

THE RESERVE AT BIG PINE

LEGAL DESCRIPTION THE RESERVE AT BIG PINE

Situated in the State of Ohio, County of Hocking, Township of Falls and being all of a 52.346 acre parcel of land (52.3261 Acres by this survey) conveyed to Crouthamel Ventures, LLC, (hereinafter referred to as "Grantor") in Official Record 757, Page 357 and located in the Southeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter and the Northeast Quarter of the Southeast quarter of Section 31, Township 14N Range 17W, Congress Lands East of the Scioto River and being more particularly described as follows:

Commencing for reference at a stone found at the Northeast corner of the South Half of the Northeast Quarter of Section 31, said stone being described as a Quarter Quarter corner in a survey by Seymour and Associates dated May 30, 2004 and on file in the Hocking County Mapping Department in Falls 31, Page 51;

Thence N 85° 24'46"W along the Southerly property line of a parcel of land conveyed to Wagner-Rabold Starlight Lake, LLC in Official Record 577, Page 212 and the Northerly property line of a parcel of land conveyed to Larkspur Homes, LLC in Official Record 732, Page 500 a distance of 1127.69 feet to an iron pin set, said iron pin being the Grantor's Northeasterly property corner, on the Southerly property line of the aforementioned Wagner-Rabold Starlight Lake parcel, the Northwesterly property corner of the aforementioned Larkspur Homes parcel and the TRUE POINT OF BEGINNING for the parcel herein described

Thence S 04° 28'32"W along a property line of the Grantor and the Westerly property line of aforementioned Larkspur Homes parcel a distance of 287.20 feet to an iron pin set, said iron pin being a property corner of the Grantor and the Southwesterly property corner of the aforementioned Larkspur Homes parcel;

Thence S 85° 29'14"E along the Northerly property corner of the Grantor and the Southerly property line of the aforementioned Larkspur Homes parcel a distance of 528.00 feet to an iron pin set, said iron pin being the grantor's Eastern most property corner, the Southeasterly property corner of the aforementioned Larkspur Homes parcel and on the Westerly right of way line of Big Pine Road (Township Road 11) having a right of way width of 40 feet;

Thence along the Grantor's Easterly property line and the Westerly right of way line of Big Pine Road the following twelve (12) courses:

- 1) S 53° 11'56"W a distance of 101.51 feet to an iron pin set;
- 2) S 43° 47'32"W a distance of 145.19 feet to an iron pin set;
- 3) S 43° 47'32"W a distance of 70.97 feet to an iron pin set;
- 4) S 43° 47'32"W a distance of 173.68 feet to an iron pin set;
- 5) S 35° 22'51"W a distance of 108.49 feet to an iron pin set;
- 6) S 19° 31'02"W a distance of 175.71 feet to an iron pin set;
- 7) S 26° 34'48"W a distance of 480.76 feet to a 5/8 inch iron pin found;
- 8) S 26° 56'48"W a distance of 81.33 feet to a 5/8 inch iron pin found;
- 9) S 31° 08'39"W a distance of 54.62 feet to a 5/8 inch iron pin found;
- 10) S 38° 02'42"W a distance of 41.71 feet to a 5/8 inch iron pin found;
- 11) S 47° 15'42"W a distance of 39.78 feet to a 5/8 inch iron pin found;
- 12) S 56° 30'10"W a distance of 35.92 feet to a 5/8 inch iron pin found;
- 13) S 64° 55'33"W a distance of 8.32 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Southern most property corner and on the Easterly property line of a parcel of land conveyed to Carl Falter in Official Record 391, Page 409 and Official Record 374, Page 68;

Thence N 04° 30'12"E along a property line of the Grantor and the Easterly property line of the aforementioned Falter parcel a distance of 244.97 feet to a 5/8 inch iron pin found, said iron pin being a property corner of the Grantor and the Northeasterly property corner of the aforementioned Falter parcel;

Thence N 85° 26'49"W along the Grantor's Southerly property line and the Northerly property line of the aforementioned Falter parcel a distance of 1342.52 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Southwesterly property corner and a property corner of the aforementioned Falter parcel;

