

190 B

Being a part of the tract of land that is now or formerly in the name of Rokeith Enterprises, Inc. as recorded in Deed Book 214 at page 141, and the tract in the name of Vaughn and Patricia Blankenship as recorded in Official Record 18 at page 541 and the tract in the name of Michael and Sue Anne Harden as recorded in Deed Book 214 at page 326, Hocking County Recorder's Office, said tracts being situated in the southeast quarter of Section 27, T14N, R17W, Falls Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" iron pin with a plastic identification cap found at the southeast corner of the west half of the southeast quarter of Section 27 and the grantor's southeast corner;

Thence along the south line of Section 27 and the grantor's south line, North 02 degrees 14 minutes 28 seconds West a distance of 521.64 feet to a railroad spike found in the center of State Route No. 93, the grantor's southwest corner and the southeast corner of "Deerfield Farms - Section 1" as recorded in Plat Cabinet 1 at pages 1718, 172A and 172B;

Thence along the center of said road, the grantor's west line and the easterly line of Deerfield Farms - Section 1, the following fifteen courses:

- (1) North 00 degrees 10 minutes 10 seconds East a distance of 216.75 feet to a point;
- (2) North 00 degrees 18 minutes 12 seconds East a distance of 135.45 feet to a point;
- (3) North 05 degrees 04 minutes 59 seconds West a distance of 39.35 feet to a point;
- (4) North 10 degrees 17 minutes 55 seconds West a distance of 41.96 feet to a point;
- (5) North 14 degrees 24 minutes 11 seconds West a distance of 37.66 feet to a point;
- (6) North 20 degrees 31 minutes 30 seconds West a distance of 79.71 feet to a point;
- (7) North 25 degrees 46 minutes 16 seconds West a distance of 79.18 feet to a point;
- (8) North 28 degrees 47 minutes 17 seconds West a distance of 120.47 feet to a point;
- (9) North 30 degrees 03 minutes 07 seconds West a distance of 319.06 feet to a point;
- (10) North 24 degrees 14 minutes 37 seconds West a distance of 159.73 feet to a point;
- (11) North 15 degrees 06 minutes 47 seconds West a distance of 40.73 feet to a point;
- (12) North 10 degrees 50 minutes 07 seconds West a distance of 40.54 feet to a point;
- (13) North 05 degrees 45 minutes 00 seconds West a distance of 80.07 feet to a point;
- (14) North 02 degrees 16 minutes 23 seconds West a distance of 120.21 feet to a point, and;
- (15) North 02 degrees 46 minutes 35 seconds West a distance of 178.67 feet to a point being the northeast corner of Lot 22 of Deerfield Farms - Section 1 and a corner to the grantor;

Thence leaving the line to the grantor and continuing along the center of said road, North 02 degrees 46 minutes 35 seconds West a distance of 61.18 feet to a P.K. nail found on a corner to the grantor;

Thence continuing along the center of said road and along a westerly line to the grantor the following two courses:

- (1) North 02 degrees 46 minutes 35 seconds West a distance of 78.89 feet to a P.K. nail found, and;
- (2) North 07 degrees 39 minutes 45 seconds West a distance of 172.01 feet to a P.K. nail found at the intersection of the centerline of State Route No. 93 and Township Road No. 45 and a corner to the grantor;

Thence along the center of Township Road No. 45 and a northerly line to the grantor the following thirteen courses:

- (1) South 89 degrees 22 minutes 29 seconds East a distance of 389.32 feet to a point;
- (2) North 00 degrees 27 minutes 47 seconds East a distance of 83.27 feet to a point;
- (3) North 64 degrees 32 minutes 45 seconds East a distance of 105.71 feet to a point;
- (4) North 60 degrees 00 minutes 24 seconds East a distance of 127.43 feet to a point;
- (5) North 67 degrees 24 minutes 09 seconds East a distance of 44.37 feet to a point;
- (6) North 70 degrees 52 minutes 25 seconds East a distance of 68.00 feet to a point;
- (7) South 83 degrees 01 minute 32 seconds East a distance of 63.17 feet to a point;
- (8) South 70 degrees 11 minutes 59 seconds East a distance of 116.07 feet to a point;
- (9) South 69 degrees 02 minutes 39 seconds East a distance of 111.75 feet to a point;
- (10) South 76 degrees 56 minutes 53 seconds East a distance of 192.41 feet to a point;
- (11) South 74 degrees 05 minutes 03 seconds East a distance of 104.17 feet to a railroad spike found;
- (12) South 71 degrees 02 minutes 24 seconds East a distance of 107.05 feet to an iron pin found, and;
- (13) South 64 degrees 36 minutes 25 seconds East a distance of 82.63 feet to an iron pin found on the grantor's northeast corner;

