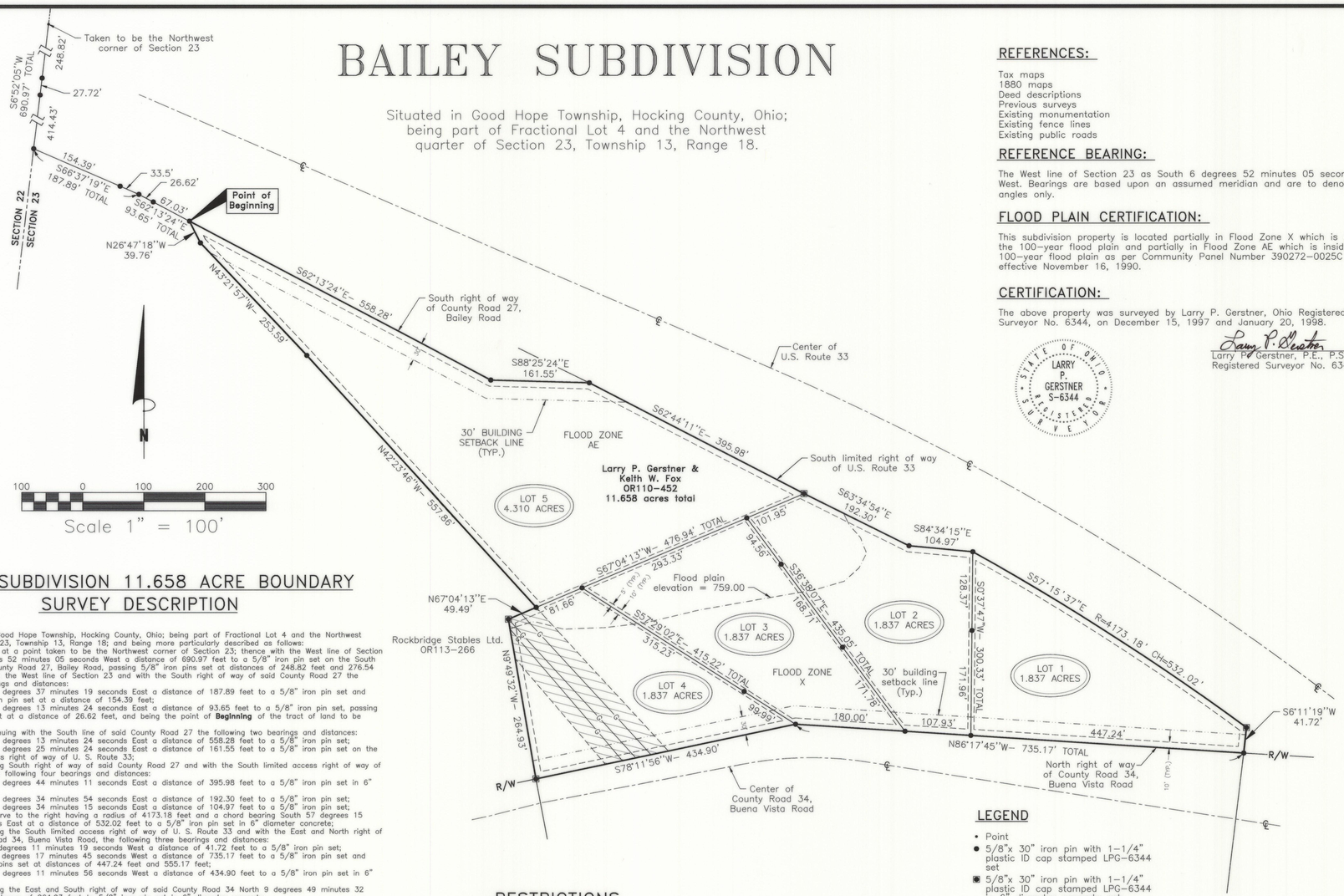
BAILEY SUBDIVISION

Situated in Good Hope Township, Hocking County, Ohio; being part of Fractional Lot 4 and the Northwest quarter of Section 23, Township 13, Range 18.



BAILEY SUBDIVISION 11.658 ACRE BOUNDARY SURVEY DESCRIPTION

Situated in Good Hope Township, Hocking County, Ohio; being part of Fractional Lot 4 and the Northwest quarter of Section 23, Township 13, Range 18; and being more particularly described as follows:

Commencing at a point taken to be the Northwest corner of Section 23; thence with the West line of Section 23 South 6 degrees 52 minutes 05 seconds West a distance of 690.97 feet to a 5/8" iron pin set on the South right of way of County Road 27, Bailey Road, passing 5/8" iron pins set at distances of 248.82 feet and 276.54 feet; thence leaving the West line of Section 23 and with the South right of way of said County Road 27 the following two bearings and distances:

