

MOUNT WILLIAMS ESTATES

Located in the NORTHEAST QUARTER of the SOUTHWEST QUARTER of SECTION 22, GOOD HOPE TOWNSHIP, T-13, R-18, HOCKING COUNTY, OHIO

Situated in the State of Ohio, County of Hocking, Township of Good Hope, and being the northeast quarter of the southwest quarter of Section 22, Township 13, Range 18 as conveyed to George Williams (hereinafter referred to as "Grantor") in Deed Volume 151, Page 146, all records of the Recorder's Office, Hocking County, Ohio and being more particularly described as follows:

BEGINNING at an iron pin found, said iron pin being the northwest corner of the northeast quarter of the southwest quarter of Section 22, Township 13, Range 18 and in the center of Buena Vista Road (County Road 34);

Thence N 88° 56' 00" E along the north line of the northeast quarter of the southwest quarter of Section 22 and the center of Buena Vista Road a distance of 100.02 feet to a "P.K." nail found;

Thence S 89° 18' 08" E continuing along the north line of the northeast quarter of the southwest quarter of Section 22 and the center of Buena Vista Road a distance of 382.67 feet to a point, said point being the southwesterly corner of the Buena Vista de la Sierra Subdivision;

Thence N 89° 50' 26" E continuing along the north line of the northeast quarter of the southwest quarter of Section 22 and the center of Buena Vista Road a distance of 119.29 feet to a point, said point being the point of curvature of Buena Vista Road;

Thence leaving the center of Buena Vista Road and continuing N 89° 50' 26" E along the north line of the northeast quarter of the southwest quarter of Section 22 a distance of 750.46 feet to an iron pin found, said iron pin being the northeast corner of the northeast quarter of the southwest quarter of Section 22;

Thence with the east line of the northeast quarter of the southwest quarter of Section 22 the following three (3) courses:

- 1) S 1° 29' 41" E a distance of 474.84 feet to an iron pin found;
- 2) S 0° 36' 29" W a distance of 387.52 feet to an iron pin found in the center of Buena Vista Road;
- 3) S 0° 27' 57" E a distance of 490.40 feet to an iron pin set (passing an iron pin found at 17.66 feet, an iron pin found at 386.90 feet and an iron pin found at 469.34 feet), said iron pin being the southeast corner of the northeast quarter of the southwest quarter of Section 22;

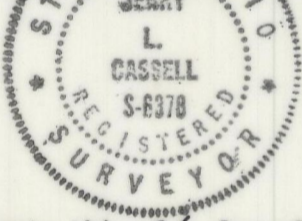
Thence S 89° 54' 00" W along the south line of the northeast quarter of the southwest quarter of Section 22 a distance of 1323.77 feet to an iron pin found, said iron pin being the southwest corner of the northeast quarter of the southwest quarter of Section 22;

Thence N 1° 43' 40" W along the west line of the northeast quarter of the southwest quarter of Section 22 a distance of 1355.87 feet to the point of beginning, containing 41.6466 acres, more or less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the west line of the northeast quarter of the southwest quarter of Section 22, Township 13, Range 18 as being N 1° 43' 40" W.

All iron pins set are 3/4 inch diameter iron pipe with plastic identification caps unless stated otherwise.

SURVEYORS STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 13th day of June, 1990; 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 line of the premises except as shown hereon. Dimensions on curves are chord measurements.



Jerry L. Cassell
Jerry L. Cassell, Registered Sur. No. 6378

Transferred on tax duplicate this 26 day of Feb., 1990.

