SURVEY DESCRIPTION

Being a part of the tract of land that is now or formerly in the name of Lucas and Lynn Horn, as recorded in Official Record 414 at page 381, and all of the tract in the name of Timothy & Janis Redman in Official Record 441 at page 224 and all of the tracts in the name of Michael Broome in Official Record 437 at page 162 and Official Record 453 at page 29 in the Hocking County Recorder's Office, said tract being part of the east half of the northeast quarter and the northeast quarter of the southeast quarter of Section 31, T12N, R18W, Laurel Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning, for reference, at a 6" concrete government monument found on the northwest corner of the northeast guarter of the northeast guarter of Section 31, T12N. R18W:

Thence along the west line of the northeast quarter of the northeast quarter of Section 31, South 01 degree 14 minutes 33 seconds West a distance of 1382.00 feet to a 1" iron pipe found on the northwest corner of the southeast quarter of the northeast quarter and within the right of way of Webster Road (Township Road #237);

Thence along the west line of the southeast quarter of the northeast quarter, South 00 degree 44 minutes 39 seconds West a distance of 145.18 feet to a 5/8" iron pin set within the right of way of Webster Road for the principal point of beginning; Thence South 89 degrees 18 minutes 15 seconds East a distance of 46.39 feet to a

5/8" iron pin set on the proposed east right of way line of Webster Road; Thence along the east right of way of Webster Road, South 00 degree 52 minutes 20 seconds West a distance of 60.00 feet to a 5/8" iron pin set;

Thence leaving said right of way, South 89 degrees 18 minutes 15 seconds East a distance of 221.79 feet to a 5/8" iron pin set;

Thence with a curve to the right having a delta angle of 16 degrees 31 minutes 37 seconds and a radius of 507.876 feet and the length of curve of 146.496 feet and along the chord bearing South 81 degrees 02 minutes 26 seconds East a distance of 145.99 feet to a 5/8" iron pin set;

Thence with a curve to the left having a delta angle of 27 degrees 47 minutes 23 seconds and a radius of 265.00 feet and the length of curve of 128.531 feet and along the chord bearing South 86 degrees 40 minutes 19 seconds East a distance of 127.275 feet to a 5/8" iron pin set;

Thence North 79 degrees 25 minutes 59 seconds East a distance of 40.00 feet to a 5/8" iron pin set in concrete; Thence South 01 degree 04 minutes 47 seconds West a distance of 187.04 feet to a

5/8" iron pin set: Thence South 01 degree 32 minutes 35 seconds West a distance of 166.02 feet to a

5/8" iron pin set; Thence South 00 degree 53 minutes 48 seconds West a distance of 164.64 feet to a

5/8" iron pin set; Thence South 60 degrees 00 minutes 54 seconds East a distance of 132.40 feet to a 5/8" iron pin set:

Thence South 59 degrees 35 minutes 41 seconds East a distance of 219.58 feet to a 5/8" iron pin set: Thence South 40 degrees 09 minutes 15 seconds East a distance of 290.99 feet to

a 5/8" iron pin set: Thence North 76 degrees 27 minutes 51 seconds East a distance of 305.00 feet to a

5/8" iron pin set in concrete on the east line of Section 31: Thence along the east line of Section 31, South 00 degree 16 minutes 29 seconds West passing through 5/8" iron pins set at 299.83 feet, 570.95 feet, 1172.45 feet, going a total distance of 1683.44 feet to a 5/8" iron pin set on the northeast corner of Fractional

Lot 2; Thence leaving the East line of Section 31, and along the north line of Fractional Lot 2, North 87 degrees 49 minutes 46 seconds West, passing through a 5/8" iron pin set in concrete at 60.00 feet and passing through 5/8" iron pins set at 457.55 feet, 759.05 feet, and going a total distance of 871.05 feet to a 5/8" iron pin set in concrete;

Thence North 27 degrees 47 minutes 21 seconds West a distance of 320.71 feet to a 5/8" iron pin set;

