OLDE TOWNE SUBDIVISION

LOGAN, OHIO

OWNER'S STATEMENT

OWNER: D–FAMILY, INC., a Florida Corporation, P.O. Box 953, Logan, Ohio 43138
DEVELOPER: Owner
SURVEYOR: Seymour & Associates, 69 S. Market St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Green, City of Logan, and part of Fractional Lot 3 in Section 34, and being part of a 36.65 acre tract, more or less, as conveyed to D–Family, Inc. by deed of record in Official Record 88 at page 29 as recorded in the Hocking County Recorder's Office.

The undersigned, John Dougherty, President, does hereby certify that the attached plat correctly represents "OLDE TOWNE SUBDIVISION", a subdivision of Lots 1 through 3 inclusive, and does hereby accept this plat of same and dedicate to public use all roads, public areas, and utility easements 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 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, John Dougherty hereunto set his hand this 18 day of Dec, 1996.

Witness: _____ Owner: _____
Witness: _____
John Dougherty
D–FAMILY, INC.
An Ohio Corporation

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came John Dougherty, President, D–FAMILY, INC., 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 18 day of Dec, 1996.

Notary Public _____ County Hocking
My Commission Expires 10-7-2001

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon in July 1996, 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.

Bearings derived from monumentation found on the West line of Section 34, Green Township as bearing South 4 degrees 23 minutes 31 seconds West and are for the determination of angles only.

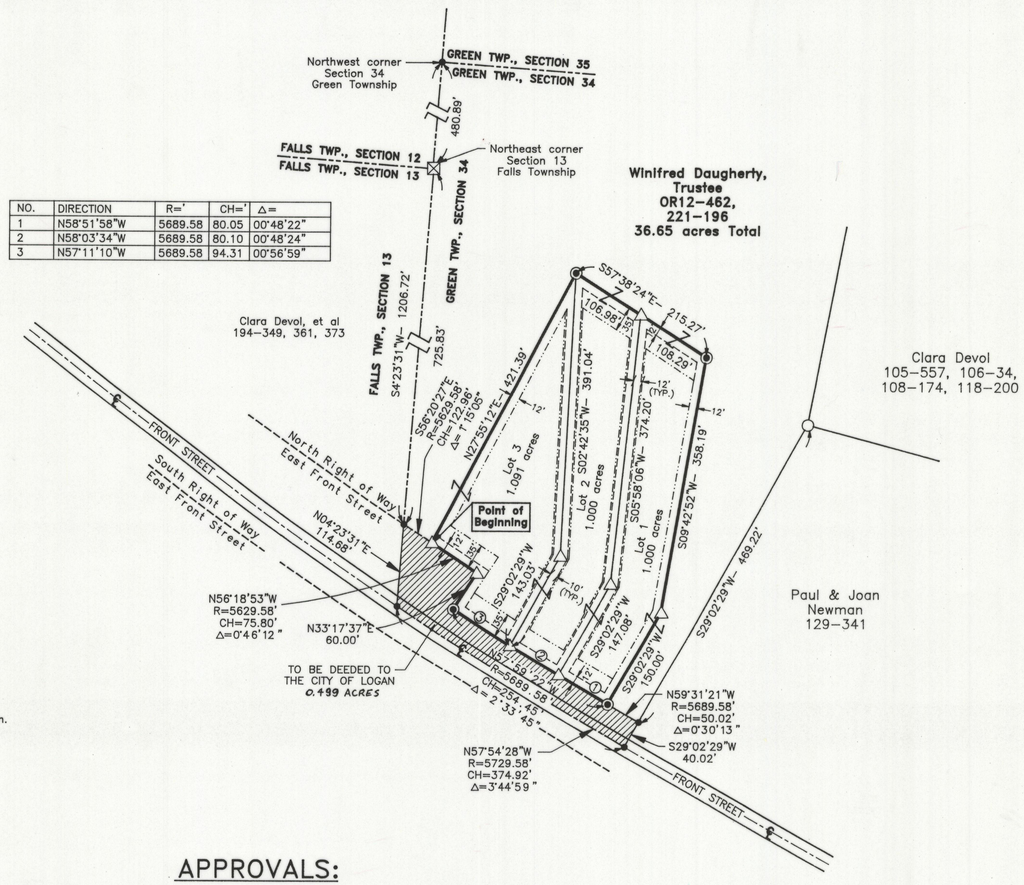
Goerge F. Seymour, P.S.
Professional Surveyor No. 6044

