

**LEGAL DESCRIPTION**

Being a part of the tract of land that is now or formerly in the name of Frank E. Bateman as recorded in Deed Book 106 at page 19, and all of the tract of land that is now or formerly in the name of Rick and Cathy Woolever as recorded in Official Record 193, at page 854, Hocking County Recorder's Office, said tract being situated in the northwest quarter of Section 26, T15N, R17W, Marion Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a point on the west line of Section 26, T15N, R17W, from which an iron pin found on the northwest corner of Section 26 bears, North 10 degrees 10 minutes 34 seconds East a distance of 1,480.97 feet, said point of beginning being in the center of Walnut-Dowler Road, County Road 44;

- Thence leaving the west line of Section 26, and along the center of said road, the following four courses:
1. South 73 degrees 19 minutes 31 seconds East a distance of 688.04 feet to a point;
  2. South 72 degrees 13 minutes 59 seconds East a distance of 519.36 feet to a point;
  3. With a curve to the right, having a delta of 81 degrees 04 minutes 31 seconds, a radius of 130.00 feet, the length of curve being 183.95 feet, and the chord bearing South 31 degrees 41 minutes 44 seconds East a distance of 168.99 feet to a point, and;
  4. South 08 degrees 50 minutes 32 seconds West a distance of 560.37 feet to a point;

Thence leaving the center of County Road 44, North 75 degrees 30 minutes 14 seconds West passing through a 5/8" X 30" iron pin with a plastic identification cap set at 25.12 feet, going a total distance of 432.10 feet to Bernsten Monument set;

Thence North 08 degrees 50 minutes 32 seconds East a distance of 260.47 feet to Bernsten Monument set;

Thence North 72 degrees 13 minutes 59 seconds West a distance of 319.46 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 70 degrees 04 minutes 47 seconds West a distance of 579.02 feet to a Bernsten Monument set on the west line of Section 26;

Thence along the west line of Section 26, North 10 degrees 10 minutes 34 seconds East passing through a 5/8" X 30" iron pin with a plastic identification cap set at 369.19 feet, going a total distance of 399.38 feet to the point of beginning containing 21.25 acres, more or less, and subject to the right-of-way of County Road 44 and all easements of record.

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

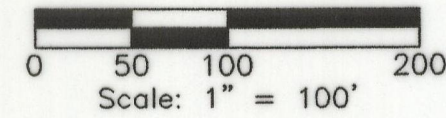
The bearings used in the above described tract were based on monumentation found on the west line of Section 26 as bearing, South 10 degrees 10 minutes 34 seconds West and are for the determination of angles only.

**SURVEYOR'S STATEMENT**

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 10th day of August, 2000, and that said plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist and are 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.S.  
 Professional Surveyor No. 6044  
 ©2001 Seymour & Associates

REFERENCES:  
 Tax Maps  
 Previous Surveys  
 Deeds as Noted



**GENERAL NOTES:**

- 1) Utility easement reservations:  
 10 foot around perimeter of subdivision.  
 10 foot either side of all common lot lines
- 2) Driveway culverts to be installed by owner/developer at the time of construction as follows:  
 12" Minimum Diameter  
 20' Minimum length
- 3) Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Hocking County Engineer's Department.
- 4) All driveways must include grading and sloping of frontage to allow clear site distance and be approved by the Hocking County Engineer.
- 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 insures that electrical & telephone service will be provided in the subdivision.
- 7) All lots depicted hereon are to be used for residential purposes only.
- 8) All lots abutting the existing roadway shall have a 30 foot setback line from the proposed right of way of the existing roadway.
- 9) There will be no future development within 2 years of the date this plat is recorded in accordance with the platting requirements of the Logan City Planning Commission.

**TEMPORARY EROSION CONTROL**

1. Water bars should be installed on all roadways on sloped hillsides.
2. Vegetative cover should be left on site to disrupt raindrop 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 or otherwise marked to keep the roots safe from excessive traffic or from digging.
3. Stockpile topsoil in separate piles from subsoil for later use to reestablish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
4. Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than forty-five days.
5. Maintain sediment control practices until completion of the construction phase.

