

Being a part of the tract of land that is now or formerly in the name of Edward Martin as recorded in Deed Book 215 at page 913, Hocking County Recorder's Office, said tract being situated in the southeast quarter of Section 27, T14N, R17W, Falls Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found on the southwest corner of the east half of the southeast quarter of Section 27;

Thence along the west line of the east half of the southeast quarter, North 08 degrees 28 minutes 57 seconds East, passing through a 6" diameter concrete monument with an iron pin found at 393.38 feet, going a total distance of 1595.29 feet to a 6" diameter concrete monument with an iron pin found;

Thence leaving the west line of the east half of the southeast quarter, North 38 degrees 40 minutes 16 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 364.28 feet, going a total distance of 414.28 feet to an iron pin found in the center of Township Road No. 45, said iron pin being referenced by a 6" diameter concrete monument with an iron pin found which bears the following four courses:

- [1] North 64 degrees 36 minutes 25 seconds West a distance of 82.63 feet to an iron pin found;
- [2] North 71 degrees 02 minutes 24 seconds West a distance of 107.05 feet to a railroad spike found;
- [3] North 74 degrees 05 minutes 03 seconds West a distance of 75.32 feet to an iron pin found, and;
- [4] South 36 degrees 00 minutes 08 seconds West a distance of 20.00 feet;

Thence along the center of said road the following twelve courses:

- [1] South 51 degrees 33 minutes 14 seconds East a distance of 56.93 feet to a point;
- [2] South 38 degrees 25 minutes 53 seconds East a distance of 96.57 feet to a point;
- [3] South 26 degrees 01 minute 50 seconds East a distance of 66.38 feet to a point;
- [4] South 18 degrees 23 minutes 23 seconds East a distance of 715.33 feet to a point;
- [5] South 19 degrees 20 minutes 59 seconds East a distance of 56.45 feet to a point;
- [6] South 27 degrees 54 minutes 46 seconds East a distance of 57.30 feet to a point;
- [7] South 38 degrees 09 minutes 06 seconds East a distance of 49.25 feet to a point;
- [8] South 46 degrees 21 minutes 05 seconds East a distance of 45.33 feet to a point;
- [9] South 56 degrees 53 minutes 48 seconds East a distance of 9.16 feet to a point;
- [10] South 56 degrees 53 minutes 53 seconds East a distance of 57.43 feet to a point;
- [11] South 59 degrees 41 minutes 47 seconds East a distance of 97.98 feet to a point, and;
- [12] South 61 degrees 32 minutes 59 seconds East a distance of 360.51 feet to a point on the east line of Section 27;

Thence leaving the center of said road and along the east line of said section, South 07 degrees 51 minutes 52 seconds West, passing through a 6" diameter concrete monument with an iron pin set at 50.00 feet, going a total distance of 800.97 feet to a 6" diameter concrete monument with an iron pin set on the southeast corner of Section 27;

Thence along the south line of Section 27, North 82 degrees 28 minutes 23 seconds West a distance of 1321.48 feet to the place of beginning, containing 39.6582 acres, more or less, and subject to the right of way of Township Road No. 45 and all easements of record.

RESTRICTIONS

1. Said premises or any building erected thereon shall not at any time be used for the purpose of manufacture.
2. No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, nor shall any junk, abandoned or inoperative vehicles, etc., be allowed to accumulate on said premises.
3. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently.
4. No animals, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purpose.
5. Said premises shall not be used for semi-trailer repair or parking area.
6. Said property shall not be divided into smaller lots. Each lot will be for a single family dwelling (House), with a two car attached garage minimum, and not to exceed a four car garage. Minimum square footage of the home must be as follows: Ranch 1200 sq. ft.; two story 1100 sq. ft. minimum per story; bi level 2200 sq. ft. (1100 sq. ft. per level); split level 2000 sq. ft.; tri levels shall be a minimum of 1100 sq. ft. per level. For the purpose of this covenant, eaves, steps, open porches and garages shall not be considered part of a building (House).
7. No building larger than the residence shall be placed upon the premises or placed in front of the residence except for Lot #4.
8. Invalidation of any one of these restrictions by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
9. Present owner is, and will remain exempt of restrictions.

OWNER'S STATEMENT:

OWNER: Edward Martin, 16320 Burcham Rd., Logan, Ohio 43130.
 DEVELOPER: Same
 SURVEYOR: Seymour & Associates- 69 S. Market St., Logan, Ohio 43130
 STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Falls, being situated in the southeast quarter of Section 27, T14N, R17W, and being part of a 75.00 acre tract, more or less, as conveyed to Edward Martin by deed of record in Deed Book 215 at page 913 as recorded in the Hocking County Recorder's Office.
 The undersigned, Edward Martin, does hereby certify that the attached plat correctly represents "Martin's Mini-Farm Subdivision", a subdivision of Lots 1 to 9 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 agrees 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 and City of Logan for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Edward Martin hereunto set his hand this 3 day of Feb., 1995.

