

" LINDEN WOODS - Phase I "

LEGAL DESCRIPTION:

Being a part of the tract of land that is now or formerly in the name of Michael Nihiser, as recorded in Official Record 57 at page 613, Hocking County Recorder's Office, said tract being situated in the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 1, T11N, R10W, Denton Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at an iron pipe found in the Northeast corner of the Southeast quarter of the Northeast quarter of Section 1, T11N, R10W:

Thence along the East line of Section 1, South 10 degrees 05 minutes 55 seconds West a distance of 1,240.34 feet to a point within the right-of-way of Ellison Road (Township Road 286), said point being the real point of beginning of the tract herein described:

Thence continuing, South 10 degrees 05 minutes 55 seconds West along the East line of the Northeast quarter of the Southeast quarter, within the right-of-way of said Ellison Road (Township Road 286), and the Grantor's East property line, a distance of 601.90 feet to a railroad spike found in the centerline of Kalklosch Road (Township Road 271), said railroad spike being by an iron pipe found that bears, North 12 degrees 18 minutes 28 seconds East, 23.19 feet from said railroad spike found, said railroad spike found also being witnessed by an iron pin found that bears, South 04 degrees 54 minutes 01 second West, 25.16 feet from said railroad spike found:

Thence the following twelve courses along the centerline of said Kalklosch Road (Township Road 271), and the Grantor's Southerly property line:

1. North 45 degrees 04 minutes 46 seconds West a distance of 99.15 feet to a point;
2. North 33 degrees 34 minutes 42 seconds West a distance of 109.61 feet to a point;
3. North 23 degrees 54 minutes 19 seconds West a distance of 246.56 feet to a 604 nail found;
4. North 35 degrees 30 minutes 55 seconds West a distance of 90.44 feet to a point;
5. North 54 degrees 26 minutes 27 seconds West a distance of 71.75 feet to a point;
6. North 68 degrees 20 minutes 24 seconds West a distance of 90.89 feet to a point;
7. North 73 degrees 28 minutes 54 seconds West a distance of 161.40 feet to a point;
8. North 76 degrees 51 minutes 37 seconds West a distance of 180.30 feet to a point;
9. South 07 degrees 14 minutes 01 second West a distance of 112.70 feet to a point;
10. South 73 degrees 02 minutes 33 seconds West a distance of 340.24 feet to a railroad spike found;
11. South 75 degrees 04 minutes 47 seconds West a distance of 80.31 feet to a point; and
12. South 85 degrees 48 minutes 22 seconds West a distance of 36.35 feet to a point in the Grantor's Southwest property corner, said point being in the West line of the Southeast quarter of the Northeast quarter of Section 1;

Thence North 10 degrees 32 minutes 33 seconds East, along the Grantor's West property line, and the said West line of the Southeast quarter of the Northeast quarter of Section 1, 581.57 feet to a Denton A2BR30 Break-Off Monument with an aluminum cap stamped 'Seymour & Associates-P.S. 6044' set, said monument also being in one of the Grantor's Westerly property corners, passing through a Denton A2BR30 Break-Off Monument with an aluminum cap stamped 'Seymour & Associates-P.S. 6044' set at 31.02 feet:

Thence North 79 degrees 56 minutes 27 seconds East, along another of the Grantor's Westerly lines, 213.09 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence leaving the Grantor's property line, South 14 degrees 29 minutes 10 seconds East a distance of 49.55 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence South 67 degrees 44 minutes 08 seconds East a distance of 363.27 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence South 18 degrees 52 minutes 49 seconds West a distance of 195.80 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence South 14 degrees 51 minutes 16 seconds West a distance of 88.75 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the North right-of-way line of Kalklosch Road (Township Road 271):

Thence South 76 degrees 51 minutes 37 seconds East, along the said North line of said Kalklosch Road (Township Road 271), 60.03 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence leaving the North right-of-way line of said Kalklosch Road (Township Road 271), North 14 degrees 51 minutes 16 seconds East a distance of 84.85 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence North 18 degrees 52 minutes 49 seconds East a distance of 230.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence South 71 degrees 07 minutes 11 seconds East a distance of 257.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence North 76 degrees 32 minutes 46 seconds East a distance of 143.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

