SURVEY DESCRIPTION

Being a part of the tract of land described in Vol. 82, Pg. 372, Hocking Co. Official Records, situated in Frac. Lot No. 3 of Sec. 33, Green Twp., T-13N, R-16W, Hocking Co., Ohio, and being more particularly describe as follows:

Beginning at a 3/4" iron pin found on the SW corner of said Frac. Lot No. 3; thence, with the west line of said 122.3515 Ac. tract the following two (2) coures:

1) N 87 degrees 42' 47" E a distance of 435.52 ft. to a iron pin previously set;

2) s 45 degrees 17' 43"E a distance of 539.12 ft. to a concrete monument previously set on the northern-most corner of Lot No. 18 of Brad-Mer Acres Phase II(Plat Cab. 2, Pgs. 33, 34)

Thence with the west line of said Lot No. 18, S 12 degrees 23' 20" E a distance of 536.57 ft. to a 5/8" iron pin previously set;

Thence, with the north line of a 60.0 ft. wide roadway, S 76 degrees 21' 29" w a distance of 255.00 ft. to a point;

Thence S 13 degrees 38' 31" E a distance of 60.00 ft. to a 5/8" iron pin previously set on the NW corner of Lot No. 23 of Brad-Mer Acres Phasell;

Thence, with the west line of said Lot No. 23, S 24 degrees 44' 05" E a distance of 546.95 ft. to a 5/8" iron pin previously set on the north line of the 2.00 acre tract described in Vol. 203, Pg. 921;

Thence, with said north line, N 89 degrees 39' 55" W a distance of 297.18 ft. to a 1/2" iron pin previously set;

Thence, with the west line of said 2.00 acre tract, S 0 degrees 19' 49" W, passing a 1/2" iron pin previously set at 263.62 ft., going a total distance of 283.61 ft. to a point on the south line of Sec. 33;

Thence, with said south line and within the right-of-way of twp. rd. No. 67, N 89 degrees 59' 54" W a distance of 630.38 ft to the place of beginning, containing 31.3556 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 67 and all valid easements.

Cited bearings are based on the south line of Sec. 33 as running N 89 degrees 59' 55" W.

All iron pins described as being previously set are 1/2" or 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, in March, 1997.

Michael P. Berry, P.S. 6803

OWNER'S STATEMENT

Situated in Section 33, Green Township T-13-N, Range R-16-W, Hocking County, Ohio, containing 19.0956 acres and being the same tract as conveyed to Bradford Phares, and described in the deed recorded in Deed Book 107, Page 265, of the Hocking County Recorder's Office, and part of OR82-372.

The undersigned Bradford Phares hereby certifies that the attached plat correctly represents Brad-Mer Acres Phase III, a subdivision of lots 15 through 23 inclusive, and does hereby accept this plat of same and dedicated to public use as such all roads and public areas shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Hocking County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title form, under, or through the undersigned.

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon the 15 day of MARCH, 2000, and that this plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon will be set upon completion of the site work and their locations are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the attached plat were based on the South line of Section 33 as bearing N 89 degrees 59' 55" W and are for the determination of angles only.

Michael P. Berry, P.S. #6803

IN WITNESS THEREOF Bradford Phares has hereunto set his hand this 11th day of December, 2000

Witness: Paul W. Mara

Owner Bradford J. Phares
Bradford Phares

STATE OF OHIO

Before be a Notary Public in and for said State of Ohio personally came Bradford Phares who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the purposes therein expressed. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 29th day of Dec, 2000

Notary Public EDWIN G. JOHNSTON, Notary Public

My Commission Expires LIFETIME

OWNER: Mr. Bradford Phares, 14563 Country Club Ln.
Logan, Ohio 43138, (740) 385-2088

DEVELOPER: Mr. Bradford Phares, 14563 Country Club Ln.
Logan, Ohio 43138, (740) 385-2088

ENGINEER: George A. Mara Consulting Engineers Inc.,
55 East Second St.
Logan, Ohio 43138, (740) 385-8138

SURVEYOR: Michael P. Berry & Assoc., 35 N. Market St.
Logan, Ohio 43138, (740) 385-3279

RESTRICTIONS

The following restrictions apply to each lot in Brad-Mer Acres Phase III unless specifically modified in the deed of conveyance of the specific parcel.

INTRODUCTION, DEFINITION & CONCEPT

Brad-Mer Acres Phase III Allotment consisting 15 lots on the South and West side of Bradford Drive, is a planned allotment where one may live, work and play after investing in one's dream home on acres of land protected by restrictions. Features, particularly in architecture and landscape, both natural and man-made, have been selectively woven into the Brad-Mer Acres Phase III infrastructure and serve to unite the community pride of its inhabitants. The primary purpose of these restrictions is to better assure that builders of single-family residential units will conform and adhere to the same high standards of design excellence. The restrictions seek to establish a design framework which the individual builder will use as guidelines for site improvement, with latitude and flexibility (on one hand) balanced against preserving the value, consistancey and integrity of Brad-Mer Acres Phase III (on the other hand). The Master Design Guidelines will hopefully, serve to guide, inform, aid and inspire to the same extent as they may prohibit, restrict, and require. While some features are mandated, the review committe may make discretionary judgements to reduce or waive any requirements when it can be demonstrated that appropriate mitigating measures have been taken and that the overall spirit and intent will be preserved. However, such discretionary approval(s) shall not represent or constitute a bonding precedent since no two or more tracts or circumstances are likely to be the same.

