

CHESSEY ASBURY SUBDIVISION
21.497 ACRE BOUNDARY SURVEY DESCRIPTION

Situated in Starr Township, Hocking County, Ohio; being part of the South half of Section 2, Township 12, Range 16; and being more particularly described as follows:

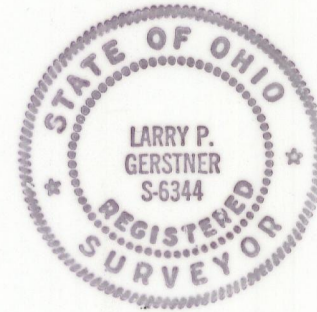
Beginning at a stone found at the Northwest corner of the South half of Section 2; thence leaving the West line of Section 2 South 84 degrees 38 minutes 51 seconds East a distance of 1258.61 feet to a point in the center of State Route 278 and passing 5/8" iron pins with 1-1/4" plastic ID caps stamped S-6461 found and reset in concrete at a distance of 4.15 feet and on the West right of way of State Route 278 at a distance of 1224.07 feet;

- thence with the center of State Route 278 the following six bearings and distances:
- 1) South 50 degrees 15 minutes 15 seconds West a distance of 457.41 feet to a point;
 - 2) With a curve to the left having a radius of 1041.74 feet and a chord bearing South 46 degree 18 minute 57 seconds West at a distance of 143.10 feet to a point;
 - 3) South 42 degrees 19 minutes 23 seconds West a distance of 231.75 feet to a point;
 - 4) With a curve to the left having a radius of 2864.79 feet and a chord bearing South 40 degrees 00 minutes 29 seconds West at a distance of 236.84 feet to a point;
 - 5) South 37 degrees 38 minutes 20 seconds West a distance of 448.76 feet to a point;
 - 6) With a curve to the left having a radius of 3819.83 feet and a chord bearing South 35 degrees 49 minutes 27 seconds West at a distance of 241.93 feet to a point;

thence leaving the center of State Route 278 North 76 degrees 16 minutes 09 seconds West a distance of 202.70 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped S-6461 found and reset in concrete on the West line of Section 2 and passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped S-6461 and reset in concrete on the West right of way of State Route 278 at a distance of 31.97 feet; thence with the West line of Section 2 North 5 degrees 08 minutes 46 seconds East a distance of 1370.39 feet to the point of beginning containing 21.497 acres more or less subject to the public easement of State Route 278 and any private easements of record.

The above 21.497 acre survey is intended to describe all of a 21.49 acre surveyed tract as deeded to William and Betty Jo Chesser, deed reference Volume OR33, Page 600, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the West line of Section 2 as North 5 degrees 08 minutes 46 seconds East. All iron pins set by this survey 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 February 13, 1996.

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 13th day of February, 1996; that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary lines of the premises except as shown hereon. Dimensions on curves are arc measurements. All permanent monumentation has been set.



Larry P. Gerstner
Larry P. Gerstner
Registered Surveyor No. 6344

CHESSEY ASBURY SUBDIVISION
.403 ACRE EASEMENT 'A' SURVEY DESCRIPTION

Situated in Starr Township, Hocking County, Ohio; being part of the South half of Section 2, Township 12, Range 16; being an easement for ingress and egress; and being more particularly described as follows:

Commencing for reference at a stone found at the Northwest corner of the South half of Section 2; thence with the West line of Section 2 South 5 degrees 08 minutes 46 seconds West a distance of 707.08 feet to a 5/8" iron pin set at the Southwest corner of Lot 4 and being the point of beginning of the surveyed easement to be described;

thence leaving the West line of Section 2 South 77 degrees 02 minutes 47 seconds East a distance of 138.67 feet to a 5/8" iron pin set;

thence South 80 degrees 47 minutes 23 seconds East a distance of 82.17 feet to a 5/8" iron pin set;

thence South 84 degrees 14 minutes 01 seconds East a distance of 220.81 feet to a point;

thence South 88 degrees 13 minutes 17 seconds East a distance of 80.39 feet to a point;

thence North 84 degrees 57 minutes 02 seconds East a distance of 74.41 feet to a point on the West right of way of State Route 278 from which a 5/8" iron pin set on the North line of Lot 4 bears North 39 degrees 45 minutes 26 seconds East at a distance of 18.15 feet;

thence with the West right of way of State Route 278 on a curve to the left having a radius of 2894.79 feet and a chord bearing South 39 degrees 09 minutes 48 seconds West at a distance of 41.86 feet to a 5/8" iron pin set on the South line of Lot 4;

thence leaving the West right of way of State Route 278 South 84 degrees 57 minutes 02 seconds West a distance of 47.02 feet to a point;

thence North 88 degrees 13 minutes 17 seconds West a distance of 83.23 feet to a point;

thence North 84 degrees 14 minutes 01 seconds West a distance of 222.76 feet to a point;

thence North 80 degrees 47 minutes 23 seconds West a distance of 84.05 feet to a point;

thence North 77 degrees 02 minutes 47 seconds West a distance of 135.54 feet to a point on the West line of Section 2 from which a 5/8" iron pin set bears South 5 degrees 08 minutes 46 seconds West at a distance of 32.43 feet;

thence with the West line of Section 2 North 5 degrees 08 minutes 46 seconds East a distance of 30.28 feet to the point of beginning containing .403 acres more or less subject to any other private easements of record.

