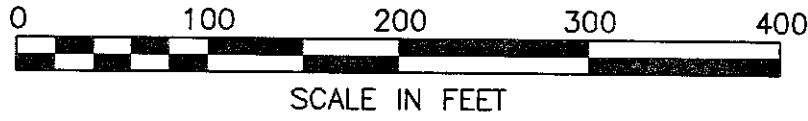


ELFIE PROPERTIES, LLC
Clover Ridge Subdivision
Part of Northwest Quarter,
Section 20, T-5-S, R-6-E,
Duchouquet Township, City of Wapakoneta
Auglaize County, Ohio
PHASE 5
6.453 Acres

North



LEGEND

- 3/4" dia. by 30" long iron pipe (set this survey)
with orange plastic "K&K/LIMA" plug
- ⊙ 3/4" dia. by 30" long iron pipe (set 2014)
with orange plastic "K&K/LIMA" plug
- 5/8" dia. iron rod (found)
- ✕ magnetic spike (set upon completion of street construction)
- easement line
- setback line

NOTES

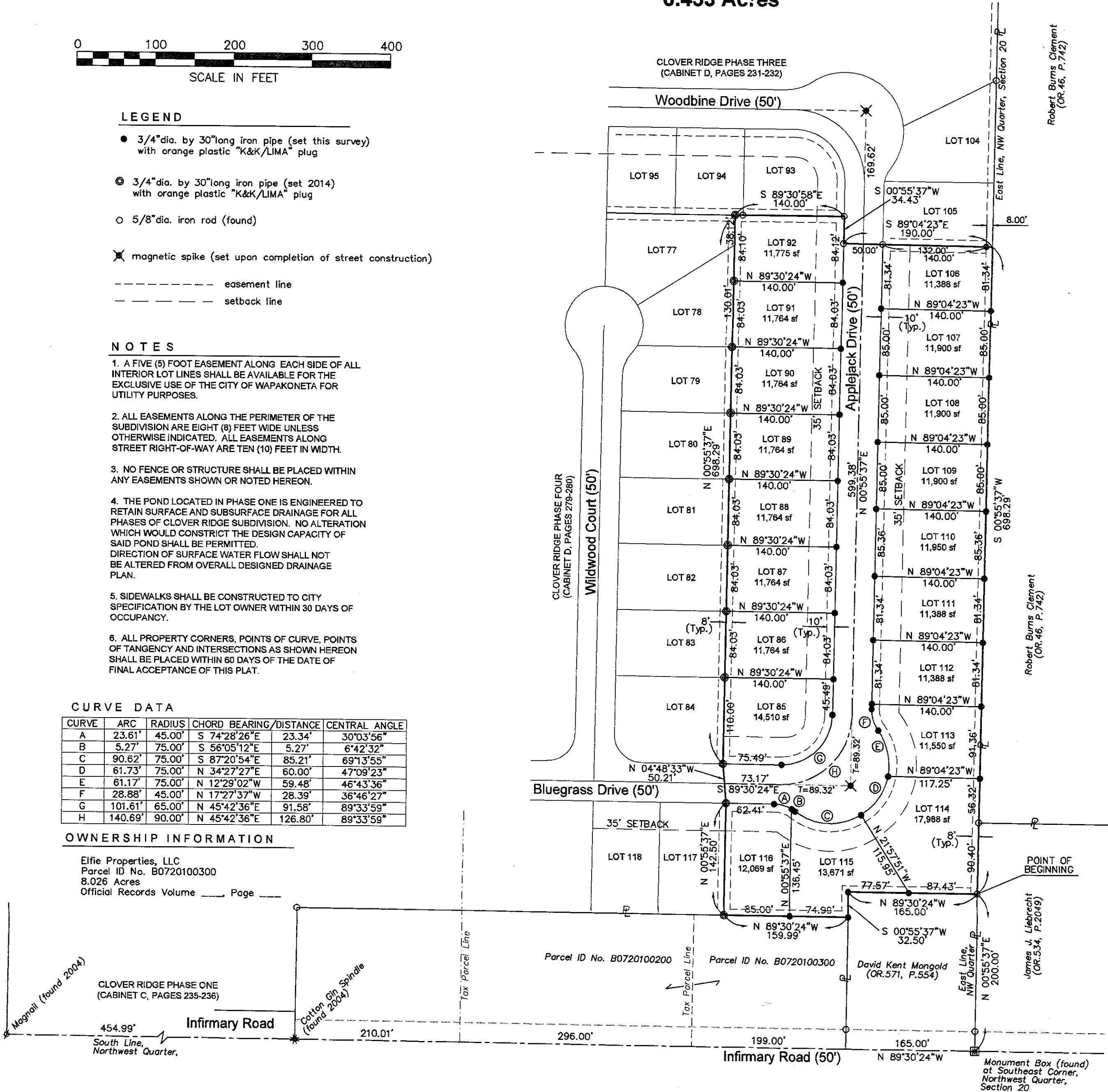
1. A FIVE (5) FOOT EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES SHALL BE AVAILABLE FOR THE EXCLUSIVE USE OF THE CITY OF WAPAKONETA FOR UTILITY PURPOSES.
2. ALL EASEMENTS ALONG THE PERIMETER OF THE SUBDIVISION ARE EIGHT (8) FEET WIDE UNLESS OTHERWISE INDICATED. ALL EASEMENTS ALONG STREET RIGHT-OF-WAY 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 | 23.61' | 45.00' | S 74°28'26"E 23.34' | 30°03'56" |
| B | 5.27' | 75.00' | S 56°05'12"E 5.27' | 6°42'32" |
| C | 90.62' | 75.00' | S 87°20'54"E 85.21' | 69°13'55" |
| D | 61.73' | 75.00' | N 34°27'27"E 60.00' | 47°09'23" |
| E | 61.17' | 75.00' | N 12°29'02"W 59.48' | 46°43'36" |
| F | 28.88' | 45.00' | N 17°27'37"W 28.39' | 36°46'27" |
| G | 101.61' | 65.00' | N 45°42'36"E 91.58' | 89°33'59" |
| H | 140.69' | 90.00' | N 45°42'36"E 126.80' | 89°33'59" |

