

ACRES AT MIDDLEFORK - PHASE 2

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF PERRY
BEING PART OF SECTION 32 TOWNSHIP 13 RANGE 19

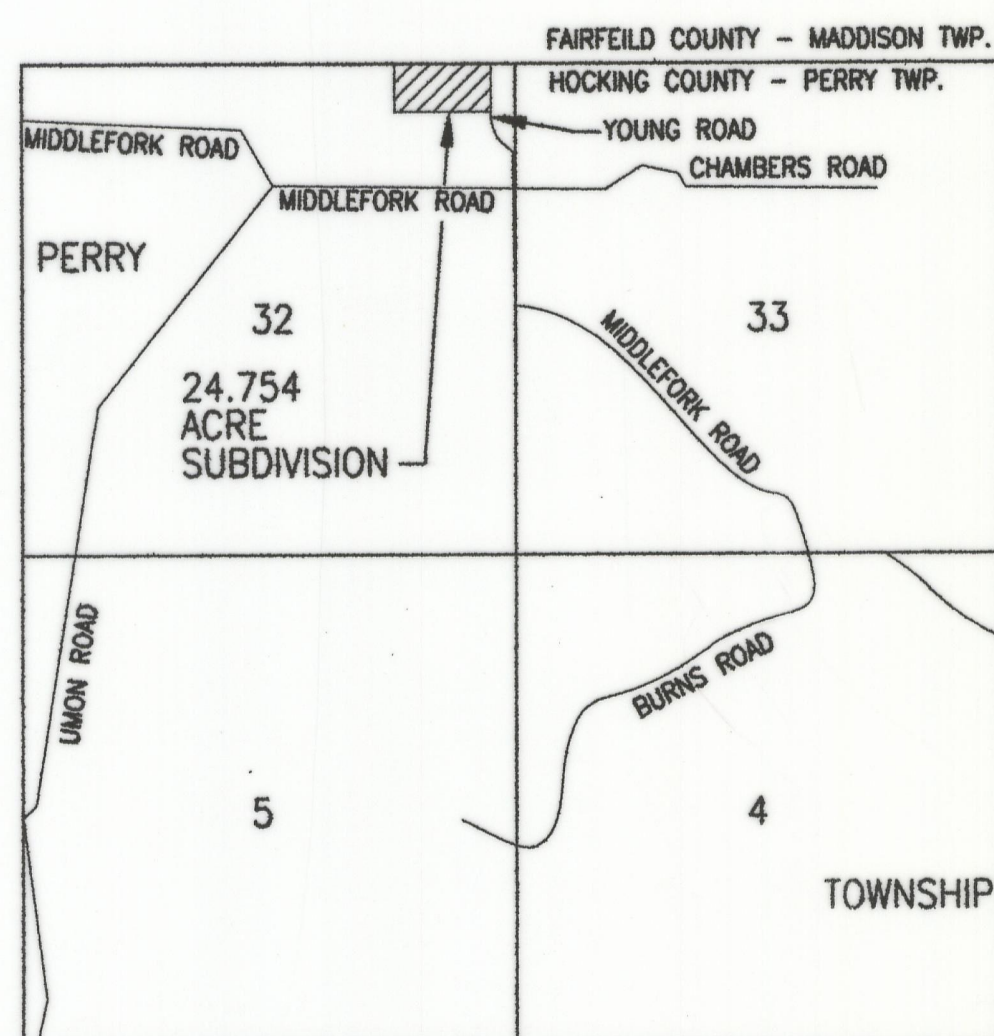
ACRES AT MIDDLEFORK SUBDIVISION PHASE 2 24.754 ACRE BOUNDARY SURVEY DESCRIPTION

RESTRICTIONS:

