

Survey Description of a 42.280 Acre Tract
for Scott Creek Enterprises

Situated in Falls Township, Hocking County, Ohio; being part of Fractional Lot 1 of Section 14, and part of the Northwest quarter of Section 23, both of Township 14, Range 17; and being more particularly described as follows:
Commencing for reference at a point at the Southwest corner of Section 14; thence with the South line of Section 14 North 90 degrees 00 minutes 00 seconds East a distance of 1142.69 feet to a point in the center of Scott Creek, from which a 5/8" iron pin found bears North 90 degrees 00 minutes 00 seconds East at a distance of 260.89 feet, and being the point of Beginning of the tract of land to be described;
thence leaving the South line of Section 14 and with the approximate center of Scott Creek the following thirty bearings and distances:

- 1) North 6 degrees 58 minutes 40 seconds East a distance of 171.65 feet to a point;
- 2) North 29 degrees 56 minutes 46 seconds East a distance of 92.94 feet to a point;
- 3) North 10 degrees 03 minutes 59 seconds East a distance of 103.32 feet to a point;
- 4) North 3 degrees 54 minutes 35 seconds West a distance of 93.54 feet to a point;
- 5) North 42 degrees 09 minutes 07 seconds West a distance of 33.14 feet to a point;
- 6) South 89 degrees 22 minutes 18 seconds West a distance of 106.42 feet to a point;
- 7) North 8 degrees 08 minutes 29 seconds West a distance of 10.20 feet to a point;
- 8) North 45 degrees 07 minutes 10 seconds West a distance of 110.84 feet to a point;
- 9) North 2 degrees 44 minutes 17 seconds West a distance of 91.51 feet to a point;
- 10) North 73 degrees 09 minutes 33 seconds East a distance of 50.70 feet to a point;
- 11) North 45 degrees 05 minutes 24 seconds East a distance of 326.91 feet to a point;
- 12) North 13 degrees 31 minutes 10 seconds East a distance of 117.96 feet to a point;
- 13) North 81 degrees 15 minutes 52 seconds East a distance of 20.59 feet to a point;
- 14) South 89 degrees 16 minutes 50 seconds West a distance of 19.36 feet to a point;
- 15) North 19 degrees 03 minutes 02 seconds East a distance of 158.08 feet to a point;
- 16) North 23 degrees 51 minutes 34 seconds East a distance of 77.23 feet to a point;
- 17) North 4 degrees 43 minutes 36 seconds East a distance of 60.20 feet to a point;
- 18) North 29 degrees 05 minutes 54 seconds West a distance of 43.40 feet to a point;
- 19) North 37 degrees 07 minutes 57 seconds West a distance of 114.28 feet to a point;
- 20) North 19 degrees 04 minutes 11 seconds East a distance of 70.36 feet to a point;
- 21) North 11 degrees 45 minutes 32 seconds East a distance of 77.18 feet to a point;
- 22) North 37 degrees 15 minutes 56 seconds East a distance of 90.06 feet to a point;
- 23) North 78 degrees 05 minutes 32 seconds East a distance of 64.94 feet to a point;
- 24) South 67 degrees 14 minutes 36 seconds East a distance of 88.09 feet to a point;
- 25) South 35 degrees 33 minutes 02 seconds East a distance of 473.54 feet to a point;
- 26) South 1 degree 09 minutes 19 seconds East a distance of 58.31 feet to a point;
- 27) South 14 degrees 32 minutes 25 seconds West a distance of 146.12 feet to a point;
- 28) South 8 degrees 21 minutes 59 seconds East a distance of 53.24 feet to a point;
- 29) South 49 degrees 27 minutes 45 seconds East a distance of 41.71 feet to a point;
- 30) Eventually leaving the center of Scott Creek North 83 degrees 46 minutes 19 seconds East a distance of 402.84 feet to a 5/8" iron pin set on the East right of way of State Route 93 and passing a 5/8" iron pin set at a distance of 332.84 feet;

