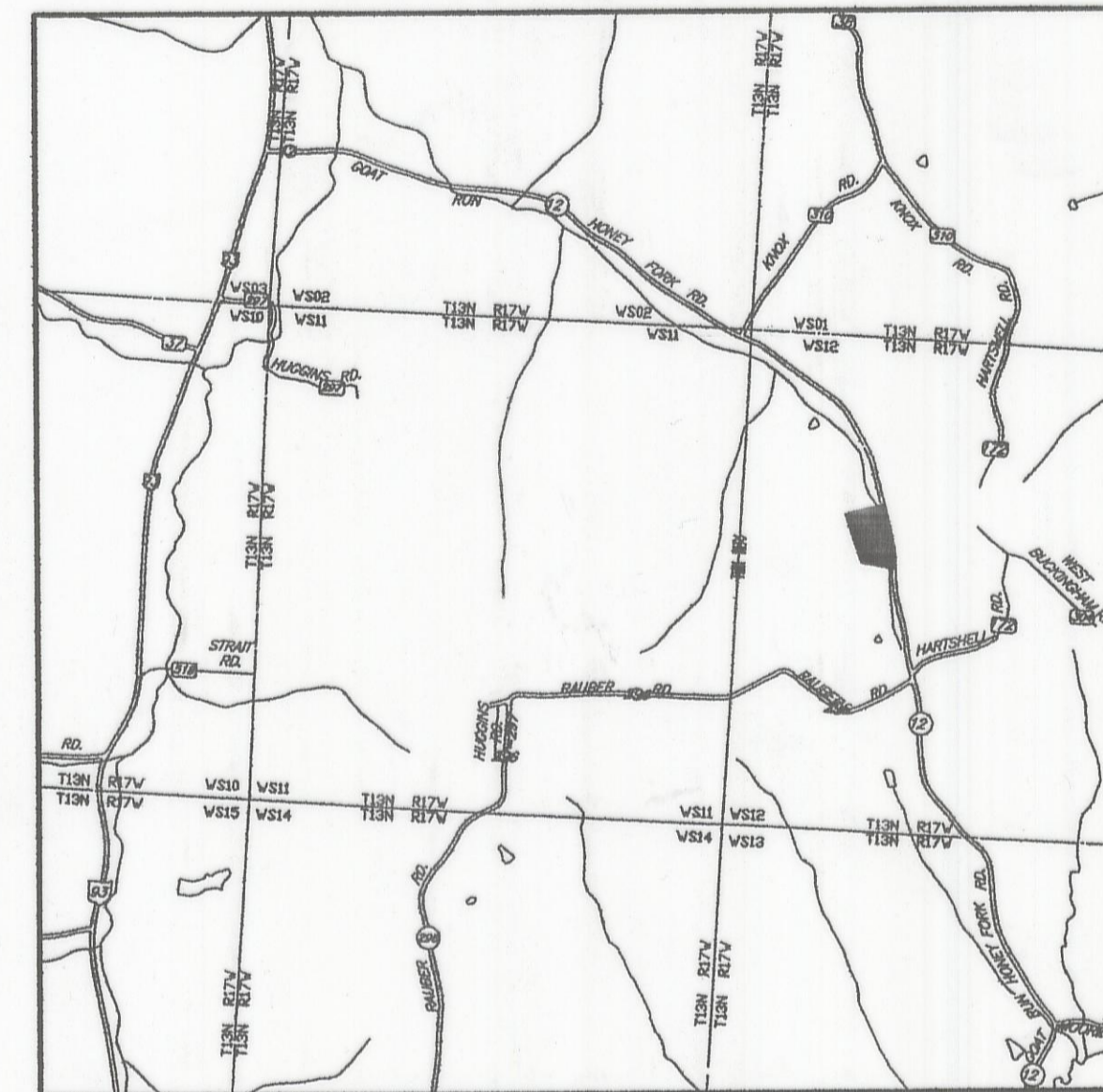