1) South 66 degrees 37 minutes 19 seconds East a distance of 187.89 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 154.39 feet;
2) South 62 degrees 13 minutes 24 seconds East a distance of 93.65 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at a distance of 26.62 feet, and being the point of **Beginning** of the tract of land to be described;

thence continuing with the South line of said County Road 27 the following two bearings and distances:
1) South 62 degrees 13 minutes 24 seconds East a distance of 558.28 feet to a 5/8" iron pin;
2) South 88 degrees 25 minutes 24 seconds East a distance of 161.55 feet to a 5/8" iron pin set on the South limited access right of way of U. S. Route 33;

thence leaving South right of way of said County Road 27 and with the South limited access right of way of U. S. Route 33 the following four bearings and distances:
1) South 62 degrees 44 minutes 11 seconds East a distance of 395.98 feet to a 5/8" iron pin set in 6" diameter concrete;
2) South 63 degrees 34 minutes 54 seconds East a distance of 192.30 feet to a 5/8" iron pin set;
3) South 84 degrees 34 minutes 15 seconds East a distance of 104.97 feet to a 5/8" iron pin set;
4) with a curve to the right having a radius of 4173.18 feet and a chord bearing South 57 degrees 15 minutes 37 seconds East at a distance of 532.02 feet to a 5/8" iron pin set in 6" diameter concrete;

thence leaving the South limited access right of way of U. S. Route 33 and with the East and North right of ways of County Road 34, Buena Vista Road, the following three bearings and distances:
1) South 6 degrees 11 minutes 19 seconds West a distance of 41.72 feet to a 5/8" iron pin set;
2) North 86 degrees 17 minutes 45 seconds West a distance of 735.17 feet to a 5/8" iron pin set and passing 5/8" iron pins set at distances of 447.24 feet and 555.17 feet;
3) South 78 degrees 11 minutes 56 seconds West a distance of 434.90 feet to a 5/8" iron pin set in 6" diameter concrete;

thence leaving the East and South right of way of said County Road 34 North 9 degrees 49 minutes 32 seconds West a distance of 264.93 feet to 5/8" iron pin set in 6" diameter concrete;
thence North 67 degrees 04 minutes 13 seconds East a distance of 49.49 feet to a 5/8" iron pin set;
thence North 42 degrees 23 minutes 46 seconds West a distance of 557.86 feet to a 5/8" iron pin set;
thence North 43 degrees 21 minutes 57 seconds West a distance of 253.59 feet to a 5/8" iron pin set;
thence North 26 degrees 47 minutes 18 seconds West a distance of 39.76 feet to the point of beginning, containing 11.658 acres more or less, and subject to any public or private easements of record.

The above 11.658 acre survey is intended to describe part of the 97.640 acre tract as deeded to Larry P. Gerstner and Keith W. Fox, deed reference Volume OR110, Page 452, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, 1880 maps, deed descriptions, previous surveys, existing monumentation, existing fence lines, and existing public roads. The reference bearing for this survey is the West line of Section 23 as South 6 degrees 52 minutes 05 seconds West. 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 December 15, 1997 and January 20, 1998.

STATE OF OHIO — LARRY P. GERSTNER S-6344 — REGISTERED SURVEYOR

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

Surveyor's Certification

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

STATE OF OHIO — LARRY P. GERSTNER S-6344 — REGISTERED SURVEYOR

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

RESTRICTIONS

1) These restrictions apply only to the residential lots 1 through 4 exclusive.
2) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded. After which time said covenants shall automatically extend for successive periods of ten years unless an instrument signed by a majority of the owners of the lots has been recorded, which agrees to change such covenants in whole or in part.
3) All sales or leases of lots in this subdivision shall be made subject to the following restrictions as are applicable to the use of the same.
4) These restrictions are made for the benefit of any and all persons who now may own property or who may hereafter own property in Bailey Subdivision and such persons are specifically given the right to enforce these restrictions and reservations.
5) Failure by the grantors, 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 do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
6) Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
7) No more than one single dwelling house and a private garage shall be erected on said premises. Provided, however; there may be erected one detached building of new material not to exceed the size of the home and must be of similar construction of the existing home and not over 1 story in height and such building along with the dwelling house shall be maintained in an attractive condition.
8) The ground floor area of any dwelling house, exclusive of open porches and garages, shall not be less than one thousand one hundred square feet for one story dwelling nor less than five hundred fifty square feet per story for dwellings of more than one story.
9) No dwelling or building shall be permitted closer than the platted building front set back line nor closer than fifteen feet from any other lot line.
10) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement areas of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
11) No structure of a transient character; i.e., trailer, mobile home, modular home, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
12) No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
13) Fires must be contained, enclosed, and carefully supervised. Use of fire arms on the premises is prohibited. The lot shall be kept clean and free of trash, garbage, and debris at all times. Advertising signs, other than for sale of lot, are prohibited.
14) No non-operable wrecked or junked cars shall be stored on any of said lots for a period in excess of fourteen days.
15) Oil and gas rights in and under said premises are reserved unto the grantors, their heirs and assigns.
16) 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.

REFERENCES:

Tax maps
1880 maps
Deed descriptions
Previous surveys
Existing monumentation
Existing fence lines
Existing public roads

REFERENCE BEARING:

The West line of Section 23 as South 6 degrees 52 minutes 05 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

FLOOD PLAIN CERTIFICATION:

This subdivision property is located partially in Flood Zone X which is outside the 100-year flood plain and partially in Flood Zone AE which is inside the 100-year flood plain as per Community Panel Number 390272-0025C effective November 16, 1990.

