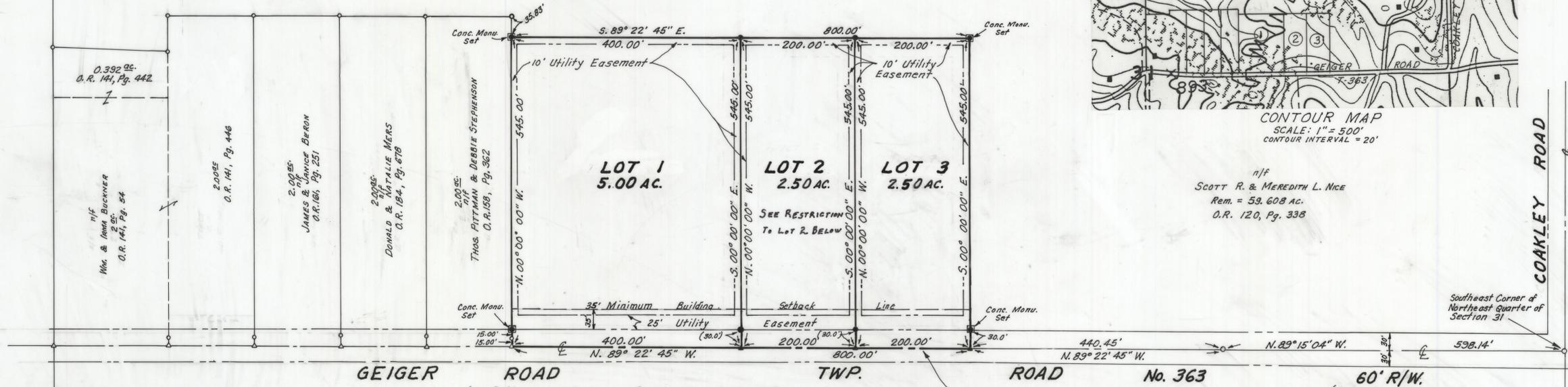
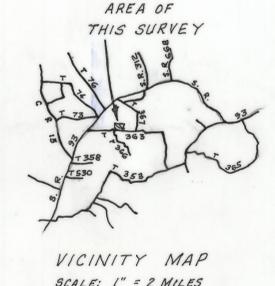
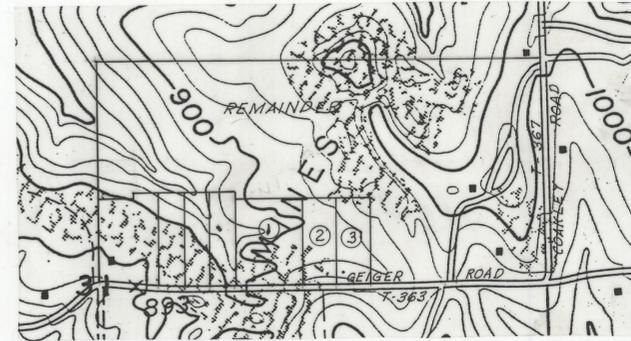




**NICE SUBDIVISION**  
 SITUATE IN THE SOUTH HALF  
 OF THE NORTHEAST QUARTER  
 OF SECTION 31, T. 14 N., R. 16 W.  
 FALLS GORE TOWNSHIP  
 HOCKING COUNTY - OHIO



COAKLEY ROAD  
 TWP. ROAD No. 363

n/f  
 SCOTT R. & MEREDITH L. NICE  
 Rem. = 59.608 AC.  
 O.R. 120, Pg. 338

- LEGEND**
- 5/16" Iron Rod w/ I.D. cap found
  - 5/16" x 30" Iron Rod w/ I.D. cap set
  - △ P.K. spike found
  - ▲ P.K. spike set
  - 5/16" Iron Rod w/ I.D. Cap set in 6" dia. conc.

**LOT 2 NOTE:** LOT 2 CANNOT BE USED AS A SEPERATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDANT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION AND/OR HEALTH DEPARTMENT APPROVAL.

