BUENA VISTA VIEW SUBDIVISION
PHASE II

SURVEY DESCRIPTION

Being a tract of land that is now or formerly in the name of Buena Vista Estates, LTD as recorded in Official Record 354 at page 510, Hocking County Recorder's Office, said tract being a part of the northeast quarter of the northwest quarter of Section 31 and part of the southeast quarter of the southwest quarter of Section 30, T13N, R18W, Good Hope Township, Hocking County, State of Ohio, all being more particularly described described as follows:

Beginning at a stone found on the southwest corner of the southeast quarter of the southwest quarter of Section 30:

Thence along the West line of the southeast quarter of the southwest quarter, North 03 degrees 48 minutes 52 seconds East a distance of 1339.93 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set on the northwest corner of the southeast quarter of the southwest quarter of Section 30, said point being reference by a 5/8" iron pin with a plastic identification cap stamped "MPB-6803" found which bears South 86 degrees 53 minutes 49 seconds West a distance of 21.56 feet;

Thence along the north line of the southeast quarter of the southwest quarter, South 85 degrees 50 minutes 28 seconds East a distance of 2150.87 feet to a 2" iron pipe found;

Thence along the east line of the southeast quarter of the southwest quarter of Section 30, the following three courses:

1) South 04 degrees 26 minutes 05 seconds West a distance of 397.24 feet to a 5/8" iron pin found;
2) South 04 degrees 25 minutes 15 seconds West a distance of 295.72 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" found and;
3) South 04 degrees 22 minutes 39 seconds West a distance of 660.20 feet to a stone found on the southeast corner of the southwest quarter of Section 30;

Thence along the east line of the northeast quarter of the northwest quarter of section 31, South 03 degrees 05 minutes 16 seconds West, passing through a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" found at 300.42 feet, going a total of 322.00 feet to a pk nail found in the center of the traveled portion of Buena Vista Road (County Road 34);

Thence along the center of the traveled portion of said road the following four courses:

1) South 60 degrees 48 minutes 40 seconds West a distance of 18.94 feet to a pk nail found;
2) South 69 degrees 45 minutes 33 seconds West a distance of 47.90 feet to a point;
3) South 69 degrees 45 minutes 34 seconds West a distance of 4.11 feet to a pk nail found and;
4) South 75 degrees 54 minutes 09 seconds West a distance of 27.45 feet to a pk nail found;

Thence leaving the center of the traveled portion of said road, North 03 degrees 05 minutes 16 seconds East, passing through a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" found at 20.00 feet, going a total distance of 42.74 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" found;

Thence North 48 degrees 05 minutes 16 seconds East a distance of 42.43 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" found;

Thence North 03 degrees 05 minutes 16 seconds East a distance of 289.58 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" found on the south line of Section 30;

Thence along the south line of Section 30, North 85 degrees 29 minutes 11 seconds West, passing through 5/8" iron pins with a plastic identification cap stamped "Seymour & Associates" found at 286.47 feet, 505.55 feet, 968.14 feet, 1278.56 feet, 1569.52 feet and at 1787.74 feet, going a total distance of 2077.06 feet to the place of beginning, containing 63.8002 in Lots 1-20 and 2.9709 acres in Woodland Ridge Road dedicated right of way in Sections 30 & 31 making a total of 66.7711 acres, more or less, and subject to all easements of record.

The bearings used in the above described tract were based on the south line of Section 30 as bearing North 85 degrees 29 minutes 11 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, in April 2005.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN APRIL OF 2005 AND FROM EXISTING PUBLIC RECORDS 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 19 DAY OF MARCH, 2007.

