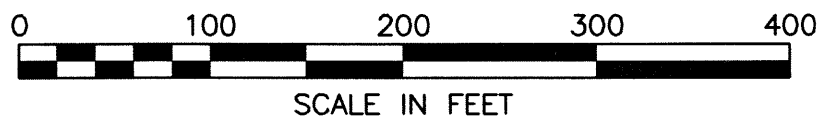


SCHLENKER DEVELOPMENTS, INC.
Clover Ridge Subdivision
to Section 20, T-5-S, R-6-E,
Duchouquet Township, City of Wapakoneta
Auglaize County, Ohio
PHASE 4
7.642 Acres

201400003428
Filed for Record in
AUGLAIZE COUNTY, OHIO
CHRISTINA LAMBERT, RECORDER
07-21-2014 At 03:38 pm.
PLAT 86.40

Instrument 201400003428 PG 1 OF 2

North



LEGEND

- 3/4" dia. by 30" long iron pipe (set this survey) with orange plastic "K&K/LIMA" plug
- 5/8" dia. iron rod with cap by James M. Kent (P.S. No. 6792) [either set or found in 2004 as per previous plat(s)]
- ✕ magnetic spike (set upon completion of street construction)

----- easement line
----- setback line
----- tax parcel line

NOTES

1. A FIVE (5) FOOT EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES SHALL BE AVAILABLE FOR THE EXCLUSIVE USE OF THE CITY OF WAPAKONETA FOR UTILITY PURPOSES.

2. ALL EASEMENTS ALONG THE PERIMETER OF THE SUBDIVISION ARE EIGHT (8) FEET WIDE UNLESS OTHERWISE INDICATED. ALL EASEMENTS ALONG STREET RIGHT-OF-WAY ARE TEN (10) FEET IN WIDTH.

3. NO FENCE OR STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENTS SHOWN OR NOTED HEREON.

4. THE POND LOCATED IN PHASE ONE IS ENGINEERED TO RETAIN SURFACE AND SUBSURFACE DRAINAGE FOR ALL PHASES OF CLOVER RIDGE SUBDIVISION. NO ALTERATION WHICH WOULD CONSTRICT THE DESIGN CAPACITY OF SAID POND SHALL BE PERMITTED. DIRECTION OF SURFACE WATER FLOW SHALL NOT BE ALTERED FROM OVERALL DESIGNED DRAINAGE PLAN.

5. SIDEWALKS SHALL BE CONSTRUCTED TO CITY SPECIFICATION BY THE LOT OWNER WITHIN 30 DAYS OF OCCUPANCY.

6. ALL PROPERTY CORNERS, POINTS OF CURVE, POINTS OF TANGENCY AND INTERSECTIONS AS SHOWN HEREON SHALL BE PLACED WITHIN 60 DAYS OF THE DATE OF FINAL ACCEPTANCE OF THIS PLAT.

CURVE DATA

| CURVE | ARC | RADIUS | CHORD BEARING/DISTANCE | CENTRAL ANGLE |
|-------|--------|--------|------------------------|---------------|
| A | 33.41' | 45.00' | S 20°20'29"E 32.65' | 42°32'13" |
| B | 10.75' | 50.00' | S 35°26'56"E 10.73' | 12°19'21" |
| C | 56.36' | 50.00' | S 03°00'16"W 53.42' | 64°35'02" |
| D | 48.55' | 50.00' | S 63°06'42"W 46.66' | 55°37'50" |
| E | 49.90' | 50.00' | N 60°29'00"W 47.85' | 57°10'45" |
| F | 54.25' | 50.00' | N 00°48'35"W 51.63' | 62°10'05" |
| G | 11.51' | 50.00' | N 36°52'09"E 11.48' | 13°11'23" |
| H | 33.41' | 45.00' | N 22°11'43"E 32.65' | 42°32'13" |
| I | 54.71' | 35.00' | S 45°42'36"W 49.31' | 89°33'59" |
| J | 55.24' | 35.00' | N 44°17'24"W 49.68' | 90°26'01" |
| K | 55.19' | 35.00' | N 44°19'50"W 49.65' | 90°21'08" |
| L | 55.24' | 35.00' | S 44°17'24"E 49.68' | 90°26'01" |
| M | 54.71' | 35.00' | N 45°42'36"E 49.31' | 89°33'59" |