Thence leaving the center of Township Road No. 45 and along the grantor's east line South 38 degrees 40 minutes 16 seconds West a distance of 414.28 feet to a concrete monument with an iron pin set on the east line of the west half of the southeast quarter of Section 27;

Thence continuing along the grantor's east line and along the east line of the west half of the southeast quarter, South 08 degrees 28 minutes 57 seconds West a distance of 1595.29 feet to the place of beginning, containing 42.3202 acres, more or less, and subject to the right of way of State Route No. 93, Township Road No. 45 and all easements of record.

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

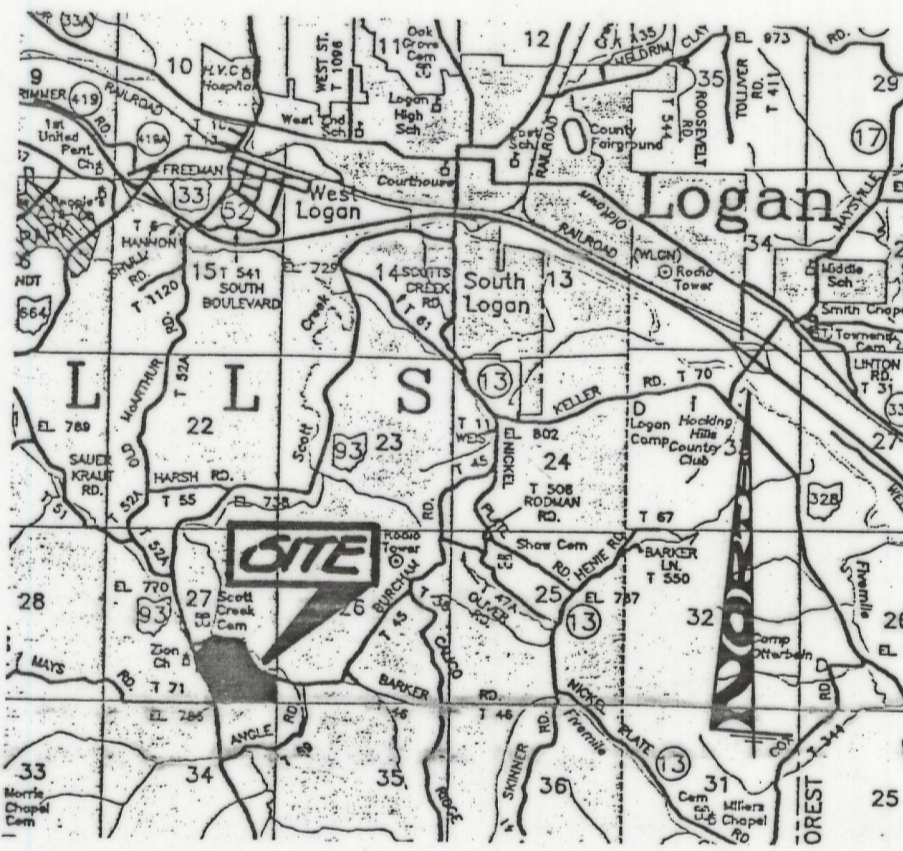
All 5/8" iron pins with plastic identification caps found are stamped "Seymour - 6044".

The bearings used in the above described tract were based on the east line of the west half of the southeast quarter of Section 27 as bearing South 08 degrees 28 minutes 57 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, October 12, 1994.

GENERAL NOTES:

- 1) Building Setback Lines:
 - 35.0' Front Minimum From Road R/W Line, Except Lots 28 thru 34, Which Are To Have a Minimum Front Setback of 120.0' From Road R/W Line.
 - 30.0' Rear Yard Minimum.
 - 10.0' Side Yard Minimum.
- 2) Utility Easement Reservations:
 - 10.0' Around Perimeter of Sub'd.
 - 10.0' Either Side of all Common Lot Lines.
- 3) Driveway Culverts to be installed by the Developer/Owner 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 the Approval of the Hocking County Engineer's Office.
- 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 Co. Health Department Regulations.
- 6) The Developer Will Insure That Electrical Service Will Be Provided in The Subdivision
- 7) A PERPETUAL STREAM MAINTENANCE EASEMENT is Hereby Reserved 20.0' Either Side of the Centerline of Scott's Creek as it is Now Located, or as it May Be Relocated in the Future.
- 8) NO CONSTRUCTION OF BUILDINGS OF ANY TYPE SHALL OCCUR WITHIN THE 60.0' WIDE AREA OF LOT NO. 24.



