

Former Toledo & Ohio Central Railway

N. 89°-59'-35" E.

SURVEYOR'S CERTIFICATION

I do hereby Attest that this Survey and Plat as Recorded is a true and accurate representation of the measurements taken under my direct supervision on the 15th day of November, 2019.

Ted K. Schnell
Ted K. Schnell
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)

12-30-19
date

LEGEND

- ▲ P.K. Nail (found)
- △ Mag Nail (set)
- Iron Pin (found)
- Iron Pin (set)
- ⊙ Iron Pipe (found)

City of St. Marys
Parcel K32-039-010-03
Vol OR 606 Pg 125

See Survey by Hitchcock
Survey Q-768 Auglaize County
Engineer's Map Office

NOTES

- Lot 2 of this subdivision is intended to be an "add-on" parcel for Lot 222 of the North Addition to the City of St. Marys in order to satisfy building side yard setback requirements of the existing residence constructed on said Lot 222.
- The centerline of Hickory Street for this subdivision was established by extending the bearing of the existing street North of Madison Street.
- The basis of bearings used for this Subdivision Plat were determined from a prior survey performed by Thomas Hitchcock, Professional Surveyor #8272 as recorded in Survey Book Q, Page 768 of the Auglaize County Engineer's Map Office, whereas the North line of the North Addition to the City of St. Marys bears N. 89°-49'-27" W.

North Line of the North Addition to the City of St. Marys
N. 89°-49'-27" W. - 343.95'

Southeast corner of
Parcel K32-039-010-03
Vol OR 606 Pg 125

Drew M. Paulus
Parcel K32-002-226-00
Vol OR 697 Pg 1443

See Survey by Schnell
on Lot 225 of the North Addition
Survey STM-3-20 Auglaize County
Engineer's Map Office

HICKORY HILLS SUBDIVISION

Part of the South part of Outlot 7 of the McKee and Scott's Outlots to the City of St. Marys,
and being situated in the Northwest Quarter of Section 3, St. Marys Township,
Town - 6 - South, Range - 4 - East, Auglaize County, Ohio

ZONING DESIGNATION R-3

Lot 1

15,672.19 sq ft

Prior References
City of St. Marys
Parcel K32-039-011-00
Vol OR 80 Pg 305

Lot 2

815.10 sq ft

N. 89°-49'-27" W. - 135.36'

N. 89°-49'-27" W.

S. 00°-17'-16" W. - 121.21'

City of St. Marys
Parcel K32-039-011-00
Vol OR 80 Pg 305

Area of Public Street Dedication = 0.183 Ac.

Hickory Street (66')

N. 00°-17'-16" E. - 121.10'

Pop RW

Pop RW

Zachary Tyler Rengers
Parcel K32-002-190-00
Vol OR 700 Pg 3779

182

183

184

NOTES



Madison Street (66')

N. 89°-50'-26" E. - 346.18'

HICKORY HILLS SUBDIVISION

Ted K. Schnell P.E. P.S.

913 Fieldstone Court Wapakoneta, Ohio 45895
Voice: (419) 738-4758 Cell: (419) 230-7896
e-mail: kschnell7216@gmail.com

No.	Revision/Issue	Date

Project Name

HICKORY HILLS
SUBDIVISION
0.560 ACRE PARCEL
CITY OF ST. MARYS, OHIO

Project Location

PART OF THE
SOUTH PART OF
OUTLOT 7
CITY OF ST. MARYS, OHIO

Project

HICKORY HILLS

Date

NOVEMBER, 2019

Scale

SHOWN

Sheet

1
3

HICKORY HILLS SUBDIVISION

Part of the South part of Outlot 7 of the McKee and Scott's Outlots to the City of St. Marys,
and being situated in the Northwest Quarter of Section 3, St. Marys Township,
Town-6-South, Range-4-East, Auglaize County, Ohio

LEGAL DESCRIPTION
(perimeter boundary of the Subdivision)

The following described tract of land is a part of the South Part of Outlot 7 of the McKee & Scott's Outlots to the City of St. Marys, as recorded in Plat Book 1B, Page 102, Auglaize County records, and being situated in the Northwest Quarter of Section 3, St. Marys Township, Town-6-South, Range-4-East, Auglaize County, Ohio, and is being more further described as follows:

Commencing for reference at a P.K. Nail (found) at the intersection of Madison Street and Hickory Street in said City of St. Marys, Ohio;

Thence with a bearing of N. 00°-17'-16" E. along the centerline of Hickory Street for a distance of 389.99 feet to a Mag Nail (set) on the North line of the North Addition to the City of St. Marys, Ohio, and the PLACE OF BEGINNING;

Thence with a bearing of N. 89°-49'-27" W. along the North line of the North Addition to the City of St. Marys, Ohio, for a distance of 33.00 feet to an Iron Pin (set) on the Westerly right-of-way line of Hickory Street;

Thence continuing with a bearing of N. 89°-49'-27" W. along the North line of the North Addition to the City of St. Marys, Ohio, for a distance of 135.36 feet to an Iron Pin (found) situated at the Southeast corner of a 1.402 Acre Parcel as referenced by current Deed Volume OR 606, Page 125 (current Permanent Parcel # K32-039-010-03, Auglaize County Auditor);

Thence with a bearing of N. 00°-03'-19" E. along the East line of said 1.402 Acre Parcel as referenced by Deed Volume OR 606, Page 125 (current Permanent Parcel # K32-039-010-03, Auglaize County Auditor) for a distance of 120.57 feet to an Iron Pin (set);

Thence with a bearing of N. 89°-59'-35" E. (being parallel to and 19.50 feet South of the Southerly right-of-way line of the former Toledo & Ohio Central Railway) for a distance of 201.86 feet to an Iron Pin (set) on the extension of the Easterly right-of-way line of Hickory Street, and passing thru an Iron Pin (set) on the extension of the Westerly right-of-way line of Hickory Street at a distance of 135.86 feet, and also passing thru a Mag Nail (set) on the extension of the centerline of Hickory Street at 168.86 feet;

Thence with a bearing of S. 00°-17'-16" W. (being the extension of the existing Easterly right-of-way line of Hickory Street) for a distance of 121.21 feet to an Iron Pin (set);

Thence with a bearing of N. 89°-49'-27" W. along the North line of the North Addition to the City of St. Marys, Ohio, for a distance of 33.00 feet to a Mag Nail (set) on the centerline of Hickory Street, said Mag Nail (set) being the original PLACE OF BEGINNING.

Containing in all 0.560 Acres of land subject to any or all existing easements, reservations, or restrictions, if any, at the time of the filing of this Plat.

The boundary of this Subdivision was split out of permanent parcel #K32-039-011-00.

The basis of bearings used for this survey plat and legal description were determined from a prior survey performed by Thomas Hitchcock, Professional Surveyor # 8272, as recorded in Survey Book Q, Page 768 of the Auglaize County Engineer's Map Office, whereas the North line of he North Addition to the City of St. Marys bears N. 89°-49'-27" W.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on November 15, 2019. This Subdivision Plat, Legal Description, and Covenant of Restrictions will be recorded with the Auglaize County Recorder's Office after all necessary signatures and approvals have been completed.

Grantor's prior Deed References: Deed Volume OR 80, Page 305, Auglaize County Recorder's Office.

NOTES:

Lot 1 consisting of a proposed residential building site subject to all covenants and restrictions listed herein attached with this Plat. Lot 1 contains approximately 15,672.19 square feet of land.

Lot 2 consisting of an "add-on" parcel reserved to the adjoining Lot 222 of the North Addition to the City of St. Marys for the purpose of satisfying side yard setback requirements to the existing residential building situated on said Lot 222. Lot 2 is also subject to all covenants and restrictions listed herein attached with this Plat. Lot 2 contains approximately 815.10 square feet of land.

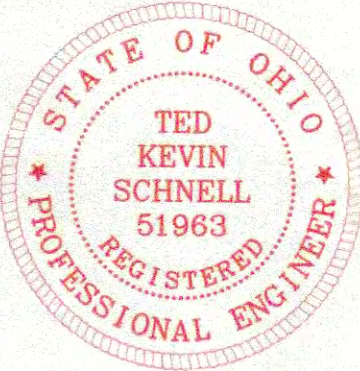
The area to be dedicated as public street right-of-way totals 0.183 Acre.

SURVEYOR'S CERTIFICATION

I do hereby Attest that this Legal description is a true
and accurate representation of the measurements taken under my
direct supervision on the 15th day of November, 2019.

