

OVERALL SUBDIVISION DESCRIPTION

Being a part of the tract of land that is now or formerly in the name of Roger and Kathy Shaw as recorded in Official Record 47 at page 457 and Official Record 56 at page 97, a tract in the name of Richard Jr. and Paula Green as recorded in Official Record 57 at page 109 and a tract in the name of Steven and Marsha Templin as recorded in Official Record 55 at page 152. Hocking County Recorder's Office, said tract being part of the northeast quarter of the northwest quarter and part of the northwest quarter of the northeast quarter of Section 31, T13N, R18W, Good Hope Township Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a stone found on the northwest corner of the northeast quarter of the northwest quarter of Section 31:

Thence along the north line of Section 31, South 85 degrees 29 minutes 11 seconds East a distance of 2077.05 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence leaving the north line of Section 31, South 03 degrees 05 minutes 16 seconds West, passing through an iron pin found at 330.77 feet, going a total distance of 352.58 feet to a point in the center of County Road No. 34:

Thence along the center of said county road the following two courses:  
 (1) North 69 degrees 45 minutes 33 seconds East a distance of 47.90 feet to a P.K. nail set, and;  
 (2) North 60 degrees 48 minutes 40 seconds East a distance of 18.94 feet to a point on the east line of the northwest quarter:

Thence leaving the center of said county road and along the east line of the northwest quarter, South 03 degrees 05 minutes 16 seconds West 557.87 feet to an iron pin found:

Thence leaving the east line of the northwest quarter, South 68 degrees 03 minutes 10 seconds East a distance of 145.15 feet to an 18" Maple Tree found:

Thence South 04 degrees 07 minutes 28 seconds West a distance of 479.27 feet to an iron pin found on the south line of the northwest quarter of the northeast quarter:

Thence along the south line of the northwest quarter of the northeast quarter and the south line of the northeast quarter of the northwest quarter, North 85 degrees 10 minutes 02 seconds West a distance of 221.26 feet to a stone found on the south line of the northeast quarter of the northwest quarter:

Thence leaving the south line of the northeast quarter of the northwest quarter, North 04 degrees 20 minutes 00 seconds East a distance of 214.19 feet to a 5/8" X 30" iron pin with a plastic identification cap set:

Thence South 86 degrees 27 minutes 02 seconds East a distance of 180.46 feet to a fence post found:

Thence North 01 degree 46 minutes 30 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 137.73 feet, going a total distance of 162.73 feet to a point in the center of County Road No. 34:

Thence along the center of said county road the following three courses:  
 (1) South 88 degrees 00 minutes 07 seconds West a distance of 79.19 feet to a P.K. nail set;  
 (2) South 88 degrees 34 minutes 13 seconds West a distance of 129.00 feet to a P.K. nail set, and;  
 (3) South 87 degrees 15 minutes 31 seconds West a distance of 51.64 feet to a point on the west line of the northeast quarter of the northwest quarter:

Thence leaving the center of said county road and along the west line of the northeast quarter of the northwest quarter, North 04 degrees 20 minutes 00 seconds East, passing through an iron pipe found at 21.95 feet, going a total distance of 1039.12 feet to the place of beginning, containing 69.1629 acres, more or less, and subject to the right of way of County Road No. 34 and all easements of record.