Thence N 04° 46'02"E along the Grantor's Westerly property line, the Easterly property line of the aforementioned Falter parcel and the Easterly property line of a parcel of land conveyed to Jason and Justin White in Official Record 575, Page 10 a distance of 1334.68 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Northwesterly property corner and the Southwesterly property corner of a parcel of land conveyed to Mark D. Bussart in Official Record 741, Page 367;

Thence S 85° 24'46"E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Bussart parcel a distance of 1554.37 feet to the point of beginning, containing 52.3261 Acres, more or less, and subject to all legal easements and rights of way of record.

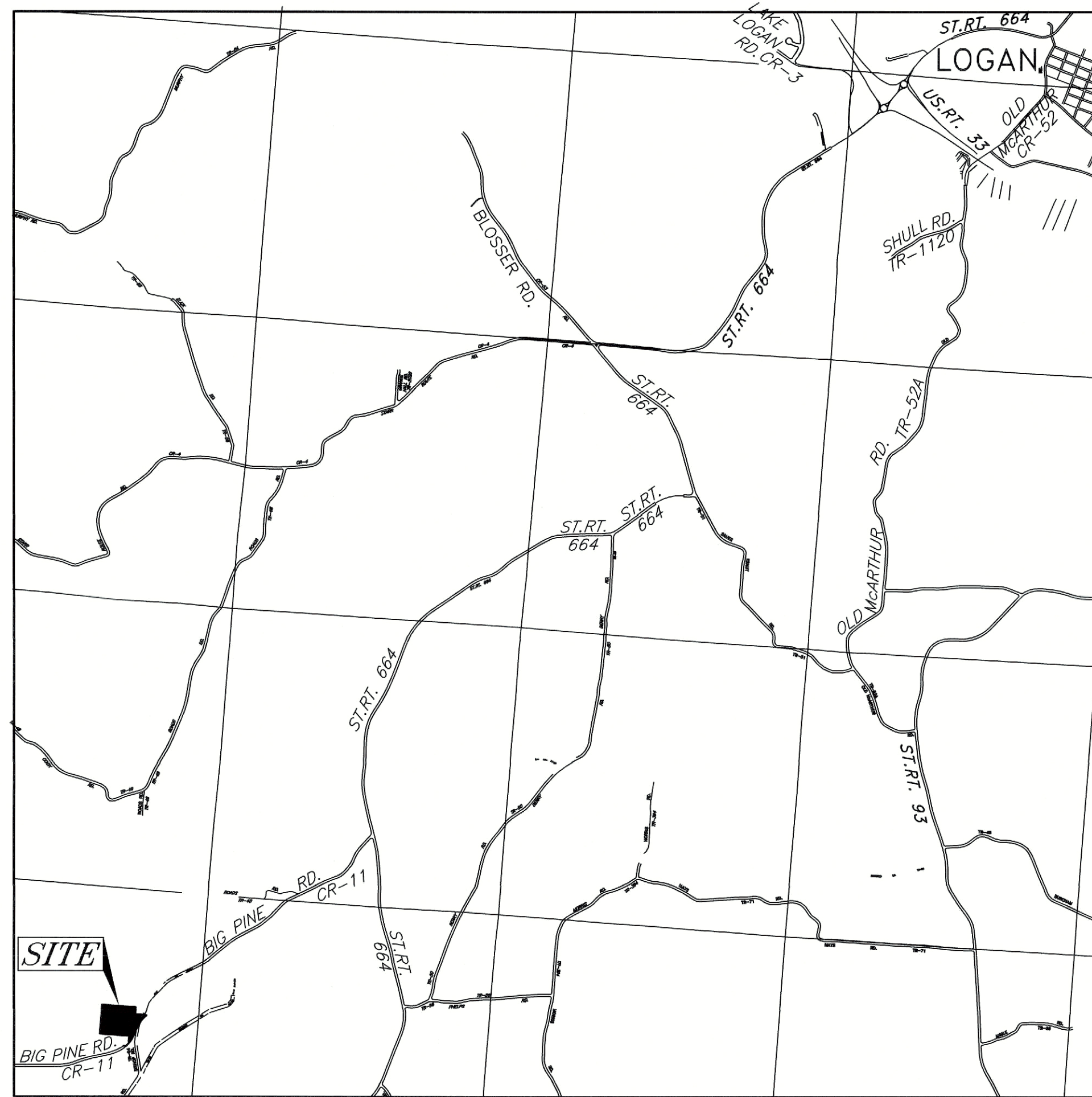
All iron pins set are 5/8-inch iron pins 30" in length with 1 1/4-inch identification caps inscribed "DTK SITE SOLUTIONS."

