LEGAL DESCRIPTION CAVE CREEK SUBDIVISION

DESCRIPTION OF 63.560 ACRES

Situated in the State of Ohio, County of Hocking, Section 2 in Benton Township (T11N, R18W), Section 35 in Laurel Township (T12N, R18W), and being all out of a 108.5 Acres Deed (117.826 Acres Survey) parcel of land conveyed to Ethos WKG HH Partners, LLC of record in Official Record 781, Page 678, of which 39.003 acres lies in said Section 2 and 24.557 acre lies in said Section 35, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 63.560 acre parcel being more fully described herein;

BEGINNING FOR REFERENCE at a 5/8" Solid Bar Found at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2 in said Benton Township:

Thence. N 04°57'04" E. a distance of 798.09 feet with the East line of a 22.000 acre parcel of land conveyed to Kevin Allen & Kosby Chere Carrico, Trustees of record in of record in Official Record 504, Page 198 and of record in Official Record 761, Page 623 to an Monument Set at the TRUE POINT OF BEGINNING;

Thence. N 04°57'04" E, a distance of 317.47 feet with the East line of said 22.000 acre parcel to a 6" Round Concrete Monument with a brass cap "Ohio Department of Natural Resources" found:

Thence, N 05°29'08" E, a distance of 1319.08 feet with the east line of a 56.49 acre parcel of land conveyed to Ohio Department of Natural Resources of record in Official Record 81, Page 379 to a 6" Round Concrete Monument with a brass cap "Ohio Department of Natural Resources" found at the North East corner of said 56.49 acre parcel, the Northwest corner of the Northeast ¼ of the Northwest ¼ of said Section 2 and also being on the South line of Section 35 of Laurel Township and the South line of Fractional Lot 3 of said Section 35:

Thence, N 84°15'30" W, a distance of 261.03 feet with the North line of said 56.49 acre parcel and the South line of said Fractional Lot 3 to a 5/8" solid bar found at the Southwest corner of said Fractional Lot 3 and also being the Southeast corner of a 5.00 $\dot{3}$ acre parcel of conveyed to Kevin & Anita Newsome of record in Official Record 27 $\dot{0}$, Page 391;

Thence, N 03°54'44" E, a distance of 284.43 feet with the East line of said 5.003 acre parcel and the West line of said Fractional Lot 3 to a 5/8" solid bar found with a cap inscribed LPG at the Southeast corner of a 5.001 acre parcel of land conveyed to B. Wendell & Sherry Terrill of record in Official Record 584, Page 948;

Thence. N 03°45'01" E. a distance of 1070.37 feet with the West line of said Fractional Lot 3 and the East line of said 5.001 acre parcel to a rounded stone with no markings found at the Northwest corner of said Fractional Lot 3 said stone also being the Southwest corner of a 42 acre parcel of land of record in Official Record 525, Page 48, Official Record 323, Page 613 and Official Record 282, Page 312;

Thence, S 85°14'40" E, a distance of 789.03 feet with the North line of said Fractional Lot 3 and the South line of said 42 acre parcel to a 1'x1' flat stone with no markings found at the Northeast corner of said Fractional Lot 3 and the Northwest corner of Fractional Lot 2 as conveyed to Naomi & Charles King, Trustees of record in Official Record 203, Page 352;

Thence, S 03°47'03" W, a distance of 1353.34 feet with the common line of said Lot 2 and 3 to a Monument set at the Southeast corner of said Fractional Lot 3 and the Southwest corner of said Fractional Lot 2:

Thence, S 85°53'27" E, a distance of 278.06 feet with the South line of said Fractional Lot 2, the South line of said Section 35 and the North line of said Section 2 to a Monument set:

Thence, S 22°46'20" E, a distance of 510.99 feet with the West line of a 34.097 acre parcel of land conveyed to ETHOS WKG HH PARTNERS of record in Official Record 795, Page 371, to a Monument set:

Thence, S 08°51'17" W, a distance of 701.24 feet with the West line of said 34.097 acre parcel and a 5.000 acre parcel as conveyed to Alok & Tanu Sharma of record in Official Record 791, Page 789, to a Monument set;

Thence, S 16°03'41" E, a distance of 169.34 feet with the West line of said 5.000 acre parcel to a Monument set;

Thence, S 73°42'51" W, a distance of 302.94 feet with the North line of a 5.000 acre parcel of land conveyed to Bobby Lee Burns of record in Official Record 301, Page 307 to an Iron Pin Set at the approximate location of a solid bar found in a uprooted tree root and also being the Northwest corner of said 5.000 acre parcel:

Thence, S 25°56'21" E, a distance of 400.00 feet with the West line of said 5.000 acre parcel to a Mag Spike set in the centerline of Unger Road (Township Road 59A) (33' Right of Way), passing a Monument set at a distance of 373.65 feet and also being on the north line of a 9.25 acre parcel of land conveyed to Caveside Cabins, LLC of record in Official Record 732, Page 87;

Thence with the Centerline of said Unger Road and the common line of said 9.25 acre parcel the following two (2) courses;

1) S 84°32'54" W, a distance of 148.99 feet to a Mag Spike Set;

2) With a curve to the left, having a radius of 120.00 feet a delta angle of 49°47'53", an arc lenath of 104.30 feet a chord bearing of S 59°38'57" W and a chord distance of 101.04 feet to a Mag Spike Set passing a Mag Spike set at the intersection of Strong Road and Unger Road at a arc distance of 74.04 feet;

Thence. N 70°21'49" W. a distance of 788.77 feet with the North line of a 5 acre parcel of land conveyed to Jeff M & Emily R Morgan of record in Official Record 791, Page 826 passing a Monument set at a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 63.560 acres of land, 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". Monuments set are to be a 1" X 30" iron pin set in 6" round concrete.

For the purpose of this description a bearing of N 04°57'04" E was held on West line of the Southeast ¼ of the Northwest ¼ of said Section 2, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPŬS—S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in August of the year 2024.



DATE

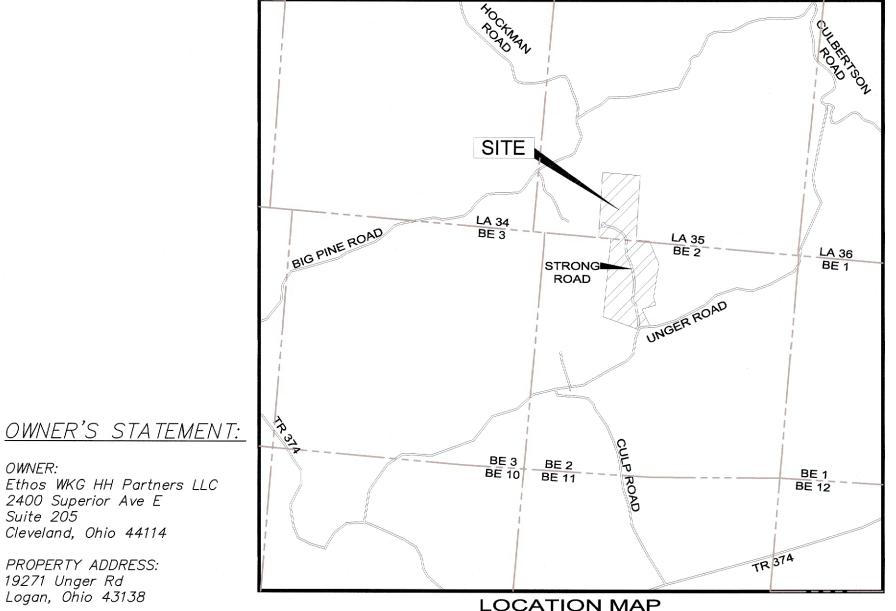
Robert (1) Martin ROBERT W. MARTIN P.S. PROFESSIONAL SURVEYOR NO. 8114

I hereby certify that this plat was prepared from an actual field survey of the premises in August of 2024 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 8th day of August, 2025.