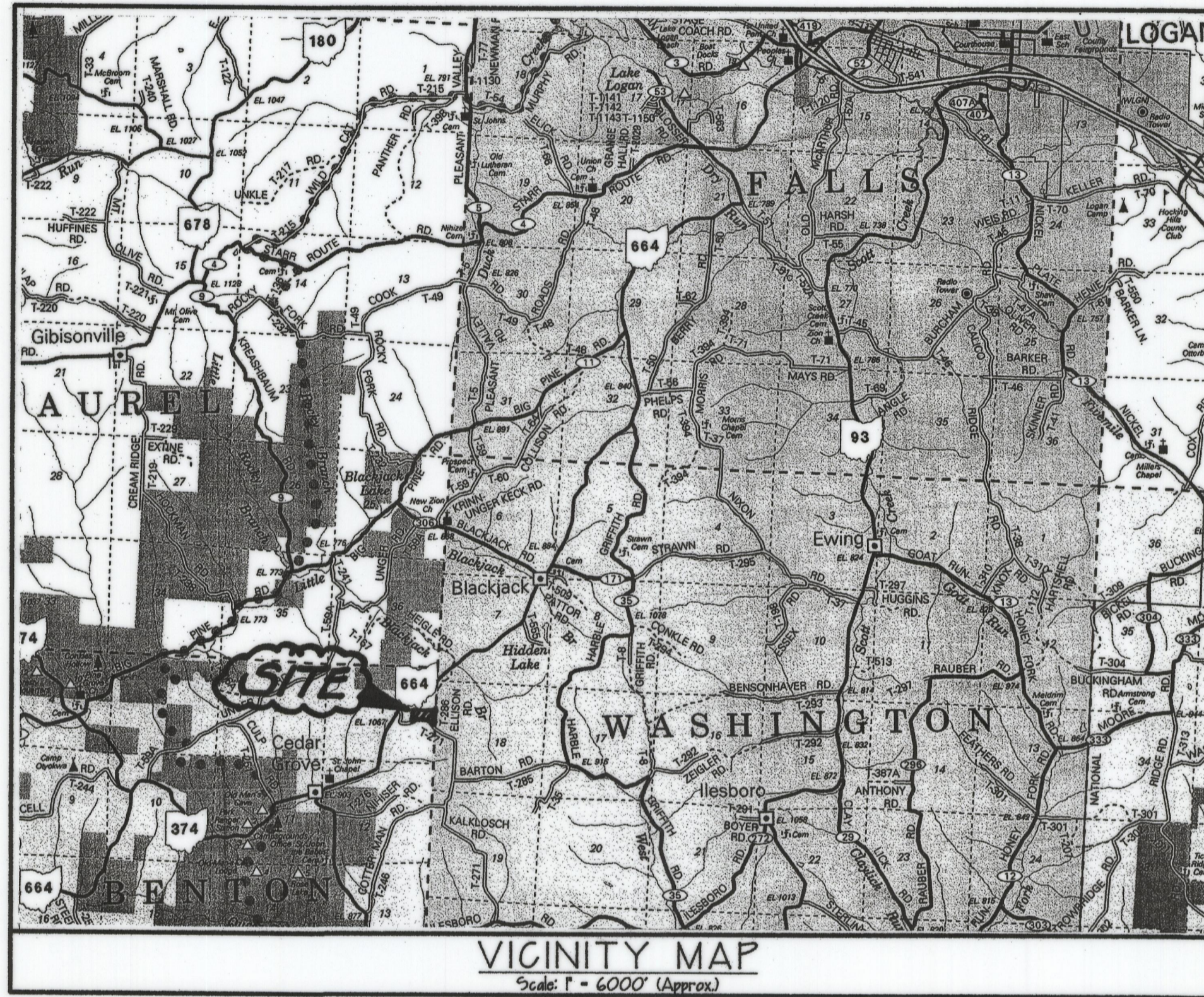
Thence South 01 degree 36 minutes 14 seconds West a distance of 255.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence South 79 degrees 39 minutes 56 seconds East a distance of 261.71 feet to the principle place of beginning, passing through Denton A2BR30 Break-Off Monument with an aluminum cap stamped 'Seymour & Associates-P.S. 6044' set at 235.00 feet, and containing a total of 13.051 acres, of which, 3.007 acres lie in the S.E.-1/4 of the N.E.-1/4 of Sect. 1, and 10.044 acres lie in the N.E.-1/4 of the S.E.-1/4 of Section 1, and being subject to the Right-of-Way of Ellison Road (Township Road 286) and Kalklosch Road (Township Road 271) and all easements of record.

