

RECEIVED

APR 18 2018

JANET SCHULER
Auglaize County Auditor

TRANSFERRED AND NUMBERED THIS 18 DAY OF April, 2018

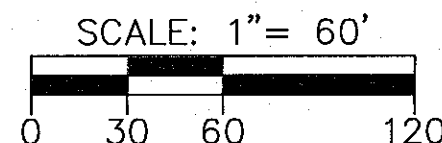
Janet Schuler
AUGLAIZE COUNTY AUDITOR

FILED THIS 18TH DAY OF April, 2018, AT 11:23 O'CLOCK A.M.
RECORDED THIS 18 DAY OF April, 2018.
PLAT CABINET D, SLIDE 344-346
#1699

Christina Lambert
AUGLAIZE COUNTY RECORDER

201800001699
Filed for Record in
AUGLAIZE COUNTY, OHIO
CHRISTINA LAMBERT, RECORDER
04-18-2018 At 11:23 am.
PLAT 129.60

THE BEARINGS ARE BASED ON
NAD 83, GEOID 2003 OHIO NORTH
ZONE, ODOT VRS CORS NETWORK



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	500.00'	04°-20'-54"	37.95'	37.94'	S 53°-21'-38" E
2	142.50'	34°-27'-21"	85.70'	84.41'	N 17°-14'-14" E
3	50.00'	33°-06'-38"	28.89'	28.49'	N 17°-54'-36" E
4	50.00'	53°-55'-32"	47.06'	45.34'	N 25°-36'-29" W
5	50.00'	91°-56'-12"	80.23'	71.90'	S 81°-27'-39" W
6	50.00'	64°-38'-23"	56.41'	53.46'	S 03°-10'-22" W
7	40.00'	63°-36'-44"	44.41'	42.16'	S 02°-39'-33" W
8	35.00'	90°-00'-00"	54.98'	49.50'	S 79°-27'-55" W
9	475.00'	03°-57'-30"	32.82'	32.81'	N 53°-33'-20" W
10	475.00'	00°-23'-24"	3.23'	3.23'	N 51°-22'-53" W
11	35.00'	90°-00'-00"	54.98'	49.50'	N 06°-11'-11" W
12	35.00'	90°-00'-00"	54.98'	49.50'	N 83°-48'-49" E
13	525.00'	00°-53'-55"	8.23'	8.23'	S 51°-38'-08" E
14	525.00'	03°-26'-59"	31.61'	31.61'	S 53°-48'-35" E
15	35.00'	90°-00'-00"	54.98'	49.50'	S 10°-32'-05" E

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- GIN SPINDLE FOUND

9.0 AC.
CAROL J. DOSECK, fka CAROL J.
KATTERHEINRICH, TRUSTEE
O.R. 392, PG. 117
O.R. 644, PG. 1886

NOTE: LOT 18 IS A NON-BUILDABLE LOT
AND CAN ONLY BE TRANSFERRED TO AN
ADJACENT PROPERTY OWNER.

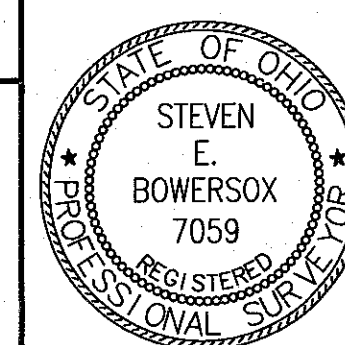
ESTATES OF NORTHFIELD PLACE, SECTION ONE SEC. 20, T 6 S, R 5 E, VILLAGE OF NEW KNOXVILLE, WASHINGTON TWP., AUGLAIZE CO., OHIO

OWNER: KRISDAL DEVELOPMENT, LLC.
O.R. 687, PAGE 1033-1038

ACREAGE IN LOTS = 6.610 AC.
STREET R/W = 1.444 AC.
TOTAL ACREAGE = 8.054 AC.

