

**ROCKY FORK SUBDIVISION 56.087 ACRE BOUNDARY
SURVEY DESCRIPTION**

Situated in Laurel Township, Hocking County, Ohio; being part of the West half of Section 24, Township 12, Range 18; and being more particularly described as follows:
Beginning at a concrete monument found at the Southwest corner of the East half of the Southwest quarter of the Northwest quarter of Section 24; thence North 9 degrees 31 minutes 06 seconds East a distance of 841.87 feet to a 5/8" iron pin set, (to be set in concrete) passing 5/8" 5/8" iron pins set at distances of 214.78 feet and 427.33 feet, and from which a damaged 5/8" iron pin found bears North 83 degrees 01 minute 05 seconds West at a distance of 5.79 feet;
thence South 83 degrees 01 minute 05 seconds East a distance of 153.35 feet to a PK nail set in the center of Township Road 232, Rocky Fork Road, and passing a 1/2" iron pin found at a distance of 133.35 feet;
thence with the center of said Township Road 232 the following two bearings and distances:
1) North 10 degrees 23 minutes 29 seconds West a distance of 92.40 feet to a PK nail set and passing a PK nail set at a distance of 62.40 feet;
2) North 14 degrees 48 minutes 21 seconds East a distance of 216.76 feet to a PK nail set previously set;
thence leaving the center of said Township Road 232 South 64 degrees 49 minutes 37 seconds East a distance of 256.13 feet to a 5/8" iron pin previously set and passing a 5/8" iron pin previously set at a distance of 30.00 feet;
thence South 84 degrees 06 minutes 19 seconds East a distance of 308.92 feet to a 5/8" iron pin previously set (to be set in concrete);
thence South 9 degrees 42 minutes 44 seconds west a distance of 106.88 feet to a 1/2" iron pin with 1-1/4" plastic ID cap stamped MPB6803 found and passing a 5/8" iron pin set at a distance of 84.11 feet;
thence South 10 degrees 07 minutes 04 seconds West a distance of 1637.73 feet to a 1/2" iron pin with 1-1/4" plastic ID cap stamped MPB6803 found (to be replaced with a 5/8" iron pin to be set in concrete) and passing 5/8" iron pins set at distances of 88.49 feet, 262.95 feet, 661.47 feet, 952.61 feet, 1206.58 feet, and 1448.78 feet;
thence South 79 degrees 48 minutes 19 seconds East a distance of 1389.93 feet to a 1/2" iron pin with 1-1/4" plastic ID cap stamped MPB6803 found (to be replaced with a 5/8" iron pin to be set in concrete) and passing a 5/8" iron pin set at a distance of 593.58 feet;
thence South 10 degrees 13 minutes 08 seconds West a distance of 1020.14 feet to a 3/4" OD iron pipe found, passing 5/8" iron pins set at distances of 198.32 feet and 589.95 feet, and from which a 1-1/2" OD iron pipe found bears North 18 degrees 58 minutes 24 seconds West at a distance of .43 feet;
thence North 82 degrees 15 minutes 32 seconds West a distance of 1146.78 feet to a PK nail set in the center of said Township Road 232 and passing a 5/8" iron pin set at a distance of 1010.94 feet and a 1/2" iron pin with 1-1/4" plastic ID cap stamped MPB6803 found (to be replaced with a 5/8" iron pin set in concrete) at a distance of 1130.41 feet;
thence with the center of said Township Road the following thirteen bearings and distances:
1) North 7 degrees 19 minutes 12 seconds West a distance of 534.05 feet to a PK nail set and passing PK nails set at distances of 165.00 feet and 462.51 feet;
2) North 8 degrees 45 minutes 08 seconds West a distance of 136.81 feet to a PK nail set;
3) North 27 degrees 36 minutes 41 seconds West a distance of 32.53 feet to a PK nail set;
4) North 48 degrees 05 minutes 32 seconds West a distance of 29.54 feet to a PK nail set;
5) North 67 degrees 35 minutes 24 seconds West a distance of 35.15 feet to a PK nail set;
6) North 78 degrees 09 minutes 06 seconds West a distance of 57.95 feet to a PK nail set;
7) North 82 degrees 47 minutes 28 seconds West a distance of 153.53 feet to a PK nail set;
8) North 70 degrees 06 minutes 42 seconds West a distance of 52.93 feet to a PK nail set;
9) North 42 degrees 54 minutes 12 seconds West a distance of 35.60 feet to a PK nail set;
10) North 16 degrees 15 minutes 47 seconds West a distance of 36.12 feet to a PK nail set;
11) North 5 degrees 05 minutes 57 seconds East a distance of 45.36 feet to a PK nail set;
12) North 12 degrees 57 minutes 07 seconds East a distance of 258.00 feet to a PK nail set;
13) North 11 degrees 48 minutes 45 seconds East a distance of 642.50 feet to a PK nail set and passing PK nails set at distances of 221.17 feet and 463.26 feet;
thence leaving the center of said Township Road 232 North 78 degrees 28 minutes 33 seconds West a distance of 364.44 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 30.00 feet;
thence North 9 degrees 31 minutes 06 seconds East a distance of 6.66 feet to the point of beginning, containing 56.087 acres more or less, and subject to the public easement of said Township Road 232 and any other public or private easements of record.
The above 56.087 acre survey is intended to describe part of the various surveyed tracts as deeded to Joseph and Janet Bazell, deed references Volume OR 48, Pages 260, 616, and 618, Volume OR 56, Page 402, and Volume OR 63, Page 888, all of the 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 North line of the South half of the Northeast quarter of the Southwest quarter of Section 24 as South 79 degrees 48 minutes 19 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 May 28, 1997.