thence and with the East right of way of State Route 93 South 7 degrees 11 minutes 11 seconds West a distance of 406.12 feet to a 5/8" iron pin previously set from which a 1-1/4" OD iron pipe found bears South 87 degrees 48 minutes 04 seconds East a distance of 17.78 feet;
thence continuing with the East right of way of State Route 93 South 11 degrees 26 minutes 10 seconds West a distance of 496.06 feet to a 3/8" iron pin previously set, from which a 5/8" iron pin found bears South 82 degrees 07 minutes 54 seconds East a distance of 28.19 feet;
thence crossing State Route 93 South 85 degrees 53 minutes 56 seconds West a distance of 40.93 feet to a 5/8" iron pin found on the South line of Section 14;
thence leaving the South line of Section 14 North 15 degrees 08 minutes 24 seconds East a distance of 62.37 feet to a 5/8" iron pin previously set;
thence North 7 degrees 51 minutes 03 seconds East a distance of 50.53 feet to a 5/8" iron pin previously set;
thence South 89 degrees 56 minutes 03 seconds West a distance of 180.23 feet to a 5/8" iron pin previously set and passing a 1" iron pin found at a distance of 150.23 feet;
thence South 0 degrees 01 minute 57 seconds East a distance of 110.02 feet to a 5/8" iron pin previously set on the South line of Section 14;
thence with the South line of Section 14 South 90 degrees 00 minutes 00 seconds West a distance of 130.03 feet to a 5/8" iron pin set;

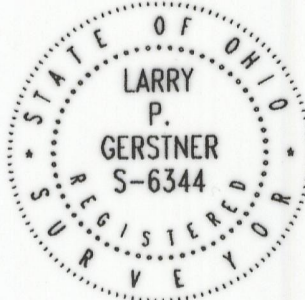
thence leaving the South line of Section 14 and going into Section 23 South 47 degrees 13 minutes 59 seconds East a distance of 257.09 feet to a 5/8" iron pin found on the West right of way of State Route 93;
thence with the West right of way of State Route 93 South 41 degrees 57 minutes 07 seconds West a distance of 573.00 feet to a 5/8" iron pin found;
thence leaving the West right of way of State Route 93 South 63 degrees 34 minutes 20 seconds West a distance of 91.78 feet to a 5/8" iron pin set;
thence South 40 degrees 41 minutes 53 seconds West a distance of 96.09 feet to a 5/8" iron pin found;
thence South 72 degrees 31 minutes 28 seconds West a distance of 66.96 feet to a 5/8" iron pin found;
thence North 86 degrees 55 minutes 04 seconds West a distance of 386.11 feet to a damaged 5/8" iron pin found;
thence North 68 degrees 48 minutes 21 seconds West a distance of 50.79 feet to a 5/8" iron pin set;
thence North 29 degrees 21 minutes 47 seconds West a distance of 73.63 feet to a damaged 5/8" iron pin found;
thence North 11 degrees 40 minutes 41 seconds East a distance of 62.74 feet to a damaged 5/8" iron pin found;
thence North 7 degrees 35 minutes 27 seconds West a distance of 170.75 feet to a point in Scott Creek;
thence South 79 degrees 18 minutes 44 seconds West a distance of 6.82 feet to a point in the center of Scott Creek;
thence with the center of Scott Creek the following five bearings and distances:

- 1) North 0 degrees 00 minutes 09 seconds East a distance of 133.29 feet to a point;
- 2) North 42 degrees 31 minutes 20 seconds East a distance of 44.65 feet to a point;
- 3) North 82 degrees 42 minutes 05 seconds East a distance of 162.25 feet to a point;
- 4) North 16 degrees 14 minutes 05 seconds West a distance of 187.81 feet to a point;
- 5) North 6 degrees 58 minutes 40 seconds East a distance of 5.31 feet to the point of beginning, containing 42.280 acres more or less, with 29.037 acres more or less being in Section 14 and 13.243 acres more or less being in Section 23, and subject to the public easement of State Route 93 and any other public or private easements or records.

The above 42.280 acre survey is intended to describe part of the 118,729 acre and 43,268 acre surveyed tracts as described to Scott Creek Enterprises, LLC, deed reference Volume 08314, Page 926, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, U. S. 33 Highway plans, and an existing road. The reference bearing for this survey is the South line of Section 14 as North 90 degrees 00 minutes 00 seconds East. Bearings are based upon the State of Ohio and County of Hocking for the bench mark of the iron pins set by this survey or previously set are 3/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LFG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on November 30, 2004.

Surveyor's Statement

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 30th day of November, 2004 and that said plot is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist or are to be set at the end of construction and are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.



