

Maxville Subdivision

Page 2 of 2

Marion Township

N.E. Qtr. Sec. 12

T-15 N, R-17 W

Hocking County, Ohio

Survey Description for Maxville Subdivision

Description 89.327 Acres

Being part of the Northeast Quarter of Section 12 of Marion Township, T-15 N, R-17 W, Hocking County, Ohio, also known as the lands of GreenUp Resources, LLC in O.R. Vol. 209 Page 581 (PPN 10-000138.0000).

Described as follows:

Commencing at a Stone Found marking the Northeast corner of the Northeast Quarter of Section 12, also being on the Perry and Hocking County Line, thence N 85 degrees 09'41" W a distance of 101.58 feet along the section line to a 5/8 inch rebar found capped "Knisley" being the TRUE PLACE OF BEGINNING.

Thence with the following FIFTEEN (15) COURSES;

- 1.) S 10 degrees 35'46" W a distance of 1084.20 feet along the west line of Arthur and Lesa E. Blinkhorn (O.R. Vol. 423 Page 645) to a point in Maxville Road East (T.R. 94) passing over a Bernsten A2BR break off monument 3-1/4" x 3-1/2" with 3-1/4" aluminum cap stamped "Galbraith-8703" set at a distance of 20.00' and witnessed by a 5/8 inch rebar found capped "Knisley" N 10 degrees 35'46" E a distance of 38.00 feet;
- 2.) S 11 degrees 00'53" W a distance of 932.06 feet along the west line of Lester C. and Marilyn St. Clair (O.R. Vol. 215 Page 446) to a Bernsten A2BR break off monument 3-1/4" x 3-1/2" with 3-1/4" aluminum cap stamped "Galbraith-8703" set passing over an iron pin set at a distance of 25.00 feet;
- 3.) N 85 degrees 59'11" W a distance of 1034.48 feet along the north line of Dana Beougher (Deed Vol. 172 Page 416) to an iron pin set;
- 4.) S 04 degrees 37'07" W a distance of 660.00 feet along the west line of said Dana Beougher to a 5/8 inch rebar found capped "Seymour";
- 5.) N 84 degrees 54'53" W a distance of 1383.07 feet along the quarter section line to a point in a Tree marking the Southwest corner of the Northeast Quarter of Section 12 witnessed by a Bernsten A2BR break off monument 3-1/4" x 3-1/2" with 3-1/4" aluminum cap stamped "Galbraith-8703" set N 04 degrees 28'37" E a distance of 20.00';
- 6.) N 04 degrees 28'37" E a distance of 982.58 feet along the quarter section line to a Bernsten A2BR break off monument 3-1/4" x 3-1/2" with 3-1/4" aluminum cap stamped "Galbraith-8703" set;
- 7.) N 85 degrees 00'28" E a distance of 1172.16 feet along the south line of Shriner Sheets Farm, LLC (O.R. Vol. 417 Page 856) to an iron pin set;
- 8.) N 04 degrees 16'41" E a distance of 791.07 feet along the east line of said Shriner Sheets Farm, LLC to a point in the intersection of Maxville Road East (T.R. 94), Saunders Rd. (T.R. 95), and Bowland Rd. (T.R. 522) witnessed by an iron pin set S 04 degrees 16'41" W a distance of 63.14 feet;
- 9.) N 51 degrees 06'33" E a distance of 173.48 feet along the south line of Millie A. Campbell (O.R. Vol. 377 Page 388, O.R. Vol. 687 Page 972) and along said Bowland Rd. to a point;
- 10.) N 63 degrees 46'34" E a distance of 55.67 feet along the south line of said Millie A. Campbell and along said Bowland Rd. to a point;
- 11.) N 63 degrees 46'34" E a distance of 221.56 feet along the south line of Lloyd L. Strawser Jr. (O.R. Vol. 721 Page 849) and along said Bowland Rd. to a point;
- 12.) N 57 degrees 51'02" E a distance of 224.88 feet along the south line of said Lloyd L. Strawser Jr. and along said Bowland Rd. to a point;
- 13.) N 33 degrees 10'24" E a distance of 157.03 feet along the south line of said Lloyd L. Strawser Jr. and along said Bowland Rd. to a point;
- 14.) N 03 degrees 42'52" E a distance of 164.14 feet along the east line of said Lloyd L. Strawser Jr. to a pipe found witnessed by a Bernsten A2BR break off monument 2-3/8" x 3-1/2" with 3-1/4" aluminum cap stamped "SEYMOUR & ASSOC.- 6044" found N 02 degree 07'07" E 20.00 feet;
- 15.) S 85 degrees 09'41" E a distance of 869.15 feet along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 89.327 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, South Zone, NAD 83

