

WARREN'S ACRES

OVERALL SUBDIVISION DESCRIPTION

Being a part of the tract of land that is now or formerly in the name of Wilbert Warren, Jr. Trust as recorded in Official Record 75 at page 174, Hocking County Recorder's Office, said tract being part of the east half of Section 4, T12N, R16W, Starr Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a stone found on the southwest corner of a 35.458 acre tract as recorded in Deed Book 185 at page 844 and Deed Book 149 at page 066 and the grantor's southeast corner;

Thence along the grantor's south line, North 78 degrees 12 minutes 58 seconds West, passing through an aluminum monument set at 221.67 feet, going a total distance of 1255.08 feet to a point in the center of State Route 278 and the grantor's southwest corner;

Thence along the grantor's west line and the center of said road the following twelve courses:

1. North 37 degrees 53 minutes 54 seconds East a distance of 41.31 feet to a point;
2. North 33 degrees 02 minutes 06 seconds East a distance of 36.30 feet to a point;
3. North 27 degrees 10 minutes 17 seconds East a distance of 40.39 feet to a point;
4. North 20 degrees 48 minutes 05 seconds East a distance of 40.00 feet to a point;
5. North 14 degrees 41 minutes 31 seconds East a distance of 39.63 feet to a point;
6. North 10 degrees 01 minute 18 seconds East a distance of 74.14 feet to a point;
7. North 08 degrees 55 minutes 48 seconds East a distance of 47.46 feet to a point;
8. North 10 degrees 37 minutes 25 seconds East a distance of 77.71 feet to a point;
9. North 12 degrees 47 minutes 01 second East a distance of 62.43 feet to a point;
10. North 14 degrees 38 minutes 48 seconds East a distance of 66.35 feet to a point;
11. North 15 degrees 29 minutes 09 seconds East a distance of 193.05 feet to a point; and
12. North 15 degrees 46 minutes 41 seconds East a distance of 225.00 feet to a point;

Thence leaving the center of said road and the grantor's west line and with a new line through the grantor's land the following four courses:

1. South 70 degrees 33 minutes 14 seconds East a distance of 152.38 feet to an aluminum monument set;
2. South 50 degrees 59 minutes 25 seconds East a distance of 349.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
3. South 50 degrees 01 minute 57 seconds East a distance of 578.54 feet to a 5/8" X 30" iron pin with a plastic identification cap set; and
4. South 53 degrees 48 minutes 01 second East a distance of 273.38 feet to an aluminum monument set on the grantor's east line;

Thence along the grantor's east line, South 18 degrees 16 minutes 00 seconds West a distance of 370.00 feet to the place of beginning, containing 19.166 acres, more or less, and subject to the right of way of State Route 278 and all easements of record.

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

The bearings used in the above described tract are based on the west line of the 35.458 acre tract as recorded in Deed Book 185 at page 844 and Deed Book 149 at page 066 at bearing North 18 degrees 16 minutes 00 seconds East and are for the determination of angles only.

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

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044 in December of 1996.

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon in December of 1996, and that this 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
George F. Seymour, P.E. 6044

I.P.F.D. & SMITH ED. TRACT # 332
& N.W. COR. 35.458 AC. TR. 185-844, 149-066

9700020603
Filed for Record in
HOCKING COUNTY, OHIO
DONNA R. LEACH
On 05-15-1997 At 12:12 PM
P.L.# 43.20
Book DR Vol. 2 Pg. 15 - 15

MARGARET HUBBE
185-844, 149-066

R.O.B. S.M.C.O.B. 35.458 AC. TRACT
185-844, 149-066 STONE FD.

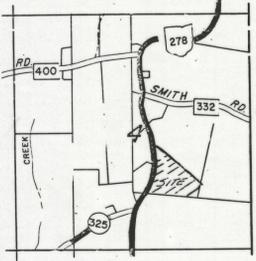
GENERAL NOTES:

1. Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Hocking County Engineer's Dept/O.D.O.T..
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 4 and 5 as per Health Department's recommendation.
7. 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 phases 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.
8. Water bars should be installed on all roadways on sloped hillsides.
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.