**RESTRICTIONS**

1. These protective covenants are made for the benefit of all persons who now own property or hereafter own described property; and shall be binding upon all owners for a period of thirty years from the date of recording of these covenants. These covenants shall automatically extend for periods of twenty years unless the majority of owners sign and record an instrument of change.
2. The described property shall not be subdivided and used only for the construction of single family dwelling not to exceed two and one-half (2-1/2) stories in height. The residence must contain at least 1200 square feet of living area on the ground floor and not less than 600 square feet per story for dwelling of more than one story. Attached and freestanding garages cannot exceed the size of the dwelling and no more than one (1) story in height. All homes must be placed on a permanent foundation of cement block or poured cement construction. New modular homes that conform to guide lines are permitted. Porches, basements, decks and garages are excluded when calculating living area.
3. No dwelling or building shall be built closer than the platted setback line or closer than twenty (20) feet from other lot lines. No construction shall begin until a driveway to public road is constructed and water and waste treatment permits or taps are obtained. Dwelling must be completed within one year.
4. Premises will not be used for commercial purposes. No semi-tractors or semi-trailers will be parked on property at any time. No non-operable cars or trucks will be stored on lots in excess of thirty (30) days. Campers, recreational and other types of casual or vacation shelters shall not be used for permanent dwelling.
5. No livestock or poultry will be kept or raised on the property. Household pets that do not cause a nuisance or present a danger and are controlled by owners are permitted.
6. No noxious or offensive activity shall be carried on which is an annoyance or nuisance to the neighborhood; the use of firearms on premises is prohibited.
7. No portion of the property will be used as a dumping ground for trash or garbage. Property must be mowed and all structures maintained by owners.
8. Failure by any landowner to enforce any restrictions will not be deemed a waiver to do so in the future and to proceed against any persons violating any covenants and to restrain the violation or to recover damages. Invalidation of any one covenant by court order shall not affect any other provision.
9. Existing owner, Frank E. Bateman, shall retain all oil and gas rights to all lots.

**OWNER'S STATEMENT:**

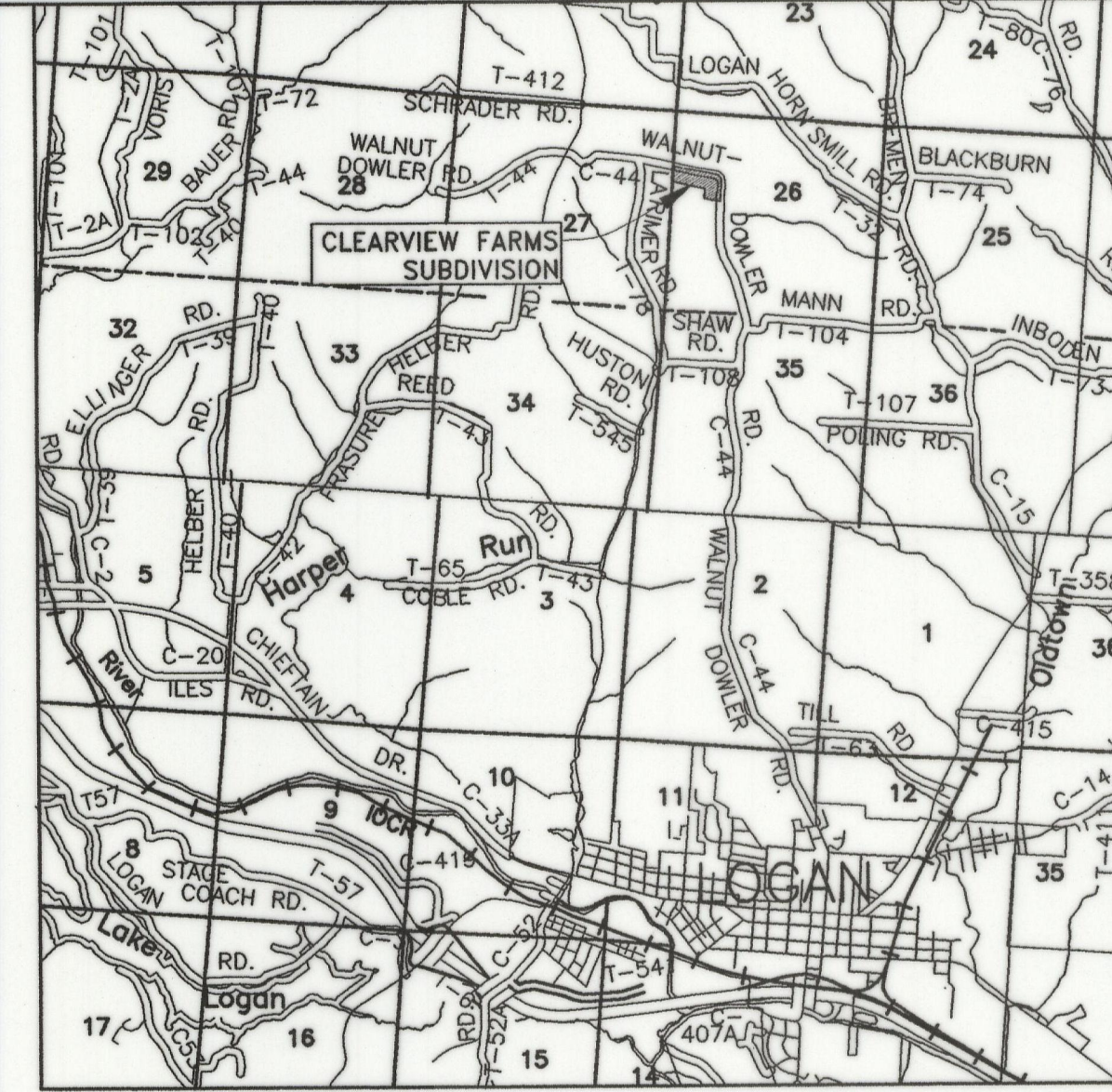
OWNERS: Frank E. Bateman, 6039 Cypress Gardens Blvd., Unit 228, Winter Haven, FL 33884  
 Rick & Cathy Woolever, 16519 Burcham Rd., Logan, Ohio 43138  
 DEVELOPER: Frank E. Bateman, 6039 Cypress Gardens Blvd., Unit 228, Winter Haven, FL 33884  
 SURVEYOR: Seymour & Associates, 830 W. Hunter St., Logan, Ohio 43138

