SURVEY DESCRIPTION OF A 59.9038 ACRE
Nice Subdivision
PHASE II

Situated In The Northeast Quarter Section 31, Falls Gore Township, Township, 14 North; Range, 16 West; Of The Congress Lands East Of The Scioto River Hocking County, state Of Ohio

SURVEY DESCRIPTION OF A 59.9038 ACRE TRACE
NICE SUBDIVISION - PHASE II

Being a part of the tract of land that is now or formerly in the name of Scott and Meredith Nice, as recorded in Official Record 120 at page 338, Hocking County Recorder's Office, said tract being a part of the Northeast quarter of Section 31, T14N, R16W, of The Congress Lands East of the Scioto River, Falls Gore Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin found at the Southeast corner of the Northeast quarter of Section 31;

Thence along the South line of the Northeast quarter, North 89 degrees 16 minutes 45 minutes West a distance of 598.36 feet to a 5/8" iron pin found stamped LPG #6344

Thence continuing along the South line of the Northeast quarter, North 89 degrees 23 minutes 50 seconds West a distance of 441.48 feet to a point being the Southeast corner of Lot 3 of the Nice Subdivision, Phase I, recorded in Plat Cabinet 2 at page 90;

Thence along the East line of Lot 3, North 00 degrees 03 minutes 42 seconds East, passing through an iron pin with a plastic identification cap stamped "Tootle-5318" found at 15.91, going a total distance of 544.86 feet to an iron pin with a plastic identification cap stamped "Tootle-5318" found on the Northeast corner of Lot 3 of the Nice Subdivision;

Thence along the North line of the Nice Subdivision, North 89 degrees 23 minutes 18 seconds West, passing through iron pins with a plastic identification caps stamped "Tootle-5318" found at 200.00 feet and at 400.00 feet, going a total distance of 599.98 feet to an iron pin with a plastic identification cap stamped "Tootle-5318" found on the Northwest corner of Lot 1 of the Nice Subdivision;

Thence along the East line of a tract in the name of Thomas Pittman and Debbie Stevenson recorded in Official Record 158 at page 362, North 00 degrees 03 minutes 39 seconds West a distance of 35.84 feet to an iron pin with a plastic identification cap stamped "LPG-6344" found on the Northeast corner of said tract;
Thence along the North line of said tract, North 89 degrees 24 minutes 27 seconds West, passing through an iron pins with a plastic identification caps stamped "LPG-6344" found at 150.07 feet, 300.07 feet and 450.07 feet, going a total distance of 600.07 feet to an iron pin with a plastic identification cap stamped "LPG-6344" found on the Northwest corner of a tract in the name of William and Irma Buckner recorded in Official Record 141 at page 446;

Thence along the West line of the Bucker tract, South 00 degrees 01 minute 01 second East a distance of 65.60 feet to a 5/8" iron pin found on the Northeast corner of another tract in the name of William and Irma Buckner recorded in Official Record 141 at page 442;

Thence along the North line of said tract, North 86 degrees 32 minutes 58 seconds West a distance of 200.41 feet to an iron pin with a plastic identification cap stamped "LPG-6344" found on the Northwest corner of said tract and the East line of a tract in the name of General Hocking Brick Company as recorded in Deed Book 99 at page 194;

Thence along the General Hocking Brick Company tract, and the Grantor's West line, North 00 degrees 00 minutes 00 seconds East a distance of 783.38 feet to an iron pin with a plastic identification cap stamped "LPG-6344" found on the Grantor's Northwest corner; Passing a 2 3/8" X 33 1/2 Bersntsen Monument at 100 feet

Thence along the Grantor's North line, South 89 degrees 29 minutes 28 seconds East, passing through an iron pin with a plastic identification cap stamped "LPG-6344" found at 2,610.71 feet, going a total distance of 2,631.34 feet to a point taken to be on the East line of Section 31 and the West line of Section 32; Passing 2 3/8" X 33 1/2" Berntsen Monuments at 100 feet and at 2531.34 feet.

Thence along the East line of Section 31, South 00 degrees 20 minutes 51 seconds East a distance of 1,314.11 feet to the point of beginning containing 59.2956 acres, more or less, and subject to all easements of record.