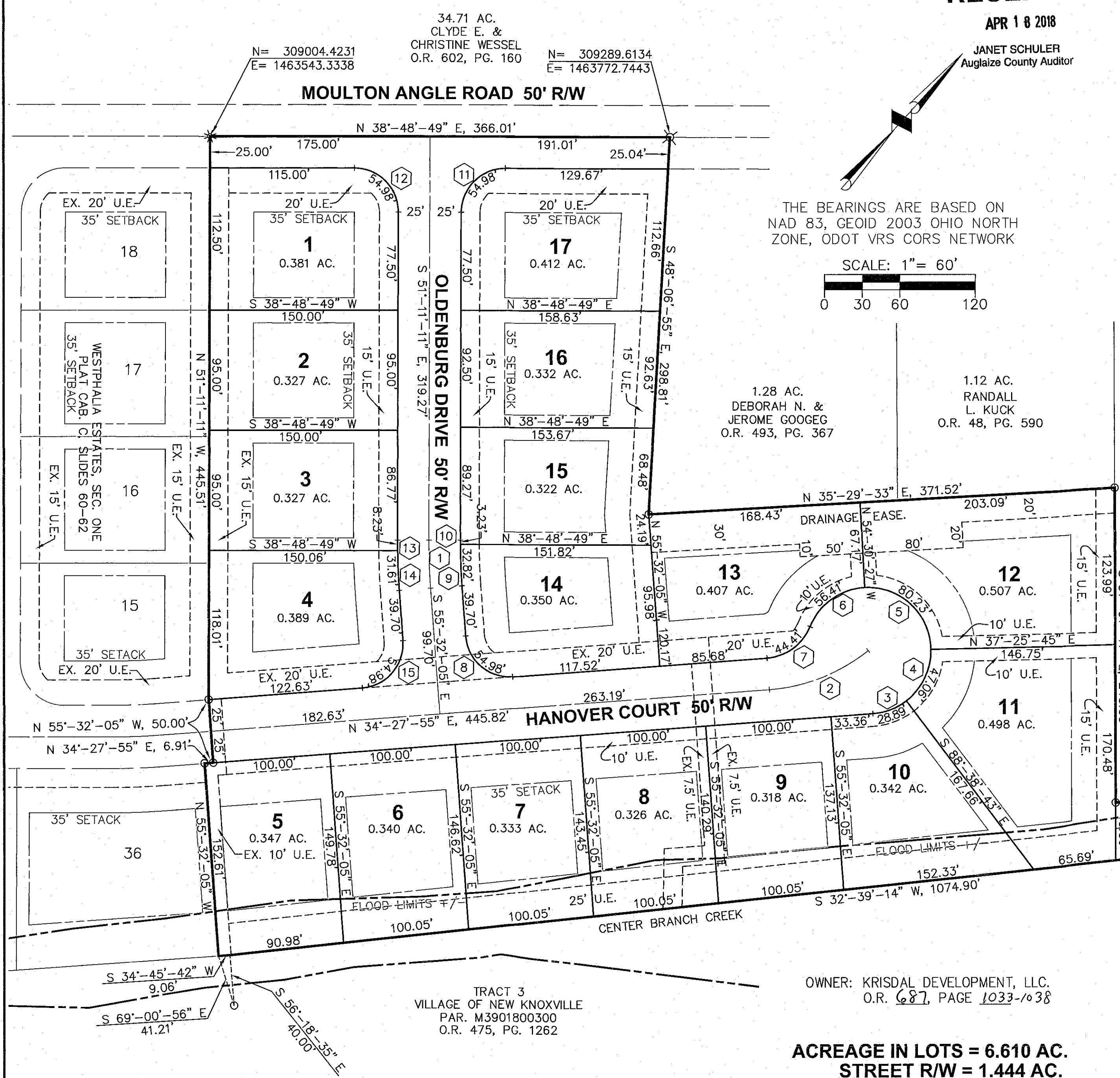
A 5/8" X 30" REBAR WITH CAP TO BE SET AT ALL
LOT CORNERS AFTER CONSTRUCTION OF STREETS
AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059
DATE 4/11/2018



ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

REV. DATE:
04-11-2018
DRAWN BY:
seb
JOB NUMBER:
AugNkn1701Fin
SHEET NUMBER
1 OF 3



LOT 15 JERRY LEE SUTTLES
& MISTY JO STEINKE
O.R. 651, PG. 2189

LOT 16 NICHOLAS S. &
MICHELLE K. SCHROER
O.R. 673, PG. 446

LOT 17 KRISDAL DEVELOPMENT, LLC.
O.R. 682, PG. 2529

LOT 18 JILL A. HOLLAND
O.R. 665, PG. 2510

LOT 36 BENJAMIN R. NIEMEYER
O.R. 655, PG. 2505

TRACT 3
VILLAGE OF NEW KNOXVILLE
PAR. M3901800300
O.R. 475, PG. 1262

The Estates of NorthField
Place Subdivision Village of
New Knoxville, Ohio
Restrictions, covenants and conditions

Definitions:

Committee: The committee shall be KRISDAL (Developer) and the New Knoxville Community Improvement Corporation (CIC), each having one equal vote. The Committee shall continue until such Committee elects (by written instrument duly recorded in the Recorder's Office of Auglaize County, Ohio) to terminate its control as the Committee. After KRISDAL and the New Knoxville CIC's control of the Committee has been terminated, the then record owners of the lots in the Subdivision shall have the power, by majority vote, to change the membership of the Committee or to remove the members of the Committee, and to appoint members to fill existing or available vacancies on the Committee. Each lot with a single family dwelling as currently exists or as created in the future and each dwelling unit within a condominium shall have one vote. The Committee shall then be composed of not less than three and not more than five members.

Any Committee member may step down at any time with the subsequent vacancy filled by majority vote of the record owners of the Subdivision. A majority of the then current members of the Committee may, from time to time, designate one or more representatives (who need not be members of the Committee) to act for it. Neither the members of the Committee, nor any representative designated to act for the Committee, shall be entitled to any compensation for services rendered or performed pursuant to the provisions of the Declaration.

Committee Approval: No building, fence, wall, drainage improvement, utility connection, or other improvement shall be changed, commenced or erected or maintained upon any lot in the Subdivision, nor shall any exterior addition, change, alteration or restoration of or to the same be made until the construction plans and specifications showing the nature, kind, shape, size, height, material, colors, and location of the same in adequate detail as required by the Committee shall have been submitted to and approved in writing by the Committee as to harmony of external design, construction, and location in relation to existing or proposed surrounding structures and topography and as to the general suitability of such construction or landscaping with other construction in the Subdivision and as to the relative value and quality of such improvements. Approval by the Committee shall be arrived at by a simple majority vote of the members.

In the event the Committee shall fail to approve or disapprove any construction plans and specifications of landscaping plan within thirty (30) days after the same shall have been submitted to it, then such approval will be deemed to have been given.

