

Note: Called distances are enclosed by parentheses.

UTILITY EASEMENTS NOTE:
Typical 15' in width 7.5' on each side of Lot Line with 15' around outer Prop. Lines.

OWNER DEVELOPER
BRUNS BUILDING & DEVELOPEMENT CORP. INC.
1429 Cranberry Road
St. Henry, Ohio 45883
Ph. (419)925-4078

4109

1
2

WASHINGTON PLACE SUBDIVISION PHASE I

2S
Town

3E
Range

19 NW 1/4
Section

RIDGE
Township

VAN WERT
City

VAN WERT
County

OHIO
State

Description
For
Phase I
10.620 Acre Tract

Situated in the Northwest Quarter of Section Nineteen (19), Township Two (2) South, Range Three (3) East, Ridge Township, Van Wert County, Ohio, being part of a 58.896 acre tract in the City of Van Wert described in Official Records 58, Page 468, in the office of the Van Wert County Recorder, and being more particularly described as follows:
Commencing at a stone found at the southwest corner of said northwest quarter; thence North 03°20' East along the west line of said quarter 441.25 feet to a point, being the TRUE POINT OF BEGINNING for the tract herein described; thence an iron pin found North 51°57'58" East 1.71 feet; thence continuing North 03°20' East along said west line 38.57 feet to an iron pin found; thence South 51°38'11" East 220.48 feet to an iron pin set; thence North 38°30'11" East 138.87 feet to an iron pin set; thence North 52°19'28" East 328.00 feet to an iron pin set on the west line of said northwest quarter; thence North 03°20' East 68.13 feet along said west quarter section line to an iron pin set; thence North 89°48'33" East 328.80 feet to an iron pin set; thence South 02°25' East 270.00 feet to an iron pin set; thence North 89°38'35" East 138.21 feet to an iron pin set; thence South 02°25' East 47.44 feet to a point; thence North 89°38'35" East 810.00 feet to an iron pin set; thence South 02°25' East 212.00 feet to an iron pin set; thence South 82°30' East 110.00 feet to an iron pin set; thence South 51°17'15" East 127.83 feet to an iron pin set, being a point on a curve concave northeasterly and having a radius of 170.00 feet (Radial through said point bears North 02°25' East); thence northeasterly along said curve, through a central angle of 25°00'45", an arc distance of 77.18 feet to a point (Chord-North 77°23'05" East 76.52 feet); thence South 82°39'27" East 268.84 feet to an iron pin set; thence South 89°27'11" East 86.38 feet to a spike set in Walnut Street; thence North 61°14'36" East along said street 160.00 feet to a spike set; thence North 61°36'11" East along said street 358.54 feet to the point of beginning, containing 10.620 acres, more or less.

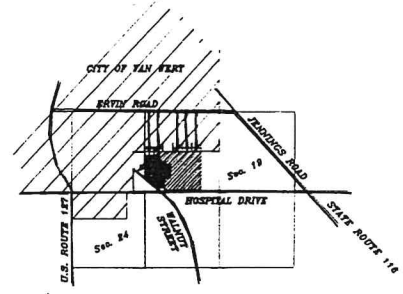
Curve Data 'A'
R= 200.00'
Δ= 90°00'00"
Lc= 314.16'
T= 200.00'
Dc= 28°38'52"
Chord=N45°23'25" W
282.84'
PC Sta. 1+24.10
PT Sta. 4+38.26

BUILDING LINE NOTE
All building setback lines are 40' from the R/W line except for Nanette Lane & Englewood Drive which are 30'

LEGEND

- Stone Found
- Corner Post Found
- R. R. Spike Found
- Iron Pipe Found
- Iron Pin Found
- Iron Pin Set
- R. R. Spike Set

Curve Data 'B'
R= 325.00'
Δ= 38°53'38"
Lc= 220.61'
T= 114.75'
Dc= 17°37'45"
Chord= N19°03'23" E
216.41'
PC Sta. 102+20.72
PT Sta. 104+41.33



VICINITY SKETCH
NO SCALE

SCALE: 1"=100'

FOR RE-RECORDING SEE PLAT 9 p. 4 & 5

COVENANTS AND RESTRICTIONS
APPLYING TO THE
WASHINGTON PLACE SUBDIVISION
VAN WERT, OHIO

WASHINGTON PLACE SUBDIVISION PHASE I

2
2

APPROVALS

Approved this 1st day of SEPTEMBER, 1993.

