BOWERS – ROKEITH SECOND ADDITION

LEGAL DESCRIPTION

Being part of the tract of land that is now or formerly in the name of Rokeith Enterprises, Inc., as recorded in Official Record 89 at page 374, part of the tract as recorded in Deed Book 212, page 332 and Deed Vol. 221, Page 398, and all of the tract as recorded in Official Record 108 at page 576, Hocking County Recorder's Office, said tract being part of Fractional Lots 9 & 10 in Section 13, City of Logan, T14N, R17W, Falls Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a concrete monument found on the northeast corner of Lot 1 of Bowers Heights–Rokeith 1st Addition as recorded in Plat Cabinet 1 at page 183A and 183B;

Thence along the north line of Lot 1, North 74 degrees 32 minutes 26 seconds West a distance of 153.64 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the northwest corner of Lot 1;

Thence North 61 degrees 30 minutes 48 seconds West distance of 54.71 feet to a 5/8" X 30" iron pin with a plastic identification cap found on the northeast corner of Lot 26 of the above mentioned Bowers Heights–Rokeith 1st Addition;

Thence along the north line of Lot 26, North 75 degrees 03 minutes 52 seconds West a distance of 132.04 feet to a 5/8" X 30" iron pin with a plastic identification cap found on the northwest corner of Lot 26;

Thence North 04 degrees 32 minutes 20 seconds East a distance of 281.39 feet to a Berntsen Type A2BR30 break–off Monument 2 3/8" X 33 1/2" with a 3 1/4" aluminum cap stamped "Seymour & Assoc. – 6044"

Thence South 83 degrees 03 minutes 07 seconds East a distance of 360.92 feet to a Berntsen Type A2BR30 break–off Monument 2 3/8" X 33 1/2" with a 3 1/4" aluminum cap stamped "Seymour & Assoc. – 6044"

Thence South 4 degrees 32 minutes 20 seconds East a distance of 70.06 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 83 degrees 03 minutes 07 seconds East a distance of 81.90 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 41 degrees 41 minutes 06 seconds East a distance of 158.52 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 24 degrees 32 minutes 12 seconds East a distance of 161.57 feet to a Berntsen type A2BR30 break–off monument 2 3/8" X 33 1/2" with a 3 1/4" aluminum cap stamped "Seymour & Assoc. – 6044" set on the east line of Fractional Lot 10, the City of Logan Corporation line and the grantor's east line;

Thence along the east line of Fractional Lot 10, the City of Logan Corporation line and the grantor's east line, South 03 degrees 32 minutes 22 seconds West a distance of 1102.03 feet to a Berntsen type A2BR30 break–off monument 2 3/8" X 33 1/2" with a 3 1/4" aluminum cap stamped "Seymour & Assoc. – 6044" set on the grantor's most southerly corner;

Thence North 52 degrees 06 minutes 31 seconds West a distance of 482.59 feet to a concrete monument found on a corner to Lot 8 of Bowers Heights–Rokeith 1st Addition;

Thence along the east line of Bowers Heights–Rokeith 1st Addition the following three courses:

1) North 37 degrees 53 minutes 28 seconds East a distance of 142.94 feet to a concrete monument found;

2) North 04 degrees 32 minutes 20 seconds East a distance of 338.48 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;

3) North 06 degrees 52 minutes 58 seconds East a distance of 118.84 feet to the point of beginning, containing 9.308 acres, more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps found and set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of the west half of Section 13 as bearing South 03 degrees 32 minutes 22 seconds West and are for the determination of angles only.

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 22 day of DECEMBER, 2000, and that said plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist and are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.

George F. Seymour

George F. Seymour, P.S. Professional Surveyor No. 6044
©2000 Seymour and Associates

OWNER'S STATEMENT:

OWNER: Rokeith Enterprises, Inc., an Ohio Corporation, P.O. Box 587, Logan, Ohio 43138
DEVELOPER: Same
SURVEYOR: Seymour & Associates– 830 W. Hunter St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, City of Logan, Township of Falls, being Part of Fractional Lots 9 & 10 in Section 13, T14N, R17W, and being part of a tract of land in the name of Rokeith Enterprises Inc., as recorded in Official Record 89 at page 374, part of the tract as recorded in Deed Vol. 212, Page 332 and Deed Vol. 221, Page 398 and all of a tract of land in the name of Rokeith Enterprises as recorded in Official Record 108 at page 576.

The undersigned, Roger Shaw. President of Rokeith Enterprises, Inc., does hereby certify that the attached plat correctly represents "Bowers Heights–Rokeith 2nd Addition", a subdivision of Lots 27 to 53 inclusive, and does hereby accept this plat of same and dedicate to public use all roads and public areas shown hereon and not heretofore dedicated. 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 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, Roger Shaw hereunto set his hand this 8th day of JANUARY 2001.