State Route 501

P.K. Nail (found 2004)
at Southwest Corner,
Northwest Quarter,
Section 20

S 89°30'24"E
1324.99'

Magnail (found 2004)

South Line,
Northwest Quarter,

CLOVER RIDGE PHASE ONE
(CABINET C, PAGES 235-236)

S 89°30'24"E
454.99'

Infirmary Road

LOT 5

N 00°55'37"E
167.50'

Cotton Gin Spindle
(found 2004)

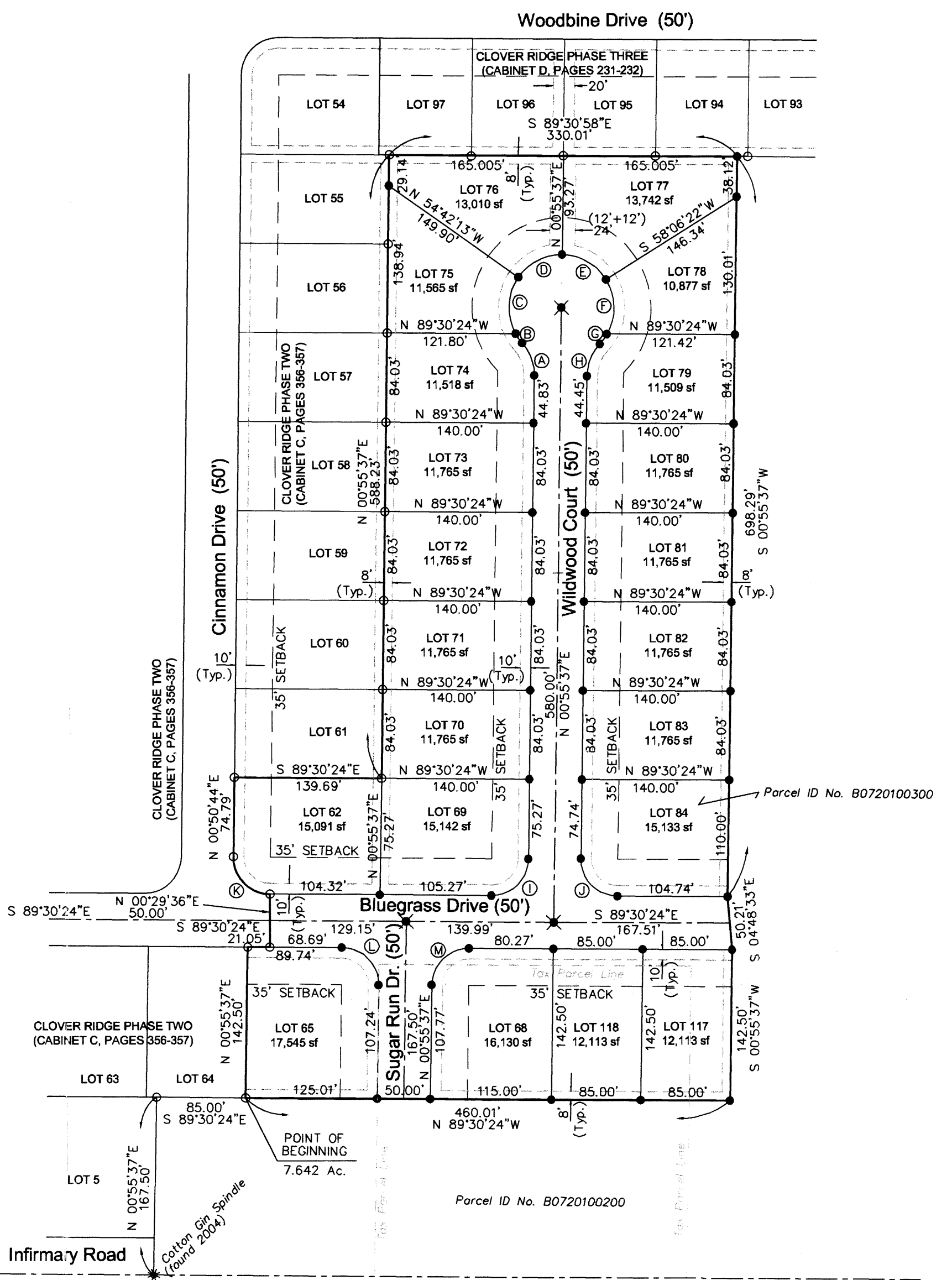
This drawing is based on surveying work performed by Kohli & Kaliher Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through August 19, 2013.