George F. Seymour

GEORGE F. SEYMOUR
OHIO PROFESSIONAL SURVEYOR NO. 6044

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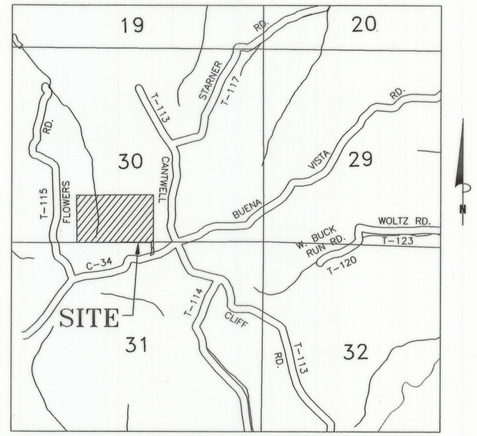

LOCATION MAP

SCALE: 1" = 2000'

RESTRICTIONS

1. Said premises or any building erected thereon shall not at any time be used for the purpose of manufacture.
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, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises.
3. 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.
4. No animals, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purpose.
5. 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 buildings larger than the residence shall be placed upon the premises.
8. No building shall be placed in front of the residence.
9. 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.

NOTES

1. Utility easement reservations:
   10.0 foot front (off of road right-of-way)
   10.0 foot sides & rear
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
   20' 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. Improvements on lots encumbered by Columbia Gas Transmission Pipeline easement must comply with Columbia's current "Minimum Guidelines for Construction near Natural Gas Pipeline Facilities".

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

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 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.

OWNER'S STATEMENT

OWNER:Buena Vista Estates, LTD
58 West Main Street., Logan, Ohio 43138
DEVELOPER: Same
SURVEYOR: Seymour & Associates
830 W. Hunter St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Good Hope, being situated in Section 30 and 31, T13N, R18W, and being a tract of land in the name of Buena Vista Estate,LTD, as recorded in Official Record 354 at page 510, Hocking County Recorder's Office.

The undersigned, Roger Shaw, does hereby certify that the attached plat correctly represents "Buena Vista View Subdivision Phase II", a subdivision of Lots 1 to 20 inclusive, and does 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, Roger Shaw hereunto set his hand this ___ day of _____, 2007.

Roger K Shaw	Susan K Elder
Owner	Witness
Roger K Shaw	Susan K Elder
Printed Name	Printed Name
	George F. Seymour
Owner	Witness
	George F. Seymour
Printed Name	Printed Name

Before me, George F. Seymour a Notary Public, in and for said County and State, personally came Roger Shaw, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 19 day of March, 2007.

George F. Seymour — Notary Public
Hocking — County

My Commission Expires: 11/21/08

APPROVALS

Mathematically approved this 21 day of March, 2007.

Wesley F. Coulter
Hocking County Engineer's Office

Approved this 19th day of March, 2007.

Hocking County Engineer In Ben Only

Approved this 19 day of March, 2007.

Wesley H — RS
Hocking County Sanitarian

Approved this 22 day of March, 2007.

Greg Green
President, Hocking County Commissioners

Commissioner

Commissioner

REGIONAL PLANNING OFFICE APPROVAL

This plat approved by the Hocking County Regional Planning Office this 21 day of March 2007.

AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 21 day of March, 2007.

Kenneth R. Wilson
Hocking County Auditor

200700001124
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
03-22-2007 At 09:56 am.
PLAT 172.80
OR Book 2 Page 152 - 153

RECORDER'S CERTIFICATE

Filed for record this 22 day of MARCH, 2007 at 9:56 A.M.

Recorded this 22 day of MARCH, 2007 in Plat Cabinet 2 at Page 152 & 153

Sandra K Leach-Hunt
Hocking County Recorder

PH

Seymour & Associates
830 West Hunter Street
Logan, Ohio 43138
740-385-4369
FAX 740-385-3954
SITE PLANNING
ENGINEERING
email: seyour@bocksinet

STATE OF OHIO
GEORGE F. SEYMOUR
S-6044
REGISTERED
SURVEYOR

RECORD PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF GOOD HOPE AND BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31 AND PART OF THE 1/4 OF THE SW 1/4 OF SECTION 30
T 13 N, R 18 W

BUENA VISTA VIEW SUBDIVISION (PHASE-II)

REVISIONS		
JOB NO. 1452051	DRAWN BY T.G.	DATE 9/13/05

SHEET 1/2