

LINDEN WOODS SUBDIVISION PHASE II

Legal Description

Being a part of the tract of land that is now or formerly in the name of Michael Nihiser, as recorded in Official Record 57 at page 813 and Official Record 374 at page 694, Hocking County Recorder's Office, said tract being situated in the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 1, T11N, R18W, Benton Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a 1-1/4" iron pipe found in the Northeast corner of the Southeast quarter of the Northeast quarter of Section 1, T11N, R18W;

Thence along the East line of Section 1, South 10 degrees 05 minutes 55 seconds West a distance of 356.38 feet to a point;

Thence leaving the east line of Section 1, North 82 degrees 22 minutes 51 seconds West a distance of 311.80 feet to a 5/8" iron pin set for the principal place of beginning;

Thence South 8 degrees 58 minutes 22 seconds West a distance of 617.36 feet to a 5/8" iron pin set;

Thence South 76 degrees 32 minutes 46 seconds West a distance of 193.00 feet to a 5/8" iron pin set;

Thence North 71 degrees 07 minutes 11 seconds West a distance of 257.00 feet to a 5/8" iron pin set on the east line of Linden Lane;

Thence along the east line of Linden Lane the following two courses:
1. South 18 degrees 52 minutes 49 seconds West a distance of 230.00 feet to a 5/8" iron pin set,
2. South 14 degrees 51 minutes 16 seconds West a distance of 84.85 feet to a 5/8" iron pin set on the north right of way line of Kalklosch Road Township Road 271;

Thence along said right of way line of Kalklosch Road, North 76 degrees 51 minutes 37 seconds West a distance of 60.03 feet to a 5/8" iron pin set;

Thence along the west line of Linden Lane the following two courses:
1. North 14 degrees 51 minutes 16 seconds East a distance of 88.75 feet to a 5/8" iron pin set,
2. North 18 degrees 52 minutes 49 seconds East a distance of 195.80 feet to a 5/8" iron pin set;

Thence North 67 degrees 44 minutes 08 seconds West a distance of 363.27 feet to a 5/8" iron pin set;

Thence North 14 degrees 29 minutes 10 seconds West a distance of 49.55 feet to a 5/8" iron pin set;

Thence South 79 degrees 56 minutes 27 seconds West a distance of 213.09 feet to a 2-3/8" X 33-1/2" Bernsten A2BR30 Break-Off Monument with a 3-1/4" aluminum cap stamped "Seymour & Associates-6044" set;

Thence North 10 degrees 32 minutes 33 seconds East, passing through a 5/8" iron pin with a 1-1/4" plastic identification cap stamped "JRC-7486" found at 307.96 feet, going a total distance of 337.08 feet to a point in the center of State Rout 664;

Thence along the center of said road the following nine courses:
1. North 70 degrees 26 minutes 57 seconds East a distance of 87.38 feet to a P.K. nail found,
2. North 70 degrees 12 minutes 52 seconds East a distance of 27.25 feet to a point,
3. North 58 degrees 36 minutes 23 seconds East a distance of 112.31 feet to a point,
4. North 46 degrees 10 minutes 43 seconds East a distance of 115.81 feet to a point,
5. North 42 degrees 43 minutes 42 seconds East a distance of 96.71 feet to a point,
6. North 39 degrees 17 minutes 48 seconds East a distance of 129.61 feet to a point,
7. North 38 degrees 12 minutes 02 seconds East a distance of 144.61 feet to a point,
8. North 49 degrees 45 minutes 11 seconds East a distance of 64.90 feet to a point, and
9. North 61 degrees 02 minutes 49 seconds East a distance of 93.74 feet to a point on the north line of the grantor;

Thence leaving said road and along the north line of the grantor, South 80 degrees 38 minutes 04 seconds East a distance of 42.19 feet to a 5/8" iron pin set;

Thence leaving the north line of the grantor, South 13 degrees 37 minutes 26 seconds West a distance of 100.28 feet to a 5/8" iron pin set;