Larry P. Gerstner
Larry P. Gerstner, Professional Surveyor No. 6344

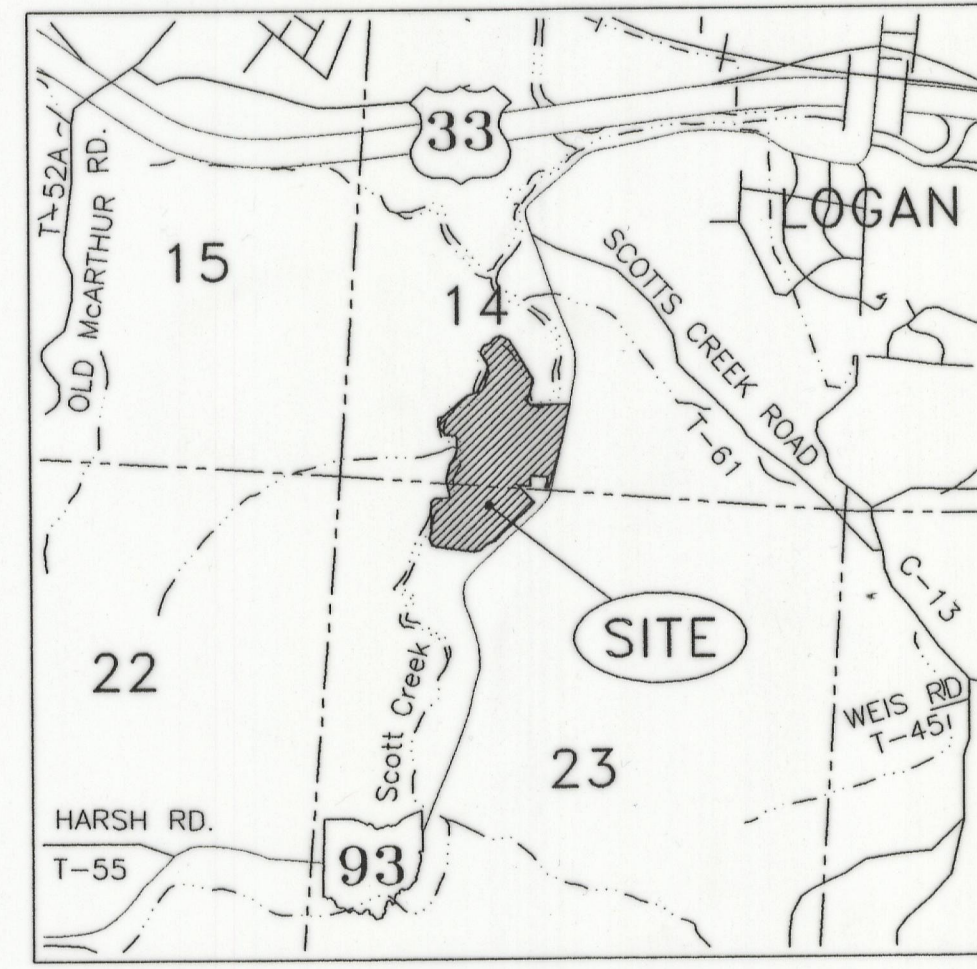
Temporary Erosion Control

1. Water bars should be installed on all roadways on sloped hillsides.
2. Vegetative cover should be left on site to disrupt rindrop impact on bare, disturbed soils. Trees to be left on site should be clearly marked to avoid damage from equipment during the 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 or otherwise marked to keep the roots safe from excessive traffic or digging.
3. Topsoil should be stockpiled in separate piles from subsoil for later use to reestablish vegetative cover over final construction. Sediment barriers should be placed around the topsoil to avoid loss to erosion during construction.
4. Denuded areas should be temporarily seeded and mulched within 7 days of disturbance if the site is to remain dormant for longer than 45 days.
5. Sediment control practices should be maintained until completion of the construction phase.

SCOTT CREEK ESTATES

STATE ROUTE 93, HOCKING COUNTY, OHIO

Situated in Falls Township, Sections 14 and 23, Township 14, Range 17.