RESTRICTIONS

1. No more than one single family dwelling house and attached garage shall be erected on said premises.
2. Said premises or any building erected thereon shall not at any time be used for the purpose of any trade, buisness or manufacture.
3. No intoxicating liquors shall be manufactured for sale, kept for sale, or sold on said premises.
4. No structure of a temporary character, camper, mobile home, trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time either temporarily or permanently for dwelling or storage purposes, nor shall campers, mobile homes or trailers be stored on said premises.
5. No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, ecept that dogs, cats and other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
6. No noxious or offensive activity shall be carried on upon said premises, nor shall anything be done thereon which may become annoyance or nuisance to the adjoining property.
7. No soil or trees shall be removed from said premises for any commercial use. Cutting of trees shall be limited to the extent necessary for the clearing the foundation site for construction and landscaping.
8. No fires shall be permitted on the premises except for heating and cooking. Use of firearms on the premises is prohibited. The premises shall be kept clean and free of trash, garbage and debris at all times. Advertising signs, other thann for sale of said premises, are prohibited.
9. Any structure shall be of brick, wood, or stone construction except that concrete block may be used for foundations, basement walls and fireplaces or in any other places where the same will not be exposed to view form outside.
10. Unimproved premises shall be mowed at least twice each summer. All weeds on improved premises shall be kept mowed.
11. The racing of motor vehicles such as mini-bikes, motorcycles, all terraine vehicles is prohibited on the roadways of the Allotment.
12. There shall be no hunting with firearms or a bow and arrow, or trapping allowed on said premises.
13. No fence shall be built on said premises more than six foot in height, and shall be of an ornamental nature and open construction.
14. The exterior construction of structures erected on the premises shall be completed within 24 months from the time construction has commenced.
15. No non-operable, wrecked or junked vehicles shall be kept on said premises for a period in excess of 14 days.
16. The following restrictions shall apply relative to the construction of any building, structures, fence, wall or improvement of any kind or nature to be erected or placed on said premises.

A. All plans and specifications shall be submitted in writing to Brad-Mer Acres for consideration and approval and disapproval. Factors to be considered by Brad-Mer Acres as follows:
1. Quality of workmanship and materials, adequecy of site dimensions, adequecy of structure design, proper facing of main elevation with respect to the street;
2. Position and location of structure on the premises;
3. Conformity and harmony of the external design, color, type and appearance of exterior surface and landscaping;
4. Adequate surface and soil drainage;
5. The observance of and compliance with set back lines and easement areas and the enhancement of aesthetic views and visual corridors to and from the common property.

B. The procedure for the foregoing consideration shall be as follows:
1. Brad-Mer Acres consists of Bradford Phares and Pamela Phares who shall constitute the Review Committee. Said Committee may be further supplemented by persons selected by said Bradford Phares and Pamela Phares to act for them or with them on the review process.

GENERAL NOTES

1) ALL LOTS DEPICTED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
2) Building Setback Lines:
   35.0' Front Minimum From Road R/W Line,
   12.0' Rear Yard Minimum.
   10.0' Side Yard Minimum.
3) Utility Easement Reservations:
   10.0' Around Perimeter of Sub'd.
   10.0' Either Side of all Common Lot Lines.
4) Driveway Culverts to be installed by the Developer/Owner at the Time of Construction as Follows:
   12" MINIMUM DIAMETER
   30' MINIMUM LENGTH
5) Driveway Culverts will be Installed in Accordance with Sound Construction Procedures and are subject to the Approval of the Hocking County Engineer's Office.
6) 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 Co. Health Department Regulations.
7) The Developer Will Ensure that Electrical Service Will Be Provided in the Subdivision.
8) 10.0 ft. Wide Drainage Easements are Reserved on Lots No. 8, 9, 11, & 14, Being 5.0 ft. on Either Side of the Centerline Shown on Plat.
9) A 12.0 ft. Wide Utility Easement (6.0 ft. on Either Side of the Centerline Shown on the Plat) is Reserved Across Lots No. 1 through No. 7, Inclusive, to Accommodate Existing Underground Utilities.
10) Water bars should be installed on all roadways on sloped hillsides.
11) Vegative cover should be left on site to disturb 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 digging.
12) Stockpile topsoil in separate piles from subsoil for later use to reestablish vegative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
13) 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.
14) Maintain sediment control practices until completion of the construction phase.
15) The area of this subdivision is unzoned.
16) No lot shall be graded to create any new slope greater than 1 in 5.

The 0.285 Ac. Reserve Strip between Lots #25 and #26 is not to be used as separate building site or transferred as an independant parcel in the future without Planning Commission and/or Health Department approval.

APPROVALS:

Mathmatically approved this 29th day of Dec. 2000
Hocking County Engineer's Office

Approved this 8th day of JAN 2001
Hocking County Engineer

Approved this 17 day of JAN 2001
Hocking County Sanitarian

Approved this 9TH day of JAN 2001
Chairman, Logan City Planning Commission
PRO TEM

TRANSFER & RECORDING:

Transferred this 18th day of Jan. 2000
County Auditor

#200100000350

Filed for record this 18 day of Jan 2001 at 3:37 P m

Recorded this 18 day of Jan 2001 in Plat Cabinet 2 at Page 60-61

No. 2001-350 Fee $86.40

County Recorder

#4909 10/10/2006 CORRECTIVE PLAT
PLAT CABINET 2 PAGE 146-147

GEORGE A. MARA ENGINEERING, Inc.
CONSULTING ENGINEERS
LOGAN, OHIO

BRAD-MER ACRES PHASE III
Developer: Brad Phares
Survey Descriptions & Approvals

CONTRACT		JOB NO.	AS-407
DRAWN BY:	JDU	SCALE:	None
CHECKED BY:	PWM	DATE:	11/1/00
APPROVED BY:	GAM	SHEET	2 OF 12