The above .403 acre surveyed easement of ingress and egress designated for the use of Lots 3, 4, and 5 and for other possible private easements is intended to describe part of the 21.497 acre surveyed tract as deeded to William and Betty Jo Chesser, deed reference Volume OR33, Page 600, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the West line of Section 2 as North 5 degrees 08 minutes 46 seconds East. All iron pins set by this survey 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 February 13, 1996.



Larry P. Gerstner
Larry P. Gerstner
Registered Surveyor No. 6344

CHESSEY ASBURY SUBDIVISION
.063 ACRE EASEMENT 'B' SURVEY DESCRIPTION

Situated in Starr Township, Hocking County, Ohio; being part of the South half of Section 2, Township 12, Range 16; being an easement for ingress and egress; and being more particularly described as follows:

Commencing for reference at a stone found at the Northwest corner of the South half of Section 2; thence with the West line of Section 2 South 5 degrees 08 minutes 46 seconds West a distance of 707.08 feet to a 5/8" iron pin set; thence leaving the West line of Section 2 South 77 degrees 02 minutes 47 seconds East a distance of 138.67 feet to a 5/8" iron pin set; thence South 80 degrees 47 minutes 23 seconds East a distance of 82.17 feet to a 5/8" iron pin set; thence South 84 degrees 14 minutes 01 seconds East a distance of 20.83 feet to a point and being the point of beginning of the surveyed easement to be described;

thence North 45 degrees 50 minutes 04 seconds West a distance of 47.97 feet to a point;

thence North 33 degrees 56 minutes 54 seconds West a distance of 35.42 feet to a point;

thence North 11 degrees 50 minutes 19 seconds West a distance of 5.05 feet to a point on the South line of Lot 5, from which a 5/8" iron pin set bears North 81 degrees 43 minutes 25 seconds West at a distance of 19.75 feet;

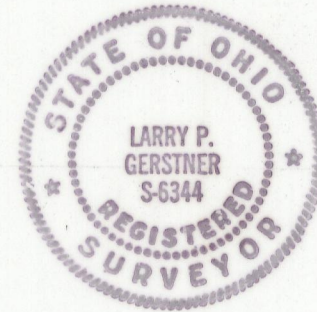
thence with the South line of Lot 5 South 81 degrees 43 minutes 25 seconds East a distance of 37.95 feet to a point from which a 5/8" iron pin set bears South 81 degrees 43 minutes 25 seconds East at a distance of 357.04 feet;

thence leaving the South line of Lot 5 South 33 degrees 56 minutes 54 seconds East a distance of 11.47 feet to a point;

thence South 45 degrees 50 minutes 04 seconds East a distance of 82.70 feet to a point;

thence North 84 degrees 14 minutes 01 seconds West at a distance of 48.30 to the point of beginning containing .063 acres more or less subject to any other private easements of record.

The above .063 acre surveyed easement of ingress and egress designated for use of Lot 5 is intended to describe part of the 21.49 acre surveyed tract as deeded to William and Betty Jo Chesser, deed reference Volume OR33, Page 600, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the West line of Section 2 as North 5 degrees 08 minutes 46 seconds East. All iron pins set by this survey 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 February 13, 1996.