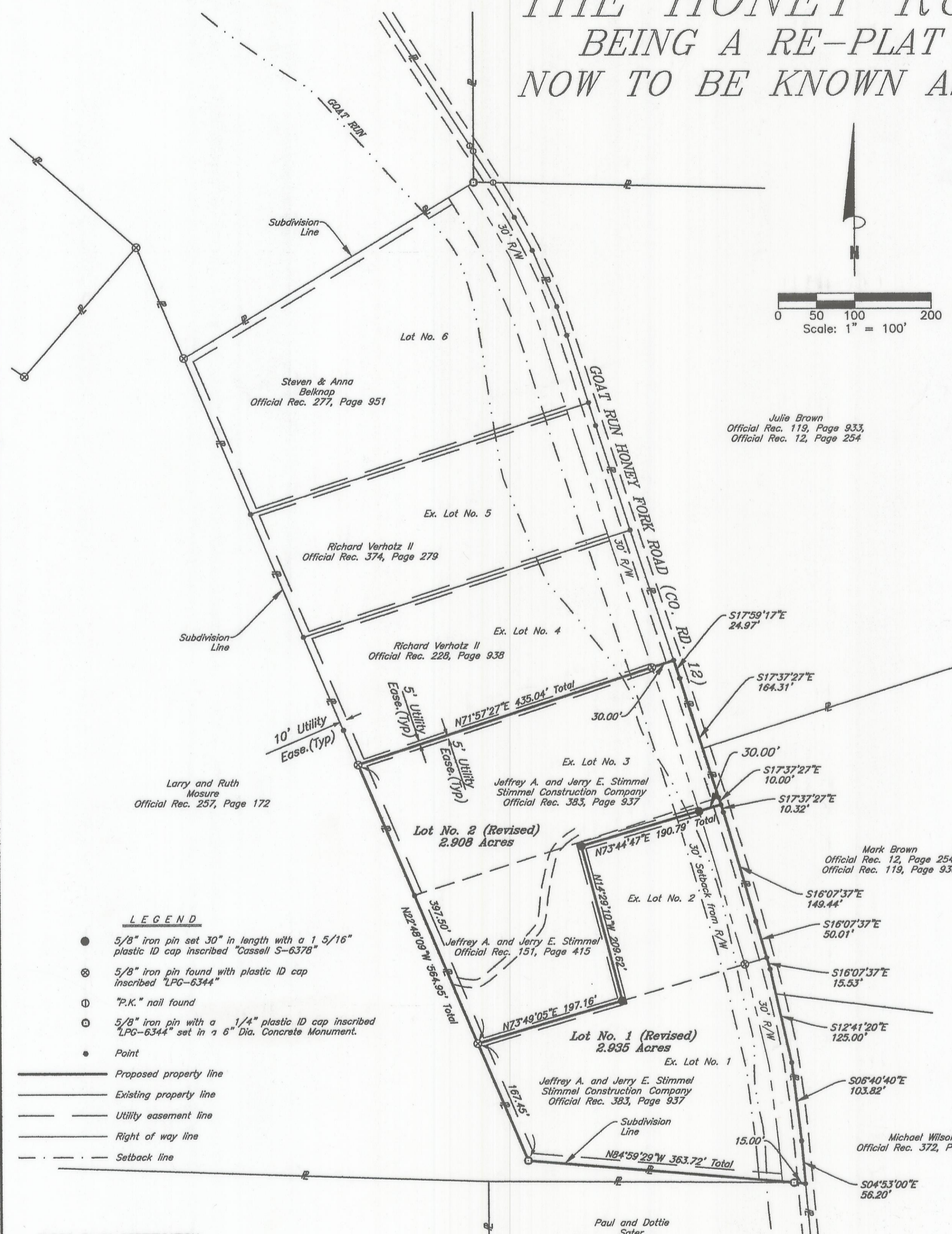