LOCATION MAP
1" = 2000'

APPROVALS

Mathematically approved this 31 day of August 2006
Charles Wittington
Hocking County Mapping Department

Approved this 31 day of August 2006
Ali P. Wyle
Hocking County Regional Planning

Approved this 5th day of Sept. 2006
William E. Shaw
Hocking County Engineer

Approved this 5 day of SEPT. 2006
James M. White
Hocking County Sanitarian

Approved this 11th day of SEPT 2006
Michael J. Webb
Chairman, Logan City Planning Commission

Transferred on tax duplicate this 12th day of September 2006
Kenneth R. Wilson
County Auditor

Filed for record this 12th day of SEPT 2006 at 2:52 P.M.
Recorded this 12th day of SEPT 2006 in Plot Cabinet 2 at Pages 141-143

File No. 4487 Fee \$259.20
Samuel K. Beach-Ning
County Recorder

200609004487
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K. LEACH-HUNT
09-12-2006 at 12:52 PM
PLAT # 259.20
OR Book 2 Page 141 - 143

OWNER: Scott Creek Enterprises, LLC, an Ohio Limited Liability Company
9 East Second Street, Logan, Ohio 43138
DEVELOPER: Scott Creek Enterprises, LLC, an Ohio Limited Liability Company
9 East Second Street, Logan, Ohio 43138
SURVEYOR AND ENGINEER: Larry P. Gerstner
9 East Second Street, Logan, Ohio 43138

STATEMENT: Situated in Falls Township, Hocking County, Ohio; being part of Fractional Lot 1 of Section 14, and part of the Northwest quarter of Section 23, both of Township 14, Range 17, containing 42.280 acres; being part of a tract of land in the name of Scott Creek Enterprises, LLC as conveyed in Official Record 314, Page 926, as recorded in the Hocking County Recorder's Office.

The undersigned Larry P. Gerstner, Member/Manager of Scott Creek Enterprises, LLC hereby certifies that the attached plot correctly represents SCOTT CREEK ESTATES, a subdivision of lots 1 through 84 inclusive and does hereby accept this plot 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 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 of the subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility or private access purposes.

IN WITNESS THEREOF Larry P. Gerstner, Member/Manager has hereunto set his hand this 30th day of AUGUST 2006.

Owner: *Larry P. Gerstner*
Scott Creek Enterprises, LLC
Larry P. Gerstner, Member/Manager

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Larry P. Gerstner, Member/Manager of Scott Creek Enterprises, LLC who acknowledged the signing of the foregoing instrument to be voluntary and true.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 30 day of August, 2006.