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

The bearings used in the above described tract based on monumentation found on the North line of the Southeast quarter of the Northeast quarter of Section 1 as bearing, South 80 degrees 38 minutes 04 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in May of 2003.



GENERAL NOTES:

- 1) UTILITY EASEMENTS ARE RESERVED 10.0' IN WIDTH AROUND ALL PERIMETER LINES OF THE SUBDIVISION AND 10.0' IN WIDTH EITHER SIDE OF ALL COMMON LOT LINES
- 2) BUILDING SETBACKS: 30.0' FRONT SETBACK REQUIRED FROM THE PUBLIC RIGHT-OF-WAY LINE, except the existing buildings on Lot 9 are exempted from the front setback.
- 3) 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.
- 4) THE EXISTING BUILDINGS ON LOT 9, IF USED FOR RESIDENTIAL PURPOSES, WILL BE REQUIRED TO HAVE A NEW SEPTIC SYSTEM, AND WATER WELL INSTALLED AS PER NOTE NO. 3 ABOVE.
- 5) THE DEVELOPER INSURES THAT ELECTRICAL & TELEPHONE SERVICES WILL BE PROVIDED IN THE SUBDIVISION.

GRADING OF LAND (4.80):

NO LAND SHALL BE GRADED, CUT, OR FILLED SO AS TO CREATE A SLOPE EXCEEDING ONE (1) FT. VERTICAL IN TWO AND ONE-HALF (2-1/2) FEET HORIZONTAL WITHOUT THE PLACEMENT OF A RETAINING WALL OF SUFFICIENT HEIGHT AND THICKNESS TO RETAIN THE GRADED BANK. ANY NEW GRADE BY CUT OR FILL CREATING A SLOPE EXCEEDING ONE (1) FT. VERTICAL IN FIVE (5) FT. HORIZONTAL SHALL BE BENCH AS APPROVED BY THE COUNTY ENGINEER. ALL FILL SHALL BE MECHANICALLY COMPACTED TO A DENSITY OF NINETY (90) PERCENT OR GREATER.

TEMPORARY EROSION CONTROL:

- 1) Water bars should be installed on all roadways on sloped hillsides.
- 2) Vegetative cover should be left on the site to disrupt raindrop impact on bare, disturbed soils. Trees to be left on the site should be clearly marked to avoid damage from equipment during 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.
- 3) Stockpile topsoil in separate piles from subsoil for later use to re-establish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss due to erosion during the duration of construction.
- 4) Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than 45 days.
- 5) Maintain sediment control practices until completion of the construction phase.

DRIVEWAY NOTE:

NO INDIVIDUAL LOT WILL BE SOLD, OR OTHERWISE TRANSFERRED, UNTIL SUCH TIME AS A DRIVEWAY PERMIT HAS BEEN OBTAINED AND THE DRIVEWAY CONSTRUCTED TO THE APPROPRIATE STANDARDS, OR, UNTIL THE APPROPRIATE BOND HAS BEEN POSTED WITH THE HOCKING COUNTY ENGINEER'S OFFICE.