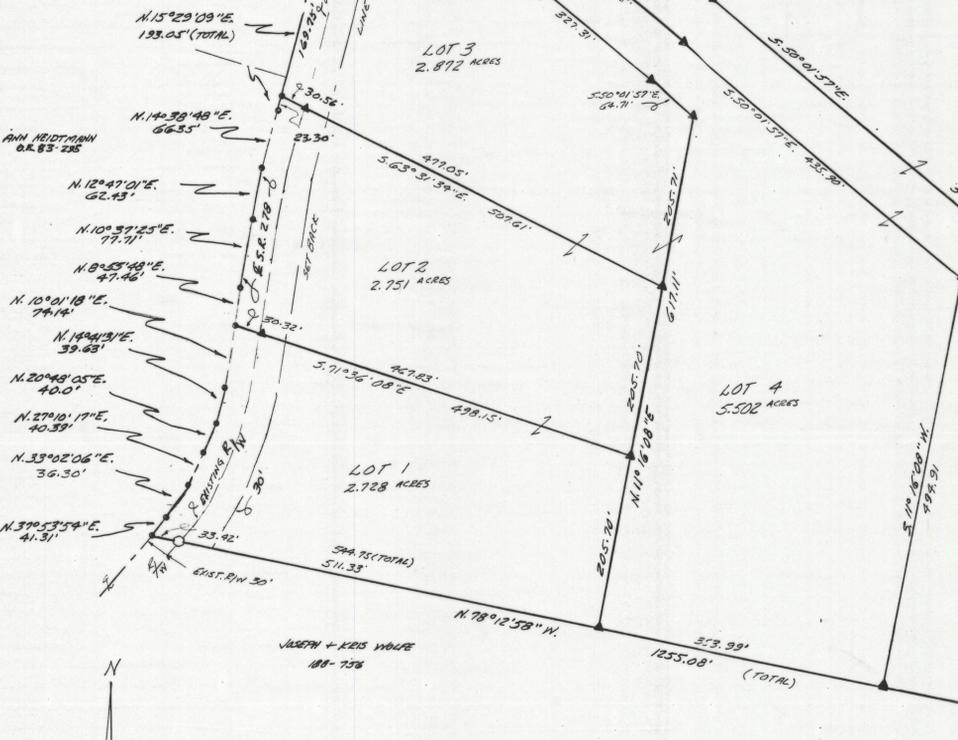
RESTRICTIONS:

1. 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.
2. Lots 1, 2 and 3 may have an outbuilding on the lot.
3. Lots 4 and 5 may have an outbuilding and a barn for horses only.
4. No animals, livestock, or poultry of any kind shall be raised, bred or maintained for commercial purposes, though horses may be raised as pets on Lots 4 and 5.

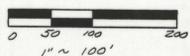
STARR TWP., SEC. 4, T12N, R-16W,
HOCKING CO., OHIO
LOCATION MAP
1" = 2000'



HUNNE & DAVIS
SURVEYED
O.R. 15-731



The basis of bearings are the west line of the 35.458 acre tract as recorded in Deed Book 185 at page 844 and Deed Book 149 at page 066 at bearing North 18 degrees 16 minutes 00 seconds East and are for the determination of angles only.



OWNER'S STATEMENT:

OWNER: Wilbert Warren Jr., Trust, Sue Warren, Trustee and Sue Warren, 19582 State Route 278, Nelsonville, Ohio 45764

DEVELOPER: Same
SURVEYOR: Seymour & Associates- 830 W. Hunter St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Starr, being situated in Part of the east half of Section 4, T12N, R16W, and being part of a tract of land in the name of Wilbert Warren Jr., Trust as recorded in Official Record 75 at page 174, all records of the Hocking County Recorder's Office, said subdivision tract containing a total of 19.166 acres, more or less.

The undersigned, Wilbert Warren Jr. and Sue Warren, Trustee, do hereby certify that the attached plat correctly represents "Warren's Acres", a subdivision of Lots 1 to 5 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, planning, 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, Wilbert Warren Jr., and Sue Warren hereunto set their hand this 7 day of May, 1997

Witnesses: *Jeremy Dennis* as to both
Wilbert Warren Jr.

Witnesses: *George F. Seymour* as to both
Sue Warren, Trustee

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Wilbert Warren Jr. And Sue Warren 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 7 day of May, 1997

Jane Walton
Notary Public
Hocking County
My Commission Expires 10-7-2001

APPROVALS:
Approved this 9th day of May, 1997

Walter P. Shaw
Hocking County Engineer

Mathematically approved this 6th day of MAY, 1997

Dick P. Wyle
Hocking County Engineer's Office

Approved this 05th day of MAY, 1997

Michael H. Moorans
Hocking County Surveyor

Approved this 8th day of MAY, 1997

Ray Starn
Chairman, Hocking County Regional Planning Commission

Approved this 8th day of MAY, 1997

Paul C. Hawk
President, County Commissioner

Ray Starn
County Commissioner

Transferred on tax duplicate this 12th day of May, 1997

Kenneth R. Wilson
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 15

File No. 20603 Fee 43.20

Donna R. Leach
Hocking County Recorder
PP

sheet	revisions
504961	B.S.
	12-31-96

BEING PART OF THE EAST HALF OF SECTION 4, T12N, R16W,
STARR TOWNSHIP, HOCKING COUNTY, OHIO

seymour & assoc. consultants

(614) - 383 - 4349

69 s. market logan, ohio 43138