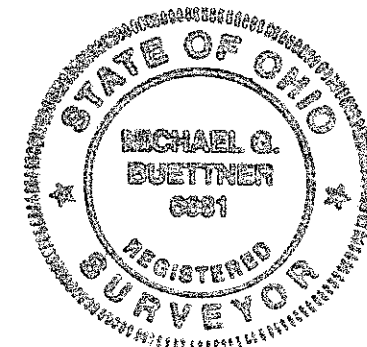
OWNERSHIP INFORMATION

Elfie Properties, LLC
Parcel ID No. B0720100300
8.026 Acres
Official Records Volume _____ Page _____



This drawing is based on surveying work performed by Kohli & Kalher Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through July 14, 2016.

Michael G. Buettner
Michael G. Buettner, R.S. No. 6881
July 15, 2016



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

Plat Prepared For:
ELFIE PROPERTIES, LLC
404 Hamilton Street
Wapakoneta, Ohio 45895
419-738-8111

ELFIE PROPERTIES, LLC
Clover Ridge Subdivison
Part of Northwest Quarter,
Section 20, T-5-S, R-6-E,
Duchouquet Township, City of Wapakoneta
Auglaize County, Ohio
PHASE 5
6.453 Acres

DESCRIPTION
Clover Ridge Phase Five

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

Commencing at a one-quarter inch diameter iron rod found inside a county monument box at the southeast corner of the northwest quarter of said Section 20, which point is also in the legal centerline of Infirmity Road;

thence northerly with the east line of said northwest quarter at N 00°55'37"E, 200.00 feet to a 5/8-inch diameter iron rod (found with Jauert cap) at the northeast corner of lands in the name of David Kent Mongold (Official Records 571, Page 534), which point is the POINT OF BEGINNING;

thence westerly with the north line of said Mongold lands at N 89°30'24"W, 165.00 feet to an iron pipe (set this survey) at the northwest corner of said Mongold lands;

thence southerly with the west line of said Mongold lands at S 00°55'37"W, 32.50 feet to an iron pipe (set this survey);

thence westerly on a course that is parallel with said centerline of Infirmity Road at N 89°30'24"W, 159.98 feet to an iron pipe (set 2014) at the southeast corner of Lot 117 of those lands platted as Clover Ridge Phase Four (Cabinet D, Pages 279-280);

thence northerly with the east line of said Lot 117 at N 00°55'37"E, 142.50 feet to an iron pipe (set 2014) at the northeast corner of said Lot 117;

thence northerly with the existing east end line of Bluegrass Drive, as same was platted as part of said Clover Ridge Phase Four, at N 04°48'33"W, 50.21 feet to an iron pipe (set 2014) at the southeast corner of Lot 84 of said Clover Ridge Phase Four;