Michael G. Buettner, R.S. No. 6881
Date Aug. 22, 2013



Plat Prepared By:
KOHLI & KALIHAR ASSOCIATES, INC.
2244 Baton Rouge Avenue
Lima, Ohio 45805
419-227-1135

Plat Prepared For:
SCHLENKER DEVELOPMENTS, INC.
404 Hamilton Street
Wapakoneta, Ohio 45895
419-738-8111



SCHLENKER DEVELOPMENTS, INC.

Clover Ridge Subdivision

to Section 20, T-5-S, R-6-E,
Duchouquet Township, City of Wapakoneta
Auglaize County, Ohio
PHASE 4
7.642 Acres

DESCRIPTION

Clover Ridge Subdivision Phase Four

Being part of the northwest quarter of Section 20, Township-5-South, Range-6-East, Duchouquet Township, Auglaize County, Ohio, described by metes and bounds as follows:

Commencing at a P.K. nail (found 2004) at the southwest corner of the northwest quarter of said Section 20, which point is at the intersection of the legal centerlines of State Route 501 and Infirmary Road;

thence easterly with the south line of said northwest quarter (legal centerline of Infirmary Road) at S 89°30'24"E, 1324.99 feet to a magnail (found 2004) at the southwest corner of lands platted as Clover Ridge Phase One (Cabinet C, Pages 235-236);

thence easterly with the south line of said northwest quarter (legal centerline of Infirmary Road) at S 89°30'24"E, 454.99 feet to a cotton gin spindle (found 2004) at the southeast corner of said Clover Ridge Phase One;

thence northerly with the east line of said Clover Ridge Phase One, part of which line is the east line of Lot 5 of said Clover Ridge Phase One, at N 00°55'37"E, 167.50 feet to an iron rod (found 2004) at the northeast corner of said Lot 5;

thence easterly with the south line of Lot 64 of those lands platted as Clover Ridge Phase Two (Cabinet C, Pages 356-357) at S 89°30'24"E, 85.00 feet to an iron rod (set 2004) at the southeast corner of said Lot 64, which point is the southwest corner of the lands herein described, and the POINT OF BEGINNING;

thence northerly with the east line of said Lot 64 at N 00°55'37"E, 142.50 feet to an iron rod (set 2004) at the northeast corner of said Lot 64, which point is also in the south line of Bluegrass Drive;

thence easterly with the south line of Bluegrass Drive at S 89°30'24"E, 21.05 feet to an iron rod (set 2004);

thence northerly with the platted end-line of Bluegrass Drive at N 00°29'36"E, 50.00 feet to an iron pin (set 2004);

thence generally northwesterly with a curve concave northeasterly (not tangent to previous course) an arc distance of 55.19 feet (radius is 35.00 feet; chord bears N 44°19'50"W, 49.65 feet; central angle is 90°21'08") to an iron pin (set 2004) at a point of tangency, which point is in the east line of Cinnamon Drive;