The Committee shall be permitted to make reasonable change for the review of such plans and specifications. Any approval obtained hereunder, whether by default or otherwise, shall be null and void unless construction is commenced within 180 days after the date of approval or date of original sale, whichever occurs later.

The Committee may establish rules consistent with the standards set forth herein to govern the construction of any improvements, landscaping, additions or changes on units in the Subdivision.

LIVING AREA: The living area shall be the total horizontal floor area (square feet) suitable for year-round living, inclusive of exterior and interior wall thickness. Floor area shall not include cellars, basements; elevator and stair bulkheads; attic space; terraces; breezeways; patios; open porches; enclosed unheated porches; entrance steps and garages. Measurements of the floor area shall be taken to the outside of the exterior foundation.

1. THE PLANS FOR ALL RESIDENTIAL DWELLINGS ARE SUBJECT TO THE APPROVAL OF THE COMMITTEE.

THE LIVING AREA OF A ONE-STORY FAMILY RESIDENCE SHALL NOT BE LESS THAN 1450 SQUARE FEET, AND IN THE CASE OF ANY RESIDENCE OF MORE THAN ONE STORY, THE REQUIREMENTS AS TO LIVING AREA SHALL NOT BE LESS THAN 1850 SQUARE FEET FOR BOTH STORIES. NO RESIDENCE SHALL EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.

THE LIVING AREA OF EACH UNIT OF A SINGLE STORY MULTI-FAMILY RESIDENCE SHALL NOT BE LESS THAN 950 SQUARE FEET, AND IN THE CASE OF ANY RESIDENCE OF MORE THAN ONE STORY, THE REQUIREMENTS AS TO LIVING AREA OF EACH UNIT SHALL NOT BE LESS THAN 1,200 SQUARE FEET FOR BOTH STORIES. NO RESIDENCE SHALL EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.

ALL SINGLE-FAMILY DWELLING UNITS AND EACH UNIT OF A MULTI-FAMILY DWELLING SHALL HAVE AT LEAST A TWO-CAR GARAGE WITH A MINIMUM OF 440 SQUARE FEET IN SAID GARAGE. NO GARAGE MAY BE GREATER IN HEIGHT OR NUMBER OF STORIES THAN THE RESIDENCE FOR WHICH IT IS BUILT. ALL GARAGES SHALL BE ATTACHED TO THE MAIN STRUCTURE.

ALL DRIVEWAYS MUST BE CONCRETE, MUST BE A MINIMUM OF EIGHTEEN (18) FEET WIDE, AND MUST BE COMPLETED WITHIN TWELVE (12) MONTHS FROM COMMENCEMENT OF THE DWELLING CONSTRUCTION.

2. ALL DWELLINGS MUST BE COMPLETED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION. LAWNS MUST BE DEVELOPED AROUND THE RESIDENCE AND MUST BE SOWN WITHIN 7 MONTHS AFTER COMPLETION OF THE RESIDENCE.
3. ALL DWELLINGS ERECTED ON SAID LOTS, AND USE OF SAID LOTS, SHALL CONFORM TO THE R-2 ZONING ORDINANCES OF THE VILLAGE OF NEW KNOXVILLE, OHIO.
4. NO ABOVE GROUND SWIMMING OR WADING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT FOR ONE WADING POOL NOT TO EXCEED 49 SQUARE FEET AND SHALL NOT EXCEED 16 INCHES IN HEIGHT.
5. NO RADIO OR TELEVISION SIGNALS NOR ANY OTHER FORM OF ELECTROMAGNETIC RADIATION SHALL BE PERMITTED TO ORIGINATE FROM ANY LOT WHICH MAY UNREASONABLY INTERFERE WITH THE RECEPTION OF TELEVISION OR RADIO SIGNALS UPON ANY OTHER LOT. THE USE OF SOLAR PANELS SHALL BE PERMITTED WHEN PLACEMENT AND DESIGN ARE PART OF THE ARCHITECTURAL CHARACTER OF THE STRUCTURE AS APPROVED BY THE COMMITTEE.
6. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING MUST KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.
7. RESIDENTIAL USE: ALL LOTS SHALL BE USED ONLY FOR RESIDENTIAL DWELLINGS AND USES CUSTOMARILY INCIDENTAL THERETO, AND FOR NO OTHER PURPOSE. NO BUSINESS OR COMMERCIAL BUILDING MAY BE ERECTED ON A LOT AND NO BUSINESS MAY BE CONDUCTED ON ANY PART THEREOF, EXCEPT FOR USE BY DEVELOPER IN CONNECTION WITH THE SALE OF LOTS IN THE DEVELOPMENT.

NOTWITHSTANDING THE FOREGOING, AN OCCUPANT MAINTAINING A PERSONAL OR PROFESSIONAL LIBRARY, KEEPING PERSONAL BUSINESS OR PROFESSIONAL RECORDS OR ACCOUNTS. CONDUCTING PERSONAL BUSINESS (PROVIDED THAT SUCH DOES NOT INVOLVE CUSTOMERS, MORE THAN ONE EMPLOYEE, LICENSEES OR INVITEES COMING TO THE RESIDENCE) MAKING PROFESSIONAL TELEPHONE CALLS OR CORRESPONDENCE, IN OR FROM A RESIDENCE, IS ENGAGING IN A USE EXPRESSLY DECLARED CUSTOMARILY INCIDENTAL TO RESIDENTIAL USE AND IS NOT IN VIOLATION OF THE DECLARATION.