Ted K. Schnell
Ted K. Schnell
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)

12-30-19
date



TITLE		
HICKORY HILLS SUBDIVISION		
Ted K. Schnell P. E. P. S.		
913 Fieldstone Court Wapakoneta, Ohio 45895		
Voice: (419) 738-4758 Cell: (419) 230-7896		
e-mail: kschnell7216@gmail.com		
No.	Revision/Issue	Date
Project Name		
HICKORY HILLS SUBDIVISION 0.560 ACRE PARCEL CITY OF ST. MARYS, OHIO		
Project Location		
PART OF THE SOUTH PART OF OUTLOT 7 CITY OF ST. MARYS, OHIO		
Project HICKORY HILLS	Sheet	
Date NOVEMBER, 2019		
Scale SHOWN		

COVENANT OF RESTRICTIONS

(1) GENERAL: As a part of the general plan of development for the Hickory Hills Subdivision, and for the benefit of the purchasers, deed and/or title bearer, of any of the lots located within said subdivision, the herein described restrictions, covenants, and conditions, easements, and charges are for the common advantage of each and every lot, and shall apply to and be binding upon the purchasers and successors in interest.

(2) DWELLING: The first floor living space for a one-story dwelling exclusive of open porches and garages erected upon said described lots shall not be less than 1,200 total square feet. All proposed residences shall have a minimum 4/12 roof pitch.

(3) PERMITS: All building permits are to be obtained from the City of St. Marys. Permits for water, storm, and sanitary sewer taps are also to be obtained from the City of St. Marys, if applicable.

(4) BUILDING LOCATION AND ELEVATION: Building location shall conform to the minimum setback lines as shown on the Plat of the subdivision. Building foundation elevations shall be approved by the City of St. Marys, Engineering Department at the time of construction.

(5) CONSTRUCTION TIME: Any house being constructed in said subdivision is to be completed within 6 months from the date of the beginning of construction. The same applies to any house additions that may occur at a later date. All houses shall be landscaped within 6 months from the date of their completion. All lawns and yards are to have a finished grade and are to be seeded within 6 months from the date of the house construction completion.

(6) SIGNS, TOWERS, AND ANTENNAS: No signs of any kind shall be displayed to the public view on any lot in the subdivision except for one sign of not more than 6 square feet in total area for the purpose of advertising the property for sale or rent, or by the builder to advertise the property during actual construction and sale period, except for the existence of a sign by the developers of the subdivision advertising the Lots or configuration of the Lots, in which case must be approved by the City of St. Marys. There shall be no radio or television antenna, nor satellite dish greater than 36" diameter.

(7) EASEMENTS AND ALLEYS: Easements and Alleys are reserved as shown on the attached Plat of the subdivision for the installation and maintenance of public utilities, water, sanitary sewer and and storm-water drainage facilities.

(8) ARCHITECTURAL CONTROL: All proposed building plans and specifications, as well as a site plan including landscaping, grading plan, and elevation, shall be submitted to the City of St. Marys. All said plans and specifications shall be approved prior to the start of construction or installation. Refusal to approve such plans and specifications may be based on any grounds, including purely aesthetic grounds. There shall be no double-wide residences permitted in this subdivision. In the event that a Duplex residence is proposed for a particular Lot in the subdivision, then a minimum of 900 square feet per side shall be required, with at least a One (1) car attached garaged per each side of the Duplex. Otherwise, a single unit family residence shall consist of a minimum 1,200 square foot structure with a 1 car attached garage.

(9) FENCES: No fence shall be erected on any residential lot within the subdivision without the express written approval of the Developer or it's assignee. Any written application to erect a fence shall show its location, size, height, and type of material to be used. All approved fencing shall be properly maintained forever.

(10) NUISANCES: No hunting, noxious, or offensive activities shall be carried on upon any residential lot, nor shall anything be done thereon which may become an annoyance to the neighborhood. Recreational vehicles shall not be used for a living quarters. Outside storage of any recreational vehicle, camper, or boat shall be in accordance with the City of St. Marys zoning regulations. On-Street parking of any vehicles will be not be permitted on a frequent basis by any lot owner.

(11) LOT MAINTENANCE: All grounds and premises in said subdivision shall be mowed and kept reasonably free of noxious weeds and undergrowth by the owners thereof at all times prior, during and after the construction and erection of any building or structure. Thereafter the completion of installation of lawns and landscaping, all such grounds shall be maintained by the owners so as to conform to the beauty of the area in the subdivision.

