

TRICKLE CREEK AT HOCKING HILLS

A LUXURY LOG CABIN DEVELOPMENT
BEING A SUBDIVISION OF 194.355 ACRES

SITUATED IN THE SOUTHERLY 1/2 OF SECTION 20, TOWNSHIP 15, RANGE 17, CONGRESS LANDS
MARION TOWNSHIP, HOCKING COUNTY, OHIO

**DESCRIPTION OF 194.355 ACRES
EAST AND WEST OF VORIS ROAD (TWP. ROAD 2-A)
SOUTH OF LOGAN-HORN'S MILL ROAD (C.R.32)
NORTH AND SOUTH OF ENGLE ROAD (TWP. ROAD 101)
MARION TOWNSHIP, HOCKING COUNTY, OHIO**

Situated in the State of Ohio, County of Hocking, Marion Township, being located in the southerly 1/2 of Section 20, Township 15, Range 17, Congress Lands, being all of that 194.322 acres of land (194.355 acres ~ survey) as described in a deed to Trickle Creek, LLC, of record in Official Record Book 556, Page 131, all references herein being to the records located at the Recorder's Office, Hocking County, Ohio and being more particularly described as follows:

Beginning **FOR REFERENCE** at a 1/2" iron pin found with a 1-1/4" plastic cap inscribed "M.P.B. S-6803" at the southwesterly corner of said Section 20, being the southwesterly corner of a 40 acre tract of land as described in a deed to Tonia L. Tutwiler, of record in Official Record 260, Page 91 and Deed Volume 214, Page 642 and the southeasterly corner of a 40.5822 acre tract of land as described in a deed to Roy L. Pralther Jr., of record in Official Record 10, Page 953; Thence North 4° 13' 26" East, along the westerly line of the southwesterly quarter of said Section 20, the westerly line of said 40 acre tract and the easterly line of said 40.5822 acre tract, a distance of 1302.14 feet to an iron pin set in 6" diameter concrete 13.5 feet north of the centerline of a creek, being the northwesterly corner of said 40 acre tract and the **TRUE PLACE OF BEGINNING**;

Thence North 4° 13' 26" East, continuing along the easterly line of said 40.5822 acre tract and along the westerly line of said Section 20, a distance of 1302.14 feet to a 1/2" iron pin found with a 1-1/4" plastic cap inscribed "M.P.B. S-6803" at the northwesterly corner of the southwesterly quarter of Section 20, being the northwesterly corner of said 40.5822 acre tract, the southeasterly corner of a 21.3126 acre tract (remainder of a 29.488 acre tract) as described in a deed to Leonard R. Anderson, Sr., of record in Official Record 484, Page 773 and the southwesterly corner of a 42.0045 acre tract of land as described in a deed to Scott Mathews, of record in Official Record 546, Page 735;

Thence South 86° 10' 00" East, along the northerly line of the southwesterly quarter of said Section 20 and the southerly line of said 42.0045 acre tract, a distance of 1303.90 feet to an iron pin set in 6" diameter concrete;

Thence South 85° 29' 23" East, continuing along the northerly line of said southwesterly quarter section and the southerly line of said 42.0045 acre tract, passing an iron pin set in the westerly right-of-way line of Voris Road at a distance of 202.28 feet, a 5/8" iron pin found with a 1-1/4" plastic cap inscribed "Seymour & Assoc." at a distance of 232.92 feet in the centerline said Voris Road, being the southeasterly corner of said 42.0045 acre tract and the southwesterly corner of a 39.6416 acre tract of land as described in a deed to David A. and Nancy J. Ward, of record in Official Record 148, Page 723 and passing an iron pin set in the easterly right-of-way line of Voris Road at a distance of 263.56 and an iron pin set at a distance of 1203.90 feet, a total distance of 1303.90 feet to a 31" beech tree at the center of Section 20, being the southwesterly corner of a 8.60599 acre tract of land as described in a deed to Randal L. Kline, of record in Deed Volume 172, Page 193;

Thence South 86° 10' 14" East, along the northerly line of the southeasterly quarter of said Section 20, the southerly line of said 8.60599 acre tract, the southerly line of a 8.70602 acre tract of land as described in a deed to Mary Altier, of record in O.R. Volume 114, Page 655 and Deed Volume 206, Page 85 and the southerly line of a 20.98 acre tract of land (Third Tract) as described in a deed to James D. and Christine M. Cooper, of record in Official Record 152, Page 908 and Deed Volume 174, Page 307, a distance of 1355.72 feet to an iron pin set in 6" diameter concrete at the northeasterly corner of the northwesterly quarter of the southeasterly quarter of said Section 20, also being the southeasterly corner of said 20.98 acre tract, the southwesterly corner of a 40 acre tract of land (Second Tract) as described in said deed to James D. and Christine M. Cooper and the northwesterly corner of a 40 acre tract of land (First Tract) in said deed;

