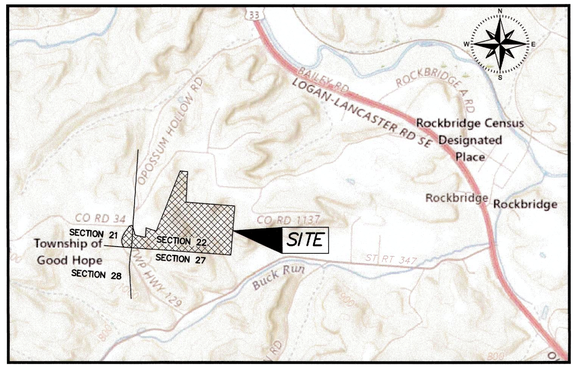
VALE CANYON
PHASE 1

Situated in the State of Ohio, County of Hocking,
Section 21 & 22 in Good Hope Township (T13N, R18W)
Congress Lands East of the Scioto River



LOCATION MAP
SCALE: 1"=2,000'

LEGAL DESCRIPTION
VALE CANYON PHASE 1
DESCRIPTION OF 25.5370 ACRES

Situated in the State of Ohio, County of Hocking, Township of Good Hope, Section 21, Section 22, Township 13N, Range 18W of The Congress Lands East of the Scioto River and being out of a 68.3158 acre parcel of land conveyed to Natura Hocking Hills, LLC of record in Official Record 755, Page 542, and all of a 1.159 acre parcel of land conveyed to Natura Hocking Hills, LLC of record in Official Record 779, Page 984 all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 25.5370 acre parcel being more fully described herein;

BEGINNING at 5/8"solid bar with a cap inscribed SVE 8127 found at the Southeast corner of Section 21, the Southwest corner of Section 22, the Northwest corner of Section 27, the Northeast corner of Section 28, and being in the northerly line of a 35.0 acre parcel of land by deed, (excepting said 1.159 acre parcel, leaving a residual of 33.841 acres) conveyed to Joyce M Patton of record in Official Record 554, Page 186;

Thence, N 86°35'45" W, a distance of 211.90 feet with the south line of said 1.159 acre parcel, the South line of said Section 21, the North line of said Section 28 and a Northerly line of said 35.0 acre parcel to a Mag Spike set in the centerline of Opossum Hollow Road, TR 129, at the Southwest corner of said 1.159 acre parcel and a corner of said 35.0 acre parcel, passing an Iron Pin Set on the right–of–way of said road at 177.17 feet and a 5/8"solid bar with a cap inscribed SVE 8127 found at a distance of 188.75 feet;

Thence with the centerline of said Opossum Hollow Road the following eight (8) courses;

1) N 26°51'21" W, a distance of 70.29 feet to a Mag Spike set;

2) N 16°30'01" W, a distance of 61.73 feet to a Mag Spike set;

3) N 01°45'27" W, a distance of 79.52 feet to a Mag Spike set;

4) N 14°32'17" E, a distance of 68.13 feet to a Mag Spike set;

5) N 22°48'38" E, a distance of 71.00 feet to a Mag Spike set;

6) N 29°19'42" E, a distance of 85.53 feet to a Mag Spike set, passing a Mag Spike Set at 84.22';

7) N 39°10'15" E, a distance of 137.19 feet to a Mag Spike set;

8) N 27°53'46" E, a distance of 55.66 feet to a Mag Spike set at the centerline juncture of said Opossum Hollow Road, and Buena Vista Road, CR 34;

Thence, N 74°24'13" E, a distance of 77.26 feet, along the centerline of said Buena Vista Road, to a Mag Spike set at a Westerly corner of a 2.1227 acre parcel of land conveyed to Richard M Timmons of record in Official Record 506, Page 917;

Thence, S 30°03'42" E, a distance of 53.98 feet, leaving the centerline of said Buena Vista Road, with a Westerly line of said 2.1227 acre parcel to a Monument set on the east line of Section 21, passing an Iron Pin Set on the right of way of said road at 30.98 feet;

Thence, S 15°27'32" E, a distance of 222.52 feet with a Westerly line of said 2.1227 acre parcel to a ¾" Iron Pipe found at the Southwest corner of said 2.1227 acre parcel;

Thence, S 77°39'02" E, a distance of 282.64 feet with the South line of said 2.1227 acre parcel to a ¾" Iron Pipe found at the Southeast corner of said 2.1227 acre parcel;

Thence, N 04°20'43" E, a distance of 256.78 feet with the East line of said 2.1227 acre parcel to a 5/8"Solid Bar (bent) found at the Northeast corner of said 2.1227 acre parcel and also on the South line of a 7.500 acre parcel of land conveyed to William J Barnett of record in Official Record 640, Page 130;

Thence, S 71°20'17" E, a distance of 285.05 feet with the South line of said 7.500 acre parcel to a 5/8"Solid Bar found at the Southeast corner of said 7.500 acre parcel;