(12) OUT-BUILDINGS AND/OR STORAGE SHEDS: There shall be permitted One (1) detached accessory building per Lot satisfying applicable zoning regulations, and must not be located within any public easement as shown in the accompanying Plat.

(13) GARAGES AND DRIVEWAYS: All residences are to have at least a two car attached garage, with a minimum driveway width being 18 feet wide. All proposed driveways are to be finished, paved, or poured with a hard wearing surface such as asphalt, concrete, brick, or similar type of material within one month from the date of construction completion of said residence if the weather or season permits. Gravel and stone driveway surfaces are not considered to be a hard wearing surface by the developer and therefore are not permitted, except for use during construction of any dwelling or within one month from the date of construction of the residence.

(14) LIVESTOCK AND POULTRY: No animals, bees, livestock, or poultry of any kind shall be raised, bred, or kept on any lot in the subdivision with the exception of domestic dogs, cats, or any other household pet, provided they are housed within the structure, kept intact within the owners property line, and not kept, bred, or maintained for any type of commercial purposes.

(15) GARBAGE AND REFUSE DISPOSAL: At no time shall anyone be allowed to store trash cans or bags of garbage anywhere on the exterior of their property where it can be visible or seen by others, except for the days of the regular scheduled garbage pick-up. No lot shall be used or maintained as a dumping ground for rubbish, trash, building materials garbage, or any other type of refuse material whatsoever.

(16) STORM SEWER: A storm sewer connection shall be installed by the owner of the building site for the purpose of drainage for sump pumps, foundation drains, footer drains, or crawl space drains. All roof water drained by downspouts and gutters shall be kept out of the storm sewers and is to be surface drained onto the lots and drainage swales unless otherwise approved by the City of St. Marys Engineering Department. See Restriction (3) regarding storm sewer tap permit.

(17) SANITARY SEWER: A sanitary sewer tap shall be installed by the owner of the building site for the purpose of providing sanitary sewerage disposal to the residence. All clean water connections to the sanitary sewer system is strictly prohibited. See Restriction (3) regarding sanitary sewer permit.

(18) SIDEWALKS: All lots in the subdivision shall install concrete sidewalks according to the specifications, codes, and requirements of the City of St. Marys within 30 days after occupancy of the house.

(19) DRAINAGE SWALES: Each and every building site in the subdivision shall finish grade their lot to provide surface water drainage to defined drainage swales located at the sides and rear of all building sites. No owner of any lot in the subdivision shall interfere or cause to interfere with the designed flow of surface water through drainage swales or drainage catch basins installed as a part of the subdivision.

(20) UTILITIES: All utility services to each and every lot shall be located underground at the lot owners expense. The City of St. Marys reserves the right to provide public utilities in designated utility easements located within the subdivision above ground, except on or along side yard easements, in which case, the utilities must be located under ground. Each and every lot in the subdivision shall be subject to a 5 foot side yard utility easement for the purpose of providing utility services to each lot, and/or for providing power for street lighting purposes.

(21) INCLUSIVE: As a part of the recording of this subdivision plat and restrictive covenants, the development and specifications of the HICKORY HILLS SUBDIVISION shall also become a part of these restrictive covenants with regards to any or all construction specifications, grading plans and minimum suggested foundation elevations, drainage installations and connections, water and sanitary sewer installations and connections, or any other type of specification or recommendation by the City of St. Marys for the development of the subdivision, including any or all disclaimers and specifications contained in the adopted subdivision construction specifications on file with the City of St. Marys Engineering Department.

(22) ENFORCEMENT: Enforcement of the above restrictions, covenants, and conditions shall be proceedings at law, or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation, or to recover damages. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held 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 force and effect.

(23) The forementioned restrictions, covenants, and conditions are in addition to any applicable City of St. Marys building and zoning regulations.

DEDICATION

We, the undersigned representation for the City of St. Marys as owners of said land, have caused said described area to be surveyed, platted, and recorded to be known as HICKORY HILLS SUBDIVISION and do hereby certify that said plat is a true representation of the same. We also do hereby dedicate the street right-of-ways, alleys, and utility easements as shown on the attached plat to the public for their use, forever. There shall be a 5 foot wide utility easement parallel with and adjacent to each building site unless otherwise as shown on the Plat.