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

Surveyor's Certification

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



Larry P. Gerstner
Larry P. Gerstner, P.E., P.S.
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 Rocky Fork 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 with garage shall be erected on any one lot. Provided, however, there may be erected one detached single story storage building not exceeding three hundred (300) square feet and if there is no attached garage one detached garage not to exceed eight hundred (800) square feet in area. Any permitted detached building must be of similar exterior construction to the residence.
- 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 two thousand (2000) square feet using only livable area above finished front grade. All siding must be plank wood, stone, or brick.
- 8) No structure; i.e. 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 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. No trash burning shall be done on any lot. Ceremonial fires must be contained, enclosed, and carefully supervised.
- 11) No intoxicating liquors or beer shall be manufactured for sale, kept for sale, or sold on any lot.
- 12) 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.
- 13) No animals, livestock, or poultry of any kind shall be raised, bred, or maintained for any commercial purpose.
- 14) No fence shall be built over four feet in height, and all fences shall be of an open ornamental nature.
- 15) The existing out building on Lot 15 is to be excluded from these restrictions until such time as it is removed.
- 16) Invalidation of any one of these restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

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 and the Laurel Township Trustees. Culverts where needed must be properly sized (12" minimum diameter and at least 30 feet long). The maximum driveway slope is 15%.
- 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. Service is now available along Rocky Fork Road.
- 4) All lots depicted hereon are to be used for residential purposes only.
- 5) 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, and 30' 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, 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.
- 8) Stockpile topsoil in separate piles from subsoil for later use to re-establish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
- 9) 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.
- 10) Maintain sediment control practices until completion of the construction phase.
- 11) The area of this subdivision is unzoned.
- 12) All property within Lots 1-16, inclusive of the Rocky Fork Subdivision is titled to Joseph and Janet Bazell by deed Volume OR48, Page 260, 616, and 618; Volume OR56, Page 402; and Volume 63, Page 888.
- 13) No future development of any remaining acreage is proposed within a two year period of this plat.
- 14) All existing 1/2" iron pins that are to be set in concrete will be reset with a 5/8" iron pin.
- 15) No lot shall be graded to create any new slope greater than 1 in 5.
- 16) The existing out building on Lot 15 is excluded from the building setback provisions until such time as it is removed.

OWNERS: Joseph and Janet Bazell, 16736 Rocky Fork Road, Logan, Ohio 43138
DEVELOPERS: Joseph and Janet Bazell, 16736 Rocky Fork Road, 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 Laurel Township, Hocking County, Ohio; being part of the West half of Section 24, Township 12, Range 18, containing 56.087 acres; being the part of the same tract as conveyed in Official Record 48, Pages 260, 616, and 618; Official Record 56, Page 402; and Official Record 63, Page 888 as recorded in the Hocking County Recorder's Office. The undersigned Janet and Joseph Bazell hereby certify that the attached plat correctly represents their **ROCKY FORK SUBDIVISION**, a subdivision of lots 1 through 16 inclusive and do hereby accept this plat of the same. 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 Joseph Bazell and Janet Bazell have hereunto set their hands this 1ST day of AUGUST, 1997

Witness: Sharon D. Burgess Owner: Joseph Bazell
Sharon D. Burgess Janet Bazell
Notary Public

**STATE OF OHIO
COUNTY OF HOCKING**

Before me a Notary Public in and for said County personally came Joseph Bazell and Janet Bazell 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 this 1st day of Aug, 1997

Sharon D. Burgess
Notary Public

My Commission Expires 9-1-1997

APPROVALS:

- Mathematically approved this 25th day of June 1997 Dudie L. Wyr
County Mapping Department
- Approved this 23rd day of June 1997 William P. Sharr
County Engineer
- Approved this 27th day of JUNE 1997 Kelly R. Montgomery, P.S.
County Sanitarian
- Approved this 22nd day of JUNE 1997 Gary Farmer
Chairman-Regional Planning Comm.
- Approved this 23rd day of JUNE 1997 Fred C. Hawk
President, County Commissioners
- Roger L. Hunsicker
County Commissioner
- Gary Farmer
County Commissioner
- Transferred on tax duplicate this 12th day of August 1997
Kenneth R. Wilson
County Auditor

Filed for record this 12 day of August 1997 at 1:06 P.m
Recorded this 12 day of August 1997 in Plat Cabinet 2 at Page 19 of 20
File No. 22225 Fee \$86.40

Donna R. Beach, ok
County Recorder

LARRY P. GERSTNER
ENGINEERING & SURVEYING
9 East Second Street, Suite A, Logan, Ohio 43138
(614) 385-4260



ROCKY FORK SUBDIVISION
ROCKY FORK ROAD
LOGAN, OHIO 43138
SURVEY DESCRIPTION & NOTES



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

REVISIONS
6/17/97
6/19/97

SCALE: N/A

JOB NO: 1279 DRAWN BY: SAC DATE: 6/13/97

SHEET

2/2