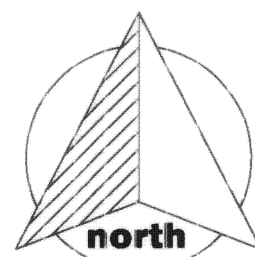
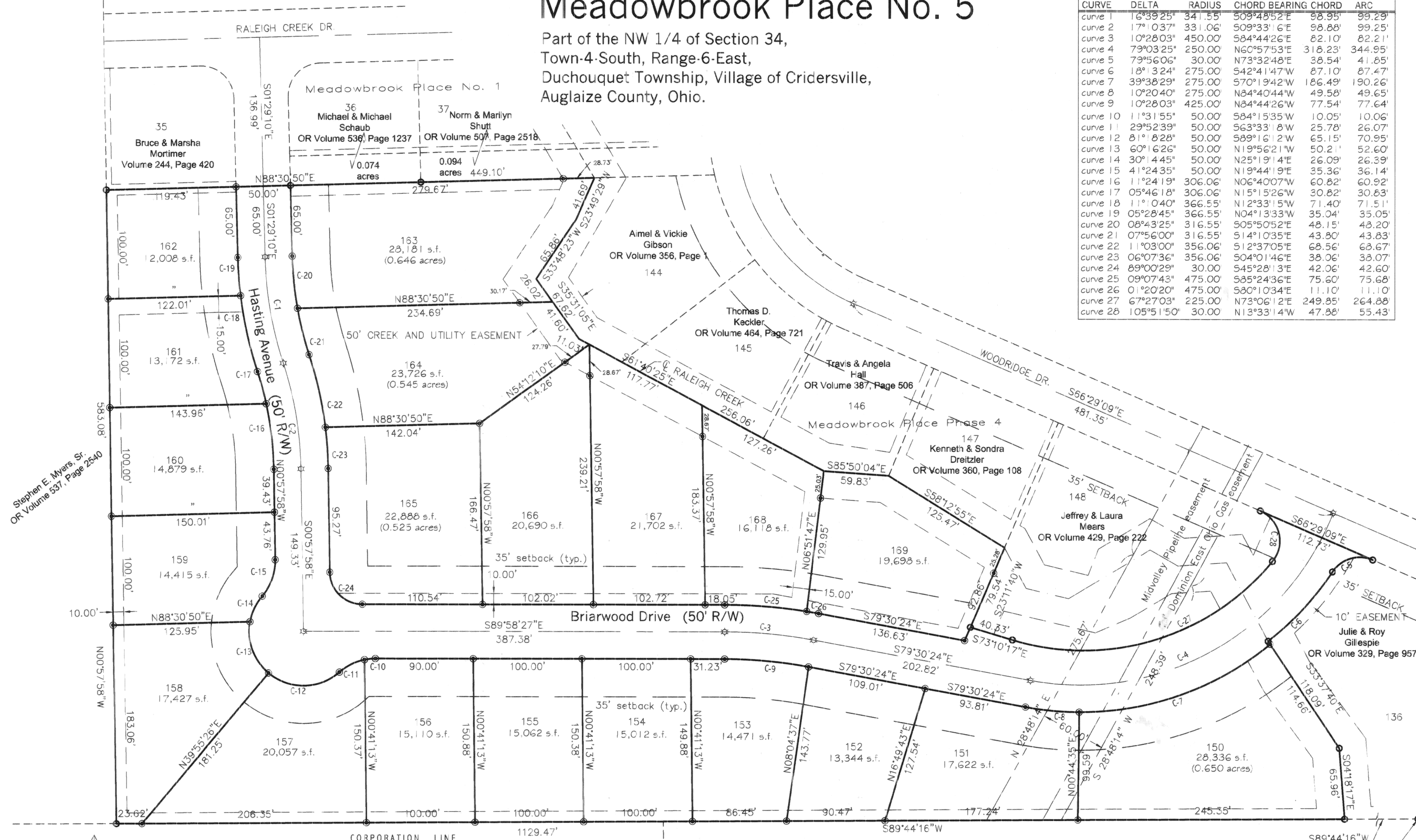


Meadowbrook Place No. 5

Part of the NW 1/4 of Section 34,
Town-4-South, Range-6-East,
Duchouquet Township, Village of Cridersville,
Auglaize County, Ohio.

