LEGAL DESCRIPTION:

Being a part of the tract of land that is now or formerly in the name of Seywal Ent., Inc. as recorded in Official Record 71 at page 209. Hocking County Recorder's Office, said tract being part of Fractional Lot 3 in Section 28, T13N, R16W. City of Logan, Green Township, Hocking County. State of Ohio and being more particularly described as follows:

LOTS 1 - 4

Beginning at a 6" concrete monument with a 1" iron pipe set on the grantor's south line, the south line of Fractional Lot 3 and the Logan Corporation line from which a 5/8" X 30" iron pin with a plastic identification cap set on the southeast corner of Fractional Lot 3 bears South 83 degrees 34 minutes 08 seconds East a distance of 2030.56 feet;

Thence along the grantor's south line. the south line of Fractional Lot 3 and the Logan Corporation line. North 83 degrees 34 minutes 08 seconds West a distance of 104.36 feet to a 6" concrete monument with a 1" iron pipe set on the grantor's southwest corner and the easterly right of way line of Maysville-Williams Road:

Thence leaving the south line of Fractional Lot 3 and the Logan Corporation line and along the grantor's west line and the easterly right of way line of Maysville-Williams Road the following two courses: North Ø5 degrees 30 minutes 56 seconds East a distance of

315.25 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and:

North Ø6 degrees ØØ minutes 43 seconds East a distance of 33.11 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the grantor's west line and the easterly right of way line of Maysville-Williams Road and with new lines through the grantor's land the following four courses: Along and with the arc of a curve to the right a distance of 31.42 feet

to a 5/8" X 30" iron pin with a plastic identification cap set, said curve having a radius of 20.00 feet and a delta of 90'00'00", the long chord of which bears North 51 degrees 00 minutes 43 seconds East, 28.28 feet. South 83 degrees 59 minutes 17 seconds East a distance of 86.00 feet

- to a 5/8" X 30" iron pin with a plastic identification cap set;
- South Ø6 degrees 10 minutes 24 seconds West a distance of 183.46 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and: 4. South 05 degrees 30 minutes 56 seconds West a distance of 185.67 feet
 - to the place of beginning, containing 0.8856 acre, more or less, and subject to all easements of record.

LOT 5

"Seymour & Associates".

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's west line and the easterly right of way line of Maysville-Williams Road from which a 5/8" X 30" iron pin with a plastic I.D. cap set on the most westerly N.W. corner of the above described tract bears South 06 degrees 00 minutes 43 seconds West a distance of 90.00 feet;

Thence along the grantor's west line and the easterly right of way line of Maysville-Williams Road. North 06 degrees 00 minutes 43 seconds East a distance of 72.00 feet to a 6" concrete monument with a 1" iron pipe set on the grantor's northwest corner;

Thence leaving said right of way line and along the grantor's north line. South 83 degrees 59 minutes 17 seconds East a distance of 106.00 feet to a 6" concrete monument with a 1" iron pipe set:

Thence leaving the grantor's north line and with new lines through the grantor's land the following three courses:

- South 06 degrees 00 minutes 43 seconds West a distance of 92.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and; North 83 degrees 59 minutes 17 seconds West a distance of 86.00 feet
- to a 5/8" X 30" iron pin with a plastic identification cap set, and; Along and with the arc of a curve to the right a distance of 31.42 feet to the place of beginning, said curve having a radius of 20.00' and a delta of 90'00'00", the long chord of which bears North 38 degrees 59 min-
- utes 17 seconds West. 28.28 feet to the place of beginning, containing 0.2219 acre. more or less. and subject to all easements of record.

The combined total of the above two descriptions contain 1.1075 acres. All 5/8" X 30" iron pins with plastic identification caps set are stamped

The bearings used in the above described tract were based on the south line of Fractional Lot 3 as bearing North 83 degrees 34 minutes Ø8 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. February 16. 1996. and revised on March 6, 1996.



VICINITY MAF



RESTRICTIONS

- 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
- 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. 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. 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. 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
- this covenant, eaves, steps, and open porches shall not be considered part of a building. The ground floor 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.
- 1) 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. 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. hall be constructed in such a way as to have a minimum

11		
31)	FRO
41		Dr1 12
51		Driv
61	1	San
71		Road
81	1	The

HEIGHTS

OWNER'S STATEMENT:

undersigned

day of Werber . 1997.	S
Witness: Jul S. Aunto	
Witness: Carolyn A. Kiln	R
	J

STATE OF OHIO. COUNTY OF HOCKING

Notory Public Af Salta

My Commission Expires 1-13-2002

SURVEYOR'S STATEMENT:

seconds West and are for the determination of angles only.

Leon F. Lynn

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

APPROVALS:

Cobinet '2' of page 220 + 220 File No. 24052

GENERAL NOTES

PERIMETER LINES OF THE SUBDIVISION AND 10.0 BUILDING SET-DEVELOPER/OWNER at the time of construction as follows: n accordance with sound construction procedures and are subject DEVELOPER/OWNER in accordance with sound construction the Logan City Service Director's Office. all intersections by the developer and are subject to the oper insures that electrical & telephone service will be provided in the subdivision.