Thence North 37 degrees 42 minutes 13 seconds West, passing through a 5/8" iron pin set at 273.43 feet, going a total distance of 574.62 feet to a 5/8" iron pin set in concrete on the west line of the northeast quarter of the southeast quarter of Section 31; Thence along the west line of the grantor, North 00 degree 44 minutes 39 seconds

East, passing through 5/8" iron pins set at 268.84 feet, 496.18 feet, 693.41 feet, and a 5/8" iron pin set in concrete at 1204.88 feet, going a total distance of 1844.17 feet to the principal point of beginning, containing 60.755 acres, more or less, subject to the right of way of Webster Road and all easements of record.

All iron pins set are 5/8" X 30" with 1 1/4" plastic identification caps stamped "Seymour & Associates".

Bearings derived from monumentation found on the West line of the northeast guarter of the northeast quarter of Section 31 as bearing South 01 degrees 14 minutes 33 seconds West and are for the determination of angles only.

I HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN OCTOBER OF 2008 AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED. 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.

THIS CERTIFICATION WAS MADE BY ME ON THIS 14 DAY OF MARCHA, 2011

Herry F. Seymour

GEORGE F. SEYMOUR

OHIO PROFESSIONAL SURVEYOR NO. 6044

GRADING OF LAND (4.80)

NO LAND SHALL BE GRADED, CUT OR FILLED SO AS TO CREATE A SLOPE EXCEEDING ONE (1) FOOT 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) FOOT VERTICAL IN FIVE (5) FOOT 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

WATER BARS SHOULD BE INSTALLED ON ALL ROADWAYS ON SLOPED HILLSIDES.

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.

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4. TEMPORARILY SEED AND MULCH ANY DENUDED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE IF THE SITE IS TO REMAIN DORMANT FOR LONGER THAN FORTY-FIVE (45) DAYS. MAINTAIN SEDIMENT CONTROL PRACTICES UNTIL COMPLETION OF THE CONSTRUCTION PHASE.

THREE REASONS ESTATES



SCALE: 1" = 2000'

RESTRICTIONS

1. No commercial or manfacturing business shall be operated from said lots for example, but not limited to trail riding, hiking, rappelling, camping, etc. This does however exclude cabin rental business that must abide by the restrictions and under approved management.

2. 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,

3. 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 street or within sight of the street, only upon approval of developer.

4. No animals, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purpose, except that dogs, cats, other household pets and equine may be kept for owners use only.

5. All lots must have off street parking for a minumum of two cars with a turn around in said driveway. Said premises shall not be used for semi-trailer repair or parking area.

6. Said property shall not be divided into smaller lots.

7. No more than one single-family dwelling shall be erected on the lots. The total living space of the dwelling must be at least 1,200 square feet. An additional attached garage or out building, similar in construction to the dwelling, shall not be in front of the dwelling.

8. L.A. Horn excavating & Construction, Inc. shall be the only exclusive general contractor, builder, excavater, concrete contractor and developer permitted in the development for, but not limited to building, site excavation, foundation, sewage treatment system, and concrete work.

9. No billboards, signs or unsightly objects of any kind may be kept or constructed on any lot, except for "for sale" signs typically used by real estate companies.

10. In order to better assure that the single-family residential dwellings conform to a high standard of design and construction quality, each individual lot owner shall do the following prior to construction. Overall exterior appearance must adhere to the surroundings. Dwellings exterior must be of natural substances, i.e. log, cedar, stone, brick, etc. Developer shall have 30 days to review said plans, then render an approval, disapproval, or modifications.

11. No intoxicating liquors or beer shall be manufactured for sale, kept fo sale, or sold on any lot.

12. No structure, even if placed on a permanant foundation, that has ever had wheels, a tongue, or steel undercarriage may be placed in this development.

13. A small paddock may be constructed for equine; no permanent pastures may be placed on said lot. To protect the trees, no fencing of any kind may be attached to any trees on the lot.