Thence South 3° 59' 04" West, along the easterly lines of the northwesterly quarter and the southwesterly quarter of the southeasterly quarter of said Section 20, the westerly line of a 8.70602 acre tract of land (First Tract) and the westerly line of a 40 acre tract of land as described in a deed to James Dillon and John Howard Cooper, Jr., of record in Volume 166, Page 338, passing an iron pin set in 6" diameter concrete at a distance of 1378.27 feet, a total distance of 2661.04 feet to a 1" iron pipe found at the southeasterly corner of the southwesterly quarter of the southeasterly quarter of Section 20, also being the southwesterly corner of said 40 acre tract in the name of James Dillon Cooper and John Howard Cooper, Jr., the northwesterly corner of a 38.93 acre tract as described in a deed to Johnnie H. Cooper, Jr., of record in Official Record 366, Page 886 and the northeasterly corner of a 35.128 acre tract as described in a deed to Adam F. Johnson, of record in Official Record 541, Page 318 and a point in the southerly line of said Section 20;

Thence North 85° 02' 25" West, along the southerly line of said Section 20, the northerly line of said 35.128 acre tract, the northerly line of a 2.181 acre tract of land as described in a deed to Corinna L. Johnson, of record in Official Record 52, Page 871 and Official Record 39, Page 918 and the northerly line of a 10.58 acre tract of land as described in a deed to Willard F. Johnson, of record in Official Record 52, Page 873 and Deed Volume 201, Page 27, passing an iron pin set in 6" diameter concrete at a distance of 620.08 feet and a 1" iron pipe found at the northwesterly corner of said 2.181 acre tract at a distance of 1319.80 feet, a total distance of 1350.28 feet to a 1" iron pipe found in the centerline of Voris Road at the southeasterly corner of a 3.285 acre tract of land described as Tract Two in deeds to Thomas B. Miller, of record in Official Record Volume 115, Page 435 and Official Record Volume 345, Page 1;

Thence along the easterly line of said 3.285 acre tract, the easterly line of a 2.393 acre tract of land described as Tract One in said deed to Thomas B. Miller and the approximate centerline of said Voris Road the following courses;

1. North 56° 26' 48" West, a distance of 107.63 feet to a railroad spike set;
2. North 68° 28' 28" West, a distance of 255.35 feet to a railroad spike set;
3. North 39° 45' 28" West, a distance of 145.39 feet to a railroad spike set;
4. North 31° 02' 26" West, a distance of 139.26 feet to a railroad spike set at the northeasterly corner of said 2.393 acre tract;

Thence South 78° 49' 01" West, along the northerly line of said 2.393 acre tract, passing a 5/8" iron pin found at a distance of 30.91 feet, an iron pin set in the easterly right-of-way line of Engle Road (T-101 ~ 60.00 feet in width) at a distance of 420.99 feet, a railroad spike set in the centerline of said Engle Road at a distance of 459.50 feet and an iron pin set in the westerly right-of-way line of said Engle Road at a distance of 498.02 feet, a total distance of 796.31 feet to a 1" pinched top iron pipe found in the easterly line of the previously mentioned Tonia Tutwiler tract;

Thence North 3° 56' 21" East, along said easterly line and along an old woven wire farm fence, a distance of 1176.13 feet to an iron pin set in 6" diameter concrete;

Thence North 84° 59' 22" West, along the northerly line of said 40 acre tract, a distance of 1332.00 feet to the **TRUE PLACE OF BEGINNING** and containing 194.355 acres of land.

The above description is all of Hocking County Auditor's Parcel No. 10-000258.0000.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock S-8461".

The above description is based on a field survey performed in April and May of 2015.

VICINITY MAP:



RESTRICTIONS:

1. Restrictions hereon established by the developer, Trickle Creek, LLC. Trickle Creek, LLC reserves the right to amend the restrictions if necessary for the protection of the interests and value of this subdivision. At such time that a majority of the lots have been transferred to new ownership, a homeowners association will be established to govern the restrictions of this subdivision. Once a homeowners association has been established, Each owner will be entitled to a single vote for each lot owned for matters involving the amendment of these restrictions.
2. All lots to be used for residential purposes only. No Commercial or manufacturing business shall be operated on or from said lots which includes cabin rentals. Cabin rentals will only be permitted with written permission from the developer (Trickle Creek, LLC). Trucks greater than 1 ton are not permitted to be kept on the premises.
3. No noxious 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, including loud motorized vehicles, use of firearms, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises. Rubbish, trash, garbage shall be kept in a refuse container. Fires must be contained, enclosed, and supervised.
4. No structure of a temporary character, mobile home, trailer, basement, tent, shack, barn, garage or other outbuilding shall be used on the property 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-hour period no more than 3 times per year. Campers, tents, and motor homes cannot be stored on the streets/road or within sight of the streets/roads, only upon approval of developer.
5. No more than one single family dwelling will be allowed on lots 2, 3, 4, 8, 9, 11, 12, 13, 14 and 15. Multiple dwellings may be constructed on lots 1, 5, 6, 7 and 10. A site plan must be submitted for said lots 1, 5, 6, 7 and 10 prior to any construction. All necessary permits as required by Hocking County must be obtained before construction on any lots.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept providing that they are not kept, bred or maintained for commercial purposes. Household pets must be restricted from roaming freely.
7. No soil or trees shall be removed from the premises for any commercial use, which includes timbering and sale of trees. Cutting of trees shall be limited to the extent necessary for clearing of house and drives.
8. Use of firearms on premises is prohibited. No hunting or trapping is permitted.
9. "Trickle Creek at Hocking Hills" is intended to be a log cabin development. Any deviation from this intent will require written/notarized permission from the developer. All structures on lots 2, 3, 4, 8, 9, 11, 12, 13, 14, 15 and 16 must have a minimum of 1000 sq. ft. of "main level" living space, excluding lofts and basements. Structures on lots 1, 5, 6, 7 and 10 must be approved by the developer.
10. All mailboxes will be identical in nature and will match those first established.
11. Oil, gas and mineral rights are reserved by the developer. No oil and gas wells will be permitted except on lots approved by the developer.
12. Building construction must be completed within 1 year of commencement. No construction is permitted to begin prior to the developers review and approval of plans.