James A. Kelleys
City Engineer

Approved this 20th day of SEPTEMBER, 1993. (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat. (Section 711.04 and 711.041, Ohio Revised code.)

James A. Kelleys
City Planning Commission Member

James A. Kelleys
Pres. City Planning Commission

Transferred this 20th day of September, 1993

James A. Kelleys
County Auditor

Filed for Record this 20 day of September, 1993, at 2:32 P.
Recorded this 20 day of September, 1993, in Plat Book
Volume 8, Page No. 21-82

James A. Kelleys
County Recorder

Note: If public sewer and water are available, the plat need not be signed by the City/County Board of Health.

All lots included in the Washington Place Subdivision in the City of Van Wert, Ohio are hereby made subject to the following additional covenants and restrictions, not recited on the plat, which shall run with the land when conveyed and shall be binding upon all owners, or persons, firms, or corporations claiming them.

- Building lines with reference to the streets are as shown on the plat.
- These lots are hereby restricted to residential use only. No residence other than a detached single family dwelling and not more than one such residence shall be constructed on each lot in the R1 Section, R2 Section to meet City Zoning Codes.
- No dwelling shall exceed two (2) stories in height.
- The final finish grade of each lot shall conform to the elevations as shown on the grading plan which will be given to each lot owner at the time of the closing.
- No structure of a temporary character such as trailer, basement, tent, shack, garage, barn, or other out building shall be placed or used on any lot at any time as a residence either temporarily or permanently. No unattached building shall be placed on any lot for the purpose of storage with the exception of unattached garages.
- Unattached garages must have the same exterior finish as the corresponding dwelling as not to detract from the overall appearance of the subdivision. All unattached garages must be approved by the Zoning Board. Also, additions must have the same exterior finish.
- No sign of any kind shall be displayed to public view on a lot except on professional sign not more than one square foot or one sign of not more than four square feet advertising the property for sale or rent. No sign may be internally lighted.
- No animals, livestock, or poultry of any kind, except dogs, cats, or other household pets shall be raised, bred, or kept on any lot.
- Fuel oil storage tanks, if not buried, shall be located at the rear of the dwelling and within the limits of the lines of the dwelling extended. Propane storage tanks, if not buried shall be located in the rear yard and within the limits of the dwelling extended and at least ten (10) feet from any lot line.
- No structure shall be moved upon any lot nor shall used or salvaged materials be used on the exterior of any dwelling unless the used or salvaged material is approved by the Developer.
- No noxious or offensive activity shall be carried out on any lot nor shall anything be done thereon which may become an annoyance to the neighborhood.
- No fence, wall, hedge or shrub planting which obstructs sight lines at an elevation between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by street property lines and a line connecting them at points 25 feet from the intersection of the street lines. No trees shall be permitted to remain within such triangular area unless the foliage lines are maintained at sufficient height to prevent obstruction of such sight lines.
- Foundation walls under all living areas shall be a minimum of eight inches in thickness.
- Sidewalks must be installed in accordance with the City of Van Wert subdivision regulations.
- Hard surface driveways must be installed from the garage to the street within one year from the date of occupancy of dwelling.
- The exterior, including lawns, of all initial dwellings must be completed within 12 months from the start of the dwelling. This is required in an effort to minimize the detracton from the existing completed dwellings.
- The exterior of all initial dwellings must be approved by the Van Wert Lumber & Supply Co. prior to the issuance of a building permit and the exterior of said dwelling must be finished as approved.
- Upon purchase of a lot from the developers, the purchaser is required to maintain said lot so as to control weeds and undergrowth as outlined by City Code. This will facilitate pest control and reduce detracton from existing dwellings.
- All homes built in Washington Place Subdivisions must be at least 1500 square feet in living area, garage, and basement not included.
- A minimum of 150 sq. ft. stucco, brick or stone to be used on all houses built in Washington Place Subdivision.
- Concrete slab floors are not permissible, other than for the use of a single room such as a sun room.
- No manufactured housing is allowed. For more details see Developer.
- All homes must have a minimum of a 1 car garage, and no out buildings are permitted.
- Construction to be completed no more than 1 year after starting.
- All of the covenants and restrictions applying to the Washington Place Subdivision listed above apply to the R-1 and R-2 Sections unless specified otherwise.
- House address numbers to be displayed are to be "Richfield Arched House Marker" 15 3/4" wide x 9 1/4" tall.