SITUATED IN PERRY TOWNSHIP, HOCKING COUNTY, OHIO; BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 13, RANGE 19; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON PIN SET IN 6" DIAMETER CONCRETE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32; THENCE WITH THE NORTH LINE OF SECTION 32 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 1191.41 FEET TO A RAILROAD SPIKE FOUND IN THE CENTER OF COUNTY ROAD 133, YOUNG ROAD AND PASSING A 5/8" IRON PIN SET AT A DISTANCE OF 782.34 FEET AND A 5/8" IRON PIN SET IN 6" DIAMETER CONCRETE AT A DISTANCE OF 1155.46 FEET;
THENCE LEAVING THE NORTH LINE OF SECTION 32 AND WITH THE CENTER OF SAID COUNTY ROAD 133 THE FOLLOWING FIVE BEARINGS AND DISTANCES:
1) SOUTH 34 DEGREES 08 MINUTES 53 SECONDS WEST A DISTANCE OF 82.44 FEET TO A MAG NAIL SET;
2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 352.25 FEET AND A CORD BEARING SOUTH 22 DEGREES 36 MINUTES 16 SECONDS WEST AT A DISTANCE OF 196.90 FEET TO A MAG NAIL SET;
3) CONTINUING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 352.25 FEET AND A CORD BEARING SOUTH 5 DEGREES 35 MINUTES 56 SECONDS WEST A DISTANCE OF 9.54 FEET TO A MAG NAIL SET;
4) SOUTH 3 DEGREES 40 MINUTES 06 SECONDS WEST A DISTANCE OF 460.96 FEET TO A PK NAIL FOUND AND PASSING A MAG NAIL SET AT A DISTANCE OF 241.00 FEET;
5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 482.50 FEET AND A CORD BEARING SOUTH 17 DEGREES 35 MINUTES 07 SECONDS EAST AT A DISTANCE OF 299.02 FEET TO A MAG NAIL FOUND AND PASSING A MAG NAIL SET ON SAID CURVE AT A CORD BEARING SOUTH 1 DEGREE 20 MINUTES 44 SECONDS EAST AT A DISTANCE OF 30.50 FEET;
THENCE LEAVING THE CENTER OF SAID COUNTY ROAD 133 NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST A DISTANCE OF 1130.37 FEET TO A 5/8" IRON PIN WITH 1-1/4" PLASTIC ID CAP STAMPED 6917 FOUND AND SET IN 6" DIAMETER CONCRETE, PASSING A 5/8" IRON PIN WITH 1-1/4" PLASTIC ID CAP STAMPED 6917 FOUND AND SET IN 6" DIAMETER CONCRETE AT A DISTANCE OF 36.41 FEET AND 5/8" IRON PINS WITH PLASTIC ID CAPS STAMPED 6917 FOUND AT DISTANCES OF 580.31 FEET AND 855.31 FEET;
THENCE NORTH 0 DEGREES 03 MINUTES 25 SECONDS EAST A DISTANCE OF 1003.70 FEET TO THE POINT OF BEGINNING, PASSING 5/8" IRON PINS SET AT DISTANCES OF 253.70 FEET, 503.70 FEET, AND 753.70 FEET, CONTAINING 24.754 ACRES MORE OR LESS, AND SUBJECT TO THE PUBLIC EASEMENT OF SAID COUNTY ROAD 133 AND ANY OTHER PUBLIC OR PRIVATE EASEMENTS OF RECORD.
THE ABOVE 24.754 ACRE SURVEY IS INTENDED TO DESCRIBE PART OF THE REMAINING 25.38 ACRE AS DEEDED TO DONALD MILLER, DEED REFERENCE VOLUME 211, PAGE 241, HOCKING COUNTY RECORDER'S OFFICE. THIS SURVEY WAS BASED UPON INFORMATION OBTAINED FROM TAX MAPS, DEED DESCRIPTIONS, PREVIOUS SURVEYS, EXISTING MONUMENTATION, AN EXISTING SUBDIVISION, AND AN EXISTING PUBLIC ROAD. THE REFERENCE BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 32 AS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST. BEARINGS ARE BASED UPON AN ASSUMED MERIDIAN AND ARE TO DENOTE ANGLES ONLY. ALL IRON PINS SET BY THIS SURVEY ARE 5/8" BY 30" AND ARE CAPPED BY A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED LPG-6344. THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY LARRY P. GERSTNER, OHIO REGISTERED SURVEYOR NO. 6344, ON MARCH 7, 2001.

FLOOD ZONE INFORMATION:

SUBJECT PROPERTY IS LOCATED WITHIN A NON FLOOD HAZARD AREA INDICATED AS ZONE 'X' F.E.M.A. COMMUNITY PANEL NUMBER 390272-0075 'C' EFFECTIVE DATE NOVEMBER 16TH 1990.