CURVE DATA

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
curve 1	16°39'25"	341.55'	S09°48'52"E	98.95'	99.29'
curve 2	17°10'37"	331.06'	S09°33'16"E	98.88'	99.25'
curve 3	10°28'03"	450.00'	S84°44'26"E	82.10'	82.21'
curve 4	79°03'25"	250.00'	N60°57'53"E	318.23'	344.95'
curve 5	79°56'06"	30.00'	N73°32'48"E	38.54'	41.85'
curve 6	18°13'24"	275.00'	S42°41'47"W	87.10'	87.47'
curve 7	39°38'29"	275.00'	S70°19'42"W	186.49'	190.26'
curve 8	10°20'40"	275.00'	N84°40'44"W	49.58'	49.65'
curve 9	10°28'03"	425.00'	N84°44'26"W	77.54'	77.64'
curve 10	11°31'55"	50.00'	S84°15'35"W	10.05'	10.06'
curve 11	29°52'39"	50.00'	S63°33'18"W	25.78'	26.07'
curve 12	81°18'28"	50.00'	S89°16'12"W	65.15'	70.95'
curve 13	60°16'26"	50.00'	N19°56'21"W	50.21'	52.60'
curve 14	30°14'45"	50.00'	N25°19'14"E	26.09'	26.39'
curve 15	41°24'35"	50.00'	N19°44'19"E	35.36'	36.14'
curve 16	11°24'19"	306.06'	N06°40'07"W	60.82'	60.92'
curve 17	05°46'18"	306.06'	N15°15'26"W	30.82'	30.83'
curve 18	11°10'40"	366.55'	N12°33'15"W	71.40'	71.51'
curve 19	05°28'45"	366.55'	N04°13'33"W	35.04'	35.05'
curve 20	08°43'25"	316.55'	S05°50'52"E	48.15'	48.20'
curve 21	07°56'00"	316.55'	S14°10'35"E	43.80'	43.83'
curve 22	11°03'00"	356.06'	S12°37'05"E	68.56'	68.67'
curve 23	06°07'36"	356.06'	S04°01'46"E	38.06'	38.07'
curve 24	89°00'29"	30.00'	S45°28'13"E	42.06'	42.60'
curve 25	09°07'43"	475.00'	S85°24'36"E	75.60'	75.68'
curve 26	01°20'20"	475.00'	S80°10'34"E	11.10'	11.10'
curve 27	67°27'03"	225.00'	N73°06'12"E	249.85'	264.88'
curve 28	105°51'50"	30.00'	N13°33'14"W	47.88'	55.43'



Basis of bearings is per recorded
plat of Meadowbrook Place
Subdivision No. 4

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- 5/8" re-rod (found)
- 5/8" re-rod w/cap (set)
- ☆ cotton gin spindle (found)
- ⊗ cotton gin spindle (set)

E. Maxine Graham (Trustee)
OR Volume 136, Page 645

Easements shown on this plat are for the construction, operation maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone, or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such indefinitely.



Prepared for
SCHAUB EXCAVATING
Linzee Road, Wapakoneta, OH 45895
by

kent surveying, inc.
AutoCAD ~ meadowbrook 1750 Bellefontaine Street
drawing #4695 P.O. Box 96
December 21, 2006 Wapakoneta, OH 45895

Meadowbrook Place No. 5

Part of the NW 1/4 of Section 34,
Town-4-South, Range-6-East,
Duchouquet Township, Village of Cridersville,
Auglaize County, Ohio.

Surveyor's Description

Being a part of the northwest quarter of Section 34, T-4-S, R-6-E, Duchouquet Township, Village of Cridersville, Auglaize County, Ohio and more particularly described as follows:

Commencing for reference at an iron pin (found) at the southeast corner of the northwest quarter of Section 34; thence, S 89° 44' 16" W along the south line of the northwest quarter of Section 34, for a distance of 702.00 feet to the **POINT OF BEGINNING** for the tract herein described;

thence, continuing along the aforesaid south line, S 89° 44' 16" W for a distance of 1129.47 feet to a 5/8" re-rod (found);

thence, N 00° 57' 58" W for a distance of 583.08 feet to a 5/8" re-rod (found);

thence, N 88° 30' 50" E for a distance of 449.10 feet to a point in the centerline of Raleigh Creek;

thence, along the centerline of said creek with the following courses:
S 23° 49' 29" W for a distance of 41.69 feet;
S 33° 49' 23" W for a distance of 65.86 feet;
S 35° 31' 05" E for a distance of 67.62 feet;
S 61° 40' 25" E for a distance of 256.06 feet;
S 85° 50' 04" E for a distance of 59.83 feet;
S 58° 12' 55" E for a distance of 125.47 feet;

thence, leaving the centerline of Raleigh Creek, S 23° 11' 40" W for a distance of 79.54 feet to a 5/8" re-rod (found);

thence, S 73° 10' 17" E for a distance of 40.33 feet to a 5/8" re-rod (found);