This is to certify that this plat represents a survey by the undersigned, OF OHIO, that all monuments will be set upon completion of final grading and hereon and that all requirements imposed have been fully complied with to the best of my knowledge and belief.

Surveyed by James F. Stayton Date 9-9-92
James F. Stayton
Registered Surveyor #6739
Eldorado, Ohio



FOR RESTRICTIONS AMENDMENT SEE:

OR-122 P. 646 OR-136 P. 229

DEDICATION

Situated in Section 19, Township 2 S, Range 3 E, County Van Wert, Ohio, Containing 10.620 acres and being the same tract as conveyed to Brun's Developement Corp. and described in the deed recorded in Deed Book Volume 36, Page 255, Van Wert County, Ohio.

The undersigned Brun's Developement Corp. hereby certify that the attached plat correctly represents their a subdivision of lots 122 to 202 inclusive, do hereby accept this plat of same and dedicate to public (private) use as such all or parts of, the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Van Wert City (Village, County), Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

We also hereby dedicate easements to run with the land for water, sewers, gas, electric, drainage, telephone, or other public utility lines or services, under, on, or over these certain strips of land designated hereon as Utility Easements.

In witness whereof the undersigned have hereunto set their hands and seals this 25th day of August, 1993.

Randy J. Brunauide
Witness

Robert E. Brunauide

Randy J. Brunauide
Witness

Michael D. Brunauide

State of Ohio Van Wert County S.S.

Be it known that on this 25th day of August, 1993, before me that the undersigned, a notary public in and for said County and State personally came Randy J. Brunauide & Michael D. Brunauide and acknowledged the signing and execution of the foregoing plat to their voluntary act and deed.

In testimony whereof I have set my hand and notorial seal on the day and date above writtten.

Randy J. Brunauide
Notary Public in and for Mercer County
My Commission expires: June 5th, 1996

Lot Number	Lot Area (Acres)
11	0.642
12	0.593
13	0.390
10	0.427
9	0.427
14	0.344
15	0.500
8	0.463
7	0.426
6	0.444
5	0.403
4	0.407
3	0.375
47	0.344
48	0.344
49	0.392
50	0.482
52	0.345
53	0.416

CURVE DATA	R	Δ	Lc	Chord
A E	200'	90°00'00"	314.16'	N45°23'25"W 282.84'
B E	325'	38°53'38"	220.62'	N19°03'23"E 216.41'
C E	200'	31°37'32"	110.39'	N74°34'37"W 109.00'
D	20'	44°24'56"	15.50'	N22°35'53"W 15.12'
E	50'	67°19'01"	58.75'	N11°08'50"W 55.42'
F	50'	67°05'55"	58.55'	N56°03'38"E 55.27'
G	50'	67°05'55"	58.55'	N56°50'28"W 55.27'
H	50'	67°19'01"	58.75'	N10°22'00"E 55.42'
I	20'	44°24'55"	15.50'	N21°49'03"E 15.12'
J	230'	18°01'05"	72.33'	N9°23'58"W 72.03'
K	230'	20°11'07"	81.03'	N28°30'04"E 80.61'
L	230'	20°01'38"	80.39'	N48°36'26"W 79.99'
M	230'	21°13'25"	85.20'	N69°13'58"W 84.71'
N	230'	10°32'45"	42.33'	N85°07'03"W 42.27'
O	170'	55°33'17"	164.83'	N28°10'04"W 158.45'
P	170'	34°28'43"	102.20'	N73°10'04"W 100.67'
Q	30'	90°00'00"	47.12'	N44°36'35"E 42.43'
R	30'	90°00'00"	47.12'	N45°23'25"W 42.43'
S	295'	26°37'19"	137.07'	N12°55'15"E 135.84'
T	295'	12°16'19"	63.19'	N83°25'53"E 42.37'
U	30'	89°53'38"	47.07'	N83°37'49"E 42.52'
V	30'	89°44'45"	46.99'	N6°22'12"W 42.33'
W	30'	90°48'04"	47.54'	N75°50'05"E 42.72'
X	30'	81°02'02"	42.43'	N18°14'52"W 38.98'
Y	355'	08°04'35"	50.04'	N18°13'52"E 50.00'
Z	355'	14°34'59"	90.36'	N6°54'05"E 90.11'
AA	170'	31°37'27"	93.83'	N74°34'37"W 92.64'
BB	230'	05°36'48"	22.53'	N61°34'05"W 22.52'
CC	170'	26°00'45"	77.18'	N77°23'03"W 76.52'
LD	325'	7°16'07"	41.23'	N74°52'04"E 41.20'