Sharon Purkin
Notary Public
My Commission Expires 5/21/07



Restrictions

1. These restrictions apply to all lots.
2. All sales or leases of lots in this subdivision shall be made subject to the following restrictions which are binding upon the grantees, their heirs, executors, administrators and assigns, and are imposed upon the real estate as an obligation against the same for the benefit of the grantees, their heirs and assigns.
3. These restrictions are made for the benefit of any and all persons who now may own property or who may hereafter own property in Scott Creek Estates and such persons are specifically given the right to enforce these restrictions.
4. These restrictions shall be perpetual and are to run with the land and shall be binding on all parties and all persons claiming under them unless an instrument signed by a majority of the owners of the lots has been recorded, which agrees to change such restrictions in whole or in part.
5. Failure by the grantees, their heirs or assigns, or any landowner to enforce any restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to any occurring prior or subsequently thereto.
6. Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
7. No structure of a temporary character, i.e. camper, mobile home, trailer, basement, tent, shack, barn, garage, or other outbuilding shall be used on said premises at any time as a residence, either temporarily or permanently. This restriction shall not be construed to ban the use of tents, campers, and motor homes by lot owners on a temporary basis for up to 72 hours. Campers and motor homes cannot permanently be stored on the street or within sight of the street.
8. There shall be no mobile home, either single-wide or double-wide, on any lot. New modular two story homes are permitted providing they have the following: a permanent foundation, a covered front porch, and a roof with a 6" on 12" or greater pitch on at least 90% of the roof surface.
9. No more than one single family dwelling and required attached garage shall be erected on any lot. The living space of the dwelling must be at least 1,500 square feet in size. Smaller homes may be built with written approval of the developer. There may additionally be erected behind the dwelling one detached one story out-building of new material, similar in construction to the dwelling, and not to exceed 600 square feet.
10. In order to better assure that builders of single family residential units will conform to a high standard of design and construction excellence each individual lot owner shall do the following prior to residential construction:
A. All residences must have an experienced general contractor in charge of construction.
B. Prior to any construction detailed construction plans with elevations and site layout must be submitted to Scott Creek Enterprises, LLC for approval. Particular attention will be given to house color, roof type and color, driveways, landscaping, and overall exterior appearance, conformity and harmony with the surroundings, and adherence to other aspects of this plot and its restrictions.
C. Scott Creek Enterprises, LLC or its designee shall have up to 30 days to review said plans and render its approval, disapproval, or approval with modifications.
11. Any building project commenced on any lot shall have the entire exterior and front landscaping completed within one year from the commencement of construction.
12. All lots shall be used for private residence purposes. All dwellings and other buildings on said lots shall be new and built from new materials. Mailboxes, if provided by Scott Creek Estates, must be installed at the curb for uniform curb appearance.
13. Building setback lines, drainage and stream easements, and utility easements are shown on this plot. The drainage and stream easements and utility easements are for the benefit of all owners of the lots in Scott Creek Estates. No buildings or other obstructions shall be placed upon any of these setbacks or easements. Nothing shall be permitted which would change or obstruct the flow pattern in any drainage easement. The area of any easement on any lot must be maintained continuously by the owner of the lot, except for the facilities of the public utility or entity.
14. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are contained on their lot and are not kept, bred, or maintained for any commercial purpose.
15. All unimproved lots shall be mowed at least twice each summer and all improved lots shall be kept mowed. Any improvements must be kept painted and in good repair at all times.
16. No heavy truck, camper, junk vehicle, non-operable vehicle, equipment, trash, rubbish, or debris is to be parked, kept or stored outside on the premises for more than 72 hours, so as to cause a rundown appearance.
17. No billboards, signs or unsightly objects of any kind may be kept or constructed on any lot, except for "For Sale" signs of a type normally used by realtors.
18. No noxious or offensive activity shall be carried on upon any lot, nor anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
19. No intoxicating liquors or beer shall be manufactured for sale, kept for sale, or sold on any lot.
20. Fires must be contained, enclosed and carefully supervised. Use of firearms on any lot is prohibited.
21. There shall be no hunting with firearms, or bow and arrow, or trapping allowed on any lot.
22. All oil, gas, or other mineral without the express written permission of the owner of any lot, which permission shall be given only at the discretion of the lot owner. The owner of the oil, gas, or mineral rights may include the lots, or any portion thereof, in a unit for the exploration of oil, gas, or other mineral, but has no rights whatsoever to enter upon any lot for this purpose.
23. Invalidation of any one of the covenants by judgment or court shall in no way affect any of the other provisions, which shall remain in full force and effect.

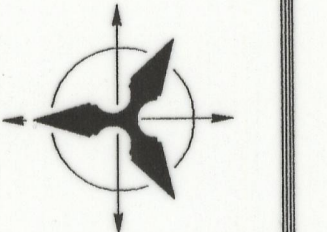
Additional Restrictions for All Lots in Section 23 Only

1. This acreage may be used for agricultural purposes or may be used for the construction of homesites, or for the sale to others of homesites, or for the sale to others for the purpose of constructing homesites.
2. Any house, which may be constructed on said premises, shall have an attached garage, shall contain livable floor space of not less than 1,500 square feet, excluding garage and porches, and shall be a single family dwelling.
3. No dwelling erected on said premises shall have an initial total appraised value of building lot and improvements of less than \$120,000 using average 2004 prices as a basic index for ascertaining said value.
4. Said premises shall not at any time be used for the purpose of any trade, business or manufacture.
5. No intoxicating liquors or beer shall be manufactured for sale, kept for sale, or sold on said premises.
6. No structure of a temporary character, i.e. camper, mobile home, trailer, basement, tent, shack or garage shall be used on said premises at any time as a residence, either temporarily or permanently.
7. There shall be no mobile home, either single-wide or double-wide, on said premises.
8. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
9. There shall be nothing heavier than a one (1) ton truck used or kept on premises on a daily basis.
10. Premises must be kept painted and in good repair at all times.
11. No heavy truck, camper, junk vehicle or equipment is to be parked for an unreasonable amount of time, so as to cause a rundown appearance.
12. No noxious or offensive activity shall be carried on upon said premises, nor anything be done thereon which may be or may become an annoyance or nuisance to the adjoining property.
13. No soil shall be removed from said premises for any commercial use.
14. Fires must be contained, enclosed and carefully supervised. Use of firearms on the premises is prohibited. The premises shall be kept clean and free of trash, garbage and debris at all times. Advertising signs, other than for sale of said premises, are prohibited.
15. Any structure on the premises must be aesthetically pleasing and shall be landscaped. No more than two courses of exposed concrete block at foundation level shall be visible.
16. Premises shall be mowed at least twice each summer and all weeds on improved premises shall be kept mowed.
17. There shall be no hunting with firearms, or bow and arrow, or trapping allowed on said premises.
18. If, in the future, there should be any oil wells drilled, all oil tanks must be set on the North side of the field next to State Route 93 South.
19. No ingress or egress is permitted on the existing blocktop road located to the south of this property between State Route 93 and the covered bridge over Scott Creek.
20. Invalidation of any one of the covenants by judgment or court shall in no way affect any of the other provisions, which shall remain in full force and effect.