All iron pins found are 5/8-inch iron pins with 1 1/4-inch identification caps inscribed "SEYMOUR & ASSOC."

Unless otherwise noted, all found monuments are in good condition and straight.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007). Said bearings originated from ODOT CORS VRS network, the Southerly property line of the Grantor having a bearing of N 85° 26' 49" W, is designated the "basis of bearing" for this survey.

This description was prepared on October 17, 2023, by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 for DTK Site Solutions, Ltd and is based on an actual field survey of the premises in September of 2023 and existing public records.



LOCATION MAP
Scale: 1"=100'

OWNER'S STATEMENT:

OWNER: Crouthamel Ventures, LLC, 7291 Harvest Point Circle, Powell, Ohio 43065
PROPERTY ADDRESS: 28862 Big Pine Rd., Logan, Ohio 43138
DEVELOPER: Same

SURVEYOR: DTK Site Solutions, Ltd, 4315 Professional Pkwy, Groveport, Ohio 43125

Situated in the State of Ohio, County of Hocking, Township of Falls and being all of a parcel of land conveyed to Crouthamel Ventures, LLC in Official Record 757, Page 357 and located in the Northeast quarter and the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 31, Township 14, Range 17, Congress Lands East of the Scioto River.

The undersigned, Ryan Crouthamel, does hereby certify that the plat correctly represents "The Reserve at Big Pine" and its roadways and does hereby accept this plat of same. All roads are dedicated for public use.

The undersigned further agrees that any use or improvements made on the land shall be in conformity with all existing valid zoning, platting, health or other lawful regulations of the State of Ohio and County of Hocking for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Ryan Crouthamel hereunto set his hand this 15th day of MAY 2024.

[Signature] Ryan Crouthamel
Owner
Printed Name
Witnesses: *[Signature]* Robert Reider, *[Signature]* Steven Hanby
Printed Name
Witnesses: *[Signature]* Steven Hanby
Printed Name

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came Ryan Crouthamel, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal this 15th day of May 2024.

[Signature] Franklin
Notary Public
My Commission Expires 5-2-2027

Deed Restrictions for the Reserve at Big Pine

Now comes Crouthamel Ventures LLC, and does hereby publish, declare and establish the following restrictive use covenants for the purpose of carrying out the plan of development which are to run with the land and be binding upon Crouthamel Ventures LLC, its successors and assigns, all subsequent grantees and all persons claim under them. These covenants shall apply to lots 1 through 10 of the subdivision "The Reserve at Big Pine", as delineated on the plat.