VICINITY MAP (1"=6000')

RESTRICTIONS

- 1. The cost of maintenance and upkeep on any, and all, common or shared driveways, and/or culverts, will be shared on a proportional basis by only those lot owners who benefit from, and share the use of, said improvements.
- 2. Said premises or any building erected thereon shall not at any time be used for the purpose of manufacture.
- 3. 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, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises.
- 4. 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.
- 5. No animals, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purpose.
- 6. Said premises shall not be used for semi-trailer repair or parking area.
- 7. Said property shall not be divided into smaller lots.
- 8. No buildings larger than the residence shall be placed upon the premises or placed in front of the residence, except for Lot No. 23.
- 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.

OWNER'S STATEMENT:

OWNER: Rokeith Enterprises, Inc., and Ohio Corporation, - P.O. Box 587, 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 Falls, being situated in the southeast quarter of Section 27, T14N, R17W, and being part of a 102.09 acre tract, more or less, as conveyed to Rokeith Enterprises, Inc. by deed of record in Deed Book 214 at page 141 as recorded in the Hocking County Recorder's Office. Also included in this tract is a tract of 5.00 acres, more or less, as conveyed to Michael and Sue Anne Harden by deed of record in Deed Book 214 at page 326, Hocking County Recorder's Office, which will be known as Lot 27 as shown on this plat and a tract of 2.461 acres, more or less, as conveyed to Vaughn and Patricia Blankenship by deed of record in Official Record 18 at page 541, Hocking County Recorder's Office, which will be known as Lot 35 as shown on this plat.

The undersigned, Roger K. Shaw, President of Rokeith Enterprises, Inc. and Michael and Sue Anne Harden, owners of Lot 27 and Vaughn and Patricia Blankenship, owners of Lot 35 do hereby certify that the attached plat correctly represents "Deerfield Farms - Section II Subdivision", a subdivision of Lots 23 to 35 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 and City of Logan for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Roger K. Shaw, Michael and Sue Anne Harden and Vaughn and Patricia Blankenship hereunto set their hand this 23 day of NOVEMBER, 1994.

Witnesses
 Owner
 Roger K. Shaw
 Michael Harden
 Sue Anne Harden
 Vaughn Blankenship

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Roger K. Shaw, Michael and Sue Anne Harden and Vaughn and Patricia Blankenship 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 22 day of NOVEMBER, 1994.

John L. Haffer
 Notary Public
 My Commission Expires 6-25-98
 HOCKING
 County

APPROVALS:

- Mathematically approved this 28 day of Nov., 1994 By Audie J. Wolfe
Hocking County Engineer's Office
- Approved this 23 day of Nov., 1994 By Kelly R. Montgomery, R.S.
Hocking County Sanitarian
- Approved this 15 day of Nov., 1994 By Ray Hennis
Chairman, Logan City Planning Commission
- Transferred on tax duplicate this 28 day of Nov., 1994
By Leonard A. Myers
Hocking County Auditor
- Filed for record this 28th day of NOVEMBER, 1994, at 10:40 A.M.
- Recorded this 28th day of NOVEMBER, 1994, in Plat Cabinet "1" at page 190-B 191-A
- File No. 5468 Fee 52.80 By Donna R. Beach
Hocking County Recorder
- #5593 12/29/94 - See Deed of Easement
ACROSS LOTS 30, 31 + 32 ORU-58 P-747

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 12th day of October, 1994, 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. The bearings shown on the above plat were based on the east line of the west half of the southeast quarter of Section 27 as bearing South 08 degrees 28 minutes 57 seconds West and are for the determination of angles only.

George F. Seymour
Professional Surveyor No. 6044

sheet
1/2

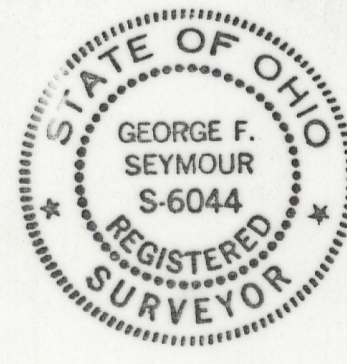
RECORD PLAT
"DEERFIELD FARMS - Section II"

SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWN-14-NORTH, RANGE-17-WEST, FALLS TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.

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

SEYMOUR & ASSOCIATES

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



job
F27041

drawn
[Signature]

date
10/12/94