LOCATION MAP
1" = 2000'

- 1) THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL AN INSTRUMENT SIGNED BY THREE-QUARTERS (3/4) OF THE THEN OWNERS OF THE INDIVIDUAL LOTS OF ACRES AT MIDDLEFORK, PHASE 2 (EACH LOT RECEIVING ONE VOTE) AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR PART.
- 2) ALL SALES OF LOTS IN THIS SUBDIVISION SHALL BE MADE SUBJECT TO THE FOLLOWING RESTRICTIONS AS ARE APPLICABLE TO THE USE OF SAME.
- 3) RESTRICTIONS ARE MADE FOR THE BENEFIT OF ANY AND ALL PERSONS WHO MAY OWN PROPERTY, OR MAY HEREAFTER OWN PROPERTY IN ACRES AT MIDDLEFORK SUBDIVISION PHASE 2, AND SUCH PERSON(S) ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIONS.
- 4) FAILURE OF ANY PROPERTY OWNER TO ENFORCE ANY RESTRICTION HEREIN CONTAINED SHALL IN NO WAY BE DEEMED A WAIVER OF THE RIGHT TO LATER DO SO.
- 5) NO MORE THAN ONE SINGLE-FAMILY RESIDENTIAL DWELLING HOUSE SHALL BE ERRECTED ON ANY 1 LOT WITH A TOTAL LIVING SPACE OF ANY DWELLING HOUSE EXCLUDING GARAGE, PORCHES, BASEMENTS, AND BREEZEWAYS, WITH A MINIMUM SQUARE FOOTAGE AS FOLLOWS:

A.	RANCH	1,250 SQ. FT.
B.	ONE AND ONE HALF STORY	1,430 SQ. FT.
C.	BI-LEVEL	1,600 SQ. FT.
D.	SPLIT LEVEL	1,400 SQ. FT.
E.	A FRAME	1,250 SQ. FT.
F.	MANUFACTURED HOMES	1,512 SQ. FT. (MINIMUM WIDTH 28 FT./MAXIMUM LENGTH 56 FT.)

 MANUFACTURED HOMES MUST COMPLY WITH THE REGULATIONS FOR CONVERSION OF MANUFACTURED HOMES TO REAL ESTATE OF THE HOCKING COUNTY AUDITOR.
- 6) NO DWELLING IS TO BE OCCUPIED UNTIL COMPLETED, AND ALL FINAL INSPECTIONS ARE SATISFACTORILY COMPLETE.
- 7) NO STRUCTURE OF A TEMPORARY CHARACTER, MOBILE HOME, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR OTHER NON-DWELLING HOUSE SHALL BE USED ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENT.
- 8) LOTS MAY NOT BE DIVIDED INTO SMALLER LOTS.
- 9) NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN A SANITARY CONTAINER. ALL LOTS MUST BE MOWED AND MAINTAINED IN A NEAT AND ORDERLY APPEARANCE AT ALL TIMES.
- 10) NO OBNOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON THE PROPERTY; NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD, NO NON-OPERATING VEHICLES SHALL BE KEPT OR STORED OUTSIDE.
- 11) NO POULTRY OR SWINE OF ANY KIND SHALL BE RAISED, BRED, OR HOUSED ON ANY LOT. HORSES AND CATTLE ARE TO BE PERMITTED SO LONG AS THEY DO NOT CREATE OFFENSIVE ODOORS OR HEALTH VIOLATIONS AND ARE IN ACCORDANCE WITH TOWNSHIP AND COUNTY ZONING LAWS. IF SUCH ANIMALS ARE KEPT, THE PROPERTY MUST BE FENCED AT THE OWNERS OF SUCH ANIMALS EXPENSE AND OUTBUILDINGS PROVIDED FOR SHELTER.
- 12) PROPER DESIGN, LOCATION, AND INSTALLATION OF SEPTIC FACILITIES MUST BE UTILIZED AND BE COMPATIBLE WITH THE EXISTING SOIL TYPES. NO CONSTRUCTION, GRADING, OR OTHER IMPROVEMENTS SHALL BE MADE TO ANY LOT IF SUCH IMPROVEMENT WOULD INTERFERE OR OTHERWISE ALTER THE NATURAL OR GENERAL GRADING AND DRAINAGE OF THE SURROUNDING PROPERTY. ANY DRAIN TILES ARE FOR THE COMMON USE OF ALL ADJACENT PROPERTIES AND EACH PROPERTY OWNER SHALL MAINTAIN IN GOOD WORKING CONDITION THAT PORTION OF THE TILE THAT PASSES THROUGH THEIR LAND.
- 13) THERE SHALL BE NO PLANTING OF TREES, SHRUBS, ETC. OR BUILDING OF ANY STRUCTURE OR PLACEMENT OF ANY SIGNS THAT WOULD OBSTRUCT THE VIEW OF THE ROAD FOR SAFE ENTERING OR EXITING OF LOTS.
- 14) IN THE EVENT THAT ANY PERSON OR PERSONS VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS AND RESTRICTIONS HEREIN BEFORE ENUMERATED, THE GRANTOR OR ANY FUTURE GRANTEE OF THE GRANTOR SHALL HAVE THE RIGHT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST SUCH PERSON OR PERSONS, EITHER TO ENJOIN SUCH VIOLATION OR RECOVER DAMAGES FOR THE SAME. INVALIDATION OF ANY COVENANTS AND RESTRICTIONS HEREIN BEFORE ENUMERATED BY JUDGEMENT OR COURT ORDER SHALL NOT AFFECT THE VALIDITY OF THE REMAINING COVENANTS OR RESTRICTIONS NOT COVERED BY ANY SUCH JUDGEMENT OF COURT ORDER.