Larry P. Gerstner
Larry P. Gerstner
Registered Surveyor No. 6344

RESTRICTIONS

- 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 two-thirds (2/3) of the then owners of the individual lots (each lot receiving one vote) agreeing to change said covenant 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 Chesser Asbury Subdivision and such persons 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 and garage shall be erected on any one lot. Provided, however, there may be erected one detached single story storage building or garage not to exceed eight hundred (800) square feet in area and to be maintained in an attractive condition.
- 6) No structure, even if placed on a permanent foundation, that has ever had wheels, a tongue, or steel undercarriage may be placed in this subdivision.
- 7) The total living space of any dwelling house excluding garage and porches shall not be less than one thousand two hundred (1200) square feet.
- 8) No structure; ie mobile home, double wide, trailer, basement, tent, shack, garage or other out building; shall be used on any lot at any time as a residence either temporarily or permanently.
- 9) Lots may not be divided into smaller lots.
- 10) No detached building may be located in front of the residence.
- 11) All lots shall be mowed at least twice each year.
- 12) Lots or any building erected thereon shall not at any time be used for the purpose of manufacture, repair, construction, or any other commercial activity or purpose.
- 13) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 14) No intoxicating liquors or beer shall be manufactured for sale, kept for sale, or sold on any lot.
- 15) No livestock or poultry shall be raised on any lot. Normal domestic household pet(s) may be kept.
- 16) No new or used building materials, motor vehicles, trailers, or other materials or products shall be stored outside of authorized structures.
- 17) No animals, including pets shall be raised for commercial purposes.
- 18) No noxious 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, including loud motorized vehicles; nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said property.
- 19) Seeding and/or sodding and adequate landscaping to be done not later than six (6) months after completion of dwelling.
- 20) Lots are not to be used for semi-trailer parking, repair, or storage.
- 21) Fires must be contained, enclosed and carefully supervised.
- 22) Use of fire arms within the boundaries of the Chesser Asbury Subdivision is not permitted.
- 23) Any vegetable garden shall be located behind the building setback line.
- 24) No commercial harvesting of trees is permissible.
- 25) No fence shall be built over six feet in height, and all fences shall be of an open ornamental nature.
- 26) Advertising signs other than house or lot for sale are prohibited.
- 27) Invalidation of any one of these restrictions by judgement or court order shall in no way affect any other provision which shall remain in full force and effect.

OWNER: William and Betty Jo Chesser, P.O. Box 182, Sugar Grove, Ohio 43155, 614-746-9969
DEVELOPER: William Chesser, P.O. Box 182, Sugar Grove, Ohio 43155, 614-746-9969
ENGINEER: Larry P. Gerstner-Engineering and Surveying (E-39713)
119 West Main Street, Logan, Ohio 43138, 614-385-4260
SURVEYOR: Larry P. Gerstner-Engineering and Surveying (S-6344)
119 West Main Street, Logan, Ohio 43138, 614-385-4260

OWNER'S STATEMENT: Situated in Starr Township, Hocking County, Ohio; being part of the South half of Section 2 and containing 21.497 acres; being the same tract as conveyed in Deed Book OR33, Page 600, as recorded in the Hocking County Recorder's Office.

The undersigned William Chesser and Betty Jo Chesser hereby certify that the attached plat correctly represents their CHESSEY ASBURY SUBDIVISION, a subdivision of lots 1 through 10 inclusive and do hereby accept this plat of the same and dedicate to the public all roads shown hereon and not heretofore dedicated. 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 William and Betty Jo Chesser have hereunto set their hands this 7th day of MARCH, 1996.

Witness: *Alex M. Pauluk* Owner: *William Chesser*
William K. Rose *Betty Jo Chesser*
William Chesser
Betty Jo Chesser

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came William Chesser and Betty Jo Chesser who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my office seal this 7th day of MARCH, 1996

William K. Rose *Hocking*
Notary Public County

My Commission Expires: MAY 20, 1998

APPROVALS:

Mathematically approved this 20th day of FEBRUARY 1996 *Audie D. Wyke*
County Mapping Department

Approved this 8th day of MARCH 1996 *William R. Shaw*
County Engineer

Approved this 8 day of MARCH 1996 *Kelly R. Montgomery, P.S.*
County Sanitarian

Approved this 12th day of MARCH 1996 *Larry Stamer*
Chairman - Regional Planning Comm.

Approved this 12th day of MARCH 1996 *Shirley R. Pratt*
President, County Commissioners

Gary Stamer
County Commissioner

Fred C. Hawk
County Commissioner

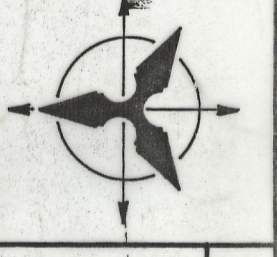
Transferred on tax duplicate this 12th day of MARCH 1996

Kenneth R. Wilson
County Auditor

Filed for record this 13 day of MARCH 1996 at 10:45 AM
Recorded this 13 day of MARCH 1996 in Plat Cabinet 8 at Page 4 & 5
File No. 12985 Fee \$75.90

Donna R. Beach, Jr.
County Recorder

LARRY P. GERSTNER
ENGINEERING & SURVEYING
119 West Main Street, Logan, Ohio 43138
(614) 385-4260



CHESSEY ASBURY SUBDIVISION
SITUATED IN STARR TOWNSHIP, HOCKING COUNTY, OHIO;
BEING PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 12, RANGE 16
DESCRIPTIONS & NOTES

REVISIONS
SHEET 2/2