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

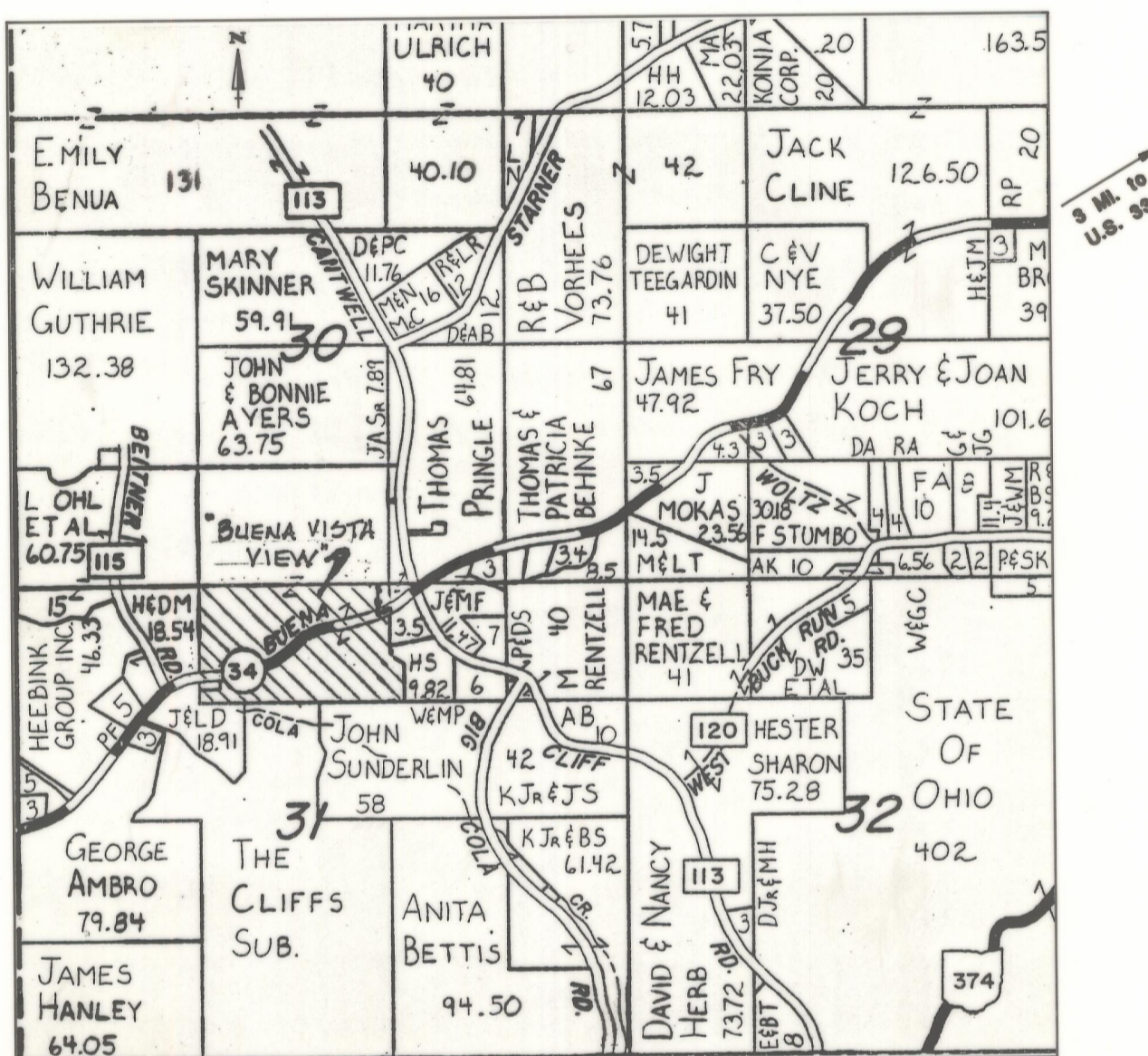
The bearings used in the above described tract were based on the north line of the northeast quarter of the northwest quarter of Section 31 as bearing South 85 degrees 29 minutes 11 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, May 19, 1995.

GENERAL NOTES

- Utility easement reservations:  
10.0 foot around perimeter of subdivision  
10.0 foot either side of all common lot lines
- Driveway culverts to be installed by owner/developer at the time of construction as follows:  
12" minimum diameter  
20' minimum length
- Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Hocking County Engineer's Department.
- 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.
- The developer will insure that electrical service will be provided in the subdivision.
- All lots depicted hereon are to be used for residential purposes only.