GENERAL NOTES:

- 1) DRIVEWAY APPROACHES AND CULVERTS ARE TO BE INSTALLED BY THE OWNER/DEVELOPERS PRIOR TO THE RECORDING OF MIDDLEFORK ACRES SUBDIVISION PHASE 2, AND ARE SUBJECT TO ALL APPROVAL AND PERMITTING PROCEDURES OF THE HOCKING COUNTY ENGINEER. CULVERTS MUST BE PROPERLY SIZED (12" MINIMUM DIAMETER AND AT LEAST 30 FEET LONG), THE MAXIMUM DRIVEWAY SLOPE IS 10%.
- 2) INDIVIDUAL SEWAGE DISPOSAL FACILITIES AND THEIR LOCATION, AS WELL AS THE LOCATION OF PRIVATE WATER WELLS, MUST BE APPROVED BY, AS WELL AS COMPLY WITH, HOCKING COUNTY HEALTH DEPARTMENT REGULATIONS.
- 3) THE DEVELOPER WILL INSURE THAT ELECTRICAL AND TELEPHONE SERVICE WILL BE PROVIDED IN THE SUBDIVISION. SERVICE IS NOW AVAILABLE ALONG YOUNG ROAD (CO. RD. #133).
- 4) ALL LOTS DEPICTED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSE ONLY.
- 5) UTILITY EASEMENTS ARE RESERVED 20.0 FEET IN WIDTH AROUND ALL PERIMETER LINES OF THE SUBDIVISION, 10.0 FEET IN WIDTH EITHER SIDE OF INTERIOR LOT LINES OR WITH PHASE 1 OF THIS SUBDIVISION AND 40.0 FEET IN WIDTH FROM THE ROAD CENTERLINE.
- 6) WATER BARS SHOULD BE INSTALLED ON ALL ROADWAYS ON SLOPED HILLSIDES.
- 7) VEGETATIVE COVER SHOULD BE LEFT ON SITE TO DISRUPT RAIN DROP IMPACT ON BARE, UNDISTURBED SOIL.
- 8) TEMPORARILY SEED AND MULCH ANY DENuded AREAS WITHIN 7 DAYS OF DISTURBANCE IF THE SITE IS TO REMAIN DORMANT FOR LONGER THAN FORTY-FIVE DAYS.
- 9) MAINTAIN SEDIMENT CONTROL PRACTICES UNTIL COMPLETION OF THE CONSTRUCTION PHASE.
- 10) THE AREA OF THIS SUBDIVISION IS UNZONED.
- 11) NO FUTURE DEVELOPMENT OF ANY REMAINING ACREAGE IS PROPOSED WITHIN A TWO YEAR PERIOD OF THIS PLAT.
- 12) 5/8" IRON PINS AND 5/8" IRON PINS IN CONCRETE ARE TO BE SET.
- 13) NO LOT SHALL BE GRADED TO CREATE ANY NEW SLOPE GREATER THAN 1 IN 5.