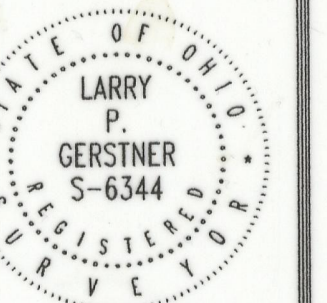
General Notes

1. This site to be developed under "R-2" zoning regulations for future annexation to the City of Logan. (It is currently not zoned.) All lots depicted hereon are to be used for residential purposes only.
2. Drainage easements are reserved where shown including a Scott Creek stream drainage easement starting 10 feet outside the top of the stream bank. This easement will change with any change in the top of the bank. Drainage easements permit foot access to any Scott Creek Estates resident or owner.
3. Front yard and rear yard minimum building setback is to be 30 feet and side yard minimum setback is to be 8 feet.
4. Sanitary and water taps will be physically installed by the Developer/Owner in accordance with standard construction procedures and are subject to approval by the Logan City Service Director's Office. Top fees are the responsibility of the lot purchaser.
5. Road name signs will be installed at all intersections by the Developer and are subject to the approval by the Logan City Service Director's Office.
6. The Developer insures that underground electrical and telephone service will be provided in the subdivision.
7. No access to State Route 93 other than "Hemlock Parkway" is to be permitted without expressed Ohio Department of Transportation approval.
8. All buildings constructed within this subdivision must have their finished floor elevation 2 feet above the 100 year flood plain elevation as established on this plot.
9. The total subdivision acreage is 42.280 acres with 29.037 acres being in Section 14 and 13.243 acres being in Section 23. The total acreage located in road right of ways is 5.982 acres with 4.625 acres being in Section 14 and 1.357 acres being in Section 23.
10. Additional restrictions for Section 23 shall be applicable to all full lots and that portion of any part lot located in Section 23.
11. No owner or resident of a lot in Scott Creek Estates is given any rights by this plot to use or access the existing private "Widow Drive" located to the south and west of lots 46 through 53 inclusively.
12. Lots 1 through 4 (inclusive) and Lots 22 through 34 (inclusive) are subject to, and contain parts of, a 50-foot wide right-of-way for a natural gas pipeline operated and maintained by Columbia Gas Transmission Corporation pursuant to that right-of-way agreement dated September 13, 1948, recorded in the Recorder's Office of Hocking County in Deed Volume 90, at page 631. That right-of-way has been designated as a "Non buildable special easement area" on this plot. Owners of the foregoing Lots shall not conduct any of the following activities within said 50-foot wide right-of-way without first obtaining written consent from Columbia Gas Transmission Corporation, its successors or assigns: placing, or permitting placement of, any temporary or permanent structures or improvements of any kind, including but not limited to buildings, mobile homes, tents, fences, paved roads, or the like; storage of materials of any kind; placing, or permitting placement of, any above ground utility or equipment; changing the design of ground cover or surface grade; and ponding of water. In addition, iron pin boundary monuments or markers for said Lots are to be set at the gas line right-of-way boundary, but not within said easement.
13. Access easements are reserved where shown and permit unmortgaged access by any Scott Creek Estates resident or owner.

Larry P. Gerstner
Engineering & Surveying
9 East Second Street, Suite A, Logan, Ohio 43138
(740) 385-4260



SCOTT CREEK ESTATES
STATE ROUTE 93
LOGAN, OHIO
Notes/Signatures/Restrictions



Larry P. Gerstner
Larry P. Gerstner
OH P.E. #6344
OH P.E. #39713

REVISIONS

06/30/05	08/01/06
07/19/05	08/28/06
12/16/05	
04/10/06	
05/02/06	

Scale: 1" = 60'

JOB NO. 1967
DATE 11 Jun 05
SHEET 1/3