thence northerly with the east line of Cinnamon Drive at N 00°50'44"E, 74.79 feet to an iron pin (set 2004) at the southwest corner of Lot 61 of said Clover Ridge Phase Two;

thence easterly with the south line of said Lot 61 at S 89°30'24"E, 139.69 feet to an iron pin (set 2004) at the southeast corner of said Lot 61;

thence northerly with the east line of said Clover Ridge Phase Two (Lots 55 through 61) at N 00°55'37"E, 588.23 feet to an iron pin (set 2004) at the northeast corner of Lot 55 of said Clover Ridge Phase Two;

thence easterly with the south line of lands platted as Clover Ridge Phase Three (Cabinet D, Pages 231-232) at S 89°30'58"E, 330.01 feet to an iron pipe (set this survey);

thence southerly into the grantor's lands on a new line at S 00°55'37"W, 698.29 feet to an iron pipe (set this survey);

thence southerly on a new line at S 04°48'33"E, 50.21 feet to an iron pipe (set this survey);

thence southerly on a new line at S 00°55'37"W, 142.50 feet to an iron pipe (set this survey);

thence westerly on a new line, which line is a projection of the south line of said Clover Ridge Phase Two, at N 89°30'24"W, 460.01 feet to the POINT OF BEGINNING.

The parcel herein described contains a gross area of 7.642 acres, of which no area is occupied by any present right-of-way, thus leaving a net area also of 7.642 acres; subject to any other easements of record at the time of the recording of this instrument.


Of this 7.642 acres:

0.862 acres is part of Auglaize County Parcel ID# B0720100200, which is carried as 2.000 acres by the office of the Auglaize County Auditor; and

6.780 acres is part of Auglaize County Parcel ID# B0720100300, which is carried as 14.806 acres by the office of the Auglaize County Auditor.

The owner of record is Schlenker Developments Inc., which claims title by instruments recorded at Official Records Volume 379, Page 201, and Official Records Volume 379, Page 205, in the office of the Auglaize County Recorder.

This description is based on surveying work performed by Kohli & Kalher Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through August 19, 2013. Bearings are based on the bearings recorded for the perimeter lines of the previous plats, as referenced above. Iron pins called for as "set 2004" were set by James M. Kent as shown on said previous plats. Iron pipes called for as "set this survey" are 3/4-inch diameter by 30-inch long iron pipes with an orange plastic "K&K/LIMA" plug, and same shall be set within sixty days of the date of the final acceptance of this plat.


Michael G. Buettner, R.S. No. 6881
Aug. 22, 2013
Date



PROTECTIVE COVENANTS

1. Building sites shall be used and occupied solely for private residential purposes by a single family home with an attached two car, or larger, garage.

2. The living space above grade for a one-story dwelling exclusive of open porches and garages, shall be not less than 1,600 total square feet for a single family home. The living space above grade for a one and a half, two-story or tri-level dwelling, exclusive of open porches and garages, shall not be less than 1,800 total square feet for a single family home. Each home must have a minimum 5/12 roof pitch. No cement block structure shall be permitted on said lots except in foundations. The dwelling unit must be completed within a six (6) month period from the start of construction.

3. No fence shall be erected on any lot in this subdivision without the express written approval of the Developer or its assignee. Any application for the construction of a fence shall show the location, height and type of material and if approved and built shall be properly maintained at all times. Chain link fences shall not be permitted.

4. Drives shall be at least sixteen (16) feet in width and constructed of concrete or paving brick. Construction of sidewalks within the street right-of-way shall be the responsibility of the Lot owner and be constructed in accordance with the City of Wapakoneta specifications. Sidewalk construction shall be completed not later than thirty (30) days after occupancy of the dwelling.

5. No noxious or offensive activity shall be carried on or upon any lot within this plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to this neighborhood.

6. No trailer, basement, tent, shed, garage, barn or other outbuildings shall be used on any lot at any time either as a temporary or permanent dwelling.