The reference bearing for this survey is the South line of the Northeast Quarter of Section 31 as North 89° 22' 45" West.

**LEGAL DESCRIPTION**

Being a part of that certain original 78 acre tract and now being a 69.608 acre tract in the name of Scott R. and Meredith L. Nice as recorded in Official Record 120, page 338, Hocking County Recorders Office, said tract being a part of the South half of the Northeast Quarter of Section 31, T. 14 N., R. 16 W., Falls Gore Township, Hocking County, State of Ohio and being more particularly bounded and described as follows:  
 Beginning, for reference, at a 5/16" iron rod found marking the southeast corner of the Northeast Quarter of aforesaid Section 31 near the intersection of Township Road 367, Coakley Road and Township Road 363, Geiger Road; thence North 89° 15' 04" West 538.14 feet in the South line of the North-east Quarter of said Section 31 and being in or nearly in the centerline of Township Road 363, Geiger Road, to a 5/16" iron rod found; thence North 89° 22' 45" West 440.45 feet continuing in the South line of the Northeast Quarter of said Section 31 and in or nearly in the centerline of Township Road 363, Geiger Road, to a P.K. Spike set marking the principal place of beginning of the herein described parcel; thence continuing North 89° 22' 45" West 800.00 feet in the South line of the North-east Quarter of Section 31 and in or nearly in the centerline of Township Road 363, Geiger Road, to a P.K. spike found; thence North 00° 00' 00" West 545.00 feet in the line common to the lands now or formerly of Thomas Pittman and Debbie Stephenson, passing through a 5/16" iron rod found of 15.00 feet, a conc. monu. set at 30.00 feet, to a conc. monu. set; thence South 89° 22' 45" East 800.00 feet, in the line common to other lands of Scott R. and Meredith L. Nice and the lands of the herein described parcel, to a conc. monu. set; thence South 00° 00' 00" East 545.00 feet, by the same and passing through a conc. monu. set at 515.00 feet, to the principal place of beginning, containing 10.000 acres, more or less, and subject to the right-of-way of Township Road No. 363, Geiger Road, and all easements of record.  
 All iron rods w/ I.D. caps set are 5/16" x 30" with plastic identification caps stamped R. L. Tootle, P.L.S. 5318.  
 This survey was based on information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and an existing public road. The reference bearing for this survey is the South line of the Northeast Quarter of Section 31 as North 89° 22' 45" West. Bearings are based upon an assumed meridian and are to denote angles only.

**FUTURE DEVELOPMENT**

It is hereby agreed upon by the owners, Scott R. and Meredith L. Nice, that there will be no further development of the remainder of their property for a minimum period of 2 years.

**GENERAL NOTES**

- 1: Utility easements are reserved 10.0' in width all side and rear lot lines of the Subdivision and 25.0' in width along the front of the tracts, parallel and adjacent to the northerly right-of-way line of Township Road 363, Geiger Road, a 60' wide right-of-way.
- 2: Building Setbacks: 35.0' front setback required from the northerly right-of-way of Township Road 363, Geiger Road; 10.0' required on all side and rear lot lines of the Subdivision.
- 3: 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.
- 4: The developer insures that electrical and telephone services will be provided in the Subdivision.

**GRADING OF LAND (4.80)**

No land shall be graded, cut, or filled so as to create a slope exceeding one (1) ft. vertical in two and one-half (2 1/2) feet horizontal without the placement of a retaining wall of sufficient height and thickness to retain the graded bank. Any new grade by cut or fill creating a slope exceeding one (1) ft. vertical in five (5) ft. horizontal shall be benched as approved by the County Engineer. All fill shall be mechanically compacted to a density of ninety (90) percent or greater.

**TEMPORARY EROSION CONTROL**

- 1: Water bars should be installed on all roadways on sloped hillsides.
- 2: Vegetative cover should be left on the site to disrupt raindrop impact on bare, disturbed soils. Trees to be left on the site should be clearly marked to avoid damage from equipment during site preparation, material delivery, and any and all phases of development. The root zone (which extends to just below the crown of the tree), should be flagged off, or otherwise marked, to keep the roots safe from excessive traffic or digging.
- 3: Stockpile topsoil in separate piles from subsoil for later use to re-establish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss due to erosion during the duration of construction.
- 4: Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than 45 days.
- 5: Maintain sediment control practices until completion of the construction phase.

