ACRES AT MIDDLEFORK
PHASE 1 SECTION 1

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF PERRY

PART OF SECTION 32 TOWNSHIP 13 RANGE 19

ACRES AT MIDDLEFORK SUBDIVISION PHASE 1 SECTION 1 22.521 ACRE BOUNDARY SURVEY DESCRIPTION

Situated in the State of Ohio, County of Hocking, Township of Perry. Being part of the East half of the Northeast Quarter of Section 32, Township 13, Range 19 and being more particularly described as follows,

Commencing, for reference, at a stone found marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 32, Thence along the Quarter - Quarter line N 04° 11′ 20″ W 3510.66 feet to a railroad spike set in the centerline of Middlefork Road (Co. Rd. #7), THE TRUE PLACE of BEGINNING of the 22.521 acre parcel herein to be described;

Thence, continuing with the Quarter - Quarter line N 04° 11′ 20″ W 799.32 feet to an iron pin set in concrete, passing a reference iron pin set in concrete on line at 30.02 feet;

Thence, leaving the Quarter - Quarter line with a new line through the Miller parcel N 85° 40′ 06″ E 1130.22 feet to a railroad spike set in the centerline of Young Road (Co. Rd. 133), passing a reference iron pin set in concrete on line at 1093.80 feet;

Thence, with the centerline of Young Road (Co. Rd. #133) the following four (4) courses and distances,

1) along a curve to the right having a radius of 478.47 feet, a delta angle of 01° 06′ 04″ and a chord that bears S 40° 38′ 03″ E 9.19 feet to a p.k. nail set;

2) S 38° 20′ 47″ E 101.86 feet to a p.k. nail set at a point of curvature;

3) along a curve to the right having a radius of 421.79 feet, a delta angle of 33° 47′ 09″ and a chord that bears S 23° 33′ 30″ E 245.13 feet to a p.k. nail set;

4) S 04° 33′ 39″ E 445.40 feet to a 3\8″ iron pin found at the intersection of centerlines of Middlefork Road (Co. Rd. #7), Young Road (Co. Rd. #133) and Chambers Road (Twp. Rd. #143), said point being referenced by an iron pin set in concrete and bears N 50°02′53″ W 42.07 feet therefrom;

Thence, along the centerline of Middlefork Road (Co. Rd. #7) the following three (3) courses and distances,

1) S 84° 27′ 54″ W 378.85 feet to a p.k. nail set;
2) S 84° 42′ 28″ W 307.19 feet to a p.k. nail set;
3) S 83° 58′ 15″ W 591.49 feet to the TRUE PLACE of BEGINNING.

Said parcel as surveyed contains 22.521 acres more or less, and is subject to the right of way of Middlefork Road (Co. Rd. #7) and Young Road (Co. Rd. #133) and all other easements or right of ways public or private of record.

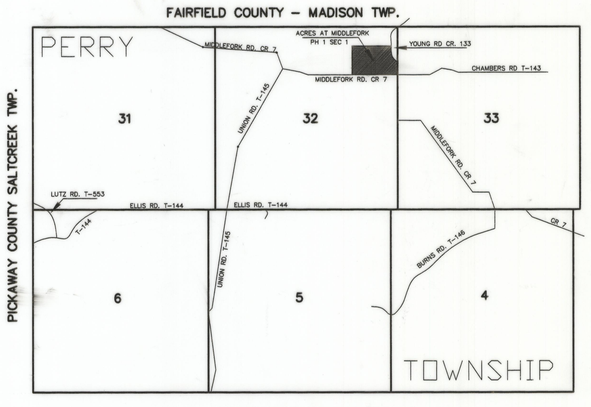
The above described 22.521 acre parcel is a portion of a parcel conveyed to Donald Miller as recorded in Deed Volume 211 page 241 in the Hocking County Recorders Office.

Basis of Bearing of the above described 22.521 acre parcel is based on the West line of the East half of the Northeast Quarter of Section 32, Township 13, Range 19, Perry Township as being N 04° 11′ 20″ W and are used to denote angles only.

The above described 22.521 acre parcel was surveyed by or under the direct supervision of Dennis P. Hagan, Registered Surveyor #6917 on December 1, 1993.

FLOOD ZONE INFORMATION:

SUBJECT PROPERTY IS LOCATED WITHIN A NON FLOOD HAZARD AREA INDICATED AS ZONE 'X'. F.E.M.A. COMMUNITY PANEL NUMBER 390272-0075 'C'. EFFECTIVE DATE NOVEMBER 16th, 1990.



LOCATION MAP
1" = 2000'

RESTRICTIONS

1) These covenants are to run with the land and shall be binding on all parties and 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 covenants in whole or parts.

2) All sales of lots in 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 Acres at Middlefork Subdivision Phase 1 Section 1, and such person(s) 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 shall be erected on any 1 lot with a total living space of any dwelling house excluding garage, porches, basements and breezeways shall not be less than, A) Ranch style = 1250 Sq.Ft., B) 1 1\2 & 2 1\2 story = 1430 Sq. Ft., C) Bi-Level = 1600 Sq. Ft., Split Level = 1400 Sq. Ft., Sectional or Modulars 1250 = Sq. Ft..

6) No dwelling is to be occupied until complete, and all final inspections are satisfactorily complete.

7) 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.

8) Lots may not be divided into smaller lots.

9) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in a sanitary container. No trash burning shall be done on any lot. Ceremonial fires must be contained, enclosed, and carefully supervised. All lots must be mowed and kept mowed and maintained in a neat and orderly appearance at all times.

10) No obnoxious 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, No non-operating vehicles shall be kept or stored outside.