THE HONEY RUN SUBDIVISION BEING A RE-PLAT OF LOTS 1, 2 & 3, NOW TO BE KNOWN AS LOTS 1 & 2 (REVISED)



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Hocking, Township of Washington and being all of Lot No. 1, 2 and 3 of the Honey Run Subdivision (hereinafter referred to as "Subdivision") as recorded in Plat Cabinet 2, Page 50 and 51 and located in the Northwest Quarter of Section 12, Township 13, Range 17 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin found with a 1 1/4 inch plastic identification cap inscribed "LPG-6344", said iron pin being the Northwesterly corner of Lot No. 3 of the "Subdivision" and on the Easterly property line of a parcel of land conveyed to Larry and Ruth Mosure in Official Record 257, Page 172;

Thence N 71° 57' 27" E along the Northerly line of Lot No. 3 a distance of 435.04 feet to a point (passing a 5/8 inch iron pin found with a 1 1/4 inch plastic identification cap inscribed "LPG-6344" at 405.04 feet), said point being the Northeasterly corner of Lot No. 3, in the center of Goat Run Honey Fork Road (County Road 12) and on the Easterly line of the "Subdivision";

Thence along the center of Goat Run Honey Fork Road and the Easterly line of the "Subdivision" the following six (6) courses:

- 1) S 17° 59' 17" E a distance of 24.97 feet to a point;
- 2) S 17° 37' 27" E a distance of 184.63 feet to a point;
- 3) S 16° 07' 37" E a distance of 214.98 feet to a point;
- 4) S 12° 41' 20" E a distance of 125.00 feet to a point;
- 5) S 06° 40' 40" E a distance of 103.82 feet to a point;
- 6) S 04° 53' 00" E a distance of 56.20 feet to a point, said point being the Southeasterly corner of Lot No. 1 of the "Subdivision"; the Northeasterly property corner of a parcel of land conveyed to Paul and Dottie Sater in Deed Volume 206, Page 873 and the Eastern most property corner of the aforesaid Mosure parcel;

Thence N 84° 59' 29" W along the Southerly line of Lot No. 1 of the "Subdivision" and a property line of the aforesaid Mosure parcel a distance of 363.72 feet to a 5/8 inch iron pin with a 1 1/4 inch plastic identification cap inscribed "LPG-6344" set in a 6 inch diameter concrete monument (passing a 5/8 inch iron pin with a 1 1/4 inch plastic identification cap inscribed "LPG-6344" set in a 6 inch diameter concrete monument at 15.00 feet), said monument being the Southwesterly corner of Lot No. 1 of the "Subdivision" and a property corner of the aforementioned Mosure parcel;

Thence N 22° 48' 09" W along the Westerly line of the "Subdivision" and the Easterly property line of the aforementioned Mosure parcel a distance of 564.95 feet (passing a 5/8 inch iron pin found with a 1 1/4 inch plastic identification cap inscribed "LPG-6344" at 167.44 feet) to the point of beginning, containing 5.843 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with a 1 5/16 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the West line of the Honey Run Subdivision and bears N 22° 48' 09" E and is 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 _____ day of _____, 20____, 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.

Jerry L. Cassell, P.S. Ohio Professional Surveyor No. 6378

OWNER'S STATEMENT:
OWNER: Jeffrey A. Stimmel and Jerry E. Stimmel
Stimmel Construction Company
8905 Vanatta Road
Logan, Ohio 43138
740-380-9800

DEVELOPER: Jeffrey A. Stimmel and Jerry E. Stimmel
Stimmel Construction Company
8905 Vanatta Road
Logan, Ohio 43138
740-380-9800

SURVEYOR: Cassell & Associates, LLC
20525 Buena Vista Road
Rockbridge, OH 43149
(740) 969-0024

STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Washington, Section 12, Township 13, Range 17, and being Lot No.'s 1, 2 and 3 of the Honey Run Subdivision as recorded in Plat Cabinet 2, Page 50 and 51.

The undersigned, Jeffrey A. Stimmel and Jerry E. Stimmel do hereby certify that the attached plat correctly represents "The Honey Run Subdivision", being a re-plat of lots 1, 2 and 3, now to be known as Lots 1 and 2 (Revised) 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, Jeffrey A. Stimmel and Jerry E. Stimmel hereunto set his hand this 7th day of August, 2008.

Witness: Robert C. Kreitz
Printed Name: Robert C. Kreitz

Witness: Jeffrey A. Stimmel
Printed Name: Jeffrey A. Stimmel

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came Jeffrey A. Stimmel and Jerry E. Stimmel, 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 official seal this 7th day of August, 2008.