**RESTRICTIONS**

There are no restrictions on "NICE SUBDIVISION" other than those in the notes above. Should there be any restrictions desired in the future, the Hocking County Planner and Regional Planning Commission would need to be consulted for their approval.

**DRIVEWAY CULVERTS**

Driveway Culverts will be a minimum of 12 inch diameter and a minimum of 30 feet in length and will be installed in accordance with sound construction procedures and are subject to the approval of the Hocking County Engineer's Office.

**APPROVALS**

- Mathematically approved this 10<sup>th</sup> day of March, 2003  
 By: Jack A. Plam  
 Hocking County Map & Drafting Dept.
- Approved this 18<sup>th</sup> day of March, 2003.  
 By: Gene Phillips, RS  
 Hocking County Health Department
- Approved this 17 day of March, 2003.  
 By: D. R. Muff  
 Chairman, Logan City Planning Commission
- By: Andie L. Winkle  
 Hocking County Planner
- Approved this 17 day of MARCH, 2003  
 By: Will R. Shaw  
 Hocking County Engineer
- Approved this 17 day of March, 2003  
 By: Gary Farmer  
 President, Hocking County Board of Commissioners

**TRANSFER & RECORDING**

Transferred on fax duplicate this 18<sup>th</sup> day of March, 2003  
 By: Kenneth R. Wilson  
 Hocking County Auditor

Filed for record this 18<sup>th</sup> day of March, 2003, at 11:45 A.M.

Recorded this 18<sup>th</sup> day of March, 2003, in Plat Cabinet 2 at Page 90.

File No. 20030001742 Fee: \$43.20  
 By: Donna R. Beach  
 Hocking County Recorder

**OWNERS STATEMENT**

OWNER: Scott R. and Meredith L. Nice - 35520 Geiger Rd., Logan, Ohio, 43138  
 DEVELOPER: Same  
 SURVEYOR: Robert L. Tootle, Jr. - P.O. Box 886, Logan, Ohio, 43138  
 STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Falls Gore, being a part of the South half of the Northeast Quarter of Section 31, T. 14 N., R. 16 W., and being 10.000 acres of the original 78 acres as conveyed to Scott R. Nice and Meredith L. Nice, husband and wife, as per deed of record in Official Record 120 at page 338 as recorded in the Hocking County Recorder's Office.

The undersigned, Scott R. Nice and Meredith L. Nice, do hereby certify that the attached Record Plat correctly represents their "NICE SUBDIVISION", a subdivision of LOTS 1, 2 and 3 inclusive, and do hereby accept this plat of same and dedicate to public use all roads and public areas shown here in 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 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.

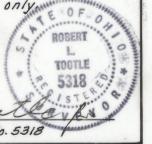
In witness thereof, Scott R. Nice and Meredith L. Nice, hereunto set their hand this 18<sup>th</sup> day of March, 2003.  
Scott R. Nice Owner  
Meredith L. Nice Owner  
Bobbi Enderle Witness  
Charles A. Harker Witness

**STATE OF OHIO, COUNTY OF HOCKING**

Before me, a Notary Public, in and for said County, personally came Scott R. and Meredith L. Nice, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.  
 In witness whereof, I have hereunto set my hand and affixed my official seal this 18<sup>th</sup> day of March, 2003.  
Charles A. Harker  
 Notary Public  
 My Commission Expires does not County Hocking

**SURVEYOR'S STATEMENT**

I, Robert L. Tootle, Jr., P.S., hereby certify that a survey was made under my supervision of the premises shown hereon, during October, 2002, 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. The bearings shown on the attached plat were based on the South line of the Northeast Quarter of Section 31 as bearing N. 89° 22' 45" W. and are for the determination of angles only.



Date: 10-14-02