WASHINGTON PLACE SUBDIVISION PHASE I	Date: 9-4-92
BRUNS DEVELOPEMENT CORP.	Drawn By: KMS
J.F. STAYTON & ASSOCIATES	Checked: JFS
ELDORADO, OHIO PH. 273-4341	Dwg. No. C509

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Van Wert County, Ohio ~ Recorder

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Search Details - Certified through: 04/01/22

1528

DR 136 229

1528

RECEIVED FOR RECORD

Vol OR 136 Pg. 229-231

APR 14 1995 11:57 AM

AMENDED
COVENANTS AND RESTRICTIONS
APPLYING TO THE
WASHINGTON PLACE SUBDIVISION
VAN WERT, OHIO

NANCY A. HARTING, RECORDER
Van Wert County, Ohio
Deputy Fee \$1.00

All lots included in the Washington Place Subdivision in the City of Van Wert, Ohio are hereby made subject to the following additional covenants and restrictions, not recited on the plat, which shall run with the land when conveyed and shall be binding upon all owners, or persons, firms, or corporations claiming them.

The following shall replace the Amended Covenants and Restrictions filed July 12, 1994 and recorded in Vol. OR-122 Page 646, Van Wert County, Ohio Recorder's Office.

1. Building lines with reference to the streets are as shown on the Subdivision Plat.
2. All lots are hereby restricted to residential use only. No residence other than a detached single family dwelling and not more than one such residence shall be constructed on each lot in the R1 Zoned Section R2 Section construction to meet City Zoning Codes concerning residence construction requirements.
3. No dwelling shall exceed two (2) stories in height.
4. The final finish grade of each lot shall conform to the elevations as shown on the grading plan which will be given to each lot owner at the time of the closing.
5. No structure of a temporary character such as trailer, basement, tent, shack, garage, barn, or other out building shall be placed or used on any lot at any time as a residence either temporarily or permanently. No unattached building shall be placed on any lot for the purpose of storage with the exception of unattached garages.
6. Unattached garages must have the same exterior finish as the corresponding dwelling so as not to detract from the overall appearance of the subdivision. All unattached garages must be approved by the Developer or its successor. Also, all additions to any residence must have the same exterior finish.
7. No sign of any kind shall be displayed to public view on a lot except on professional sign not more than one square foot or one sign of not more than four square feet advertising the property for sale or rent. No sign may be internally lighted.
8. No animals, livestock, or poultry of any kind, except dogs, cats, or other household pets shall be raised, bred, or kept on any lot.
9. Fuel oil storage tanks, if not buried, shall be located at the rear of all dwellings and within the limits of the lines of the dwelling extended. Propane storage tanks, if not buried, shall be located in the rear yard and within the limits of the dwelling extended and at least ten (10) feet from any lot line.
10. No structure shall be moved upon any lot nor shall used or salvaged materials be used on the exterior of any dwelling unless the used or salvaged material is approved by the Developer or its successor.
11. No noxious or offensive activity shall be carried out upon any lot nor

GovOS
A Kofie Company

LIVE CHAT