



**WELCOME  
TO THIS  
St. Henry  
Country Lot  
SEPTIC ALREADY  
INSTALLED**

Corner of Fleetfoot & Ft. Recovery Minster  
Rd., St. Henry, Ohio

Price: \$28,500

*School District: St. Henry*



Ltd.

For Additional Info., Please Call

131 E. Main St.  
St. Henry, Ohio 45883  
Ph: (419) 678-4384  
Fax: (419) 678-8648  
[WWW.RANDYEVERS.COM](http://WWW.RANDYEVERS.COM)

SURVEY OF THE SE 1/4 OF THE SE 1/4 FOR P.A.V., INC.  
 LOCATED IN THE S.E. 1/4 OF SEC. 27, T-7-S, R-2-E,  
 GRANVILLE TWP., MERCER COUNTY, STATE OF OHIO

TRACT	AREAS (ACRES)		
	TOTAL	R/W	NET
#1	1.318	0.113	1.205
#2	1.306	0.112	1.194
#3	1.306	0.112	1.194
#4	1.466	0.346	1.120
#5	1.972	0.117	1.855
#6	5.545	0.219	5.326

TOTAL - R/W = NET

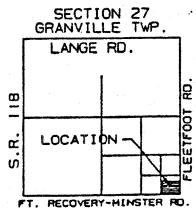
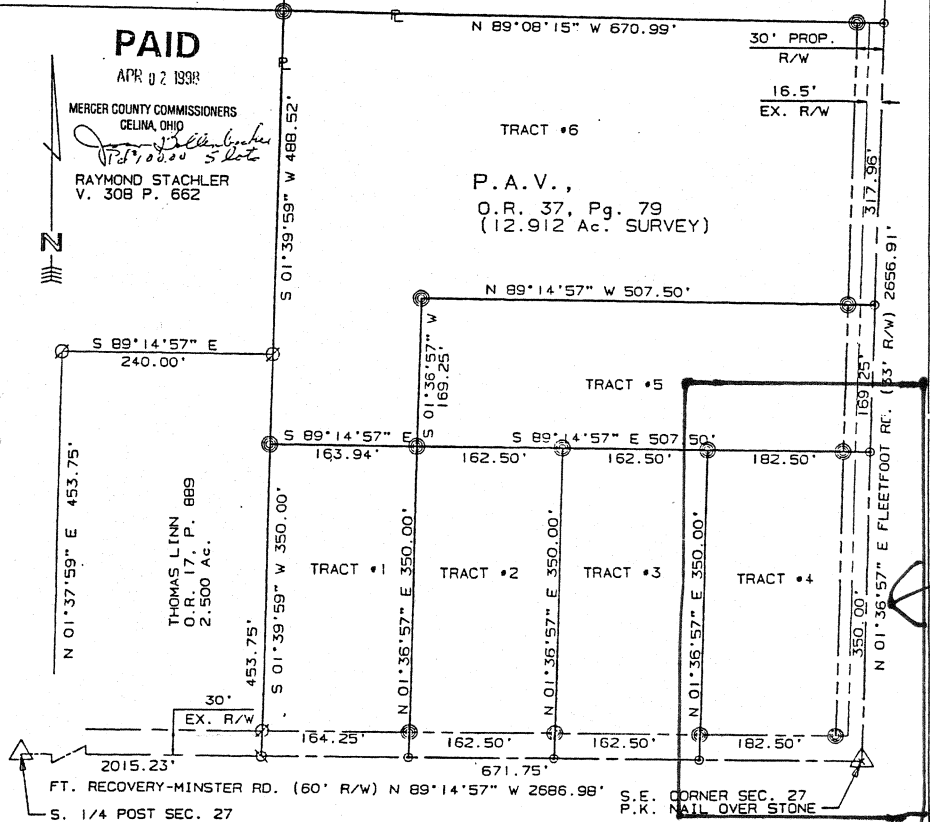
We hereby dedicate the permanent easement (thirty feet total) for roadway purposes as shown on this plat.

