance of one hundred fifteen and zero hundredths (115.00) feet to a 5/8" dia. iron pin set;

Thence Southwesterly a distance of thirty-nine and twenty-seven hundredths (39.27) feet along the arc of a curve to the left having a radius of twenty-five and zero hundredths (25.00) feet, along a chord of thirty-five and thirty-six hundredths (35.36) feet having a bearing of South 46°09'32" West to a 5/8" dia. iron pin set;

Thence North 88°50'28" West a distance of fifty and zero hundredths (50.00) feet to a 5/8" dia. iron pin set;

Thence Northwesterly a distance of thirty-nine and twenty-seven hundredths (39.27) feet along the arc of a curve to the left having a radius of twenty-five and zero hundredths (25.00) feet, along a chord of thirty-five and thirty-six hundredths (35.36) feet having a bearing of North 43°50'28" West to a 5/8" dia. iron pin set;

Thence North 88°50'28" West along the South Right-of-Way line of Pleasure Lane, a distance of two hundred thirty and zero hundredths (230.00) feet to a 5/8" dia. iron pin set;

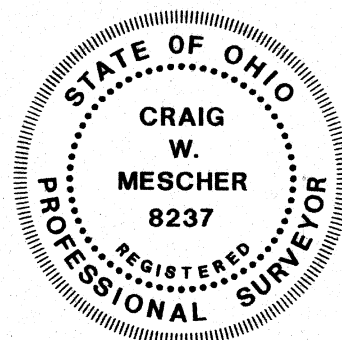
Thence Southwesterly a distance of thirty-nine and twenty-seven hundredths (39.27) feet along the arc of a curve to the left having a radius of twenty-five and zero hundredths (25.00) feet, along a chord of thirty-five and thirty-six hundredths (35.36) feet having a bearing of South 46°09'32" West to a 5/8" dia. iron pin set on the approximate East Right-of-Way line of Schroeder Road;

Thence North 88°50'28" East, a distance of twenty and zero hundredths (25.00) feet to a pk set on the centerline of Schroeder Road, marking the TRUE POINT OF BEGINNING, containing 6.952 acres, more or less;

Said tract being subject to all highways and any other easements or restrictions of record.

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, August of 2006. Iron pins to be set after construction of utilities.

Craig W. Mescher
Professional Surveyor #8237



COVENANTS AND RESTRICTIONS FOR KLOSTERMAN KOVE SUBDIVISION

The lots in Klosterman Kove are hereby subject to the following covenants and restrictions which shall run with the land when conveyed and shall be binding upon all owners, persons, firms or corporations claiming under them.

