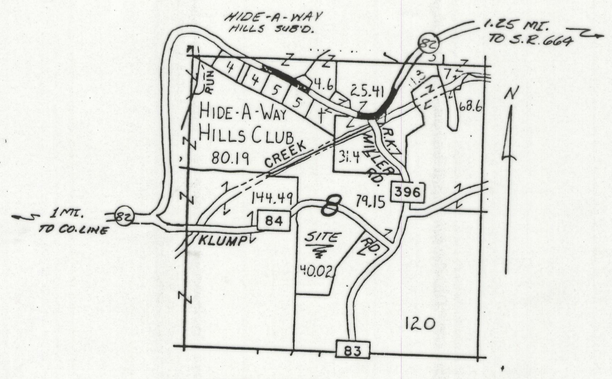
VALLEY VIEW CABINS SUBDIVISION



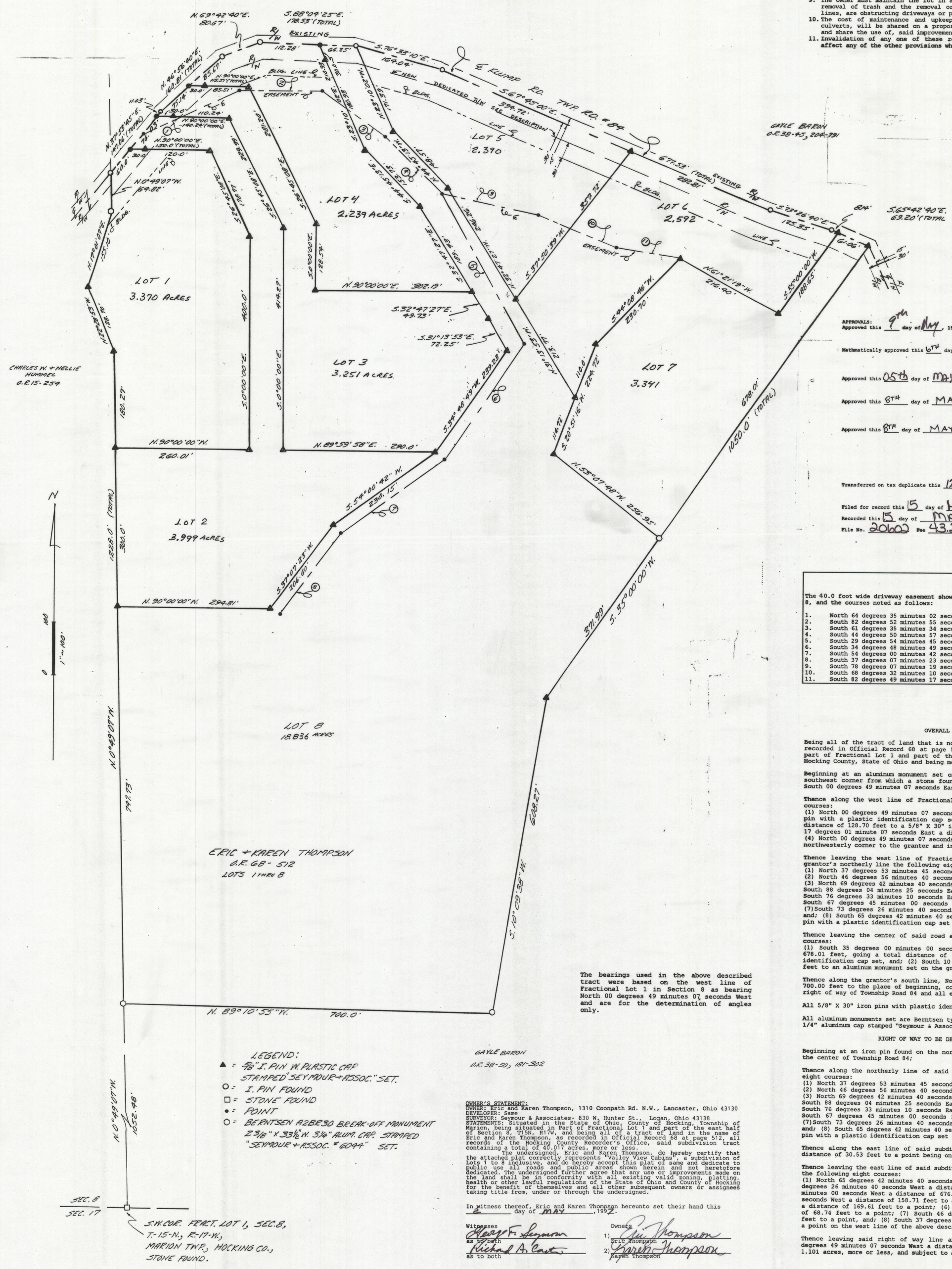
LOCATION MAP 1"~2000'
SECTION 8, MARION TOWNSHIP,
HOCKING COUNTY, OHIO

GENERAL NOTES:

1. Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Hocking County Engineer's Dept.
2. 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.
3. The developer will insure that electrical and telephone service will be provided in the subdivision.
4. All lots depicted hereon are to be used for residential purposes only.
5. Utility easements are reserved 10.0' in width around all perimeter lines of the subdivision and 5.0' in width either side of all common lot lines.
6. No construction allowed in the 60.0 strip on Lots 2, 3, 7 & 8 as per Health Department's recommendation.
7. Water bars should be installed on all roadways on sloped hillsides.
8. 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 the site preparation, material delivery and any and all fazes 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.
9. Stockpile top soil in separate piles from subsoil for later use to re-establish Vegetative cover after final construction. Place sediment barriers around the top soil to avoid loss to erosion during construction time.
10. Temporarily seed and mulch any denuded areas within seven days of disturbance if the site is to remain dormant for longer than forty-five days.
11. Maintain sediment control practices until completion of the construction phase.

RESTRICTIONS

1. All [redacted] homes are to be a minimum of 1,000 square feet.
2. No noxious or offensive activity shall be carried on upon the property, nor shall any anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises.
3. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently.
4. No animals, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purpose.
5. No commercial buildings allowed.
6. Single family homes only.
7. Said property shall not be divided into smaller lots.
8. No more than one free-standing outbuilding allowed. This does not include a free-standing garage.
9. The owner must maintain the lot in a reasonable fashion with regards to the mowing of grass, removal of trash and the removal or cutting of trees that may have fallen across property lines, are obstructing driveways or posing a hazard, etc.
10. The cost of maintenance and upkeep on any, and all, common or shared driveways, and/or culverts, will be shared on a proportional basis by only those lot owners who benefit from, and share the use of, said improvements.
11. Invalidation of any one of these restriction by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



LEGEND:

- ▲ = 5/8" I. PIN W. PLASTIC CAP STAMPED "SEYMOUR + ASSOC." SET.
- ○ = I. PIN FOUND
- □ = STONE FOUND
- • = POINT
- ⬡ = BERNTSEN A2BR30 BREAK-OFF MONUMENT 2 3/8" X 33 1/2" W. 3 1/4" ALUM. CAP STAMPED "SEYMOUR + ASSOC. # 6044" SET.

SEC. 8 / SEC. 17

S.W. COR. FRACT. LOT 1, SEC. 8, T-15-N., R-17-W., MARION TWP., HOCKING CO., STONE FOUND.

REFERENCES:
PREVIOUS SURVEYS
DEEDS AS SHOWN
TAX PLATS

The bearings used in the above described tract were based on the west line of Fractional Lot 1 in Section 8 as bearing North 00 degrees 49 minutes 07 seconds West and are for the determination of angles only.

OWNER'S STATEMENT:
OWNER: Eric and Karen Thompson, 1310 Coonpath Rd. N.W., Lancaster, Ohio 43130
DEVELOPER: Same
SURVEYOR: Seymour & Associates- 830 W. Hunter St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Marion, being situated in Part of Fractional Lot 1 and part of the east half of Section 8, T15N, R17W, and being all of a tract of land in the name of Eric and Karen Thompson, as recorded in Official Record 68 at page 512, all records of the Hocking County Recorder's Office, said subdivision tract containing a total of 40.017 acres, more or less.

The undersigned, Eric and Karen Thompson, do hereby certify that the attached plat correctly represents "Valley View Cabins", a subdivision of Lots 1 to 8 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 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 thereof, Eric and Karen Thompson hereunto set their hand this 2 day of MAY, 1997.