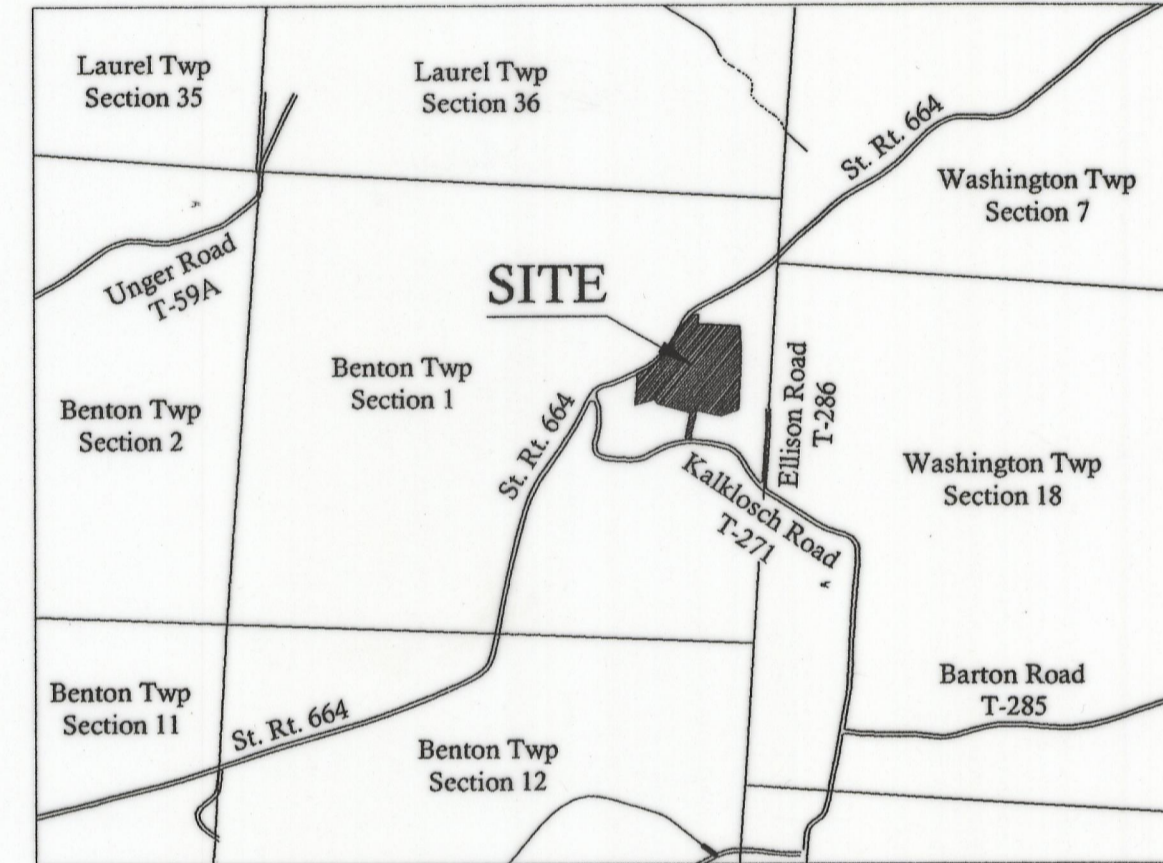
Thence South 80 degrees 38 minutes 04 seconds East a distance of 439.64 feet to a 2-3/8"x33-1/2" Bernsten A2BR30 Break-Off Monument with a 3-1/4" aluminum cap stamped "Seymour & Associates-6044" set;

Thence South 03 degrees 19 minutes 19 seconds West a distance of 267.34 feet to the principal place of beginning, containing 17.9229 acres in Lots 7 through 15 and 1.2577 acres in dedicated road making a total of 19.1806 acres more or less.

All iron pins set or previously set are 5/8" X 30" iron pins with 1-1/4" plastic identification caps stamped "Seymour & Associates".

The bearings used in the above described tract are based on monumentation found on the North line of the Southeast quarter of the Northeast quarter of Section 1 as bearing, South 80 degrees 38 minutes 04 seconds East and are for the determination of angles only.

This description was prepared from a survey by George F. Seymour, Ohio Professional Surveyor No. 6044, in May of 2003 and March 2006.



Site Map
Scale 1"=2000'

GENERAL NOTES:

- Utility easement reservations:
10.0 foot front (off of road right-of-way)
10.0 foot sides & rear
- Building setback:
30.0 foot front (off of road right-of-way)
- Driveway culverts to be installed by owner/developer at the time of construction as follows:
12" minimum diameter
30' 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.
- 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..

GRADING OF LAND (4.80):

NO LAND SHALL BE GRADED, CUT, OR FILLED SO AS TO CREATE A SLOPE EXCEEDING ONE (1) FT. 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) FT. VERTICAL IN FIVE (5) FT. 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:

- Water bars should be installed on all roadways on sloped hillsides.
- Vegatative 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.
- 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.
- Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than 45 days.
- Maintain sediment control practices until completion of the construction phase.

RESTRICTIONS:

THERE ARE NO RESTRICTIONS ON "LINDEN WOODS" OTHER THAN THOSE IN THE NOTES ABOVE. SHOULD THERE BE ANY RESTRICTIONS DESIRED IN THE FUTURE, THE HOCKING COUNTY PLANNER & COUNTY REGIONAL PLANNING COMMISSION WOULD NEED TO BE CONSULTED FOR THEIR APPROVAL.