- All lots in this Subdivision shall be used exclusively for residential purposes only, with the exception of homes with professional offices which conform to signage requirements, and the Zoning Regulations of St. Marys Township.
- No sign of any kind shall be permitted, with the following exceptions:
 - A professional sign of not more than one (1) square foot;
 - One (1) sign of not more than five (5) square feet advertising the property for sale or rent;
 - Signs used by a builder to advertise during construction, not to exceed five (5) square feet in size;
 - Signs placed at the entrance and lakefront of the subdivision by the developer;
 - Road and traffic signs erected by any political subdivision or the subdivision itself;
 - Personal warning sign (such as No Trespassing, Beware of Dog, etc) of not more than one (1) square foot each.
- No single family residential structure shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garage is less than 1000 square feet; if such residential structure exceeds one story in height, the habitable floor area of the first floor shall contain at least 1,000 square feet for 1 1/2 story or 700 square feet if two story. All homes must have an attached garage. Multi-family homes must have a 600 square feet per unit.
- No building, boat dock, or other structure shall be erected on any building site, unless the building plans, specifications, and plot showing the location of such building have been approved in writing as to conformity and harmony of external design and color with the existing structures in the Subdivision and as to the location of the building with reference to topography and finished ground elevation by the architectural committee appointed by Steve Klosterman, 5038 LakeVista Lane, Celina, OH 45822, or in the event of his death, the architectural committee will be appointed by the attorney representing his estate. After his estate has been closed, the architectural committee shall be designated by majority vote of the lot owners. Each lot owner shall be entitled to a total of one vote, regardless of the number of lots owned. In the event of both husband and wife own lots in the Subdivision, they shall be entitled to a total of one vote between them.
In the event such architectural committee fails to approve or disapprove said plans and specifications within thirty (30) days after same has been submitted in writing to the architectural committee for approval, then such approval shall not be required provided the design is in harmony with similar structures in the development and conforms to all of the other covenants, restrictions and conditions herein set forth.
- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except household pets, provided they are not used for any commercial purpose.
- No old buildings or structures shall be moved onto or upon any lot or premises in said Subdivision, nor shall any such building or structure be maintained thereon, and no temporary structure for residential purposes shall be erected or maintained thereon, and no garage trailer, tent, shack or uncompleted house shall be occupied or used for residential purposes.
- All grounds and premises in said Subdivision shall be mowed and kept reasonably clear of weeds and undergrowth by the owners thereof at all times prior to the start or commencing of the erection of any buildings, and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area in said Subdivision.
- No fence shall be built between the street and building line as shown on the plat to a height of more than four (4) feet.
- No oil or gas wells shall be drilled, nor shall any mining or commercial excavating operation of any kind be conducted on any building site.
- All dwellings shall provide off-street parking for not less than two (2) motor vehicles per family.
- Fuel oil tanks and L.P. tanks, if not buried, will not be allowed.
- No used or salvaged material shall be used on the exterior of any dwelling.
- The exterior of any building to be erected in this development shall be completed within a period of twelve (12) months from the beginning of construction. Any lot purchased for future development must be maintained and kept free of weeds and debris.
- Easements and right-of-ways as shown on the plat are expressly reserved in and over said lots for construction and maintenance of necessary utilities, drains, etc. Easements as shown are to be used without incurring any liability to property owners for damage to sod, shrubbery, trees, fences or any other surface improvement.
- No garbage, waste, or trash shall be dumped on any lot and all such garbage, waste or trash shall be kept in sanitary conditions until proper disposal is made thereof.
- No noxious or offensive activity 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.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons residing in Klosterman Kove Subdivision.
- These covenants shall be enforceable by injunction and otherwise by the grantor, his successors or assigns. Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held to be 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 full force and effect.
- All telephone, electric or other wires of all kinds shall be buried under ground.
- The lowest floor elevation of any structure shall be at least 877.0 feet above sea level.
- A sidewalk 4' in width parallel with the road in front of each lot will be required and must be constructed within 1 year.
- A yard light in back of each lot will be required. Spacing shall be a minimum of 40.00'.
- A six-foot wide sidewalk will be required on top of the concrete seawall on each lot and must be constructed within 1 year after purchase.
- All new lot owners at Klosterman Kove Subdivision must be members of the Klosterman Kove Home Owner's Association. Fees for association are to be yearly and must cover all expenses of association.*
- Each lot owner has the right to use the boat ramp on Liette Lane for his or her own personal use.
- No manufactured homes or homes with metal frames shall be permitted. Modular homes shall be permitted.
- All homes must have some stone, brick, or stucco fronts per developer.
- All single family homes must have a minimum of 2-car garage.
- All multi-family homes and duplexes must have a minimum of a 1-car garage.
- All homes must have a concrete driveway.

DEVELOPER:

KLOSTERMAN DEVELOPMENT CORPORATION:

Steven R. Klosterman
Steven R. Klosterman, President

DEDICATION

IN WITNESS WHEREOF, KLOSTERMAN DEVELOPMENT CORPORATION, the dedicator, an Ohio corporation, by Steven R. Klosterman, its President, has caused the land embraced herein to be surveyed and platted, and hereby further dedicates the right-of-way and easements as shown hereon, to the public forever.

In witness therof 6th day of September 2006.

WITNESS

Kathleen M. Haech
Spinda King

KLOSTERMAN DEVELOPMENT CORPORATION
by *Steven R. Klosterman* President
Steven R. Klosterman, President

ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF AUGLAIZE

BE IT REMEMBERED, that on this 6th day of September, 2006, before me, a Notary Public in and for said state, personally came KLOSTERMAN DEVELOPMENT CORPORATION, the owner of the hereon plat by STEVEN R. KLOSTERMAN, its President, who acknowledged the signing thereof to be this voluntary act and deed as such officer and the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

JENNIFER R. KINNAMAN
Notary Public, State of Ohio
My Commission Expires November 6, 2010

Jennifer R. Kinnaman
Notary Public

APPROVALS

We certify that the road construction plans meet with our approval this 26th day of September 2006.

Allen J. Donnell
Chad Elshoff
Robert H. Wilken
Township Trustees

We certify that the roads and utilities are completed, or that bond or surety has been furnished on

this 3rd day of October 2006.

Hugh A. Cove
Art Meamer
John N. Bergman
County Commissioners

I certify that (improvements are complete, bond has been furnished or surety has been furnished)

this 3rd day of October 2006.

Douglas Rinkert, P.E., P.S.
Auglaize County Engineer

PLANNING COMMISSION APPROVAL

Approved this 16th day of October 2006. *N.W. Brown* Sec/Hes

Auglaize County Regional
Regional Planning Commission

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 17 day of October 2006.

Fee: _____

Kanya Schumann JR
County Auditor

RECORDER'S CERTIFICATE

Number: 7183
Filed for record in the Auglaize County Recorder's Office on this 17 day of October, 2006 at

8:27 A.M., and recorded in Plat Cabinet D, Page 105-106

Ann Billings
County Recorder

* Association documents which detail rules, responsibilities of parties and annual fees shall be recorded with the deed to each lot and become a legal attachment to this plat.

FANNING-HOWEY
CIVIL ENGINEERING DIVISION

www.fhai.com/civilengineering 419.586.2292