Witnesses: George F. Seymour, Richard A. Carter — as to both

Owners: 1) Eric Thompson, 2) Karen Thompson

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Eric and Karen Thompson who acknowledged the signing of the forgoing instrument to be their voluntary act and deed.
In witness whereof, I have hereunto set my hand and affixed my official seal this 2 day of MAY, 1997.

Notary Public — Hocking County

My Commission Expires 10-7-2001

9700020602
Filed for Record in
HOCKING COUNTY, OHIO
DONNA R. LEACH
On 05-15-1997 At 12:12 pm.
PLAT 43.20
Book OR Vol. 2 Pg. 14 - 14

APPROVALS:
Approved this 9th day of May, 1997 — By Hocking County Engineer
Mathmatically approved this 6TH day of MAY, 1997 — By Hocking County Engineer's Office
Approved this 05th day of MAY, 1997 — By Michael H. Moore, R.S., Hocking County Sanitarian
Approved this 8TH day of MAY, 1997 — By Chairman, Hocking County Regional Planning Commission
Approved this 8TH day of MAY 1997 — By President, County Commissioner; County Commissioner; County Commissioner
Transferred on tax duplicate this 12th day of May, 1997 — By Hocking County Auditor
Filed for record this 15 day of MAY, 1997, at 12:12 P.m.
Recorded this 15 day of MAY, 1997, in Plat Cabinet "2" at page 14
File No. 20602 Fee 43.20 — By Hocking County Recorder

NOTE: CENTERLINE COURSES

The 40.0 foot wide driveway easement shown hereon is for the benefit of Lots 2, 3, 4, 5, 6, 7 and 8, and the courses noted as follows:

1. North 64 degrees 35 minutes 02 seconds East a distance of 204.68 feet to a point;
2. South 82 degrees 52 minutes 55 seconds East a distance of 154.57 feet to a point;
3. South 61 degrees 35 minutes 34 seconds East a distance of 138.68 feet to a point;
4. South 44 degrees 50 minutes 57 seconds East a distance of 144.54 feet to a point;
5. South 29 degrees 54 minutes 45 seconds East a distance of 326.90 feet to a point;
6. South 34 degrees 48 minutes 49 seconds East a distance of 267.42 feet to a point;
7. South 54 degrees 00 minutes 42 seconds West a distance of 230.57 feet to a point;
8. South 37 degrees 07 minutes 23 seconds West a distance of 203.63 feet to a point;
9. South 78 degrees 07 minutes 19 seconds East a distance of 191.78 feet to a point;
10. South 68 degrees 32 minutes 10 seconds East a distance of 160.19 feet to a point;
11. South 82 degrees 49 minutes 17 seconds East a distance of 120.73 feet to a point;

OVERALL SUBDIVISION DESCRIPTION

Being all of the tract of land that is now or formerly in the name of Eric and Karen Thompson as recorded in Official Record 68 at page 512, Hocking County Recorder's Office, said tract being part of Fractional Lot 1 and part of the east half of Section 8, T15N, R17W, Marion Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at an aluminum monument set on the west line of Fractional Lot 1 and the grantor's southwest corner from which a stone found on the southwest corner of said Fractional Lot bears South 00 degrees 49 minutes 07 seconds East a distance of 1052.48 feet;

Thence along the west line of Fractional Lot 1 and the grantor's west line the following four courses:
(1) North 00 degrees 49 minutes 07 seconds West a distance of 1228.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set; (2) North 22 degrees 28 minutes 53 seconds West a distance of 128.70 feet to a 5/8" X 30" iron pin with a plastic identification cap set; (3) North 17 degrees 01 minute 07 seconds East a distance of 155.10 feet to an aluminum monument set, and; (4) North 00 degrees 49 minutes 07 seconds West a distance of 64.82 feet to an iron pin found on a northwesterly corner to the grantor and in the center of Township Road 84;

Thence leaving the west line of Fractional Lot 1 and along the center of said road and the grantor's northerly line the following eight courses:
(1) North 37 degrees 53 minutes 45 seconds East a distance of 147.06 feet to an iron pin found; (2) North 46 degrees 56 minutes 40 seconds East a distance of 160.81 feet to an iron pin found; (3) North 69 degrees 42 minutes 40 seconds East a distance of 80.67 feet to an iron pin found; (4) South 88 degrees 04 minutes 25 seconds East a distance of 178.53 feet to an iron pin found; (5) South 76 degrees 33 minutes 10 seconds East a distance of 164.04 feet to an iron pin found; (6) South 67 degrees 45 minutes 00 seconds East a distance of 677.53 feet to an iron pin found; (7) South 73 degrees 26 minutes 40 seconds East a distance of 125.35 feet to an iron pin found, and; (8) South 65 degrees 42 minutes 40 seconds East a distance of 69.20 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's northeast corner;

