SURVEY DESCRIPTION OF A 12.500 ACRE HONEY RUN SUBDIVISION

Situated in Washington Township, Hocking County, Ohio; being part of the Northwest quarter of Section 12, Township 13, Range 17; and being more particularly described as follows:

Beginning at a 5/8" iron pin set in concrete at the Southwest corner of Fractional Lot 1 of Section 12 from which the Northwest corner of Section 12 bears North 44 degrees 42 minutes 42 seconds **West** at a distance of 1847.94 feet;

thence South 89 degrees 06 minutes 51 seconds East a distance of 25.82 feet to a PK nail set in the center of said County Road 12;

thence with the center of said County Road 12 the following eleven bearings and distances:

1) South 30 degrees 46 minutes 54 seconds East a distance of 53.24 feet to a PK nail set;
2) South 28 degrees 15 minutes 40 seconds East a distance of 49.20 feet to a PK nail set;
3) South 23 degrees 13 minutes 54 seconds East a distance of 80.12 feet to a PK nail set;
4) South 18 degrees 50 minutes 23 seconds East a distance of 39.84 feet to a PK nail set;
5) South 17 degrees 18 minutes 54 seconds East a distance of 124.48 feet to a PK nail set and passing a MAG nail set at a distance of 92.97 feet;
6) South 17 degrees 59 minutes 17 seconds East a distance of 349.65 feet to a PK nail set and passing MAG nails set at distances of 143.56 feet and 324.68 feet;
7) South 17 degrees 37 minutes 27 seconds East a distance of 184.63 feet to a PK nail set and passing a MAG nail set at a distance of 164.31 feet;
8) South 16 degrees 07 minutes 37 seconds East a distance of 214.98 feet to a PK nail set, passing a PK nail set at a distance of 149.44 feet and passing a MAG nail set at a distance of 199.45 feet;
9) South 12 degrees 41 minutes 20 seconds East a distance of 125.00 feet to a PK nail set;
10) South 6 degrees 40 minutes 40 seconds East a distance of 103.82 feet to a PK nail set;
11) South 4 degrees 53 minutes 00 seconds East a distance of 56.20 feet to a PK nail set;

thence leaving the center of said County Road 12 North 84 degrees 55 minutes 51 seconds West a distance of 363.64 feet to a 5/8" iron pin set in concrete and passing a 5/8" iron pin set in concrete at a distance of 15.00 feet;

thence North 22 degrees 48 minutes 12 seconds West a distance of 613.71 feet to a 5/8" iron pin set and passing 5/8" iron pins set at distances of 167.50 feet, 377.76 feet, and 565.04 feet;

thence North 22 degrees 53 minutes 11 seconds West a distance of 530.99 feet to a 5/8" iron pin set in concrete and passing 5/8" iron pins set at distances of 133.11 feet and 308.83 feet;

thence North 59 degrees 00 minutes 45 seconds East a distance of 444.18 feet to the point of beginning, containing 12.500 acres more or less and subject to the public easement of said County Road 12 and any other public or private easements of record.

The above 12.500 acre survey is intended to describe part of the 24.978 acre tract as deeded to Jeffery and Jerry Stimmel, deed reference Volume OR151, Page 415, 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 12 as North 0 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey or previously set are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property description was written on April 28, 2000 from an actual survey by Larry P. Gerstner, Ohio Registered Surveyor No. 6344 on May 23, 1999.

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

Larry P. Gerstner, P.E., P.S.
Registered Surveyor No. 6344

FLOOD PLAIN CERTIFICATION:

This subdivision property is located totally in Flood Zone X which is outside the 100-year flood plain as per Community Panel Number 390272-0100C effective November 16, 1990.

Surveyor's Certification

I certify that all permanent markers and monuments called for have been or will be be set upon completion of site work.

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

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RESTRICTIONS

1) These restrictions apply to all lots.
2) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded. After which time said covenants shall automatically extend for successive periods of ten years unless an instrument signed by a majority of the owners of the lots has been recorded, which agrees to change such covenants in whole or in part.
3) All sales or leases of lots in this subdivision shall be made subject to the following restrictions as are applicable to the use of the same.
4) These restrictions are made for the benefit of any and all persons who now may own property or who may hereafter own property in Honey Fork Subdivision and such persons are specifically given the right to enforce these restrictions and reservations.
5) Failure by the grantors, their heirs or assigns, or any landowner to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
6) Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
7) No more than one single dwelling house and a private garage shall be erected on said premises. Provided, however; there may be erected one detached building of new material not to exceed the size of the home and must be of similar construction of the existing home and not over 1 story in height and such building along with the dwelling house shall be maintained in an attractive condition.
8) The ground floor area of any dwelling house, exclusive of open porches and garages, shall not be less than one thousand one hundred square feet for one story dwelling nor less than seven hundred fifty square feet per first floor for dwellings of more than one story.
9) No dwelling or building shall be permitted closer than the platted building front set back line nor closer than fifteen feet from any other lot line.
10) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement areas of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
11) No structure of a transient character; i.e., trailer, mobile home, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
12) A modular home on a permanent foundation may be used if written approval of the grantors herein is first obtained.
13) No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
14) Fires must be contained, enclosed, and carefully supervised. Use of fire arms on the premises is prohibited. The lot shall be kept clean and free of trash, garbage, and debris at all times. Advertising signs, other than for sale of lot, are prohibited.
15) No non-operable wrecked or junked cars shall be stored on any of said lots for a period in excess of fourteen days.
16) Oil and gas rights in and under said premises are reserved unto the grantors, their heirs and assigns.
17) Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
18) Unimproved premises shall be moved at least twice each summer. All weeds on improved premises shall be kept mowed.
19) No fence shall be built on said premises more than six feet in height, and shall be of an ornamental nature and open construction.
20.) The exterior construction of structures erected on the premises shall be completed within 24 months from the time construction is commenced.