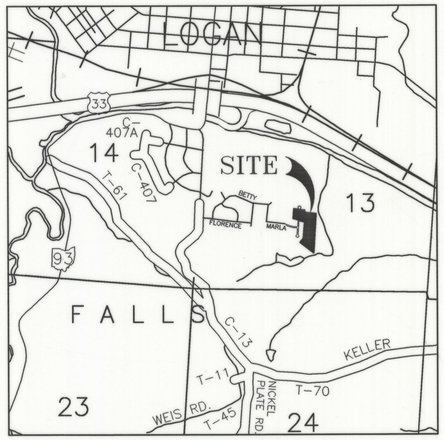
Witnesses

Owner
Roger K Shaw
Printed Name

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came Roger Shaw, President of Rokeith Enterprises, Inc., 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 8 day of January, 2001.

Notary Public — HOCKING County
My Commission Expires 11-04-03

NOTARIAL SEAL STATE OF OHIO



RESTRICTIONS

1. No detached garage shall be larger than 24 feet by 30 feet or 720 square feet, and said building shall be of equal quality and workmanship as the dwelling house on the premises. No storage building, larger than 200 square feet, shall be constructed or placed on said lot.

2. No dwelling or structure shall be permitted closer than eight (8) feet from side lot lines and thirty (30) feet from front and rear lot lines.

3. All driveways shall be constructed in such a way as to have a minimum of four (4) inches of concrete.

4. 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 or nuisance to the neighborhood, nor shall any junk, abandoned or inoperative vehicles, etc., be allowed to accumulate on said premises. No vehicle, boat or travel trailer shall be allowed to remain in any one location for a period longer than three (3) consecutive days, otherwise it shall be considered an abandoned or inoperative vehicle and shall be in violation of this restriction.

5. Invalidation of any one of these restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

GENERAL NOTES

1) This site to be developed under "R–2" zoning regulations for future annexation. All lots depicted hereon are to be used for residential purposes only.

2) Utility easements are reserved around all perimeter lines of the subdivision and either side of all common lot lines and shall be the same widths as the setback lines in Item 3 below.

3) Front yard and rear yard minimum building setback is to be 30 feet and side yard minimum setback is to be 8 feet.

4) Sanitary & Water taps will be installed by the DEVELOPER/OWNER in accordance with sound construction procedures & are subject to approval of the Logan City Service Director's Office.

5) Road name signs will be installed at all intersections by the developer and are subject to the approval of the Logan City Service Director's Office.

6) The developer insures that electrical & telephone service will be provided in the subdivision.

TEMPORARY EROSION CONTROL

1. Water bars should be installed on all roadways on sloped hillsides.

2. Vegetative cover should be left on site to disrupt raindrop 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 of or otherwise marked to keep the roots safe from excessive traffic or from digging.

3. 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.

4. 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.

5. Maintain sediment control practices until completion of the construction phase.

APPROVALS:

Mathematically approved this 9th day of January, 2001
By: Hocking County Engineer's Office

Approved this 10th day of January, 2001
By: Dave Phillips, RS
Hocking County Sanitarian

Approved this 10th day of JANUARY, 2001
By: Chairman, Logan City Planning Commission

Transferred on tax duplicate this 10th day of January, 2001
By: Kenneth R. Wilson
Hocking County Auditor

Filed for record this 11th day of JANUARY, 2001, at 10:54 A.M.
Recorded this 11th day of JANUARY, 2001, in Plat Cabinet "2" at page 58 + 59
File No. 200100000195 200100000196 Fee 86.40
By: Donna R Leach
Hocking County Recorder

200100000195
Filed for Record in
HOCKING COUNTY, OHIO
DONNA R. LEACH
01-11-2001 10:54 am.
PLAT 43.20
OR Book 2 Page 58 –

200100000196
Filed for Record in
HOCKING COUNTY, OHIO
DONNA R. LEACH
01-11-2001 10:54 am.
PLAT 43.20
OR Book 2 Page 59 –

SEYMOUR & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 624
830 W. Hunter St.
Logan, Ohio 43138
614-385-4349

STATE OF OHIO
GEORGE F. SEYMOUR
S-6044
REGISTERED SURVEYOR

BOWERS – ROKEITH 2nd ADDITION
SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING,
TOWNSHIP OF FALLS AND BEING PART OF FRACTIONAL LOTS 9 & 10 OF SECTION 13, TOWNSHIP 14, RANGE 17.

REVISIONS	JOB	DRAWN	DATE
8/23/00 Rev. Desc. 11/06/00 Rev. Desc. 12/22/00 Added Restrictions	33961L	LLC	4/16/99

SHEET 1 OF 2

C:\ACAD\HOCKING\BOWERS2\33961L1 TUE DEC 26 11:00:11 2000 JLC