The bearings used in the above described tract were derived monumentation found on the East line of Section 31 as bearing, South 00 degrees 20 minutes 51 seconds East and are for the determination of angles only.
The above described tract was surveyed by George F. Seymour, Professional Surveyor No. 6044, in January of 2004.

OWNERS STATEMENT
OWNER: Scott R. and Meredith L. Nice – 35520 Geiger Rd., Logan, Ohio, 43138
DEVELOPER: Same
SURVEYOR: Seymour & Associates 830 West Hunter St. Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Falls Gore, being a part of the South half of the Northeast quarter of Section 31, T14N, R16W, and being 10.000 acres of the original 78 acres as conveyed to Scott R. Nice and Meredith L. Nice, husband and wife, as per deed of record in Official Record 120 at page 338 as recorded in the Hocking County Recorder's Office.
The undersigned, Scott R. Nice and Meredith L. Nice, do hereby certify that the attached Record Plat correctly represents their "NICE SUBDIVISION" Phase II a subdivision of LOTS 4,5,6&7 inclusive, and do 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, platting, health or other 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, Scott R. Nice and Meredith L. Nice, hereunto set their hand this 31 day of MARCH, 2004.
Steve B. Waldt — Witness; Scott R. Nice — Owner
H. Jean Baston — Witness; Meredith L. Nice — Owner

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said County, personally come Scott R. and Meredith L. Nice, 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 31 day of MARCH, 2004.
George F. Seymour — Notary Public; County HOCKING
My Commission Expires: 11-21-08

GENERAL NOTES
1. Utility easements are reserved 10.0' in width along side and rear lot lines of the Subdivision and 25.0' in width along the front of the tracts, parallel and adjacent to the right-of-way lines of Township Road 363, Geiger Road, and Township Road #367, Coakley Road.

2. Building Setbacks: 35.0' front setback required from the northerly right-of-way of Township Road 363, Geiger Road; 10.0' required on all side and rear lot lines of the Subdivision.

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 developer insures that electrical and telephone services will be provided in the Subdivision.

5. Lot use will be for residential use only

6. There are no restrictions on lots in this subdivisions except those herein general notes

7. There are no improvements such as roads, utilities etc.

8. 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 percent

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 tree) 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 seven (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.

GRADING OF LAND (4.80):

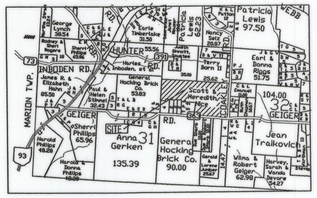
NO LAND SHALL BE GRADED, CUT OR FILLED SO AS TO CREATE A SLOPE EXCEEDING ONE (1) FOOT VERTICAL IN TWO AND ONE-HALF (2 1/2) FEET HORIZONTAL WITHOUT THE PLACEMENT OF A RETAINING WALL OF SUFFICIENT HEIGHT AND THICKNESS TO RETAIN THE GRADED BANK. ANY NEW GRADE BY CUT OR FILL CREATING A SLOPE EXCEEDING ONE (1) F00T VERTICAL IN FIVE (5) FOOT HORIZONTAL SHALL BE BENCHED AS APPROVED BY THE COUNTY ENGINEER. ALL FILL SHALL BE MECHANICALLY COMPACTED TO A DENSITY OF NINETY (90) PERCENT OR GREATER.

See redivision of lot #6
Now known as lots 6A, 6b, and 6c
Plat cabinet 2 Page 132
Instr # 4474 August 30, 2005

200400001748
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
03-31-2004 At 02:16 pm.
PLAT 86.40
OR Book 2 Page 101 - 101

NICE SUBDIVISION PHASE II

Location Map Scalr 1"=2000'


Patricia Lewis 97.50
Earl & Donna Riggs 51.75
104.00
Jean Trailkovic
Wm. & Robert Geiger 62.96
Harley, Sarah & Jerome 94.87
Terry Born II 108.00
Scott & Meredith Nice 10.00
Harley Snyder 2.00
Harley, Sarah & Jerome 2.00
Harley, Sarah & Jerome 2.00
Harley, Sarah & Jerome