1. The following restrictions shall be perpetual and shall apply to and be forever binding upon the grantees, their heirs, executors, administrators and assigns, and are imposed upon the real estate as an obligation or charge against the same of the benefit of the grantor's, their heirs, and assigns; as a general plan for the benefit of the subdivision and all owners of the lots therein.
2. These restrictions shall only be amended, in whole or in part, by the grantor up until the point in time when the grantor has sold, conveyed, transferred, or assigned the last lot of the entire subdivision. After such time all lots have been sold, conveyed, transferred, or assigned, and amendment changing any or all of the covenants found herein shall be effective and enforceable if evidenced by an instrument signed by seven of the ten lot owners.
3. All sales and leases of lots enumerated above in this subdivision shall be made subject to like instructions as to the use of the same.
4. Failure by the grantor's, 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 so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
5. Building setbacks shall be such that no structure shall be built less than 100 feet from Ellis Lane.
6. Utility easements shall be enforced as set forth on the recorded plat. The utility easements are for the benefit of all owners of the lots in the subdivision. No buildings or other obstructions shall be placed upon any of the utility easements.
7. All lots in this subdivision shall be used exclusively for residential purposes. The use for short-term residential rental purposes may be permitted for all lots. No other businesses or other commercial enterprises may be conducted on the premises.
8. Any additional structures built on the premises shall be no greater than 3,000 SF.
9. Lots may not be divided into smaller lots.
10. Excluding the primary structure built by the Grantor, Crouthamel Ventures LLC, and the Developer, Six10 Development LLC, no additional structures, except for a driveway for ingress and egress, shall be constructed closer than 50 feet from a boundary line of an adjacent lot of this subdivision (The Reserve at Big Pine).
11. Should Hocking County amend any zoning laws in the future, these restrictions may be grandfathered in.
12. No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except that dogs and cats may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
13. No structure of a transient character, i.e. trailer, mobile home, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
14. Fires must be contained, enclosed, and carefully supervised.
15. Use of firearms on the premises is prohibited.
16. The lot shall be kept clean and free of trash, garbage, and debris at all times.
17. Billboards, advertising signs, and unsightly objects other than "for sale" signs pertaining to a sale of the lot, are prohibited.
18. No non-operable, wrecked, or junked vehicle shall be stored on any of said lots for a period of greater than fourteen days.
19. Oil and gas rights in and under said premises are reserved unto the grantors, their heirs, and assigns.
20. 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.

Notes:

- Setback Lines:
30 feet front and rear lot lines
8 feet side lot lines
- Utility Easements:
6 feet on side lot lines
12 feet on rear lot lines

I hereby certify that this plat was prepared from an actual field survey of the premises in Sept. of 2023 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 6th day of March, 2024.

[Signature] Jerry L. Cassell
Ohio Professional Surveyor No. 6378

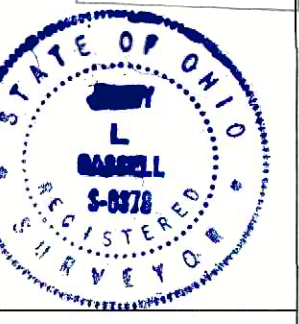
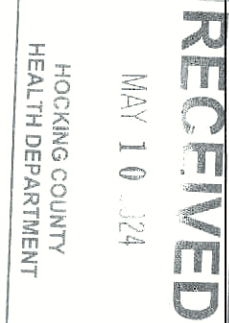
APPROVALS:

- Approved this 23rd day of APRIL 2024
[Signature] County Engineer
- Approved this 25th day of APRIL 2024
[Signature] County Planner
- Approved this 13th day of MAY 2024
[Signature] Health Department
- Approved this 16th day of MAY 2024
[Signature] Chairman of the Planning Commission
- Approved this 16th day of MAY 2024
[Signature] County Commissioners

TRANSFER AND RECORDING:

HOCKING COUNTY AUDITOR
Transferred on tax duplicate this 17th day of May, 2024
[Signature] County Auditor

HOCKING COUNTY RECORDER
Filed for record this 17th day of May, 2024 at 9:03 A.M.
Recorded this 17th day of May, 2024 in Plat Cab. 3, Pg. 17478
File No. 60841557 Fee \$172.80
[Signature] County Recorder



PLAT OF SURVEY

Situated in the State of Ohio, County of Hocking, Township of Falls and being all of a parcel of land conveyed to Crouthamel Ventures, LLC in Official Record 757, Page 357 and located in the Southeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 31, Township 14N, Range 17W, Congress Lands East of the Scioto River.

FOR: Ryan Crouthamel BY: Jerry L. Cassell, P.S.
DATE: April 12, 2024 PROJ. NO.: 1928 DTK
REV:
REV:

DTK SITE SOLUTIONS
4315 PROFESSIONAL PKWY
GROVEPORT, OH 43125
(614)567-6144