GENERAL NOTES

1) This site is to be developed under "R–1" zoning regulations. All lots depicted hereon are to be used for residential purposes only.
2) Utility and surface water drainage easements are reserved 12.0' in width around all perimeter lines of the subdivision and 10.0' in width either side of all common lot lines.
3) Front yard and rear yard minimum building setback is to 35.0' and side yard minimum building setback is to be 12.0'.
4) Sanitary and water taps will be installed by the DEVELOPER/OWNER in accordance with sound construction procedures and are subject to approval of the Logan City Service Director's Office.
5) The developer insures that electrical and telephone service will be provided in the subdivision.
6) Driveway culverts will be installed in accordance with sound construction procedures and are subject to the approval of the Hocking County Engineer's Office.

RESTRICTIONS

1) 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 twenty–five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2) Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single–family dwelling not to exceed two and one–half stories in height and private garage for not more than three cars.
5) No dwelling or building shall be permitted closer to the front lot line than the setback distance shown on the plat map. For the purpose of this covenant, eaves, steps, and open porches shall not be considered part of a building. The total living area of the main structure, exclusive of open porches and garages, shall not be less than 1200 sq. ft.
6) No dwelling less than 30 feet in width shall be erected on any lot shown on the recorded plat.
7) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown in GENERAL NOTE #2.
8) 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.
9) No fence shall be built over 6 feet in height, and shall not extend toward the street any further than the REAR WALL LINE of the residence other than a split rail fence on the property line.
10) For the purposes of Paragraphs 4 thru 9 & 11 hereof, the word "lot" shall also mean "tract" if it contains more than one lot owned by the same person or persons.
11) No detached garage shall be larger than 24 feet by 30 feet or 720 square feet, and said building shall be of equal quality and workmanship as the dwelling house on the premises. No storage building larger than 200 square feet shall be constructed or placed on said lot.
12) All driveways shall be constructed in such a way as to have a minimum of four inches of lime rock.
13) Developer must approve in writing the architectural plans of any structure prior to construction.



NO.	DIRECTION	R='	CH='	Δ=
1	N58°51'58"W	5689.58	80.05	00°48'22"
2	N58°03'34"W	5689.58	80.10	00°48'24"
3	N57°11'10"W	5689.58	94.31	00°56'59"

APPROVALS:

Mathematically approved this 10th day of December, 1996
By _____
Hocking County Engineer's Office

Approved this 10th day of December, 1996
By _____
Hocking County Sanitarian

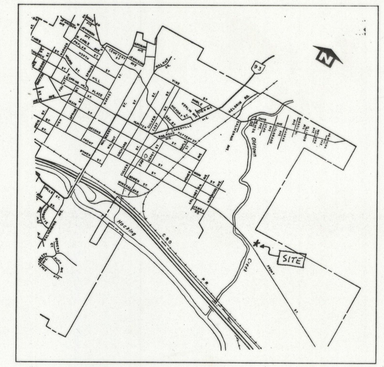
Approved this 12th day of December, 1996
By _____
Chairman, Logan City Planning Commission

Transferred on tax duplicate this 12th day of December, 1996
By _____
Hocking County Auditor

Filed for record this 19 day of December, 1996, at 11:20 a m.
Recorded this 19 day of December, 1996, in Plat
Cabinet "2" at page 12
File No. #18109 Fee $37.95
By _____
Hocking County Recorder

LEGEND

- ● Point
- ○ Iron pin found
- ⊠ Tile monument with "X" found
- △ 5/8" iron pin set with plastic ID cap "SEYMOUR & ASSOC."
- ◉ 1" iron pipe set in concrete with plastic ID cap "SEYMOUR & ASSOC."
- -------- Utility easement line
- —·—·— Building setback line