8. TEMPORARY STRUCTURES: NO STRUCTURE OR OBJECT OF TEMPORARY CHARACTER SUCH AS, BUT NOT LIMITED TO: HOUSE TRAILERS, VANS, TENTS, SHACKS, DOG HOUSES, OR SHEDS SHALL BE CONSTRUCTED, ERECTED, KEPT OR MAINTAINED ON ANY LOT. THIS RESTRICTION SHALL NOT APPLY TO TEMPORARY STRUCTURES USED BY THE RESIDENTIAL DEVELOPER OR WITH THE RESIDENTIAL DEVELOPER'S CONSENT FOR DEVELOPMENT, CONSTRUCTION OR SALE OF THE LOTS. NOR TO TEMPORARY STRUCTURES SUCH AS TENTS, CANOPIES OR AWNINGS ERECTED FOR SPECIAL EVENTS. PROVIDED THAT SUCH STRUCTURES ARE REMOVED WITHIN 72 HOURS AND OTHERWISE COMPLY WITH THE COMMUNITY STANDARD, NOR TO TEMPORARY CONSTRUCTION TRAILERS USED BY BUILDERS IN THE COURSE OF CONSTRUCTION OF IMPROVEMENTS.

9. NUISANCES: NO USE OR PRACTICE WHICH IS EITHER AN ANNOYANCE OR AN INTERFERENCE WITH THE PEACEFUL POSSESSION AND PROPER USE OF ANY LOT BY ITS OWNER(S) OR WHICH MAY BECOME AN ANNOYANCE OR OTHER NUISANCE OR ANY ILLEGAL ACTIVITY IN OR ABOUT THE DEVELOPMENT SHALL BE ALLOWED. NO PLANT, ANIMAL, DEVICE OR THING SHALL BE KEPT OR MAINTAINED, WHOSE NORMAL ACTIVITIES OR EXISTENCE IS IN ANY WAY CONSIDERED NOXIOUS, DANGEROUS, UNSIGHTLY, UNPLEASANT, OR OF A NATURE WHICH MAY DIMINISH OR DESTROY THE ENJOYMENT OF LOTS BY THE OWNERS OR OCCUPANTS THEREOF.

10. UTILITY CONNECTIONS: PERMANENT BUILDING CONNECTIONS FOR ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRICITY, GAS, TELEPHONE AND CABLE, SHALL BE RUN UNDERGROUND FROM THE PROPER CONNECTING POINTS TO THE BUILDING STRUCTURE, IN SUCH A MANNER TO BE CONSISTENT WITH GOVERNMENTAL REQUIREMENTS AND ACCEPTABLE TO THE COMMITTEE.

11. PETS: OWNERS MAY KEEP COMPANION PETS SUCH AS BIRDS, DOMESTICATED CATS, FISH, DOGS AND OTHER SMALL MAMMALS. OWNERS MAY NOT KEEP A NUMBER OF PETS WHICH THE COMMITTEE, IN HIS SOLE AND ABSOLUTE DISCRETION, SHALL DEEM EXCESSIVE. NO LOT OWNER MAY KEEP EXOTIC CATS, HORSES, POTBELLY PIG, FOWL, REPTILES. OBNOXIOUS, VICIOUS OR DANGEROUS ANIMALS, FARM LIVESTOCK OR ZOO-TYPE ANIMALS ON ANY LOT. PETS MUST BE KEPT UNDER CONTROL. OWNERS ARE RESPONSIBLE FOR THEIR PETS AT ALL TIMES.

PETS SHALL NOT BE PERMITTED TO MAKE NOISE FOR EXTENDED PERIODS OF TIME OR TO RUMMAGE THROUGH REFUSE, SUCH ACTIONS BEING DEEMED A NUISANCE. THE OWNER OF ANY PET SHALL REMOVE AND PROPERLY DISPOSE OF ITS PETS WASTE FROM THE LOT. FAILURE TO REMOVE AND DISPOSE OF A PET'S WASTE SHALL BE DEEMED A NUISANCE.

12. FENCES: NO FENCE, WALL OR BARRIER OF ANY KIND (INCLUDING SHRUBBERY AND HEDGES) MAY BE ERECTED, EXCEPT AS MAY BE APPROVED BY THE COMMITTEE.

13. ANTENNAE: NO RADIO, TELEVISION, OR OTHER ELECTRONIC ANTENNAE OR AERIAL MAY BE ERECTED OR MAINTAINED ON ANY LOT OR THE EXTERIOR OF ANY IMPROVEMENT, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COMMITTEE. SATELLITE DISHES ARE ALLOWED ONLY IF SMALLER THAN 36" IN DIAMETER.

14. SUBDIVISION OF LOTS: NO LOT SHALL BE SUBDIVIDED OR PROPERTY LINES ALTERED IN ANY MANNER, EXCEPT AS MAY BE APPROVED IN WRITING BY THE COMMITTEE, AND IN ACCORDANCE WITH VILLAGE OF NEW KNOXVILLE ZONING, SUBDIVISION, AND ZERO LOT LINE ORDINANCES. A SINGLE LOT MAY BE COMBINED WITH ANOTHER LOT OR PORTION THEREOF, TO FORM A LARGER LOT, WITH PRIOR WRITTEN APPROVAL OF THE COMMITTEE, AND IN ACCORDANCE WITH VILLAGE OF NEW KNOXVILLE ZONING AND SUBDIVISION ORDINANCES.