# BUENA VISTA VIEW SUBDIVISION



LOCATION PLAN  
HOCKING COUNTY, GOOD HOPE TOWNSHIP,  
SECTION 31  
SCALE: 1" = 2000'

APPROVALS:

Approved this 26<sup>th</sup> day of June, 1995  
By William R. Shaw  
William R. Shaw, Hocking County Engineer

Mathematically approved this 21 day of AUGUST, 1995  
By Sue P. Wolfe  
Hocking County Engineer's Office

Approved this 06 day of July, 1995  
By Richard H. Moore, R.S.  
Hocking County Sanitarian

Approved this 26 day of JUNE, 1995  
By Ray Starnes  
Chairman, Hocking County Regional Planning Commission

By Ray Starnes  
President, County Commissioners

By Thomas Prater  
County Commissioner

By Paul C. Hawk  
County Commissioner

Transferred on tax duplicate this 31<sup>st</sup> day of August, 1995  
By Kenneth R. Wilson  
Hocking County Auditor

Filed for record this 31 day of August, 1995, at 2:33 P.M.

Recorded this 31 day of AUGUST 31, 1995, in Plat Cabinet "I" at page 198 A+B

File No. 9695 Fee 51.60  
By Douglas P. Reed  
Hocking County Recorder

RESTRICTIONS

- Said premises or any building erected thereon shall not at any time be used for the purpose of manufacture.
- 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, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises.
- 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.
- No animals, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purpose.
- Said premises shall not be used for semi-trailer repair or parking area.
- Said property shall not be divided into smaller lots.
- No buildings larger than the residence shall be placed upon the premises.
- No building shall be placed in front of the residence except for Lots 10 and 11.
- Invalidation of any one of these restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

OWNER'S STATEMENT:

OWNER: Roger & Kathy Shaw, 14038 Pleasant Valley Road, Logan, Ohio 43138  
 DEVELOPER: Same  
 SURVEYOR: Seymour & Associates- 69 S. Market St., Logan, Ohio 43138  
 STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Good Hope, being situated in Section 31, T13N, R18W, and being part of a tract of land in the name of Roger and Kathy Shaw, as recorded in Official Record 47 at page 457 and Official Record 56 at page 97, a tract in the name of Richard, Jr. and Paula Green as recorded in Official Record 57 at page 109 which will be known as Lot 1 as shown on this plat, a tract in the name of Steven and Marsha Templin as recorded in Official Record 55 at page 152 which will be known as Lot 12 as shown on this plat, all records of the Hocking County Recorder's Office, said subdivision tract containing a total of 69.1629 acres, more or less. The undersigned, Roger and Kathy Shaw, Richard Jr. and Paula Green, owners of Lot 1, and Steven and Marsha Templin, owners of Lot 12, do hereby certify that the attached plat correctly represents Buena Vista View Subdivision, a subdivision of Lots 1 to 16 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, Roger and Kathy Shaw, Richard Jr. and Paula Green and Steven and Marsha Templin hereunto set their hand this 31 day of August, 1995.

Witnesses	Owners
<u>Robert E. Danbarmin</u>	1) <u>Roger Shaw</u>
<u>John F. Saffa</u>	2) <u>Kathy Shaw</u>
<u>Richard H. Moore</u>	3) <u>Richard Green</u>
<u>Paul C. Hawk</u>	4) <u>Paula Green</u>
<u>John F. Saffa</u>	5) <u>Steven Templin</u>
<u>Carl G. McDaniel</u>	6) <u>Marsha Templin</u>

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Roger and Kathy Shaw, Richard Jr. and Paula Green and Steven and Marsha Templin 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 31 day of August, 1995.

Jana Walter HOCKING  
 Notary Public County  
 My Commission Expires 9-3-96

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 15th day of May, 1995, and that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon and that all permanent markers and monuments called for will be set upon completion of the site work. The bearings shown on the above plat were based on the north line of the northeast quarter of the northwest quarter of Section 31 as bearing South 85 degrees 29 minutes 11 seconds East and are for the determination of angles only.  
George F. Seymour  
 George F. Seymour, Ohio Professional Surveyor No. 6044

Lot #9 - Revised Plat - Plat Cabinet - 2 Slab 57 #13436 4/8 1/6 Amended Restrictions ORU-73 P-939

sheet 1/2

## RECORD PLAT "BUENA VISTA VIEW SUBDIVISION" (PHASE - I)

BEING PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31, AND BEING SITUATED IN TOWN-13-NORTH, RANGE-18-WEST, GOOD HOPE TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.

job H31951 (BVPLAT12)  
 drawn CB  
 date 05/19/95

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

**SEYMOUR & ASSOCIATES**

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