7. No signs of any kind shall be displayed to the public view on any lot in said plat, except one of the following types:

1. One (1) sign advertising the property for sale or rent;
2. One (1) sign to advertise the property during construction, development and sale.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot in said plat, excepting dogs, cats or other household pets, not to exceed a total of two (2) pets, providing they are not kept, bred or maintained for any commercial purposes. Outside dog runs and commercial kennels are hereby strictly forbidden.

9. No lot in said plat shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other wastes shall be kept only in sanitary container. All lots shall be mowed and the grass kept neat, trimmed and cut at all times.

10. These covenants, restrictions and limitations shall be binding on all parties hereto and all owners of lots in said plat for a period of ten (10) years from this date, after which time, such covenants, restrictions and limitations shall automatically extend for successive periods of one (1) year unless an instrument in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change the covenants, restrictions or limitations in whole, or in part, which agreement shall specifically enumerate the changes thereof.

11. No trucks or trailers other than those used for family purposes, of any type shall be parked, kept or stored on any lot in said subdivisions unless the same be parked, and kept or stored in a garage or other accessory building which has been erected with the consent and approval of the developer, or its assignee. No boats, trailers, motor homes or other chattels of a similar nature shall be stored or maintained on any Lot in said subdivision for a period of longer than three (3) days.

12. No owner of any Lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on their lot.

13. Enforcement of the terms of these restrictions shall vest in each of the Lot owners of this development. Said Lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement.

Enforcement shall be proceedings, in law or in equity, against any person or persons or legal entity violating or attempting to violate any covenant, restriction or limitation. These remedies are available to any owner of any lot within this plat.

14. All easements and right-of-way, except interior lot line easements, as shown in and over lots within this plat are reserved for the poles, wires, conduits and the necessary and proper attachment in connection therewith for the transmission of electricity, for telephone, or drainage facilities including surface drainage and other purposes, also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or Quasi-public utility or function maintained, furnished or performed in any method beneath the surface of the ground. Easements shown upon the plat may also be used by utility companies as circumstances require.

15. All interior lot line easements and right-of-way, not shown on the plat of Clover Ridge Subdivision #1 are for the exclusive use of the City of Wapakoneta for utility purposes.

16. Modular/Industrial homes, on a permanent foundation, are permitted under the definition of a factory-fabricated transportable building consisting of one or more units designed to be assembled at the building site, to be used for residential purposes, and which meets the standards for industrialized units, as provided for by the State of Ohio Basic Building Code as may be hereafter amended pursuant to the Ohio Revised Code Section 3781.01 et seq. as amended. A "Manufactured Home" or "Mobile Home" shall not be included in this definition.

17. No television, radio or other type of external antenna or receiving dish shall be installed on any lot without the express written approval of the developer or its assignee. Approval will only be granted if the design and location is determined by the developer or its assignee, at its sole discretion, to be of no detriment to the aesthetics of the neighborhood.

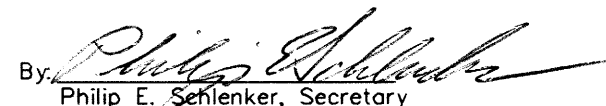
18. No structure, including the main residence, garages, out buildings or storage sheds, shall be erected on any lot in the subdivision until the plans and specifications have been approved, in writing, as to location, grade, elevation, size of structure and external design, by an architectural committee appointed by Schlenker Developments, Inc., an Ohio Corporation, the developer. The original committee shall consist of John A. Schlenker, Philip E. Schlenker, and David P. Schlenker. The building plans shall include at least a site plan, elevation plan and floor plan.

In the event of the death or resignation of any member of the committee originally appointed, the remaining member or members of the committee shall have the power to appoint new members to fill the vacancies.

In the event such architectural committee fails to approve or disapprove said plans and specifications within thirty (30) days after being submitted to them, then such approval shall not be required, provided the design is in harmony with similar structures in the development and conforms to all other covenants and conditions set forth herein.