15. MINERAL EXPLORATION: NO LOT SHALL BE USED IN ANY MANNER TO EXPLORE FOR, USE, OR EXPLOIT COMMERCIAL ANY WATER, OIL, OR OTHER HYDROCARBONS, MINERAL OF ANY KIND, GRAVEL, EARTH, SILT, OR ANY OTHER SUBSTANCE LOCATED ON OR UNDER THE GROUND.

TRANSFERRED AND NUMBERED THIS 18 DAY OF April, 2018

Janet Schuler
AUGLAIZE COUNTY AUDITOR

FILED THIS 18th DAY OF April, 2018, AT 11:23 O'CLOCK A.M.
RECORDED THIS 18 DAY OF April, 2018.
PLAT CABINET D, SLIDE 344-346
1699

Christina Lambert
AUGLAIZE COUNTY RECORDER

16. MACHINERY AND EQUIPMENT: NO COMMERCIAL MACHINERY OR EQUIPMENT OF ANY KIND SHALL BE PLACED, OPERATED OR MAINTAINED UPON ANY LOT, EXCEPT SUCH MACHINERY OR EQUIPMENT REASONABLY NECESSARY FOR USE IN CONNECTION WITH MAINTENANCE OR CONSTRUCTION OF IMPROVEMENTS ON THE LOT.

17. VEHICLES, TRAILERS, BOATS AND MOTOR HOMES: NO MOTOR VEHICLE MAY BE LEFT ON ANY LOT (EXCEPT IF STORED IN A FULLY ENCLOSED GARAGE) FOR A PERIOD LONGER THAN TWO (2) DAYS IN A CONDITION SUCH THAT IT IS INCAPABLE OF BEING OPERATED, AFTER WHICH TIME THE VEHICLE SHALL BE CONSIDERED AS A NUISANCE AND MUST BE REMOVED FROM THE LOT.

NO MOTOR VEHICLE, TRAILER, BOAT, MOTOR HOME, OR MOBILE HOME MAY BE KEPT OR STORED ON ANY UNPAVED AREA OF THE LOT. NO TRUCK, TRAILER, BOAT, MOTOR HOME, OR MOBILE HOME MAY BE KEPT OR STORED ON ANY PORTION OF ANY LOT FOR PERIODS LONGER THAN 24 HOUR, UNLESS STORED WITHIN A FULLY ENCLOSED GARAGE. NO COMMERCIAL VEHICLES MAY BE PARKED, STORED OR TEMPORARILY KEPT ON ANY LOT (EXCEPT WHEN IN A FULLY ENCLOSED GARAGE) OR ON ANY STREET IN THE SUBDIVISION, EXCEPT TEMPORARILY TO SERVICE EXISTING IMPROVEMENTS, OR TO BE USED IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS ON THE LOT. THE DOORS OF GARAGES HOUSING TRUCKS, TRAILERS, BOATS, MOTOR HOMES, OR MOBILE HOME SHALL BE CLOSED AT ALL TIMES EXCEPT FOR ACTUAL ENTRY OR EXIT.

18. SIGNS: NO SIGN OR BILLBOARD OF ANY KIND OR NATURE, INCLUDING, BUT NOT LIMITED TO, COMMERCIAL AND SIMILAR SIGNS, WHETHER PERMANENT OR TEMPORARY, SHALL BE ERECTED OR MAINTAINED ON ANY LOT, EXCEPT SIGNS REQUIRED AS A MATTER OF LAW, SIGNS APPROVED BY THE COMMITTEE AND ORDINARY SIGNS WHICH OFFER REAL ESTATE FOR SALE AND WHICH ARE LOCATED IN THE FRONT YARD OF ANY LOT (DEFINED TO MEAN THAT PORTION OF A LOT LOCATED BETWEEN THE PUBLIC STREET AND FRONT BUILDING SETBACK LINE AS DEPICTED ON THE APPLICABLE PLAT, OR, IF NOT SO DEPICTED, THIRTY (30) FEET FROM SUCH PUBLIC STREET RIGHT-OF-WAY).

19. LOT MAINTENANCE: EACH LOT OWNER SHALL FURNISH AND BE RESPONSIBLE FOR, AT SUCH OWNER'S EXPENSE, ALL MAINTENANCE AND REPAIR OF ALL IMPROVEMENTS ON THE LOT, INCLUDING THE DWELLING AND ANY OTHER STRUCTURES THEREON. LANDSCAPING, FERTILIZATION AND MOWING OF THE GRASS, TRIMMING OF TREES, SHRUBS AND OTHER VEGETATION, DEAD LEAF REMOVAL AND SNOW REMOVAL, SO AS TO MAINTAIN THE DWELLING AND THE LOT IN A HIGH-QUALITY STATE OF APPEARANCE AT ALL TIMES. GRASS SHALL BE KEPT MOWED. DEAD, DISEASED, OR DAMAGED TREES WHICH MIGHT CREATE A HAZARD TO PROPERTY OR PERSONS ON ANY LOT OR ADJACENT LOT, SHALL BE PROMPTLY REMOVED OR REPAIRED. EACH LOT OWNER SHALL BE REQUIRED TO PLANT TREES. NO TREES OR SHRUBS SHALL BE PLANTED IN THE TREE LAWN BETWEEN THE SIDEWALKS AND STREETS. NO TREE, SHRUB, OR PLANTING SHALL BE PERMITTED WHICH OBSTRUCTS A CLEAR VIEW OF INTERSECTIONS. OUTSIDE MECHANICAL EQUIPMENT SHALL BE PLACED ON THE SIDE OR REAR OF A HOME. MECHANICAL EQUIPMENT ON THE SIDE OF A HOME SHALL BE CONCEALED BY MEANS OF A SCREENING WALL OR BY SUFFICIENT LANDSCAPING TO PROVIDE A PERMANENT SCREEN AT ALL TIMES OF THE YEAR.