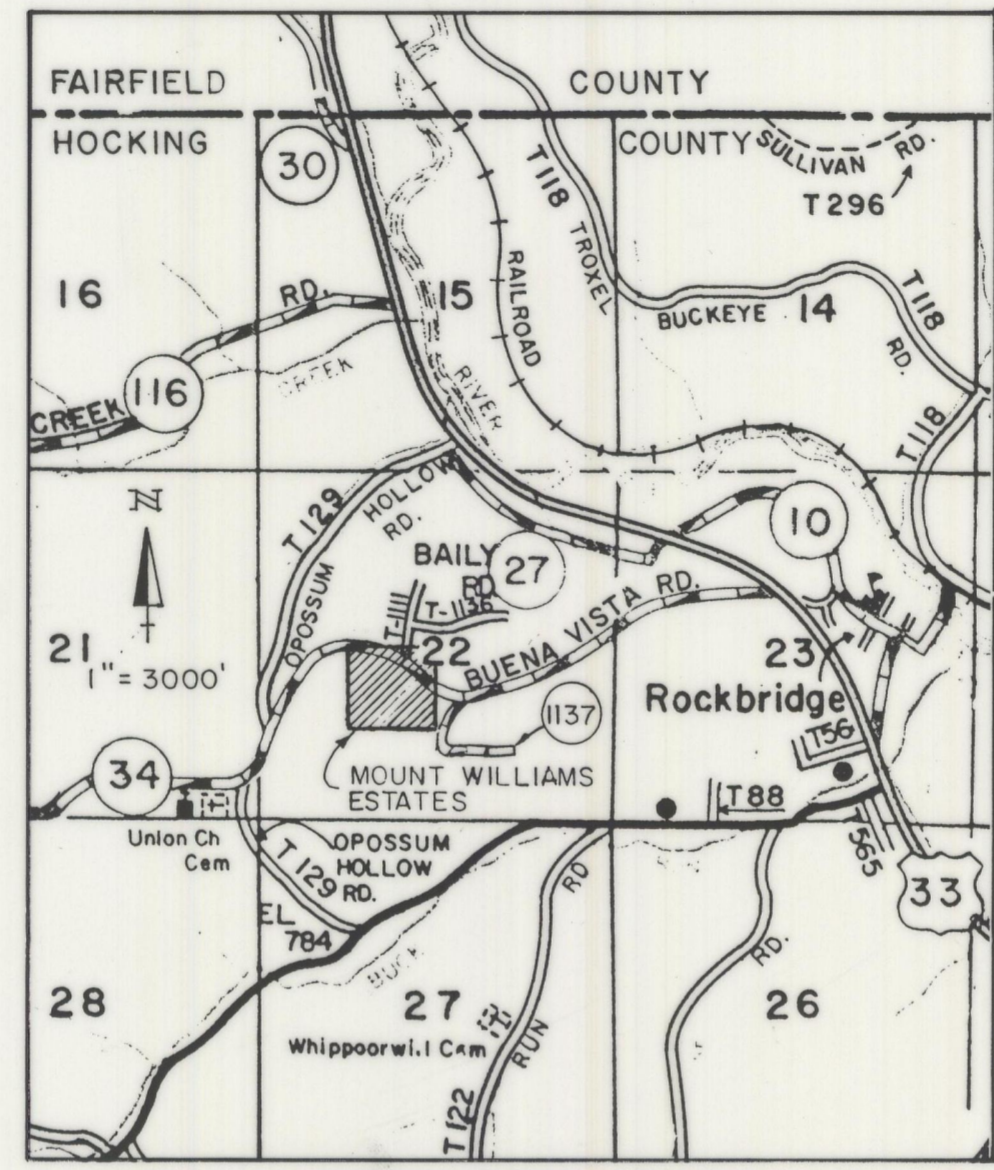
Leonard A. Myron
County Auditor

Filed for record this 28th day of February, 1990 at 1:45 P.M.

Recorded this 28th day of February, 1990 in Plat Book 1 Page 167 & 168

File No. 80320 Fee \$37.40

Donna R. Leach
County Recorder



VICINITY MAP

LEGEND

- IRON PIN SET W/ I.D. CAP
- IRON PIN FOUND
- △ "P.K." NAIL FOUND
- ROAD CENTERLINE & PROPERTY LINE
- - - BUILDING SETBACK LINE (30')
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- PERMANENT CONC. MONUMENT SET

OWNER: George Williams, 775 Cherokee Drive, Lancaster, Ohio 43130
DEVELOPER: George Williams, 775 Cherokee Drive, Lancaster, Ohio 43130
SURVEYOR: Jerry L. Cassell, 20525 Buena Vista Road, Rockbridge, Ohio 43149

OWNERS STATEMENT:
Situated in Section 22 of Good Hope Township, Hocking County, Ohio;
Being the northeast quarter of the southwest quarter of Section 22, Township 13, Range 18 and containing 41.6466 acres; and being the same tract as conveyed to George Williams and described in the deed recorded in Deed Book 151, Page 146 as recorded in the Hocking County Recorder's Office.