*Richard A. Albers General Partner*  
 P.A.V., REPRESENTATIVE

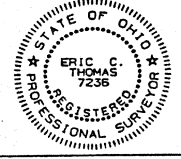
STACHLER FARMS  
 V. 261, P. 579

E. 1/4 POST SEC. 27  
 SPLIT OF MILE  
 1819.70'

**PAID**  
 APR 2 1998  
 MERCER COUNTY COMMISSIONERS  
 CELINA, OHIO  
*Raymond Stachler*  
 RAYMOND STACHLER  
 V. 308 P. 662



SURVEYED BY: *Eric C. Thomas*  
 ERIC C THOMAS REG. SURVEYOR #7236  
 DATE: 03-03-98



- ⊙ = I. PIN FOUND
- ⊗ = P.K. NAIL FND.
- ⊙ = I. PIN SET
- ⊗ = P.K. NAIL SET

References: G.P.S. OF SECTION CORNERS (S. E. & N. 1/4 POSTS, & THE N.E. & S.W. CORNERS OF SEC 27)

Scale: 1"=100'

Part of S.E. 1/4 Sec. 27, T.7-S, R.2-E, Granville Twp., Mercer Co., Ohio  
 GRANTOR: P.A.V., INC. DEEDS: O.R. 37 P. 79 AREA RETAINED 4.120 Ac.  
 GRANTEE: AREA: VARIOUS Ac.

APPROVALS: *Michael...* *...*  
 AGENCY: DEPT. OF HEALTH Co. Sen. Eng. Co. Engineer # 2-78  
 DATE: 4/2/98 PERMANENT PARCEL No.

PICK A VEG, AN OHIO PARTNERSHIP AMENDED MINOR SUBDIVISION COVENANTS AND RESTRICTIONS

Pick A Veg, An Ohio Partnership, whose Certificate of Partnership is filed in Volume 37 and Page 78 of the Mercer County Official Records and whose owners are as follows: Jane C. Gast, Patricia L. Albers, Gary Broering and Nicholas R. Gast. have subdivided into a minor subdivision a tract of land situated in Section 27, Town 7 South, Range 2 East of Granville Township, County of Mercer, State of Ohio.

All lots included in this minor subdivision, including Tract 1 thru 5 are hereby made subject to the following covenants and restrictions. These covenants and restrictions shall run with the land and shall be binding upon all owners, present and future, of the said lots. These covenants and restrictions shall be enforceable by any person owning title to any one or more of the lots in this minor subdivision, both present owners and future. Tract 6 is hereby exempt from these restrictions.

FILE EVERS 200300002634

The covenants and restrictions are as follows:

- 1. Each dwelling shall have two side yards, with a minimum of twenty (20) feet on each side.
2. The use of all lots situated in the minor subdivision shall be limited to single family residences.
3. No dwelling shall exceed two (2) stories in height.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence, either temporarily or permanently.
5. No mobile homes shall be permitted.
6. No animals, livestock, or poultry of any kind shall be raised, bred, kept on any lot, except dogs, cats or other common household pets. However, horses for family use will be permitted.
7. No junk or hobby cars or trucks will be stored on the outside of any dwelling at any time.
8. All residences constructed on the lots shall be so constructed as to have the front of the residence 120 feet from the centerline of the roadway (roadway being Ft. Recovery-Minster Rd.) Thus, all residences constructed on all of the lots shall be set back the same distance from the center of the roadway. Except Lot #5 and #6.
9. No building or structure, other than principal residence shall be constructed on the lot, other than one which is no greater than 1,300 square feet in size.
10. The minimum square footage for each residence for a one story home shall not be less than 1,500 square feet above ground and for 1 1/2 story or 2 story homes the first level must no be less than 1,300 square feet.
11. Building plans for each residence must be pre-approved by Pick A Veg, An Ohio Partnership prior to building.

200300002634 IS FILED FOR RECORD IN MERCER COUNTY, OHIO 03-21-2003 10:55 AM AMENDMENT 14:00 DR Book 160 Page 1483 - 1483

These restrictions set forth hereinabove are established for the benefit of all present and future land owners of the minor subdivision.

Dated this 19th day of MARCH, 2003.

Jane C. Gast Jane C. Gast, Partner

Patricia L. Albers Patricia L. Albers, Partner

Tony A. Evers Tony A. Evers, Owner of Lot #1

Mary J. Evers Mary J. Evers, Owner of Lot #1

Gary Broering Gary Broering, Partner

Nicholas R. Gast Nicholas R. Gast, Partner

Nick J. Balster Nick J. Balster, Owner of Lot #5

Jennifer L. Balster Jennifer L. Balster, Owner of Lot #5

STATE OF OHIO, COUNTY OF MERCER, SS:

Sworn to before me and subscribed in my presence by Pick A Veg, An Ohio Partnership, Jane C. Gast, Partner, Gary Broering, Partner, Patricia L. Albers, Partner, and Nicholas R. Gast, Partner, and Tony A. Evers, Owner, Mary J. Evers, Owner, Nick J. Balster, Owner, and Jennifer L. Balster, Owner.

on this 19th day of March, 2003.

Notary Public Randall K. Evers

SEAL

This Document Prepared by Randy Evers Real Estate & Auction Co.

RANDALL K. EVERS, Notary Public In and for the State of Ohio My Commission Expires 9/3/2003