ESTATES OF NORTHFIELD
PLACE, SECTION ONE
SEC. 20, T 6 S, R 5 E, VILLAGE OF NEW KNOXVILLE,
WASHINGTON TWP., AUGLAIZE CO., OHIO

RECEIVED

APR 18 2018

JANET SCHULER
Auglaize County Auditor

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
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REV. DATE:
04-11-2018

DRAWN BY:
seb

JOB NUMBER:
AugNkn1701Cov

SHEET NUMBER

2 of 3

COVENANTS AND RESTRICTIONS (continued)

20. TRASH: NO TRASH OR OTHER REFUSE SHALL BE DUMPED ON ANY VACANT LOT, WHETHER DURING CONSTRUCTION OR SUBSEQUENT THERETO. ANY DUMPING WHICH MAY OCCUR, MAY BE CLEANED OFF BY THE DEVELOPER OR THE VILLAGE OF NEW KNOXVILLE AND THE COST THEREOF PLUS AN OVERHEAD ADMINISTRATIVE FEE SHALL BE ASSESSED AGAINST THE LOT OWNER, THE OFFENDER AND/OR THE LOT FROM WHICH THE CONTRACTOR OR SUBCONTRACTOR HAS MOVED THE DEBRIS, TRASH, REFUSE OR WASTE MATERIALS. DEBRIS, TRASH, REFUSE OR WASTE MATERIALS SHALL NOT BE BURNED ON ANY LOT.

REFUSE CONTAINERS: TRASH, GARBAGE AND OTHER WASTE SHALL BE KEPT IN AN ENCLOSED AREA. TRASH AND GARBAGE CONTAINERS SHALL NOT BE PERMITTED TO REMAIN OUTSIDE EXCEPT TWELVE HOURS PRIOR TO TRASH COLLECTIONS.

21. RESPONSIBILITIES OF BUILDERS: EACH BUILDER WHO OWNS A LOT SHALL HAVE THE RESPONSIBILITY FOR MAINTENANCE AS DO OWNERS OF LOTS AS SET FORTH ABOVE.

22. INCLUSION: THESE CONDITIONS, LIMITATIONS AND RESTRICTIONS SET FORTH HEREIN SHALL BE CONSIDERED PART OF ANY CONTRACT, DEED, LEASE OR INSTRUMENT RELATING TO ANY LOT IN THE SUBDIVISION WITHOUT BEING INCORPORATED THEREIN, AND THE ACCEPTANCE OF ANY CONTRACT, DEED, LEASE OR INSTRUMENT RELATING TO ANY LOT IN THE SUBDIVISION SHALL OPERATE AS A COVENANT TO USE THE PREMISES IN CONFORMITY WITH THE CONDITIONS, LIMITATIONS AND RESTRICTIONS HEREIN SET FORTH WHICH ARE FOR THE USE AND BENEFIT OF EVERY PERSON WHO SHALL OR MAY BECOME THE OWNER OF OR HAVE ANY TITLE TO ANY LOT LOCATED IN THE SUBDIVISION.

23. CHANGES: THE FOREGOING RESERVATIONS, RESTRICTIONS, CONDITIONS, COVENANTS, OBLIGATIONS AND CHARGES MAY BE CHANGED, MODIFIED, ALTERED, AMENDED OR ANNULLED AT ANY TIME UPON THE ACTION, IN WRITING, OF THE OWNERS OF THREE-FOURTHS MAJORITY OF THE LOTS.

24. LEGALITY: 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.

25. DURATION: THE FOREGOING RESTRICTIONS, COVENANTS AND CONDITIONS SHALL RUN WITH AND BIND THE LOTS IN THE SUBDIVISION AND SHALL ENSURE TO THE BENEFIT OF AND BE ENFORCEABLE AS PROVIDED HEREIN FOR AN INITIAL TERM OF THIRTY (30) YEARS, FROM THE DATE THAT THIS PLAT IS RECORDED. THE RESTRICTIONS, COVENANTS AND CONDITIONS HEREOF SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS THEY ARE TERMINATED BY A THREE-FOURTHS MAJORITY VOTE OF THE LOT OWNERS WITHIN THE SUBDIVISION.

