

# HONEY FORK SUBDIVISION

## SURVEY DESCRIPTION OF A 72.907 ACRE HONEY FORK SUBDIVISION

Situated in Washington Township, Hocking County, Ohio; being part of the Southeast quarter of Section 13, Township 13, Range 17; and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin with 1-1/4" plastic ID cap stamped MPB 6803 found at the Southeast corner of Section 13; thence with the South line of Section 13 South 89 degrees 50 minutes 56 seconds West a distance of 1343.77 feet to a 5/8" iron pin set in 6" diameter concrete and being the point of Beginning of the tract of land to be described;

thence continuing with the South line of Section 13 South 89 degrees 50 minutes 56 seconds West a distance of 768.54 feet to a 5/8" iron pin set in the surface of Township Road 301, Feathers Road;

thence continuing with the South line of Section 13 South 89 degrees 57 minutes 27 seconds West a distance of 577.90 feet to a 5/8" iron pin set in 6" diameter concrete at the Southwest corner of the Southeast quarter of Section 13; passing a PK nail set in the center of County Road 12, Goat Run - Honey Fork Road, at a distance of 160.31 feet and a 5/8" iron pin set at a distance of 185.31 feet;

thence leaving the South line of Section 13 North 0 degrees 12 minutes 34 seconds East a distance of 2446.05 feet to a 5/8" iron pin set in 6" diameter concrete, passing 5/8" iron pins set at distances of 525.56 feet and 555.57 feet, and passing a PK nail set in the center of said Township Road 301 at a distance of 540.57 feet, and passing a 5/8" iron pin set in 6" diameter concrete at a distance of 725.66 feet;

thence North 89 degrees 58 minutes 12 seconds East a distance of 774.56 feet to a PK nail set in the center of said County Road 12 and passing 5/8" iron pins set at distances of 634.57 feet and 734.93 feet;

thence leaving the center of said County Road 12 South 80 degrees 17 minutes 35 seconds East a distance of 650.52 feet to a 5/8" iron pin set in 6" diameter concrete and passing 5/8" iron pins set at distances of 20.00 feet and 193.27 feet;

thence South 20 degrees 01 minute 22 seconds West a distance of 235.35 feet to a 5/8" iron pin set;

thence South 0 degrees 03 minutes 47 seconds East a distance of 595.38 feet to a 5/8" iron pin set;

thence South 11 degrees 11 minutes 53 seconds West a distance of 460.86 feet to a 5/8" iron pin set in 6" diameter concrete;

thence South 89 degrees 29 minutes 36 seconds West a distance of 729.46 feet to a PK nail set in the center of said County Road 12 and passing a 5/8" iron pin set at a distance of 709.46 feet;

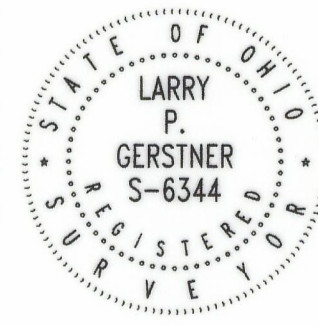
thence with the center of said County Road 12 South 5 degrees 38 minutes 42 seconds West a distance of 87.29 feet to a PK nail set;

thence leaving the center of said County Road 12 North 88 degrees 53 minutes 46 seconds East a distance of 493.42 feet to a 5/8" iron pin set in 6" diameter concrete and passing a 5/8" iron pin set at a distance of 20.00 feet;

thence North 85 degrees 47 minutes 47 seconds East a distance of 335.65 feet to a 5/8" iron pin set;

thence South 0 degrees 03 minutes 47 seconds East a distance of 1006.50 feet to the point of beginning, containing 72.907 acres more or less, and subject to the public easement of said County Road 12 and said Township Road 301 and any other public or private easements of record.

The above 72.907 acre survey is intended to describe part of the 133.00 acre tract as deeded to Larry P. Gerstner and Keith W. Fox, deed reference Volume OR142, Page 424, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and existing public roads. The reference bearing for this survey is the East line of the Northeast quarter of the Southeast quarter of Section 13 as South 0 degrees 00 minutes 00 seconds East. 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 May 2, 1999 through May 25, 1999.



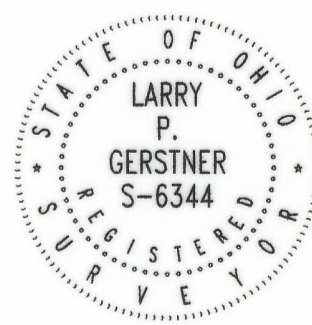
*Larry P. Gerstner*  
Larry P. Gerstner, P.E., P.S.  
Registered Surveyor No. 6344

### FLOOD PLAIN CERTIFICATION:

This subdivision property is located totally in Flood Zone X which is outside the 100-year flood plain as per Community Panel Number 390272-0100C effective November 16, 1990.