19. These Protective Covenants are in addition to any applicable City of Wapakoneta building and zoning regulations.

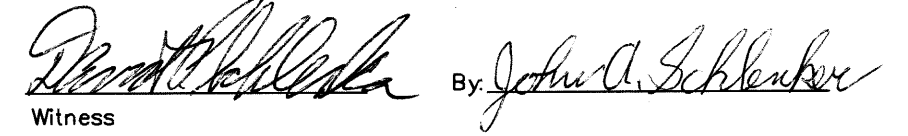
By: 
John A. Schlenker, President

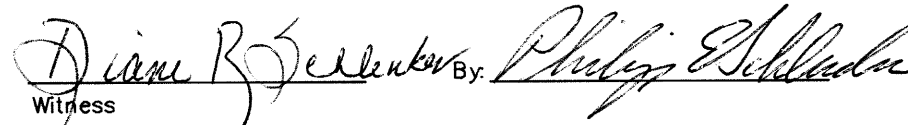
By: 
Philip E. Schlenker, Secretary

DEDICATION

We, the undersigned owners of the land shown, have caused the area encompassed by this plat to be surveyed, platted and to be known as CLOVER RIDGE SUBDIVISION, PHASE 4, and do hereby certify that said plat is a true representation of the same. We also dedicate the street right-of-ways and the utility easements (with certain reservations solely to the City of Wapakoneta) as shown on the above plat to the public for their use forever.

SCHLENKER DEVELOPMENTS, INC.

By: 
Witness

By: 
Witness

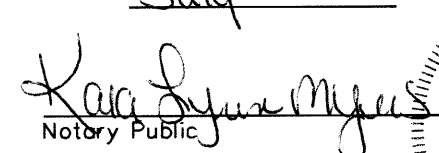
ACKNOWLEDGEMENT

STATE OF OHIO, S.S.

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John A. Schlenker, President, and Philip E. Schlenker, Secretary of SCHLENKER DEVELOPMENTS, INCORPORATED, an Ohio Corporation, and acknowledged the signing of the foregoing instrument to be their free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on this 21 day of July, 2014.


Notary Public



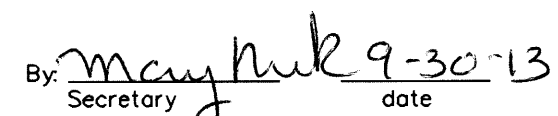
KARA LYNN MYERS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 01, 2016

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of

Wapakoneta hereby certifies that the above plat was approved by said Commission on the 30th day of September, 2013.

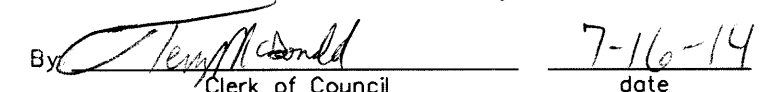
By: 
Chairman 9-30-13 date

By: 
Secretary 9-30-13 date

CERTIFICATE OF ACCEPTANCE

I hereby certify that the above plat was approved and the street right-of-way and easements dedicated thereon were accepted by Council of the City of Wapakoneta, Ohio.

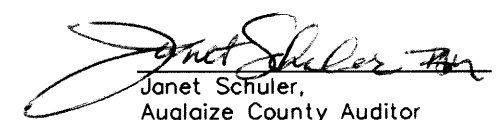
By: 
William Rains
Director of Public Service and Safety 21 July 14 date

By: 
Clerk of Council 7-16-14 date

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 21 day of July, 2014 2000

Fee: _____


Janet Schuler,
Auglaize County Auditor

RECORDER'S CERTIFICATE

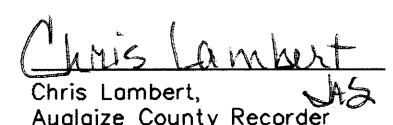
Number: 201400003428

Filed for record in the Auglaize County

Recorder's Office on this 21st day of July, 2014 at 3:38 PM

and recorded in Plat Cabinet D.

Page 279-280


Chris Lambert,
Auglaize County Recorder