26. INTERPRETATION: FINAL INTERPRETATION OF ANY RESTRICTION, COVENANT OR CONDITION SHALL BE DETERMINED BY THE COMMITTEE.

27. MINIMUM ARCHITECTURAL GUIDELINES: THE MINIMUM ROOF PITCH SHALL BE 6/12 FOR THE MAIN ROOF STRUCTURE. ALL LOTS MUST HAVE A CONCRETE SIDEWALK FOUR FEET IN WIDTH, AND MUST BE CONSISTENT WITH ALL OTHER WALKS, ELEVATIONS AND DISTANCES FROM THE CURB. ALL EXTERIOR BUILDING MATERIALS AND COLORS SHOULD COMPLEMENT THE SURROUNDING ENVIRONMENT AND SHALL BE APPROVED BY THE COMMITTEE. PLYWOOD, FIBERBOARD, AND ALUMINUM SIDING ARE NOT ACCEPTABLE MATERIALS. CHIMNEYS ON AN EXTERIOR WALL SHOULD BE EXTENDED TO GRADE LEVEL, FOR APPEARANCE SAKE, RATHER THAN TERMINATING AT THE FIRST FLOOR ELEVATION. EXPOSED METAL FLUES ARE NOT PERMITTED. PREFABRICATED CHIMNEY FLUE CAPS MUST BE SCREENED WITH A MASONRY OR OTHER NONCOMBUSTIBLE MATERIAL SHROUD. CHIMNEYS SHOULD BE SIDED IN TRADITIONAL BRICK, STONE, OR STUCCO STONE. WOOD SIDED CHIMNEYS ARE NOT ACCEPTABLE. ALL RESIDENTIAL STRUCTURES SHALL HAVE A MINIMUM OF FIFTY PERCENT (50%) BRICK, STONE OR CULTURED STONE ON THE FRONT OF THE STRUCTURE, UNLESS APPROVED IN WRITING BY THE DEVELOPER OR ITS DESIGNEE. NO FENCE, WALL OR BARRIER OF ANY KIND (INCLUDING SHRUBBERY AND HEDGES) MAY BE ERRECTED WITHOUT THE APPROVAL IN ADVANCE OF THE COMMITTEE. GENERALLY, REQUESTS FOR THE INSTALLATION OF NON-COMMERCIAL METAL PLAYGROUND SETS WILL BE DENIED. ACCESSORY BUILDINGS ARE ONLY PERMITTED WHEN APPROVED BY THE COMMITTEE; AND SHALL BE IN KEEPING WITH THE ARCHITECTURAL CHARACTER OF THE DWELLING UNIT. THE LOT OWNER SHALL MAINTAIN A SIDE YARD OF AT LEAST TEN (10) FEET ON BOTH SIDES OF THE LOT.

LANDSCAPING: PLANS FOR INITIAL LANDSCAPING MUST BE SUBMITTED TO THE COMMITTEE FOR APPROVAL. ALTHOUGH THE COMMITTEE SHALL HAVE THE AUTHORITY TO APPROVE ANY LANDSCAPING PLAN SUBMITTED, IT IS SUGGESTED AS A GUIDELINE THAT A MINIMUM OF THREE (3%) OF THE BUILDING CONSTRUCTION COST BE ALLOCATED FOR LANDSCAPING EACH BUILDING SITE.

LANDSCAPING INCLUDES SEEDING AND PLANTING OF TREES, SHRUBS AND GROUND COVER EXCLUDING ROUGH GRADING WORK. LANDSCAPE WORK MUST BE COMPLETED WITHIN SIX (6) MONTHS OF OCCUPANCY.

EVERY EFFORT SHALL BE MADE TO MAINTAIN EXISTING TREES AND VEGETATION. EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE AND PROTECTED AGAINST CUT OR FILL WITHIN THE DRIP LINE OF THE BRANCHES. THE GENERAL OBJECTIVE IS TO MAXIMIZE THE LAWN AREAS AND PLANTING

BEDS AND MINIMIZE THE AMOUNT OF HARD SURFACES. ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED.

LAWN AREAS: THE FINAL GRADE SHOULD BE SET TO DRAIN TO THE PROPER AREAS. LAWN AREAS SHALL BE SEEDDED OR SODDED WITH A HIGH QUALITY BLUEGRASS SEED BLEND. SUPPLEMENT SEED, AS NEEDED, SHOULD BE USED TO ACHIEVE A QUALITY LAWN.

PLANTING BEDS: ALL PLANTING BEDS SHALL BE CLEAR OF ALL EASEMENTS AND PROPERTY LINES AND SHOULD BE IN PROPORTION WITH THE HOUSE AND LAWN. ALL BEDS SHALL BE WELL MAINTAINED AND SHOULD BE COVERED WITH A HIGH QUALITY SHREDDED HARDWOOD BARK, CYPRESS MULCH, DECORATIVE GRAVEL OR LAVA ROCK.

TREES AND SHRUBS: ONLY QUALITY PLANT MATERIAL SHALL BE USED.

TREES: A MINIMUM OF ONE SHADE TREE PER FRONT YARD SHALL BE REQUIRED. SHADE TREES SHOULD BE A MINIMUM OF 1-1/2 INCH DIAMETER TRUNK, EIGHT (8) FEET IN HEIGHT. ORNAMENTAL TREES SHOULD BE A MINIMUM OF ONE (1) INCH DIAMETER TRUNK. TREES THAT ARE A NUISANCE WILL NOT BE ALLOWED. EXAMPLES OF THESE TREES ARE BLACK WALNUT, COTTONWOOD, ETC. A MINIMUM OF TWO TREES PER LOT WILL BE REQUIRED. THE TREES MUST MEET COMMITTEE SPECIFICATIONS AND ONE OF THE TWO TREES SHALL BE A SHADE TREE.

SHRUBS: GOOD QUALITY AND HEALTHY SHRUBS WITH A TWELVE INCH MINIMUM POT DIAMETER.