Witnesses: George F. Seymour Owner: Edward L. Martin
John W. [Signature]

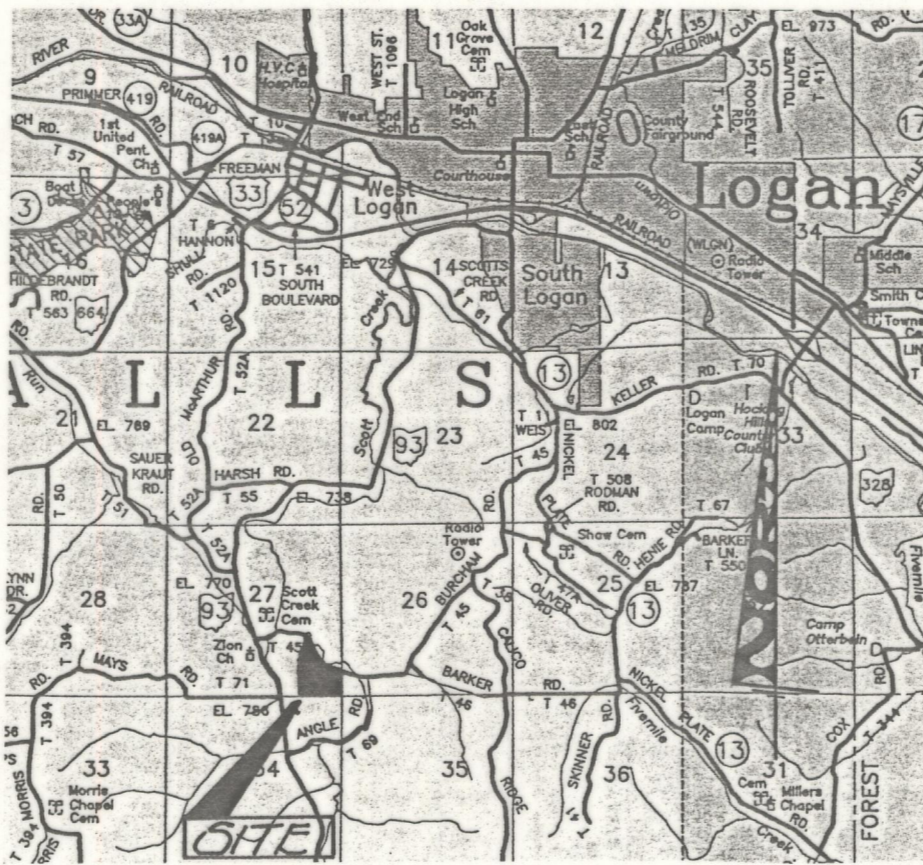
STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Edward Martin 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 3 day of FEBRUARY, 1995.

Jana Walter Hocking
 Notary Public County
 My Commission Expires 9-3-96

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 11th day of November, 1994, and that the plat is a correct representation of the premises as determined by said survey. 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 plat were based on the west line of the east half of the southeast quarter of Section 27 as bearing North 08 degrees 28 minutes 57 seconds East and are for the determination of angles only.

George F. Seymour
 Professional Surveyor No. 6944



VICINITY MAP

GENERAL NOTES:

- 1) Building Setback Lines:
 35.0' Front Minimum From Road R/W Line,
 30.0' Rear Yard Minimum.
 10.0' Side Yard Minimum
- 2) Utility Easement Reservations:
 10.0' Around Perimeter of Sub'd.
 10.0' Either Side of all Common Lot Lines
- 3) Driveway Culverts to be installed by the Developer/Owner at the Time of Construction as Follows:
 12" MINIMUM DIAMETER
 20' MINIMUM LENGTH
- 4) Driveway Culverts will be Installed in Accordance with Sound Construction Procedures and are Subject to the Approval of the Hocking County Engineer's Office.
- 5) 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.
- 6) The Developer Will Insure That Electrical Service Will Be Provided in The Subdivision
- 7) NO CONSTRUCTION OF BUILDINGS OF ANY TYPE SHALL OCCUR WITHIN THE 60.0' WIDE AREAS OF LOT NO'S. 2, 5 & 6.

APPROVALS:

Mathematically approved this 3 day of FEBRUARY 1995 By Doris L. Wylke
 Hocking County Engineer's Office
 Approved this 16th day of January, 1995 By Michael H. Moore, R.S.
 Hocking County Sanitarian
 Approved this 26 day of January, 1995 By Ray Slesnick Choma
 Chairman, Logan City Planning Commission
 Transferred on tax duplicate this 6 day of Feb., 1995
 By Leonard A. Myers
 Hocking County Auditor
 Filed for record this 14th day of FEBRUARY, 1995 at 9:00 A.M.
 Recorded this 14th day of FEBRUARY, 1995, in Plat Cabinet #1 at page 192A+192B
 File No. 6577 Fee 52.80 By Donna R. Beach
 Hocking County Recorder

NOTE: See Deed Restrictions filed in Official Record ___ at page ___ in the Hocking County Recorder's Office.
 7485 4/19/95 See Amendment to Restrictions ORU-54 P-651

sheet 1/2

RECORD PLAT

"MARTIN'S MINI-FARM SUBDIVISION"

SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWN-14-NORTH, RANGE-17-WEST, FALLS TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.

job F27941	drawn <u>[Signature]</u>	date 11/10/94	
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PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES

P.O. Box 624
 Logan, Ohio 43138
 69 S. MARKET ST. 385-5954