The undersigned, Frank E. Bateman and Rick and Cathy Woolever do hereby certify that the attached plat correctly represents "CLEARVIEW FARMS", a subdivision of Lots 1 through 8 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, *FRANK E. BATEMAN* hereunto set his hand this 27 day of DECEMBER, 2001.

<i>George F. Seymour</i> Witness (as to owner no. 1)	<i>Frank E. Bateman</i> Owner no. 1
<i>George F. Seymour</i> Witness (as to owner no. 2)	<i>Rick Woolever</i> Owner no. 2
<i>George F. Seymour</i> Witness (as to owners no. 2 and 3)	<i>Cathy Woolever</i> Owner no. 3

STATE OF OHIO, COUNTY OF HOCKING  
 Before me, a Notary Public, in and for said county, personally came Frank E. Bateman and Rick and Cathy Woolever, who acknowledged the signing of the forgoing instrument to be their voluntary act and deed.  
 In witness whereof, I have hereunto set my hand and affixed my official seal this 27 day of DECEMBER, 2001.  
*George F. Seymour*  
 Notary Public  
 My Commission Expires NOV 2 2003 HOCKING County



**LOCATION PLAN**  
 NOT TO SCALE

**LEGEND**

- ▲ 5/8" iron pin set 30" in length with plastic ID cap inscribed "SEYMOUR & ASSOC."
- Bernsten A2BR30 break-off monument 2 3/8" X 3 1/2" with 3 1/4" aluminum cap stamped "SEYMOUR & ASSOC. PS 6044" set.
- 1" iron pin found
- Point
- Proposed Property Line
- - - Existing property Line
- - - Proposed Right of Way Line
- - - Building Setback Line
- - - Utility Easement Line
- - - Centerline of Roadway

**APPROVALS:**

Approved this 21<sup>st</sup> day of December, 2001  
*Frank E. Bateman*  
 Hocking County Engineer's Office

Approved this 26 day of December, 2001  
*Katy R. Montgomery*  
 Hocking County Auditor

Approved this 20<sup>th</sup> day of December, 2001 (Approval of this plat for recording does not constitute an acceptance of any public street, road or highway dedicated on such plat, Section 711.04 and 711.041, Ohio Revised Code.)  
*Donna R. Beach*  
 Chairman, Logan City Planning Commission

Transferred on tax duplicate this 28<sup>th</sup> day of December, 2001  
*Kenneth R. Wilson*  
 Hocking County Auditor

Filed for record this 28 day of DECEMBER, 2001, at 1:29 P.M.  
 Recorded this 28 day of DECEMBER, 2001, in Plat Book 2, Page 19  
 File No. 200100007935 Fee 443.20  
*Donna R. Beach*  
 Hocking County Recorder

PROFESSIONAL LAND SURVEYORS  
**SEYMOUR & ASSOCIATES**  
 GEORGE F. SEYMOUR  
 S-6044  
 830 W. Hunter St.  
 Logan, Ohio 43138  
 740-385-4349

**CLEARVIEW FARMS SUBDIVISION**  
 SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF MARION AND BEING A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 15, RANGE 17

SHEET **11**