City of St. Marys representatives:

Patricia J. McManis Jan 21, 2020
Mayor date
Janet Schuler Jan 21, 2020
City Law Director date

PLANNING COMMISSION APPROVAL

The Planning Commission for the City of St. Marys, Ohio does hereby certify that the attached Plat for the land encompassing the area to be known as HICKORY HILLS SUBDIVISION was approved by said Planning Commission on the 21 day of JANUARY 2020.

[Signature] Jan. 21, 2020
secretary date

CERTIFICATE OF ACCEPTANCE

I do hereby certify that any public improvements to be constructed as a part of this Subdivision will be in accordance with the specifications of the City of St. Marys, and that the Plat of the Subdivision has been reviewed and approved, and that all street rights-of-ways, alleys, and easements as show herein have been approved and dedicated to the City of St. Marys on behalf of the public, forever.

[Signature] Jan 21, 2020
Gregory J. Foxhoven date
Director of Public Service and Safety

RECORDER'S CERTIFICATE

This Plat and attached Covenant of Restrictions was filed for permanent record in the Auglaize County Recorder's Office on this 31st day of January, 2020, at 3:24 am and is now permanently recorded in PLAT CABINET D.
SLIDE(S) 372-374.

Emily K. Schlenker 1-31-2020
Emily Schlenker date
Auglaize County Recorder

AUDITOR'S CERTIFICATE

This Plat and attached Covenant of Restrictions was filed for transfer on this 31 day of Jan, 2020.
FEE: _____

Janet Schuler 1-31-2020
Janet Schuler date
Auglaize County Auditor

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF AUGLAIZE

Before me, a Notary Public in and for the State of Ohio, County of Auglaize, personally appeared the signed representatives for the City of St. Marys, Ohio, said representation being the owners and developers of the HICKORY HILLS SUBDIVISION, and acknowledged the signing of the foregoing instrument to be their free act and deed.

IN WITNESS THEREOF, I have affixed my hand and seal on this 21st day of January, 2020.

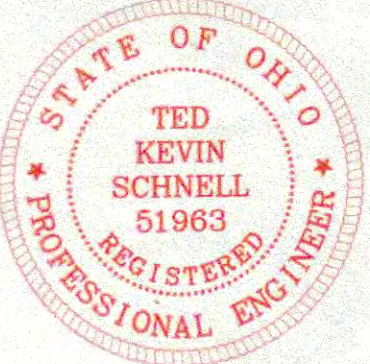
Andrea Ciampaglio
Notary Public
ANDREA CIAMPAGLIO
Notary Public, State of Ohio
My Comm. Expires June 3, 2022

SURVEYOR'S CERTIFICATION

I, Ted K. Schnell, being a Licensed Professional Engineer (Registration # 51963), and a Licensed Professional Surveyor (Registration # 7216), in the State of Ohio, do hereby certify that :

- (1) All lot dimensions, distances, and bearings, as shown on the accompanying Subdivision Plat of the HICKORY HILLS SUBDIVISION, are correct and accurate, to my best ability.
(2) All lot corners as shown on the accompanying Subdivision Plat of the HICKORY HILLS SUBDIVISION shall be set in accordance within the minimum standards as required under Section 4733-37 of the Ohio Administrative Code, within 60 days from the filing of this Plat.

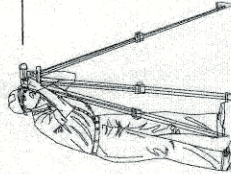
Ted K. Schnell 12-30-19
Ted K. Schnell date
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)



TITLE

HICKORY HILLS SUBDIVISION

Ted K. Schnell P. E. P. S.
913 Fieldstone Court Wapakoneta, Ohio 45895
Voice: (419) 738-4758 Cell: (419) 230-7896
e-mail: kschnell7216@gmail.com



No.	Revision/Issue	Date

Project Name
HICKORY HILLS
SUBDIVISION
0.560 ACRE PARCEL
CITY OF ST. MARYS, OHIO

Project Location
PART OF THE
SOUTH PART OF
OUTLOT 7
CITY OF ST. MARYS, OHIO

Project HICKORY HILLS	Sheet
Date NOVEMBER, 2019	3
Scale SHOWN	3