thence northerly with the east lines of several lots platted as part of said Clover Ridge Phase Four at N 00°55'37"E, 698.29 feet to an iron pipe (set 2014) at the northeast corner of Lot 77 of said Clover Ridge Phase Four, which point is also in the south line of those lands platted as part of Clover Ridge Phase Three (Cabinet D, Pages 231-232);

thence easterly with the south lines of Lots 94 and 93 of said Clover Ridge Phase Three at S 89°30'58"E, 140.00 feet to a 5/8-inch diameter iron rod (found with Kent cap) at the southeast corner of said Lot 93;

thence southerly with the west line of Applejack Drive, as same was platted as part of said Clover Ridge Phase Three, at S 00°55'37"W, 34.43 feet to a 5/8-inch diameter iron rod (found with Kent cap) at the west end of the south end line of said Applejack Drive;

thence easterly with said south end line of Applejack Drive, and then with the south line of Lot 105 of said Clover Ridge Phase Three, at S 89°04'23"E, 190.00 feet to the southeast corner of said Lot 105, which point is in said east line of northwest quarter, and falls at the location of a 24-inch square catch basin [at 50.00 feet, this course passes through a 5/8-inch diameter iron rod (found without cap) at the southwest corner of said Lot 105; at 182.00 feet, this course passes through an iron pipe (set as a witness point)];

thence southerly with the east line of said northwest quarter at S 00°55'37"W, 698.29 feet to the POINT OF BEGINNING.

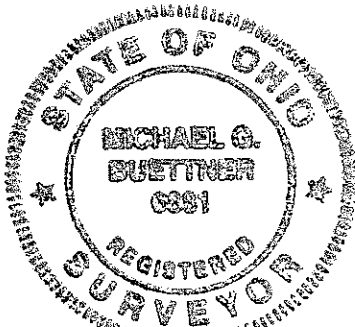
The parcel herein described contains a gross area of 6.453 acres, of which no area is occupied by any present right-of-way, thus leaving a net area also of 6.453 acres; subject to any other easements of record at the time of the recording of this instrument.

All of this 6.453 acres is part of Auglaize County Parcel 10# B0720100300, which is presently carried as 8.026 acres by the office of the Auglaize County Auditor.

The owner of record is Elfie Properties, LLC, which claims title by an Instrument recorded at Official Records Volume ____ Page ____ in the office of the Auglaize County Recorder.

This description is based on surveying work performed by Kohli & Kallier Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through July 14, 2016. Bearings are based on the bearings recorded for the perimeter lines of the previous plats, as referenced above. Iron pipes called for as "set this survey" or "set 2014" are 3/4-inch diameter by 30-inch long iron pipes with an orange plastic "K&K/LMA" plug, and same shall be set within sixty days of the date of the final acceptance of this plat.

Michael G. Buettner
Registered Surveyor No. 6881
July 15, 2016



PROTECTIVE COVENANTS

- 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.
- 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.
- 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. Fences shall not be permitted in the front yard or front yards of Lot #85.

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:

- One (1) sign advertising the property for sale or rent;
- 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 Elfie Properties, LLC, an Ohio Limited Liability Company, the developer. The original committee shall consist of 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: David P. Schlenker
David P. Schlenker, Managing Member

By: _____

DEDICATION

I, the undersigned owner 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 5, 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.

ELFIE PROPERTIES, LLC

Witness: _____ By: David P. Schlenker
David P. Schlenker
Managing Member

Witness: _____ By: _____

ACKNOWLEDGEMENT

STATE OF OHIO, S.S.

COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David P. Schlenker, Managing Member of ELFIE PROPERTIES, LLC, an Ohio Limited Liability Company, 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 on this 19 day of October, 2016.

Notary Public: Kara Lynn Myers
KARA LYNN MYERS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 01, 2021

PLANNING COMMISSION APPROVAL

The Planning Commission of the City of Wapakoneta hereby certifies that the above plat was approved by said Commission on the 25th day of July, 2016.
By: Paul East 7-27-16
Chairman date

By: Mayhew 7-27-16
Secretary 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: Chad Scott 7-27-2016
Director of Public Service and Safety date
By: Tom McDaniel 8-18-2016
Clerk of Council date

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 1 day of Dec 2016.

Fee: _____
Janet Schuler
Auglaize County Auditor

RECORDER'S CERTIFICATE

Number: 6318
Filed for record in the Auglaize County Recorder's Office on this 1st day of December 2016 at 10:35 a.m., and recorded in Plat Cabinet D, Page 309-310

Christina Jauert
Chris Lambert,
Auglaize County Recorder