HOCKING COUNTY COMMISSIONERS
Approved this 28th day of JUNE, 2007.
Dave Green
President, Hocking County Commissioners
Ray Kamm
Commissioner
John Walker
Commissioner

AUDITOR'S CERTIFICATE
Transferred on tax duplicate this 9th day of July, 2007.
Kenneth R. Wilson
Hocking County Auditor

RECORDER'S CERTIFICATE
Filed for record this 9th day of July, 2007 at 11:59 A.M.
Recorded this 9th day of July, 2007 in Plat Cabinet 2 at Page 155+156
Sandra K. Leach-Hunt
Hocking County Recorder

200700002909
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
07-09-2007 at 11:59 am.
PLAT 172.80
OR Book 2 Page 155 - 156

OWNER'S STATEMENT:

OWNER: Michael Nihiser - 29740 Blosser Road, 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 Benton, being part of the Southeast - 1/4 of the Northeast - 1/4 and part of Northeast - 1/4 of the Southeast - 1/4 of Section 1, T11N, R18W, and being a part of the 43.853 acre tract, as owned by Michael Nihiser, as per deed of record in Official Record 57 at page 813 and a part of a 6.964 acre tract as recorded in Official Record 374 at page 694 Hocking County Recorder's Office.

The undersigned, Michael Nihiser, Owner, does hereby certify that the attached Record Plat correctly represents his "Linden Woods-Phase II", a subdivision of Lots 7 to 15 inclusive, and does 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, Michael Nihiser, Owner, hereunto set his hand this 3rd day of MAY, 2007.

Witness *Jc* Owner *Michael Nihiser*

Witness *Winnie Olford*

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Michael Nihiser, 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 official seal this 3rd day of MAY, 2007.

Notary Public *George F. Seymour* County
My Commission Expires 11-21-08

SURVEYOR'S STATEMENT:

SURVEYOR'S STATEMENT: I, George F. Seymour, P.S., hereby certify that a survey was made under my supervision of the premises shown hereon, during May of 2003 and March of 2006, and that the plat 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. The bearings shown on the attached plat were based on the North line of the SE-1/4 of the NE-1/4 of Sect. 1 as bearing South 80 degrees 38 minutes 04 seconds East and are for the determination of angles only.

George F. Seymour
Professional Surveyor No. 6044

APPROVALS
Mathematically approved this 28th day of June, 2007.
Charles Worthington
Hocking County Engineer's Office

REGIONAL PLANNING OFFICE APPROVAL
This plat approved by the Hocking County Regional Planning Office this 9th day of July, 2007.
Randy Stobolny

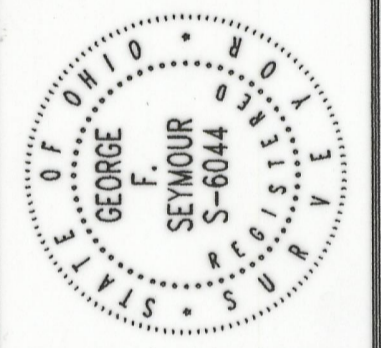
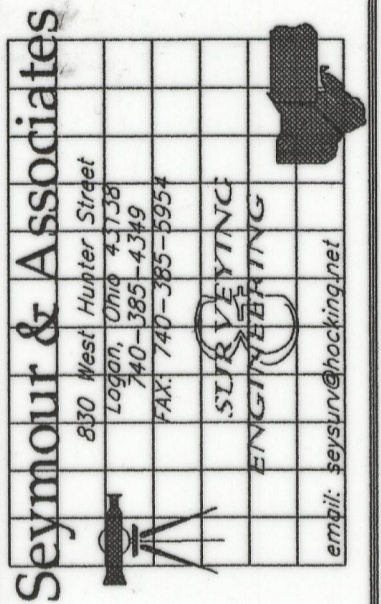
HOCKING COUNTY ENGINEER
This plat approved by the Hocking County Engineers Office this 8th day of July, 2007.
Walter Shaw

CERTIFICATE OF PLANNING COMMISSION
We, the Planning Commission of Hocking County, Ohio, hereby certify that at a meeting of the Commission held on the 26th day of JUNE, 2007, a resolution was duly passed approving this plat.

PLANNING COMMISSION, HOCKING COUNTY, OHIO
Ray Kamm
Chairman, Hocking County Planning Commission

COUNTY HEALTH DEPARTMENT APPROVAL
This plat approved by the Board of Health, Hocking County, Ohio this 28th day of June, 2007.

BOARD OF HEALTH, HOCKING COUNTY, OHIO
Wendell R.S.



LINDEN WOODS SUBDIVISION
SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF BENTON AND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, T 11 N, R 18 W.

REVISIONS
DATE BY
01-12-2008

SHEET
1/2