28. NO MODULAR, FACTORY-BUILT, OR DOUBLE-WIDE HOUSING ALLOWED.

LEGAL DESCRIPTION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, VILLAGE OF NEW KNOXVILLE, AUGLAIZE COUNTY, OHIO AND BEING THE REMAINDER PART OF TRACT NUMBER 2 AS SHOWN ON A SURVEY FILED AS WAS-20-3 OWNED BY THE VILLAGE OF NEW KNOXVILLE BY DEED RECORDED IN OFFICIAL RECORD VOLUME 475, PAGE 1262 AND IDENTIFIED AS PARCEL NUMBER M3901800300, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron spike found in the centerline of Moulton Angle Road at the northwesterly corner of the aforesaid Tract number 2 and being also the southwesterly corner of a 1.28 acre tract as described in Official Records Volume 493, page 367;

thence, South 48°-06'-55" East, 298.81 feet, along a northerly line of Tract number 2 and southerly line of the 1.28 acre tract, to an iron pin found in the southeasterly corner of the latter;

thence, North 35°-29'-33" East, 371.52 feet, along a westerly line of Tract number 2, the easterly line of the 1.28 acre tract and easterly line of a 1.12 acre tract as described in Official Records Volume 48, page 590, to an iron pin found in the northeasterly corner of the latter;

thence, South 51°-31'-17" East, 248.88 feet, along a northerly line of Tract number 2 and the southerly line of a 9.0 acre tract as described in Official Records Volume 392, page 117, to an iron pin found in the southeasterly corner of same;

thence, North 34°-26'-53" East, 414.23 feet, along a westerly line of Tract number 2 and the easterly line of the 9.0 acre tract, to an iron pin found in the northeasterly corner of the latter;

thence, South 01°-12'-18" West, 62.07 feet, along the easterly line of Tract number 2, to a point in the approximate centerline of Center Branch Creek;

thence, South 32°-39'-14" West, 1074.90 feet, along the easterly line of Tract number 2 and the approximate centerline of Center Branch Creek, to a point witness an iron pin found South 56°-18'-35" East, 40.00 feet from said point;

thence, South 34°-45'-42" West, 9.06 feet, along the easterly line of Tract number 2 and the approximate centerline of Center Branch Creek, to the northeasterly corner of Westphalia Estates, Section One as recorded in Plat Cabinet C, Slides 60-62, witness an iron pin found South 69°-00'-56" East, 41.21 feet from said corner;

thence, North 55°-32'-05" West, 152.61 feet, along the northerly line of Westphalia Estates, Section One, to an iron pin found in the easterly right of way line of Hanover Court;

thence, North 34°-27'-55" East, 6.91 feet, along the easterly right of way line of Hanover Court and easterly line of Westphalia Estates, Section One, to an iron pin found;

thence, North 55°-32'-05" West, 50.00 feet, along the northerly line of Westphalia Estates, Section One and northerly right of way line of Hanover Court, to an iron pin found in the northwesterly corner of the latter;

thence, North 51°-11'-11" West, 445.51 feet, along the northerly line of Westphalia Estates, Section One, to a gin spindle found in the centerline of Moulton Angle Road;

thence, North 38°-48'-49" East, 366.01 feet, along the centerline of Moulton Angle Road, to the principal place of beginning.

Containing 8.054 acres more or less and all being subject to any legal highways and easements of record.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059 with the bearings being based on NAD 83, GEOID 2003 OHIO NORTH ZONE, ODOT VRS CORS NETWORK.

St E Bowersox
STEVEN E. BOWERSOX, P.S. #7059

4/11/2018
DATE

TRANSFERRED AND NUMBERED THIS 13 DAY OF April, 2018

Janet Schuler
AUGLAIZE COUNTY AUDITOR

FILED THIS 18th DAY OF April, 2018, AT 11:23 O'CLOCK A.M.
RECORDED THIS 18 DAY OF April, 2018.
PLAT CABINET D, SLIDE 344-346.

Christina Lambert
AUGLAIZE COUNTY RECORDER

PLAT AUTHORIZATION AND DEDICATION

Krisdal Development, LLC, the owner of the land included within this plat have caused the area located in the Village of New Knoxville, Ohio encompassed by this plat, to be surveyed, platted, and known as The Estates of Northfield, Section One. Furthermore, Krisdal Development, LLC, dedicate the streets and easements as shown on this plat to the public use forever.

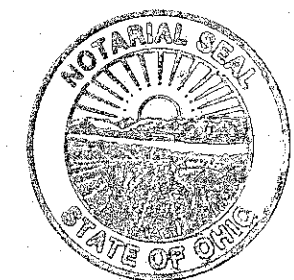
Krista M. Opperman *Dale A. Niemeyer*
Krista M. Opperman, Agent

State of Ohio
County of Auglaize

The foregoing instrument was acknowledged before me this 16th day of APRIL, 2018, by Krista M. Opperman, Agent for Krisdal Development, LLC.

Re A. Katterheinnich
Notary Public REX A. KATTERHEINRICH

My commission expires: OCTOBER 16, 2021



NEW KNOXVILLE PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 16th DAY OF April, 2018.

Kent Miller
CHAIRPERSON

VILLAGE OF NEW KNOXVILLE COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 16 DAY OF April, 2018.

Abigail Homan
CLERK

Kai Zippel
MAYOR

ESTATES OF NORTHFIELD PLACE, SECTION ONE

SEC. 20, T 6 S, R 5 E, VILLAGE OF NEW KNOXVILLE,
WASHINGTON TWP., AUGLAIZE CO., OHIO

RECEIVED

APR 18 2018

JANET SCHULER
Auglaize County Auditor

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

REV. DATE:
04-11-2018

DRAWN BY:
seb

JOB NUMBER:
AugNkn1701Cov2

SHEET NUMBER
3 OF 3