PROFESSIONAL SURVEYOR CERTIFICATION:

I hereby certify that this plat and description were prepared from an actual field survey of the premises in April and May of 2015 and that said plat correctly shows the limits of the parcel to be conveyed. All monuments to be set upon the completion of site work 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.

Jon B. Adcock, Ohio Professional Surveyor No. 8461, Date 8/16/15

OWNERS STATEMENT

OWNERS: Trickle Creek, LLC

DEVELOPER: Trickle Creek, LLC.
1346 Hemlock Court N.E., Lancaster, Ohio 43130

SURVEYOR: American Land Surveyors, LLC
1346 Hemlock Court N.E., Lancaster, Ohio 43130

STATEMENTS: Situated in the State of Ohio, County of Hocking, Marion Township, being located in the southerly 1/2 of Section 20, Township 15, Range 17, Congress Lands, being 194.355 acres of land as described in a deed to Trickle Creek, LLC, of record in Official Record Book 556, Page 131, all references herein being to the records located at the Recorder's Office, Hocking County, Ohio and being more particularly described as follows;

The undersigned, Jon B. Adcock, Member/Manager of Trickle Creek, LLC, owner of the 194.355 acre tract shown hereon, do hereby certify that the attached plat correctly represents Lots 1 through 16 of "TRICKLE CREEK AT HOCKING HILLS", a subdivision of 194.355 acres of land, and do hereby dedicate to public use all roads and public areas shown hereon. Furthermore, owner hereby dedicates all easement areas shown hereon for the exclusive use of utilities servicing the lots of "Trickle Creek at Hocking Hills."

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 for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

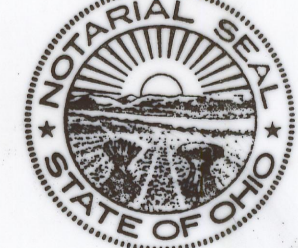
IN WITNESS WHEREOF, Jon B. Adcock, Member/Manager has hereunto set his hand this 7th day of August, 2015.

Owner: Jon B. Adcock, Member/Manager
Trickle Creek, LLC

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Jon B. Adcock, Member/Manager of Trickle Creek, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed. IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 7th day of August, 2015.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/18/2017



KYLE L. PENCE
NOTARY PUBLIC
STATE OF OHIO
Commission Expires 7/18/2017

GENERAL NOTES:

1. All improvements, including driveways, shall make provisions for drainage along natural watercourses
2. All lots will develop on-lot water supply and sewage disposal
3. All driveway construction shall meet the minimum standards as adopted by Hocking County including culvert minimums and sizing
4. Utilities will be provided within the subdivision

APPROVALS:

Mathematically approved this 7 day of August 2015.

Jon B. Adcock
Hocking County Mapping Department

Approved this 6th day of August 2015

Walter P. Brown
Hocking County Engineer

Approved this 7 day of August 2015

Wendy Hanna
Hocking County Sanitation

Approved this 16 day of Aug., 2015

Fanny D. Dickson
President, Hocking County Commissioners

Sandra R. Sibley
Commissioner

John B. D.
Commissioner

REGIONAL PLANNING OFFICE APPROVAL

This plat approved by the Hocking County Regional Planning Office this 16th day of August, 2015

Robert W. Wyr
Chairman, Hocking County Planning Commission

LOGAN PLANNING COMMISSION APPROVAL

This plat approved by the City of Logan Planning Commission this 11 day of August, 2015

Martin B. Meyer
Chairman, City of Logan Planning Commission

AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 8th day of August, 2015.

Kenneth R. Wilson
Hocking County Auditor

RECORDER'S CERTIFICATE

Filed for record this 18 day of August, 2015 at 2:23 P.M.

Recorded this 18 day of August, 2015 in Plat Cabinet 2 at Page 92-193

File No. 2015-0193

Fee \$178.80

Diana K. Ruchel
Hocking County Recorder



1346 Hemlock Court N.E.
Lancaster, OH 43130
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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:		
DATE: AUGUST 5, 2015		
SCALE: N/A		

1/2