### Surveyor's Certification

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



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

### RESTRICTIONS

- These restrictions apply to all lots.
- 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.
- 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.
- These restrictions are made for the benefit of any and all persons who now may own property or who may hereafter own property in Honey Fork Subdivision and such persons are specifically given the right to enforce these restrictions and reservations.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- No structure of a transient character; i.e., trailer, mobile home, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- 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.
- 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.
- No non-operable wrecked or junked cars shall be stored on any of said lots for a period in excess of fourteen days.
- Oil and gas rights in and under said premises are reserved unto the grantors, their heirs and assigns.
- 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.
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### GENERAL NOTES:

- 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%.
- 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.
- The developer will insure that electrical and telephone service will be provided in the subdivision.
- 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.
- Water bars should be installed on all roadways on sloped hillsides.
- 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.
- 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.
- 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.
- Maintain sediment control practices until completion of the construction phase.
- The area of this subdivision is unzoned.
- All property within Lots 1-25, inclusive of the Honey Fork Subdivision is titled to Larry P. Gerstner and Keith W. Fox by deed Volume OR142, Page 424.
- No additional acreage adjacent to this plat is owned by Larry P. Gerstner or Keith W. Fox, except that which is currently under land contract.
- No lot shall be graded to create any new slope greater than 1 in 5.

**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 Washington Township, Hocking County, Ohio; being part of the Southeast quarter of Section 13, Township 13, Range 17, containing 72.907 acres; being part of the same tract as conveyed in Volume Official Record 142, Page 424, as recorded in the Hocking County Recorder's Office. The undersigned Larry P. Gerstner and Keith W. Fox and Joyce L. Fox hereby certify that the attached plat correctly represents their HONEY FORK SUBDIVISION, a subdivision of lots 1 through 25 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 and Joyce L. Fox have hereunto set their hands this 17th day of SEPTEMBER, 1999

Witness: *Dwain R. Dennis* Owner: *Larry P. Gerstner*  
**SUSAN E. DENNIS, AS TO ALL** Larry P. Gerstner

*Sharon S. Burgess* Owner: *Keith W. Fox*  
**SHARON S. BURGESS, AS TO ALL** Keith W. Fox

Owner: *Joyce L. Fox*  
Joyce L. Fox

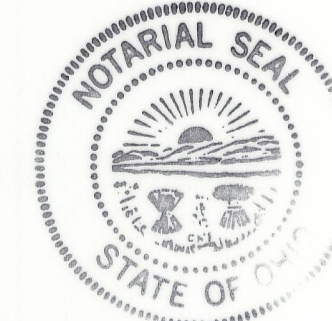
STATE OF OHIO  
COUNTY OF HOCKING

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 17th day of

SEPTEMBER, 1999.

*Dwain R. Dennis*  
Notary Public

My Commission Expires MARCH 19, 2000



### APPROVALS:

Mathematically approved this 20th day of Sept. 1999 *Dale R. Welf*  
County Mapping Department

Approved this 21st day of SEPTEMBER 1999 *William R. Shan*  
County Engineer

Approved this 22nd day of September 1999 *Kelly P. Montgomery, M.S.*  
County Sanitarian

Approved this 21st day of SEPTEMBER 1999 *Larry Starns*  
Chairman - Regional Planning Comm.

Approved this 21st day of SEPTEMBER 1999 *Robert H. Hesseman*  
President, County Commissioners

*Fred C. Hawk*  
County Commissioner

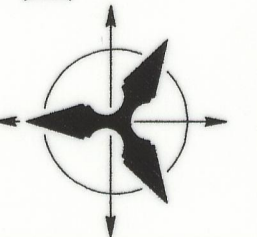
*Larry Starns*  
County Commissioner

Transferred on tax duplicate this 22 day of September 1999  
*Kenneth R. Wilson*  
County Auditor

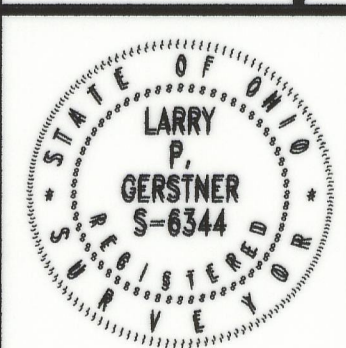
Filed for record this 22 day of SEPT 1999 at 11:41 A.M.  
Recorded this 22 day of SEPT 1999 in Plat Cabinet 2 at Page 38-39  
File No. 5581 Fee \$86.40

*Donna P. Smith*  
County Recorder  
ph

LARRY P. GERSTNER  
ENGINEERING & SURVEYING  
9 East Second Street, Suite A, Logan, Ohio 43138  
(740) 385-4260



HONEY FORK SUBDIVISION  
GOAT RUN - HONEY FORK ROAD  
LOGAN, OHIO  
DESCRIPTION, RESTRICTIONS, & PLATTING INFORMATION



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

REVISIONS

SCALE: NONE

JOB NO. DRAWN BY DATE  
1080 RAC 6-17-99

SHEET

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