14. Only a minimum of trees shall be removed to accommodate the dwelling, driveway, septic, etc. NO CLEAR CUTTING of said lot. All trees and stumps, etc. removed for construction must be chipped of removed from lot. No piling of any kind. The entire exterior and front landscaping must be completed within one year from the commencement of the construction.

NOTES

1. Utility easement reservations:

10.0 foot front (off of road right-of-way) & 10.0 foot rear 5.0 foot sides 2. Building setback:

30.0 foot front (off of road right-of-way) 3. Driveway culverts to be installed by owner/developer at the time of construction as follows:

12" minimum diameter 30' minimum length

4. Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Hocking County Engineer's Department.

5. 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. 6. The developer will insure that electrical service will be provided in the subdivision.

7. All lots depicted hereon are to be used for residential purposes only. 8. The developer shall provide road signs as directed by the County Engineer and as used elsewhere in the County at all intersections of any approved roads. 9. Lot 14 building site location needs Health Department approval and is

restricted to a two bedroom home with a standard system.

APPROVALS



day of MARCH unth? Hocking County Engineer

Hocking County Sanitarian

march Sandra President, Hocking County Commissioners Commissioner Cluck Shiel Commissioner

ALL ALL

2011000 Filed f HOCKING SANDRA 03-14-2

REGIONAL PLANNING OFFICE APPROVAL This plat approved by the Hocking County Regional Planning Office this 3th day of <u>Marcal</u> 2011.

AUDITOR'S CERTIFICATE Transferred on tax duplicate this 14th day of Lemmah L. Wilson Hocking County Auditor

RECORDER'S CERTIFICATE Filed for record this 14 day of March, 2011 at Recorded this 14 day of March _, 2011 in Plat Cabinet _____ at Page 181.182

OWNER'S STATEMENT

OWNERS: Lucas & Lynn Horn, Michael Broome, and Timothy & Janis Redman DEVELOPER: Lucas & Lynn Horn

17599 Cream Ridge Road, Rockbridge, Ohio 43149

SURVEYOR: Seymour & Associates 743 Summit Drive., Logan, Ohio 43138

STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Laurel, and being a part of a parcel of land located in the East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 31, Township 12, Range 18, and being a tract of land in the name of Lucas & Lynn Horn, as recorded in Official Record 414 at page 381. Michael Broome as recorded in Official Record 437 at page 162 and Official Record 453 at page 29, and Timothy & Janis Redman as recorded in Official Record 441 at page 224, Hocking County Recorder's Office.

The undersigned, Lucas & Lynn Horn, Michael Broome, owner of Lots 2 & 3, Timothy & Janis Redman, owner of Lot 4, do hereby certify that the attached plat correctly represents "THREE REASONS ESTATES", a subdivision of Lots 1 to 19 inclusive, and do hereby accept this plat of same and dedicate to public use all roads and public areas shown hereon 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 WHEREOF, Lucas & Lynn Horn, Michael Broome, and Timothy & Janis Redman, herunto sets their hand this 12 day of MARCH

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Amon Resman	Juces Attan
Owner	Witness
TIMOTHY T. REDMAN	LUCAS & HORN
Printed Name	Printed Name
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Owner	dynu (. Sha
	Witness
Printed Name	Mynn C. Horn
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Owner	
AL-LIR	Witness
Michael Droome	hucas A HORN
Printed Name	Printed Name
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Lynn C-Horn	Kule Hern
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Owner	Witness
hvers A Hora	0
Printed Name	Cameron H. Horn
	Printed Name
Before me, George A. SEYMoula Notary Public,	
in and for said County and State, personally came	
Lucas & Lynn Horn, Michael Broome,	
Timothy & Janis Redman who acknowledged the signing of	

Timothy & Janis Redman 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 seal this 12 day of MARCH, 2011.

My Commission Expires: 11-20-13

HOCKING