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703" unless noted.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 3, 2022

General Notes:

- 1.) Driveway culverts when needed are to be obtained by the owners/developers and are subject to a driveway permit from the Hocking County Engineer/ Marion Township. Culverts where needed must be properly sized (12" minimum diameter and at least 30 feet long. The maximum driveway slope is 10%.
- 2.) Individual sewage treatment systems and their locations, as well as the location of the private water wells, must be approved by, as well comply with, Hocking County Health Department regulations. Also, due to the size of Lots 3 and 5 shown hereon, the size/number of bedrooms on said lots shall be limited to two bedrooms. Additional bedrooms may be approved if plans from an Environmental Designer are submitted and approved showing the lot can support a Sewage Treatment System for the additional flows, replacement area, and isolation distances that meet all the requirements as set forth in Chapter 3701-29 of the Ohio Administrative Code.
- 3.) The developer will insure that electrical and telephone service will be provided in the subdivision.
- 4.) Utility easements are reserved 10 feet in a width around all perimeter lines of the subdivision, 5 feet in a 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 rain drop impact on bare, disturbed soils. Trees to be left on 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 from digging, construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
- 7.) Stockpile topsoil in a 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 the 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 area of this subdivision is unzoned.
- 11.) No lot shall be graded to create any new slope greater than 1 in 5.

Restrictions:

None.

Owners: GreenUp Resources, LLC, 1895 Township Road 416, Dundee, OH 44624.

Developers: GreenUp Resources, LLC, 1895 Township Road 416, Dundee, OH 44624.

Surveyor: Pioneer Surveying and Services, LLC, 5434 Township Road 377 Millersburg, OH 44654, 330-231-0497.

Owners Statement: Situated in the Northeast Quarter of Section 12 of Marion Township, Hocking County: Being part of the Township 15, Range 17 and containing 89.327 acres; and being the same tract as conveyed to GreenUp Resources, LLC and described in the deed recorded in O.R. Vol. 209, Page 581 (PPN 10-000138.0000). The undersigned representatives of GreenUp Resources, LLC hereby certify that the attached plat correctly represents their Maxville Subdivision, a subdivision of Lots 1 through 7 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 other subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility purposes.

IN WITNESS THEREOF representatives of GreenUp Resources, LLC, have hereunto set their hands this 18th day of May, 2022.

Witness: [Signature] Owner: [Signature]

Witness: [Signature] Owner: _____

State of Ohio

Before me a Notary Public in and for said county/state personally came Vern Shetler, Sole Member who acknowledged the signing of the foregoing instrument to be his/their voluntary act and deed.

IN WITNESS WHEREOF I have herunto set my hand and affixed my seal this 18 day of May, 2022.

My Commission Expires [Signature]
 KRISTY L. BOWLING
ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03R.C.

Approvals:

Approved this 02 day of JUNE 2022 [Signature]
County Engineer

Approved this 02 day of June 2022 [Signature]
County Sanitarian

Approved this 02 day of June 2022 [Signature]
Regional Planning Office

Approved this 06-02-2022 day of 2022 [Signature]
Chairman- Regional Planning Comm.

Approved this 06-02-2022 day of 2022 [Signature]
President, County Commissioners

County Commissioners
[Signature]
County Commissioners

Transferred on a tax duplicate this 6th day of June 2022.
[Signature]
County Auditor

Filed for record this 6 day of June 2022 at 8:55 A.M.

Recorded this 6 day of June 2022 in Plat Cabinet 3 at Page 516
File No. 2022/2426 Fee \$81.60

[Signature]
County Recorder

SURVEYORS STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon the 3rd day of February 2022; that the plat is a correct representation of the premise as determined by said survey. All monuments and permanent pins shall be set and completed at the time of the final platting. I further certify that there are no encroachments either way across any boundary line of premises except as shown hereon. Dimension on curves are arc measurements.

[Signature]
Caleb Jerome Galbraith P.S. 8703
Date: Feb. 3, 2022
Job ID: 24621

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservice.com