CAVE CREEK SUBDIVISION

Situated in the State of Ohio, County of Hocking, Section 2 in Benton Township (T11N, R18W), Section 35 in Laurel Township (T12N, R18W),



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 maintenance can only be made by the County Engineer and must be formally resolved by the County Commissioners.

DEED RESTRICTIONS FOR CAVE CREEK SUBDIVISION

The covenants, conditions and restrictions set forth by Ethos WKG HH Partners 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 in the deed of record in Volume____Page____ Official Records, Hocking County, Ohio, or any subdivision thereof.

The descriptions of the property in the above referenced deed are incorporated herein as if fully set forth, and 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. No commercial gun range. The personal individual use of guns for hunting and target purposes is permitted.

2.No ATV, motorcycle or motorized light vehicle commercial park. The personal individual use of ATVs, motorcycles and motorized light vehicles is permitted.

3. All construction on any lot shall be by conventional methods, using normally accepted building methods and materials.

4. 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.

5. 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

of a road. Acceptance of a road for public 6. No commercial trailer parks or permanent single wide or double wide trailers.

7. 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.

8. 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.

9.No factories, beer taverns, saloons, junk yards, including automobile junk

10. 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.

11. No wash or laundry shall be hung or dried outside of any structure on any residential lot.

12. No lot or tract shall be used for or as a dumping ground for rubbish, trash, garbage or other waste.

13. No more than one single dwelling house and a private garage shall be erected on said premises.

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

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

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

LOCATION MAP SCALE: 1"=2000'

APPROVALS:

Approved this

Approved this | day c Approved this

Planning Commission

STATE OF OHIO, COUNTY OF HOCKING Before me, a Notary Public, in and for said county, personally came Ethos WKG HH Partners 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 13th (112), 2035

Notary Public, State of Ohio

Printed Name

My Commission Expires: November 12, 2026 Notary Public Minus

<u>Acreage Notes</u> 63.560 acres total 39.003 acres in Section 2, Benton Township 24.557 acres in Section 35, Laurel Township

Ethos WKG HH Partners LLC

2400 Superior Ave E

Cleveland, Ohio 44114

PROPERTY ADDRESS:

Whittaker Knez Group

Concord Twp., Ohio 44077

Tiriam (islic

R18W), Section 35 in Laurel Township (T12N, R18W)

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

The undersigned, Ethos WKG HH Partners LLC, does hereby certify that the plat

be in conformity with all existing valid zoning, platting, health or other lawful

accept this plat of same. All roads are dedicated for public use.

___ day of <u>HUGUST</u> 20.25

correctly represents "CAVE CREEK Subdivision" and its roadways and does hereby

The undersigned further agrees that any use or improvements made on the land shall

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, Ethos WKG HH Partners LLC hereunto set his hand

Situated in the State of Ohio, County of Hocking, Section 2 in Benton Township (T11N,

19271 Unger Rd Logan, Ohio 43138

Suite 205

DEVELOPER:

7555 Fredle Dr.

59.746 acres in 22 Lots

<u>Right of Way</u> STRONG ROAD 3.786 acres total (3.814 acres Including Unger Road Overlap) 2.627 acres in Section 2, Benton Township 1.159 acres in Section 35, Lauren Township UNGER ROAD 0.028 acres in Section 2, Benton Township

NOTES:

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

HOCKING COUNTY AUDITOR

TRANSFER AND RECORDING:

Transferred on tax duplicate this 14 day of Avgust, 2015 County Auditor

HOCKING COUNTY RECORDER

Filed for record this 14 day of August , 2025 at 10:424.M. Recorded this 4 day of Avgust, 2025 in Plat Cab. 3 Pg. 30 File No. **2025 DOOO 2473** Fee **259.20**

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 39073C0225D, EFFECTIVE DATE NOVEMBER 04, 2010.

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SOLUTIONS

1 OF 3