Thence, N 18°38'12" E, a distance of 489.61 feet with the East line of said 7.500 acre parcel to a 5/8"Solid Bar found at the Northeast corner of said 7.500 acre parcel;

Thence across said 68.3158 acre parcel the following four (4) courses;

1) S 82°39'38" E, a distance of 321.61 feet to a Monument set;

2) S 48°11'31" E, a distance of 389.99 feet to an Iron Pin Set;

3) S 13°55'47" E, a distance of 415.74 feet to an Iron Pin Set;

4) S 03°40'48" W, a distance of 313.61 feet to a Monument set on the South line of Section 22;

Thence, N 85°40'20" W, a distance of 1512.75 feet with the South line of said 68.3158 acre parcel, the South line of Section 22, the North line of Section 27, the North line of a 24.63 acre parcel of land conveyed to Rachelle E Swackhammer of record in Official Record 552, Page 8, and a Northerly line of said 35.0 acre parcel of land conveyed to Joyce M Patton, passing a Rail Road Spike found at 1129.81 feet, and passing a concrete monument set at 1,206.52 feet, to the TRUE POINT OF BEGINNING, containing 25.5370 acres of land of which 2.939 acres lies in Section 21 and 22.598 acres lies in Section 22, subject to all easements and documents of record. All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions", all Monuments set are to be a 1"x 30"Solid Bar in 6"round Concrete Monument;

For the purpose of this description a bearing of N 85°40'20" W was held on South Line of Section 22 and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by using ODOT Ohio Real Time Network and RTK GPS Observations. This document is based on a survey completed by or under the supervision of Robert W. Martin in May of the year 2026.

STATE OF OHIO · ROBERT W. MARTIN · 8114 · REGISTERED · PROFESSIONAL SURVEYOR

Robert W. Martin — 10/07/2026
ROBERT W. MARTIN P.S. — DATE
PROFESSIONAL SURVEYOR NO. 8114

I hereby certify that this plat was prepared from an actual field survey of the premises in May of 2026 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed. All Permanent Monuments and called for Monuments are set or will be set upon completion of site work.

This certification was made by me on this 7th day of October, 2026.

PUBLIC UTILITIES
All necessary available public utilities shall be provided for each lot within the proposed subdivision. Electric and telephone service shall be installed underground except in cases where the County Engineer determines that it would not be feasible. Other public utilities including gas, water, or sanitary sewer may be required to be provided. These facilities, a performance bond for these facilities, or a letter from the utility stating that there will be no charge for these facilities must be completed or presented at the time of final platting of the subdivision. Where two or more utilities are planned within the same underground easement their positioning shall be determined by the County Engineer. Overhead utility lines, where permitted, shall be located at the rear of all lots.

ROAD APPROVAL TO COUNTY SYSTEM
Approval and recording of a subdivision shall not be an acceptance for public maintenance of a road. Acceptance of a road for public maintenance can only be made by the County Engineer and must be formally resolved by the County Commissioners.

OWNER'S STATEMENT:

OWNER:
Natura Hocking Hills LLC
18501 E. River Road
Columbia Station, OH 44028

PROPERTY ADDRESS:
25001 Buena Vista Rd
Rockbridge, Ohio 43149

DEVELOPER:
Whittaker Knez Group
7555 Fredle Dr.
Suite 210
Concord Twp., Ohio 44077

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

Situated in the State of Ohio, County of Hocking, Section 21& 22 in Good Hope Township (T13N, R18W) Congress Lands East of the Scioto River.

The undersigned, Natura Hocking Hills LLC, does hereby certify that the plat correctly represents "Vale Canyon Phase 1" 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, Natura Hocking Hills LLC hereunto set his hand this 20th day of OCTOBER 20 26

Witnesses
Robert Beiter
Printed Name

Owner
JOAN M HOTHAKER
Printed Name

Witnesses
Jeff Stimmel
Printed Name

Owner
Printed Name

Printed Name

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came Natura Hocking Hills LLC, who acknowledged the signing of the forgoing instrument to be his voluntary act and deed, in witness whereof, I have hereunto set my hand and affixed my official seal this day of Oct. 20, 2026

Jennifer M. Wahl
Notary Public Fairfield County
My commission Expires 5/16/27

JENNIFER M WAHL
Notary Public
State of Ohio
My Comm. Expires
May 16, 2027

Acreage Notes
25.5370 acres total
22.598 acres in Section 22 and
2.939 acres in Section 21 Good Hope Township

22.646 acres in 9 Lots and 1 Reserve

Right of Way
Opossum Hollow Rd. 0.476 acres
Canyon Rd. 2.415 acres
2.891 acres total
0.762 acres in Section 21
2.129 acres in Section 22
Good Hope Township

NOTES:

Setback Lines:
FRONT: 30 feet
REAR: 10 feet
SIDE: 10 feet
Utility Easements:
FRONT: 10 feet
REAR: 6 feet
SIDE: 6 feet

APPROVALS:

Approved this 14th day of October, 20 26
County Engineer

Approved this 21ST day of October, 20 26
County Planner

Approved this 13th day of October, 20 26
Health Department

Approved this 22 day of October, 20 26
Chairman of the Planning Commission

Approved this 22 day of October, 20 26
County Commissioners

TRANSFER AND RECORDING:

HOCKING COUNTY AUDITOR
Transferred on tax duplicate this 26 day of October, 2026
Chris Robles
County Auditor

HOCKING COUNTY RECORDER
Filed for record this 26th day of OCTOBER, 2026 at 1:19P M.
Recorded this 26th day of October, 2026 in Plat Cab. 3 Pg. 41
File No. 20260000004272 Fee 259.20
Teresa Salyzzoni MRC
County Recorder

FLOOD DESIGNATION

SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM, MAP NUMBER 39073C0085D, EFFECTIVE DATE NOVEMBER 04, 2010.

DEED RESTRICTIONS FOR VALE CANYON

The covenants, conditions and restrictions set forth by Natura Hocking Hills LLC (hereinafter referred to as "the Grantors") herein are intended as part of a general plan for the protection, benefit and mutual advantage of all of the property described herein as Vale Canyon Phase 1.

All of the persons who may now or hereafter become owners of any part of said property, shall be subject to the following restrictions, covenants, and conditions, which shall run with the land:

1. Lot 1 is restricted to a two (2) bedroom house or cabin; Lots 4 and 9 are restricted to a three (3) bedroom house or cabin.
2. No commercial gun range. The personal individual use of guns for hunting and target purposes is permitted.
3. No ATV, motorcycle or motorized light vehicle commercial park. The personal individual use of ATVs, motorcycles and motorized light vehicles is permitted.
4. All construction on any lot shall be by conventional methods, using normally accepted building methods and materials.
5. In the event that any existing drainage tiles are damaged or disturbed during the construction process on any lot, such drainage tiles shall be professionally repaired or rerouted in a reasonable manner so that the drainage of adjoining tracts is not disturbed.
6. No animals may be kept, bred or maintained for commercial purposes or in such a manner as to become an annoyance or nuisance to the neighborhood. All animals that are kept on any lot shall be confined or restrained to prevent their trespass onto other lots covered by these restrictions.
7. No commercial trailer parks or permanent single wide or double wide trailers.
8. No obnoxious or offensive activity shall be permitted on any parcel, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. No outside toilets shall be installed or maintained on any premises and all plumbing shall be connected with a septic tank, constructed and installed in accordance with the County and State Health regulations.
10. No factories, beer taverns, saloons, junk yards, including automobile junk parts places.
11. No sign of any kind (other than advertising the property for sale, lease or rental) shall be displayed to the public view on any lot or tract, including commercial billboards.
12. No wash or laundry shall be hung or dried outside of any structure on any residential lot.
13. No lot or tract shall be used for or as a dumping ground for rubbish, trash, garbage or other waste.
14. No dwelling or building shall be permitted closer than the platted building front set back line nor closer than ten feet from any other lot line.
15. No hunting or trapping allowed; no use of firearms (other than for self–defense) or bows and arrows.
16. Oil and gas rights in and under said premises are reserved unto the Grantors, heirs and assigns.
17. Invalidation of any of these restrictions by the judgment or decree of any court shall not affect the other restrictions, which shall remain in full force and effect.
18. These covenants shall be binding on all of the persons who may now or hereafter become owners (or vendees under a land installment contract) of any part of the property covered hereby unless a written instrument signed and acknowledged by all of such owners has been recorded changing said covenants in whole or in part. At or before the time of the conveyance of all or any part of the property covered hereby, the person or persons receiving the instrument of conveyance shall receive from the party making such conveyance a copy of these restrictions.
19. Enforcement of these restrictions may be by proceedings at law or in equity or both, brought by an owner or other party in interest (including vendees under a land installment contract) against any person violating or attempting or threatening to violate any restrictions, and may include an action for damages, or to restrain violation, or enforce compliance, or any of them. No failure to object to any violation of any restrictions or to enforce any restriction shall be considered a waiver of the right to do so thereafter, either as to the same or subsequent violations. Any party bringing an action to enforce these restrictions, either in law or in equity, may recover his, her or their reasonable costs in doing so, including reasonable attorney's fees.

REVISION RECORD

NO.	DATE	DESCRIPTION

PREPARED BY:
DTK SITE SOLUTIONS
4315 PROFESSIONAL PKWY
GROVEPORT, OH 43125
Ph. (614) 567–6144
www.dtksitesolutions.com

VALE CANYON
SUBDIVISION, PHASE 1

TITLE PAGE

DATE:	AUGUST 2026	DRAWN BY:	RWM
DWG SCALE:	N/A	CHECKED BY:	JF
PROJECT NO:			3557
FILE NAME:			CANYON SUB FINAL PLAT

SHEET 1 OF 3

A:\PROJECTS\Buena Vista\SURVEY FOLDERS\DWG\CANYON SUB FINAL PLAT.dwg[PLAT PG 1] LS(10/7/2026 – Rmw) – LP: 10/7/2026 2:51 PM