RESTRICTIONS:

THERE ARE NO RESTRICTIONS ON 'LINDEN WOODS' OTHER THAN THOSE IN THE NOTES ABOVE. SHOULD THERE BE ANY RESTRICTIONS DESIRED IN THE FUTURE, THE HOCKING COUNTY PLANNER & COUNTY REGIONAL PLANNING COMMISSION WOULD NEED TO BE CONSULTED FOR THEIR APPROVAL.

#2762 6/6/2005 Declaration of Restrictive Covenants
OR V-336 P-189

OWNER'S STATEMENT:

OWNER: Michael Nihiser - 24740 Blosser Road, 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, Township of Denton, being part of the Southeast - 1/4 of the Northeast - 1/4 and part of Northeast - 1/4 of the Southeast - 1/4 of Section 1, T11N, R10W, and being part of a residual 35.021 acre tract, as owned by Michael Nihiser, as per deed of record in Official Record 57 at page 613 as recorded in the Hocking County Recorder's Office.

The undersigned, Michael Nihiser, Owner, does hereby certify that the attached Record Plat correctly represents his 'Linden Woods-Phase I', a subdivision of Lots 1 to 6 inclusive, and does hereby accept this plat of same and dedicate to public use all roads and public areas shown herein 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, planning, 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, Michael Nihiser, Owner, hereunto set his hand this 13 day of DECEMBER, 2004.

Witness: Johnny M. Howe Owner Michael Nihiser

Witness: Deanne O'ford

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Michael Nihiser, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal this 13 day of DECEMBER, 2004.

Notary Public: George F. Seymour Hocking County
My Commission Expires 11-21-08

SURVEYOR'S STATEMENT:

SURVEYOR'S STATEMENT: I, George F. Seymour, P.S., hereby certify that an survey was made under my supervision of the premises shown hereon, during May of 2004, and that the plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist and their location is 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 North line of the S.E.-1/4 of the N.E.-1/4 of Sect. 1 as bearing South 80 degrees 38 minutes 04 seconds East and are for the determination of angles only.

George F. Seymour
Professional Surveyor No. 6044

APPROVALS:

Mathematically approved this 09 day of December, 2004.

By: Wesley F. Boels
Hocking County Map & Drafting Dept.

Approved this 10 day of December, 2004.

By: W. Womms, RS
Hocking County Health Department

Approved this 10th day of December, 2004.

By: Sam Starn
Chairman, Hocking County Regional Planning Commission

Approved this 14th day of Dec., 2004.

By: Paul A. Woz
Hocking County Planner

Approved this 14th day of Dec., 2004.

By: Will R. Shaw
Hocking County Engineer

Approved this 14 day of DECEMBER, 2004.

By: Kay Green
President, Hocking County Board of Commissioners

TRANSFER & RECORDING:

Transferred on tax duplicate this 26th day of April, 2005.

By: Samuel R. Wilson
Hocking County Auditor

Filed for record this 26th day of April, 2005, at 11:24 A.M.

Recorded this 26th day of April, 2005, in Plat Cabinet 2, at Page 125-130

File No. 2005/2012 Fee \$172.80

By: Sandra K. Grash-Hunt
Hocking County Recorder

PROFESSIONAL LAND SURVEYORS
URBAN LOTS & PARK SURVEYS
LAND ACQUISITION & DEVELOPMENT
OIL WELL PERMITTING
LAND PLANNING & SUBDIVISIONS
SEYMOUR & ASSOCIATES
Volume 64384242P - Plat 64384242P
830 W. Hunter St., Logan, Ohio 43138-0044

NOTARY PUBLIC
GEORGE F. SEYMOUR
P.S. 6044
STATE OF OHIO

Phase I - RECORD PLAT
BEING PART OF THE S.E.- 1/4 OF THE N.E.- 1/4 AND THE N.E.- 1/4 OF THE S.E.- 1/4 OF SECTION 1, TOWN-1-NORTH, RANGE-10-WEST, DENTON TOWNSHIP, HOCKING COUNTY, STATE OF OHIO, U.S.A.
REVISORS
DATE 05/30/05
BY 5
D:\0121
DRAWN: D0021600 - REV: 04/14/05 P. 22/41
SHEET 1/2