thence, along a curve to the left, having a radius which measures 225.00 feet, a central angle which measures 67° 27' 03", a chord which bears N 73° 06' 12" E and a chord which measures 249.85 feet, for a total arc length of 264.88 feet to a 5/8" re-rod (found) at a point of compound curve;

thence, along a tangent curve to the left, having a radius of 30.00 feet, a central angle which measures 105° 51' 50", a chord which bears N 13° 33' 14" W and a chord which measures 47.88 feet, for a total arc length of 55.43 feet to a 5/8" re-rod (found) on the southerly right-of-way line of Woodridge Drive;

thence, S 66° 29' 09" E along the aforesaid southerly right-of-way line for a distance of 112.73 feet to a 5/8" re-rod (found);

thence, along a non-tangent curve which is concave to the southeast, having a radius which measures 30.00 feet, a central angle which measures 79° 56' 06", a chord which bears S 73° 32' 48" W and a chord which measures 38.54 feet, for a total arc length of 41.85 feet to a 5/8" re-rod (found) at a point of reverse curve;

thence, along a curve to the right, having a radius which measures 275.00 feet, a central angle which measures 18° 13' 24", a chord which bears S 42° 41' 47" W and a chord that measures 87.10 feet, for a total arc length of 87.47 feet to a 5/8" re-rod (found);

thence, S 33° 37' 40" E for a distance of 118.09 feet to a 5/8" re-rod (found);

thence, S 04° 18' 17" E for a distance of 65.96 feet to the **POINT OF BEGINNING**, containing therein 10.089 acres;

Covenants and Restrictions

Definitions

The term "Developer" as used herein shall mean Michael Schaub, his heirs or assigns.

The term "house" or "dwelling" as used herein shall mean a single family private dwelling with any attached garage or covered porch, etc.

"Main front wall of house" as used herein shall mean the predominate front wall of house exclusive of partial projection or projection of garage.

Siting Requirements

Setback, sideyard and rear yard distances shall be established and maintained as required by Village of Cridersville, Zoning Regulations for R-1 single family residential districts or as allowed by the Board of Zoning Appeals.

The restrictions in this section shall not be interpreted to prevent the construction of approved detached buildings, patios, open terraces or wooden decks within said distances.

Minimum Dwelling Size

Residential structures shall have a minimum habitable floor area exclusive of basements, open porches and garages as follows:

Two story home - 1800 square feet
Single story home - 1500 square feet

In no case shall a basement or room built with its floor more than two (2) feet below street level be counted as habitable area for the purpose of determining size requirement.

Architectural Approval

Any proposed construction must be in compliance with Village of Cridersville zoning regulations or as allowed by Board of Zoning Appeals.

No dwelling, detached building or fence shall be erected on any lot unless the building plans, specifications and plot plan showing location of such structures have been approve by the Developer. The Developer shall give notice of approval or rejection within fourteen (14) days after receipt of such plans and specifications. The Developer agrees that his approval of such plans and specifications shall not be unreasonably withheld.

Criteria considered in granting approval shall be in conformity with commonly accepted building standard, harmony of external design and color with existing homes in the subdivision and proposed height of foundation in relation to ground elevation. Approval for construction of any out building or fence shall be considered only if such items are designed to be limited in nature, compatible with surrounding architecture and of no apparent detriment to the overall looks of the subdivision.

Construction Requirements

Each dwelling shall be constructed of new material and in no case shall an existing structure be moved onto any lot.

Each dwelling shall be built on-site. In no case shall factory built or modular be permitted except for Unibuilt Homes by R.E. Becker Builders, Inc.

All driveways shall be surfaced with asphalt, concrete or other approved material.

Each house must be forty (40) percent masonry on front exterior of dwelling.

Lighting Requirements

A carriage light shall be erected upon each lot when a home is built on same. The light shall be located approximately ten (10) feet from the back of curb and approximately four (4) feet from the driveway (dwelling side of driveway). Each light shall be approximately six (6) feet in height and controlled by such a device as to insure light will be illuminated between sunset and sunrise. This light may be either gas or electric and shall provide illumination equivalent to that of an ordinary ninety-five (95) watt electric lamp. Each owner shall be responsible for the maintenance and operation of said light at all times and for the cost of operation of same.

Detached Garages

No detached storage building having a floor area in excess of 168 square feet or a wall height greater than eight (8) feet shall be permitted. No more than one detached storage building per each residential building site shall be permitted. No detached building or structure shall be placed nearer to the street than the rear wall of the house. On a corner lot, the sidewall furthest from the side street shall also be considered as a rear wall.