The undersigned George Williams hereby certifies that the attached plat correctly represents his Mount Williams Estates, a subdivision of lots 1 to 16 inclusive and do hereby accept this plat of same and dedicate to public use all roads and public areas shown herein and not heretofore dedicated. The undersigned further agree that any use or improvements made on 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 other subsequent owners or assigners taking title from, under or through the undersigned.

Easements are reserved where indicated and are for public utility purposes.

IN WITNESS THEREOF George Williams has hereunto set his hand this 27

day of Feb. 1990.
Witness Andy S. Wolfe Owner George Williams
Robert E. Stauder

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came George Williams 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 February 27, 1990

Rare Walker Notary Public Hocking County

My Commission Expires April 26, 1993

- APPROVALS:
- Approved this 26 day of Feb. 1990 William R. Shaw County Engineer
 - Approved this 27 day of Feb. 1990 Michael W. Moore, Esq. County Sanitarian
 - Approved this 26 day of Feb. 1990 Carl W. Risch Chairman Regional Planning Commission

Approved this 27 day of Feb. 1990 (Approval of this plat for recording does not constitute an acceptance of the dedication of any public road.) This approval expires the day of 19__.

Carl W. Risch President
Robert E. Stauder
Roni E. Stauder County Commissioners

90733 - 5/16/92 - Amendment to Restriction - Am & Misc V. 6 P. 550

1. No present or future owners of all or any part of said lot shall occupy any garage or any unfinished building or dwelling house whether for temporary or permanent residence.
2. The lot heretofore described shall be used for private residence purposes only and when so used, no building except one single private dwelling house or garage for personal vehicles, and one building for livestock shall be erected or maintained thereon.
3. No house or building or structure, except fence, shall be erected in said addition nearer than fifteen (15) feet to the side lines, nor nearer than one hundred twenty-five (125) feet from the center of the street or public highway. Fences shall not exceed six (6) feet in height and barbed wire fences are prohibited. No fence of solid construction shall be permitted.
4. No nuisance of any character shall be committed, suffered or maintained on said premises, or any part thereof; said lot shall be graded and landscaped promptly on completion of such dwelling house, and shall thereafter be maintained neatly.
5. No ranch style dwelling house shall be erected in said addition in which the floor area, exclusive of the garages, breezeways and porches shall be less than one thousand five hundred (1,500) square feet. No two-story dwelling house shall be erected in said addition in which the first floor area, exclusive of the garages, breezeways and porches, shall be less than nine hundred (900) square feet. No split level, split foyer, raised ranch or story and one-half dwelling house shall be erected in said addition in which the area contained within the foundation, exclusive of the garages, breezeways and porches, shall be less than twelve hundred (1200) square feet.
6. No dwelling house shall be erected on said lot which shall not be in keeping with other existing houses in said addition. No trailer shall be erected or maintained on said lot. Any home shall have a roof pitch of at least 4-12. No modulars.
7. The owner or builder shall furnish and construct approved drainage structures of not less than twelve (12) inches in diameter under all drives, lanes, or property entrances.
8. The invalidity of any provisions, requirements, terms, conditions, restrictions, agreements, covenants, obligations or charge or any part thereof, shall not affect those remaining or the parts thereof.
9. Failure by the grantors, however long continued (except in case of specific waiver thereof) to object to any breach of or to enforce any provision whatever which is contained herein be deemed a waiver of a right to do so thereafter, as to the same breach, or as to the one occurring prior or subsequent thereto.
10. The retention of any vehicle not bearing a current license parked on the premises for a period in excess of sixty (60) days is not permitted. Overnight parking of tractor trailers on the premises or in the street or highway is not permitted.
11. The construction of the dwelling house shall be completed within one (1) year from the date of beginning construction.
12. Said premises shall be maintained reasonably neat and trim at all times and shall be free of visible debris, junk, litter, or stored commercial material of any kind. No weeds, underbrush or unsightly matter or object of any kind shall be placed or suffered to remain upon any part of any tract. Garbage, trash or other waste shall be kept in sanitary containers. Trash for collection may be placed at the road right of way line on regular collection days for a period not to exceed twelve (12) hours prior to pickup. Incinerators or similar equipment for the collection or disposal of waste material shall be maintained in an orderly and sanitary condition so that no tract shall have the appearance of a dumping ground.
13. No chickens and other fowl or livestock of any kind shall be kept or harbored on the land hereby conveyed.
14. NOTE: The above deed restrictions shall be applicable to this parcel and shall also be attached to or specifically referred to in any further subdivision of this parcel.