11) No poultry or swine of any kind shall be raised, bred or housed on any lot.
Horses and cattle are to be permitted on subject Tracts so long as they do not create offensive odors or health violations and are in accordance with Township and County zoning laws.
If such animals are kept, the property must be fenced and out-buildings provided for shelter. No outside kennels will be permitted.

12) Proper design, location, and installation of septic facilities must be utilized and be compatible with the existing soil types. No construction, grading or other improvements shall be made to any lot if such improvement would interfere or otherwise alter the natural or general grading and drainage of the surrounding property. Any drain tiles are for the common use of all adjacent properties and each property owner shall maintain in good working condition that potion of the tile that passes through their land.

13) No to plant trees, shrubs, etc. or build any structure or place sign that would obstruct the view of the road for safe entering or exiting of the lots.

14) In the event that any person or persons violate or attempt to violate any of the convenants & restrictions herein before enumerated, the grantor or any future grantor of the grantor shall have the right to prosecute any proceedings at law or in equity against such person or persons, either to enjoin such violation or recover damages for the same. Invalidation of any convenants & restrictions herein before enumerated by judgment or court order shall not effect the validity of the remaining convenants or restrictions not covered by any such judgment of court order.

GENERAL NOTES

1) Driveway approches and culverts are to be installed by the owner/developers prior to the platting of Middlefork Acres Subdivision and are subject to all approval and permitting procedures of the Hocking County Engineer. Culverts must be properly sized (12″ minimum diameter and at least 30 feet long). The maximun driveway slope is 10%.

2) Individual sewage disposal facilities and their location, 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 in now available along Middlefork Road (Co. Rd. #7) and Young Road (Co. Rd. #133).

4) All lots depicted heron are to be used for residential purpose only.

5) Utility easements are reserved 20.0 feet in width around all perimeter lines of the subdivision, 10.0 feet in width either side of interior lot lines unless otherwise notice, and 30.0 feet 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.

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 in unzoned.

11) No future development of any remaining acreage is proposed within a two year period of this plat.

12) 1″ iron pins to be set.

13) No lot shall be graded to create any new slope greater than 1 in 5.

OWNERS: Donald Miller
12050 Young Road Amanda, Ohio 43102

DEVELOPERS: Donald Miller
12050 Young Road Amanda, Ohio 43102

ENGINEER:\SURVEYOR:
Dennis P. Hagan P.E. #51338 P.S. #6917
P.O. Box #429 Thornville, Ohio 43076

OWNERS STATEMENT:

Situated in the State of Ohio, County of Hocking, Township of Perry, and being a part of the East half of the Northeast Quarter of Section 32 containing 22.521 acres more or less. Being a portion of the parcel conveyed to Donald Miller as described and recorded in Deed Volume 211 page 241 in the Hocking County Recorders Office. The undersigned Donald Miller hereby certifies that the attached plat correctly represents **"Acres at Middlefork Subdivision", Phase 1 Section 1** a subdivision of lots 9 through 16 inclusive and do hereby accept this plat of the same and dedicate for public use additional Right-of-Way as shown thereon. 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: Donald Miller have hereunto set their hands this 29TH day of FEB. , 2000.

Witness: Frank A. Nelson Owner: Donald Miller
Donald Miller
Jeff S. Hunter

STATE OF OHIO:
COUNTY OF HOCKING:

Before be a Notary Public in and for said County personally came Donald Miller 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 29 day of FEB. , 2000.

Jeff S. Hunter
Notary Public
My Commission Expires 1-13-2002

APPROVALS:

Mathematically approved this 29 day of FEB. 2000 Dudley A. Wyke
County Mapping Department

Approved this 29th day of February 2000 William R. Shaw
County Engineer

Approved this 29th day of February 2000 Kelly K. Montgomery, R.S.
County Sanitarian

Approved this 29TH day of February 2000 Gary Stern
Chairman-Regional Planning Commission

Approved this 29TH day of February 2000 Fred C. Hawk
President, County Commissioners

Gary Stern
County Commissioners

Roger L. Hardesman
County Commissioners

Transferred on tax duplicate this 21st day of March 2000 Kenneth R. Wilson
County Auditor

Filed for record this 22 day of MARCH 2000 at 10:09 A.M.
Recorded this 22 day of MARCH 2000 in Plat Cabinet 2 at Page 45 & 46
File No. 200000001377 Fee $86.40

Donna R. Roach, Jr.
County Recorder

#5321 10/17/2000 See Amended Restrictions ORV. 179 P. 828

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE ABOVE DESCRIBED PREMISES IN DECEMBER 1993 AND IN SEPTEMBER 1999, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL CONCRETE MONUMENTS PLACED ARE 6 INCHES IN DIAMETER WITH A 1 INCH REBAR WITH YELLOW IDENTIFICATION CAP STAMPED 'DENNIS P. HAGAN #6917'.

NOTE: ALL IRON PINS (SET) ARE 1″ REBAR, 30 INCHES LONG WITH A YELLOW IDENTIFICATION CAP STAMPED 'DENNIS P. HAGAN #6917'.

STATE OF OHIO DENNIS P. HAGAN 6917 REGISTERED PROFESSIONAL SURVEYOR

Dennis P. Hagan 2/23/00
DENNIS P. HAGAN, P.S. REGISTERED SURVEYOR NO. 6917 DATE

1/2

REVISIONS

FILE NAME: BOUNDARY 2000 MIDDLEFORK PHASE 1 SEC 1

PREPARED BY:
Perry Associates, Inc.
Consulting Engineers & Surveyors
P.O. Box 429
Thornville, Ohio 43076
Ph. 740-246-4491 \ 800-648-8151
Fax 740-246-9201 \ 800-648-8050

PREPARED FOR:
Donald Miller
12050 Young Road
Amanda, Ohio 43102