Fences and Lawns

No fence shall be erected nearer to the street than the main front wall of the house. For dwellings on corner lots, the sidewall toward the side street shall also be considered as a front wall in determining fence placement. No fence shall exceed a height greater than four (4) feet above normal grade exclusive of mounding, etc. In no case shall any screening or privacy type fence by allowed except immediately surrounding an in ground swimming pool or as a very limited landscape item and design must be approved by the Developer.

The area between the main front wall of the house and the street shall be used exclusively for lawns, planting trees, shrubbery and other landscaping as well as walks and driveway. This restriction shall not be construed to prevent the construction of retaining walls as may be desired where substantial differences in grade may occur.

Occupancy

Each dwelling constructed must be completed in accordance with the plans and specifications which were submitted and approved before it is occupied.

Prohibited Activities and Appurtenances

Sites within the subdivision shall not be used for commercial or business purpose nor shall any advertising sign or device be permitted to be placed or remain on any premises except that nothing herein shall prohibit the display of one sign of not more than six (6) square feet advertising the premises for sale or lease or signs used by the Developer to advertise the premises during the construction and sales period.

No swimming pools of any kind shall be permitted to be placed or suffered to remain on any lot unless same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than one (1) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to any infant inflatable, or portable wading pools.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except cats, dogs or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No house pets shall be permitted to run at large.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers in a location hidden from public view. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and shall be kept in a location with is hidden from public view.

No house trailers, campers, motor homes, boats, motorcycles or similar equipment shall be stored upon any lots unless concealed within a garage and out of view of public.

No structure of a temporary character, motor vehicle, trailer, basement, shack, garage, barn or other out buildings shall be used on any lot at any time as residence, either temporarily or permanently.

Easements

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of subdivision. Any area designed for the natural flow of surface water shall at all times be kept free from any obstruction to such natural flow of surface water and any improvement made on or under any easement shall be made at the risk of the owner of the lot upon which such improvements are made.

Any appurtenances or improvement within established easements shall be in compliance with requirements established by holder of applicable easement.

Duration of Covenants and Restrictions

The covenants and restrictions herein above set forth are for the benefit of the owners of all lots in this subdivision and shall run with the land for a period of five (5) years from the date of recording of this plat, at which time the same shall be automatically extended for successive periods of five (5) years, unless by vote of the majority of the then lot owners the same shall be terminated or be changed in whole or in part.

Violations

In the event that any person or persons, violate or attempt to violate any of the covenants and restrictions herein above enumerated, any lot owner of this subdivision shall have the right to prosecute any proceedings at law or in equity, against such person or persons, either to enjoin such violation or to recover damages for the same.

Assignment of Developers Rights

Developer may at any time assign all or part of his rights as specified herein to an Architectural Committee or a Homeowners Association or both. In such case the committee and/or the Association shall be composed of individuals who are owners and residents with the subdivision, and in the opinion of the Developer are individuals who will best execute the intent of these regulations

Invalidation

In the event that any part of these covenants or restrictions are invalidated by judgments or court order the remaining covenants and restrictions shall remain valid in full force and effect.

Dedication

The undersigned owners of this subdivision hereby certify that the attached plat is a true depiction of land described herein for platting, and further, dedicate all right-of-ways and easements to the public forever on this 12 day of JANUARY, 2007.

Owners:

Michael L. Schaub Michael A. Schaub
Michael L. Schaub Michael A. Schaub
Joyce E. Schaub Judith A. Schaub
Joyce E. Schaub Judith A. Schaub

Acknowledgment

STATE OF OHIO

§

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for said County and State, personally came the above owners, who acknowledged the signing of the foregoing instrument to be their free act and deed on this 12 day of January, 2007.

Karyn Schumann JK
Notary Public
My Commission Exp. May 23, 2010

Recorder's Certificate

Number 584

Filed for record this 30 day of JAN, 2007 @ 8:44 am. and recorded in Cabinet D, Page 26-127

Ann Billings
Auglaize County Recorder

SHEET TWO OF TWO

Village of Cridersville Approval

Mayor Robert Comer 1/18/07
Mayor, Village of Cridersville date

David Myers 1/18/07
Council President date

Candace Stevely 1/24/07
Clerk of Council date

James Mews 1/25/07
Planning Commission Chairperson date

Approval by County Engineer

Daryl Platt 1/12/07
Auglaize County Engineer date

Auditor's Certificate

This plat was filed for transfer this 30 day of January, 2007
fee \$

Karyn Schumann JK
Auglaize County Auditor

RECEIVED
JAN 30 2007

KARYN SCHUMANN
Auglaize Co. Auditor