LOCATION MAP

NOT TO SCALE

OVERALL SUBDIVISION DESCRIPTION

Being all of the tract of land that is now or formerly in the name of D–Family, Inc., a Florida Corporation, as recorded in Official Record 88 at page 29, Hocking County Recorder's Office, said tract being part of Fractional Lot 3 in the north half of Section 34, Green Township, T13N, R16W, City of Logan, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning, for reference, at a tile monument with an "X" found on the northeast corner of Section 13, Falls Township, from which the northwest corner of Section 34, Green Township, bears North 04 degrees 23 minutes 31 seconds East a distance of 480.89 feet;

Thence along the west line of Section 34, Green Township, South 04 degrees 23 minutes 31 seconds West a distance of 725.83 feet to a point on the north right of way line of Front Street;

Thence leaving the west line of Section 34 and along said right of way line, with a curve to the left having a radius of 5629.58 feet and a delta of 01 degree 15 minutes 05 seconds, the chord bearing South 56 degrees 20 minutes 27 seconds East a distance of 122.96 feet to a 5/8" x 30" iron pin with plastic identification cap set for the principal place of beginning for the tract herein described;

Thence leaving said right of way line, North 27 degrees 55 minutes 12 seconds East a distance of 421.39 feet to a 1" iron pipe with a plastic identification cap set in concrete;

Thence South 57 degrees 38 minutes 24 seconds East, passing through a 5/8" x 30" iron pin with a plastic identification cap set at 106.98 feet, going a total distance of 215.27 feet to a 1" iron pipe with a plastic identification cap set in concrete;

Thence South 09 degrees 42 minutes 52 seconds West a distance of of 358.19 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

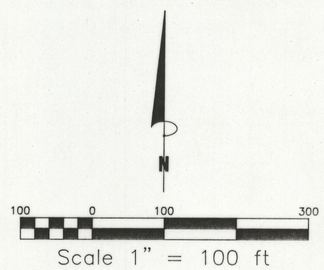
Thence South 29 degrees 02 minutes 29 seconds West a distance of 150.00 feet to a 1" iron pipe with a plastic identification cap set in concrete on the north right of way line of Front Street;

Thence along said right of way line the following three courses:
1. With a curve to the right having a radius of 5689.58 feet and a delta of 02 degrees 33 minutes 45 seconds, the chord bearing North 57 degrees 59 minutes 22 seconds West a distance of 254.45 feet to a 1" iron pipe with a plastic identifcation cap set in concrete
2. North 33 degrees 17 minutes 37 seconds East a distance of 60.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
3. With a curve to the right having a radius of 5629.58 feet and a delta of 00 degree 46 minutes 12 seconds, the chord bearing North 56 degrees 18 minutes 53 seconds West a distance of 75.80 feet to the principal place of beginning, containing 3.091 acres, more or less, and subject to 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 were based on the west line of Section 34, Green Township as bearing South 04 degrees 23 minutes 31 seconds West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in July of 1996.



PROFESSIONAL LAND SURVEYORS
OIL WELL PERMITTING
ALTA & NSPS SURVEYS
SUBDIVISIONS
LAND PLANNING
CONSTRUCTION
SEYMOUR & ASSOCIATES
69 S. MARKET ST. 385-5954
P.O. Box 630
Logan, Ohio 43138

STATE OF OHIO GEORGE F. SEYMOUR S-6044

OLDE TOWNE SUBDIVISION
SITUATED IN THE CITY OF LOGAN, TOWNSHIP OF GREEN, COUNTY OF HOCKING, STATE OF OHIO; BEING A PART OF FRACTIONAL LOT 3; BEING LOCATED IN THE NORTH HALF OF SECTION 34, TOWNSHIP 13, RANGE 16.
SUBDIVISION PLAT

REVISIONS	
12/03/96	

JOB NO.	DRAWN BY	DATE
3946ILE	RAC	11/18/96

SHEET 1/1