CERTIFICATION:

The above property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on December 15, 1997 and January 20, 1998.

STATE OF OHIO — LARRY P. GERSTNER S-6344 — REGISTERED SURVEYOR

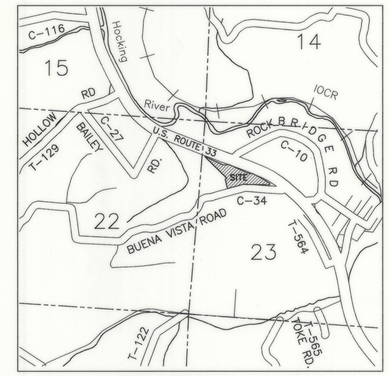
Larry P. Gerstner, P.E., P.S.
Registered Surveyor No. 6344

LEGEND

- Point
- ● 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 set
- ◉ 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 in 6" diameter concrete set
- Utility easement reserve (5' interior and 10' exterior)
- 30' front building setback line
- Flood plain limits
- —G— Gas line
- Gas line easement

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. Culverts where needed must be properly sized (12" minimum diameter and at least 30 feet long). The maximum driveway slope is 10%.
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. Placement of residences are limited and must have the approval of the Health Department before construction commences.
3) The developer will insure that electrical and telephone service will be provided in the subdivision.
4) Lots 1 through 4 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.
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 reestablish 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 1-5, inclusive of the Bailey Subdivision is titled to Larry P. Gerstner and Keith W. Fox by deed Volume OR110, Page 452.
13) No additional acreage adjacent to this plat is owned by Larry P. Gerstner or Keith W. Fox.
14) No lot shall be graded to create any new slope greater than 1 in 5.
15) Lots 1, 2, and 3 shall share a single access point to Buena Vista Road in front of Lot 2. All three driveways shall be built and maintained as three separate distinct driveways.
16) All buildings must have the approval of the county flood plain coordinator. Owner must obtain applicable flood plain permit(s) prior to commencement of construction.



LOCATION MAP

SCALE: 1" = 2000'

Section 23, Good Hope Township, Hocking County, Ohio

OWNER: Larry P. Gerstner and Keith W. Fox
9 East Second Street, Suite A, Logan, Ohio 43138
DEVELOPER: Larry P. Gerstner and Keith W. Fox
9 East Second Street, Suite A, 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 Good Hope Township, Hocking County, Ohio; being part of Fractional Lot 4 and the Northwest quarter of Section 23, Township 13, Range 18, containing 11.656 acres; being part of the same tract as conveyed in Volume Official Record 110, Page 452, as recorded in the Hocking County Recorder's Office. The undersigned Larry P. Gerstner and Keith W. Fox hereby certify that the attached plat correctly represents their **BAILEY SUBDIVISION**, a subdivision of lots 1 through 5 inclusive and do hereby accept this plat of the same and dedicate to public use all roads and public areas shown hereon and not heretofore dedicated. 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 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, Larry P. Gerstner and Keith W. Fox have hereunto set their hands this 4th day August, 1998

Witness: Sharon V. Miller — Owner: Larry P. Gerstner
Larry P. Gerstner

Susan R. Dennis — Owner: Keith W. Fox
Keith W. Fox

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Larry P. Gerstner and Keith W. Fox 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 seal this 4th day of August, 1998.

Susan R. Dennis
Notary Public
My Commission Expires 3-19-00

NOTARIAL SEAL — STATE OF OHIO

APPROVALS:

Mathematically approved this 5TH day of August 1998 — Paul L. Lupp, County Mapping Department

Approved this 24TH day of August 1998 — William Thar, County Engineer

Approved this 25TH day of August 1998 — Kelly R. Montgomery, R.S., County Sanitarian

Approved this 27TH day of AUGUST 1998 — Gary Kerner, Chairman-Regional Planning Comm.

Approved this 26TH day of AUGUST 1998 — Roger Hanneman, President, County Commissioners
Fred C. Hawk, County Commissioner
Gary Kerner, County Commissioner

Transferred on tax duplicate this 27th day of August 1998
Kenneth R. Wilson, County Auditor

Filed for record this 27 day of AUGUST 1998 at 11:01 A.m
Recorded this 27 day of AUGUST 1998 in Plat Cabinet 2 at Page 27
File No. 4928 Fee 43.20
Donna R. Beard, County Recorder

#4444 - 7/23/01 - Agree to Amend Restrictions - OR V. 203 P. 672

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

BAILEY SUBDIVISION
BAILEY ROAD AND BUENA VISTA ROAD
ROCKBRIDGE, OHIO
SUBDIVISION PLAT

STATE OF OHIO — LARRY P. GERSTNER S-6344 — REGISTERED SURVEYOR

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

REVISIONS
4/10/98
5/05/98

SCALE: 1" = 100'

JOB NO:	DRAWN BY:	DATE:
7000	RAC	4/06/98

SHEET 1/1