OWNER:
DONALD MILLER
12050 YOUNG ROAD, AMANDA, OHIO 43102

DEVELOPER:
DONALD MILLER
12050 YOUNG ROAD, AMANDA, OHIO 43102

ENGINEER/SURVEYOR:
LARRY P. GERSTNER, P.E., P.S.
9 EAST SECOND STREET, LOGAN, OHIO 43138

OWNER'S STATEMENT:

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF PERRY, AND BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32 CONTAINING 24.754 ACRES MORE OR LESS, BEING A PORTION OF THE PARCEL CONVEYED TO DONALD MILLER AS DESCRIBED AND RECORDED IN DEED VOLUME 211 PAGE 241 IN THE HOCKING COUNTY RECORDERS OFFICE. THE UNDERSIGNED DONALD MILLER HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "ACRES AT MIDDLEFORK - PHASE 2" A SUBDIVISION OF LOTS 17 THROUGH 20 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOR PUBLIC USE ADDITIONAL RIGHT-OF-WAY AS SHOWN THEREON. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THE LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE STATE OF OHIO AND COUNTY OF HOCKING FOR THE BENEFIT OF THEMSELVES AND ALL OF THE SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED AND ARE FOR PUBLIC UTILITY OR PRIVATE ACCESS PURPOSES.

IN WITNESS THEREOF: DONALD MILLER HAS HERETO
SET HIS HAND THIS 19th DAY OF April, 2001

WITNESS *Elaine D. Taylor* OWNER *Donald Miller*
DONALD MILLER

WITNESS *[Signature]*

STATE OF OHIO:
COUNTY OF HOCKING:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME DONALD MILLER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICE THIS 19th DAY OF April, 2001

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-01-03

APPROVALS:

MATHEMATICALLY APPROVED THIS 27th DAY OF JULY, 2001

APPROVED THIS 2nd DAY OF August, 2001 *Frank A. Plam*
COUNTY ENGINEER

APPROVED THIS 23rd DAY OF APRIL, 2001 *Gene Phillips, RS*
COUNTY SANITARIAN

APPROVED THIS 23rd DAY OF APRIL, 2004 *Greg Plam*
CHAIRMAN-REGIONAL PLANNING COMMISSION

APPROVED THIS 23rd DAY OF APRIL, 2001 *Ray Plam*
PRESIDENT, COUNTY COMMISSIONERS

Rosal Ann Plam
COUNTY COMMISSIONERS

Zed C. Hawk
COUNTY COMMISSIONERS

TRANSFERRED ON TAX DUPLICATE THIS 3rd DAY OF August, 2001 *Kenneth R. Wilson*
COUNTY AUDITOR

FILED FOR RECORD THIS 3rd DAY OF August, 2001 AT 1:15 P.M.
COUNTY AUDITOR

RECORDED THIS 3rd DAY OF August, 2001 IN PLAT CABINET 2 AT PAGE 71-72

FILE No. 04716 FEE 86.40
Donna R. Lease
COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE ABOVE DESCRIBED PREMISES ON MARCH 7, 2001 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Larry P. Gerstner
LARRY P. GERSTNER P.E., P.S. REGISTERED SURVEYOR No. 6344 DATE 4-17-01

LARRY P. GERSTNER
ENGINEERING & SURVEYING
9 EAST SECOND ST., LOGAN, OHIO 43138
(614) 365-4260

ACRES AT MIDDLEFORK - PHASE 2
HOCKING COUNTY, OHIO
DESCRIPTION AND LOCATION MAP

PREPARED FOR:
DONALD MILLER
12050 YOUNG ROAD
AMANDA, OHIO 43102

STATE OF OHIO
LARRY P. GERSTNER
S-6344
REGISTERED PROFESSIONAL SURVEYOR

Larry P. Gerstner
Larry P. Gerstner
Ohio P.E. #39713
Ohio P.S. #6344

REVISIONS
4/1/01
4/13/01

SCALE: AS NOTED

DESIGNED: LPG DRAWN: EMA, Jr. DATE: 3/25/01

SHEET

1/2