Thence leaving the center of said road and along the grantor's easterly line the following two courses:
(1) South 35 degrees 00 minutes 00 seconds West, passing through an aluminum monument set at 678.01 feet, going a total distance of 1050.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and; (2) South 10 degrees 09 minutes 38 seconds West a distance of 608.27 feet to an aluminum monument set on the grantor's southeast corner;

Thence along the grantor's south line, North 89 degrees 10 minutes 55 seconds West a distance of 700.00 feet to the place of beginning, containing 40.017 acres, more or less, and subject to the right of way of Township Road 84 and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

All aluminum monuments set are Berntsen type A2BR30 break-off monuments 2 3/8" X 33 1/2" with a 3 1/4" aluminum cap stamped "Seymour & Assoc. - 6044".

RIGHT OF WAY TO BE DEDICATED TO MARION TOWNSHIP TRUSTEES

Beginning at an iron pin found on the northwest corner of the above described subdivision and in the center of Township Road 84;

Thence along the northerly line of said subdivision and the center of said road the following eight courses:
(1) North 37 degrees 53 minutes 45 seconds East a distance of 147.06 feet to an iron pin found; (2) North 46 degrees 56 minutes 40 seconds East a distance of 160.81 feet to an iron pin found; (3) North 69 degrees 42 minutes 40 seconds East a distance of 80.67 feet to an iron pin found; (4) South 88 degrees 04 minutes 25 seconds East a distance of 178.53 feet to an iron pin found; (5) South 76 degrees 33 minutes 10 seconds East a distance of 164.04 feet to an iron pin found; (6) South 67 degrees 45 minutes 00 seconds East a distance of 677.53 feet to an iron pin found; (7) South 73 degrees 26 minutes 40 seconds East a distance of 125.35 feet to an iron pin found, and; (8) South 65 degrees 42 minutes 40 seconds East a distance of 69.20 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's northeast corner of said subdivision;

Thence along the east line of said subdivision, South 35 degrees 00 minutes 00 seconds West a distance of 30.53 feet to a point being on the southerly line of said right of way;

Thence leaving the east line of said subdivision and along the southerly line of said right of way the following eight courses:
(1) North 65 degrees 42 minutes 40 seconds West a distance of 61.50 feet to a point; (2) North 73 degrees 26 minutes 40 seconds West a distance of 124.81 feet to a point; (3) North 67 degrees 45 minutes 00 seconds West a distance of 676.71 feet to a point; (4) North 76 degrees 33 minutes 10 seconds West a distance of 158.71 feet to a point; (5) North 88 degrees 04 minutes 25 seconds West a distance of 169.61 feet to a point; (6) South 69 degrees 42 minutes 40 seconds West a distance of 68.74 feet to a point; (7) South 46 degrees 56 minutes 40 seconds West a distance of 152.40 feet to a point, and; (8) South 37 degrees 53 minutes 45 seconds West a distance of 182.11 feet to a point on the west line of the above described subdivision;

Thence leaving said right of way line and along the west line of said subdivision, North 00 degrees 49 minutes 07 seconds West a distance of 47.97 feet to the place of beginning, containing 1.101 acres, more or less, and subject to all easements of record.

SURVEYOR'S STATEMENT

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

George F. Seymour, P.S. 6044

SHEET	REVISIONS		
1/1	JOB NO. M08961	DRAWN BY: G.S.	DATE 12-10-96

PLAT OF SURVEY

VALLEY VIEW CABINS SUBDIVISION

PART OF FRACTIONAL LOT 1 AND PART OF THE EAST HALF OF SECTION 8, T15N, R17W, MARION TOWNSHIP, HOCKING COUNTY, OHIO.

STATE OF OHIO — GEORGE F. SEYMOUR S-6044 — REGISTERED SURVEYOR

PROFESSIONAL LAND SURVEYORS
- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES
P.O. Box 624 Logan, Ohio 43138
69 S. MARKET ST. 385-5954