GENERAL NOTES:

1) Driveway culverts when needed are to be installed by the owners/developers and are subject to all approval procedures of the Hocking County Engineer. Culverts where needed 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 locations, 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.
4) Utility easements are reserved 10.0' in width around all perimeter lines of the subdivision, 5.0' in width either side of interior lot lines.
5) Water bars should be installed on all roadways on sloped hillsides.
6) Vegetative cover should be left on site to disrupt rain drop impact on bare, disturbed soils. Trees to be left on site should be clearly marked to avoid damage from equipment during the site preparation, material delivery, and any and all phases of development. The root zone (which extends to just below the crown of the trees), should be flagged off or otherwise marked to keep the roots safe from excessive traffic or from digging.
7) Stockpile topsoil in separate piles from subsoil for later use to reestablish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
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) All property within Lots 1-6, inclusive of the Honey Run Subdivision is titled to Jeffrey and Jerry Stimmell by deed Volume OR151, Page 415.
12) Jeffrey and Jerry Stimmel own an additional 12.458 acres to the North as shown on this plat and which is intended to be developed as Phase Two.
13) No lot shall be graded to create any new slope greater than 1 in 5.

OWNERS: Jeffrey Stimmel and Jerry Stimmel
P.O. Box 737, Logan, Ohio 43138
DEVELOPER: Jeff Stimmel
P.O. Box 737, Logan, Ohio 43138
ENGINEER: Larry P. Gerstner, 9 East Second Street, Suite A, Logan, Ohio 43138, (614) 385-4260
SURVEYOR: Larry P. Gerstner, 9 East Second Street, Suite A, Logan, Ohio 43138, (614) 385-4260

OWNERS STATEMENT: Situated in Washington Township, Hocking County, Ohio; being part of the Northwest quarter of Section 12, Township 13, Range 17, containing 12.520 acres; being part of the same tract as conveyed in Official Record 151, Page 415, as recorded in the Hocking County Recorder's Office. The undersigned Jeffrey Stimmel and Jerry Stimmel hereby certify that the attached plat correctly represents **HONEY RUN SUBDIVISION**, a subdivision of lots 1 through 6 inclusive and do hereby accept this plat of the same and dedicate to public use all roads and public areas 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, Jeffrey Stimmel and Jerry Stimmel have hereunto set their hands this 14th day of June, 2000.

Witness: _____ Owner: _____
Jeff Stimmel

Curtis L. Hollard Owner: _____
Jerry Stimmel

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Jeffrey and Jerry Stimmel 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 seal this 14 day of June, 2000.

Deborah S. Morgan
Notary Public
My Commission Expires 5-31-2001

APPROVALS:

Mathematically approved this 19 day of JUNE 2000 _____
County Mapping Department

Approved this 19th day of June 2000 _____
County Engineer

Approved this 21 day of June 2000 _____
County Sanitarian

Approved this 20 day of June 2000 _____
Chairman-Regional Planning Comm.

Approved this 20 day of June 2000 _____
President, County Commissioners

_____
County Commissioner

_____
County Commissioner

Transferred on tax duplicate this 24th day of July 2000
_____
County Auditor

Filed for record this 8 day of AUGUST 2000 at 12:37 Pm
Recorded this 8 day of AUGUST 2000 in Plat Cabinet 2 at Page 50
File No. 4021 Fee 86.40
_____
County Recorder ph

LARRY P. GERSTNER
ENGINEERING & SURVEYING
9 East Second Street, Suite A, Logan, Ohio 43138
(740) 385-4260

HONEY RUN SUBDIVISION
GOAT RUN HONEY FORK ROAD
LOGAN, OHIO 43138

Restrictions & Approvals

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

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

REVISIONS
5-24-00
6-13-00
None

JOB NO.	DRAWN BY	DATE
1704	RAC	4-12-00

SHEET 2/2

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