Notary Public
My Commission Expires Jan 18-2010 County

RESTRICTIONS

- 1) These restrictions apply to all lots.
- 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 Honey Run 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 restrictions 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 dwelling house and not over 1 story in height and such building along with the dwelling 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 (1,100) square feet for one story dwelling nor less than seven hundred fifty (750) square feet per first floor 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 easement. 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, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- 12) A modular home on a permanent foundation may be used if written approval of the grantors herein is first obtained.

- 13) 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.
- 14) Fires must be contained, enclosed, and carefully supervised. Use of firearms 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.
- 15) No non-operable wrecked or junked cars shall be stored on any of said lots for a period in excess of fourteen days.
- 16) Oil and gas rights in and under said premises are reserved unto the grantors, their heirs and assigns.
- 17) Invalidity 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.
- 18) Unimproved premises shall be mowed at least twice each summer. All weeds on improved premises shall be kept mowed.
- 19) No fence shall be built on said premises more than six feet in height and shall be of an ornamental nature and open construction.
- 20) The exterior construction of structures erected on the premises shall be completed within 24 months from the time construction is commenced.

APPROVALS:

HOCKING COUNTY MAPPING DEPARTMENT
Approved Mathematically on this 7th day of August, 2008

Wesley F. Bowles
Hocking County Mapping Department

HOCKING COUNTY ENGINEER
I hereby approve this plat on this 6th day of Aug, 2008

Wesley F. Bowles
Hocking County Engineer

REGIONAL PLANNING OFFICE
I hereby approve this plat on this 7th day of Aug, 2008

Wesley F. Bowles
Regional Planning Office

HOCKING COUNTY COMMISSIONERS
We hereby approve this plat on this 7th day of August, 2008

Wesley F. Bowles
Hocking County Commissioners (President)

REGIONAL PLANNING COMMISSION
This plat was approved by the Regional Planning Commission on this 7th day of August, 2008

Wesley F. Bowles
Chairman

HOCKING COUNTY HEALTH DISTRICT
I hereby approve this plat on this 6th day of August, 2008

Wesley F. Bowles
Hocking County Board of Health

TRANSFER AND RECORDING:
HOCKING COUNTY AUDITOR
Transferred on this 7th day of August, 2008

By: Carolyn Kinzle
Benneth R. Wilson
Athens County Auditor

HOCKING COUNTY RECORDER
File No. 2008-8426
Received on this 7th day of August, 2008, at 9:21 A.M.
Recorded on this 17th day of August, 2008, at 1:24 A.M.
Recorded in Plat Book No. 2, Page 170

By: Sandra K. Leach-Hunt
Deputy
Hocking County Recorder

Sept. 24, 2007 Planning Commission Approval

PLAT OF SURVEY

Situated in the State of Ohio, County of Hocking, Township of Washington and being a re-plat of Lot No.'s 1, 2 and 3 of the Honey Run Subdivision as recorded in Plat Cabinet 2, Page 50 and 51 and located in the Northwest Quarter of Section 12, Township 13, Range 17 and to be known as Lots 1 and 2 (Revised).

FOR: Jeff Stimmel	BY: Jerry L. Cassell
DATE: July 15, 2008	PROJ. NO.: H0091107
REV:	
REV:	

CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024

FLOOD PLAIN CERTIFICATION:
The flood zone for this parcel is Zone X as depicted on the Flood Insurance Rate Map, Panel No. 390272 0100 C, effective date November 16, 1990.

- 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 foot 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.
 - 3) The developer will insure that electrical and telephone service will be provided in the subdivision.
 - 4) 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.
 - 5) Water bars should be installed on all roadways on sloped hillsides.

- 6) 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 off or otherwise marked to keep the roots safe from excessive traffic or from digging.
- 7) 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.
- 8) 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.
- 9) Maintain sediment control practices until completion of the construction phase.
- 10) The acre of this subdivision is unzoned.
- 11) No lot shall be graded to create any new slope greater than 1 in 5.

Robert C. Kreitz
Exp. DATE Jan 18-2010