NUTTER SUBDIVISION

SURVEY DESCRIPTION OF A 11.019 ACRE NUTTER SUBDIVISION

Situated in Green Township, Hocking County; being part of the North half of Section 23 and part of Fractional Lot 4 of Section 24, both of Township 13, Range 16; and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin found at the Northwest Corner of Section 23; thence with the North line of Section 23 South 89 degrees 46 minutes 43 seconds East a distance of 1357.57 feet to a point in the pavement of County Road 17, Maysville Williams Road, and being the point of Beginning of the tract of land to be described;

thence leaving the North line of Section 23, going into Section 24, and with the pavement of said County Road 17 North 0 degrees 17 minutes 47 seconds West a distance of 175.44 feet to a MAG nail set;

thence leaving the pavement of said County Road 17 South 88 degrees 11 minutes 29 seconds East a distance of 327.53 feet to a 5/8" iron pin set and passing a 5/8" iron pin set in 6" concrete at a distance of 30.00 feet;

thence South 1 degree 18 minutes 23 seconds West a distance of 12.17 feet to a 5/8" iron pin set;

thence South 88 degrees 11 minutes 29 seconds East a distance of 669.54 feet to a 5/8" iron pin set in 6" concrete and passing 5/8" iron pins set at distances of 163.78 feet, 327.32 feet, and 491.24 feet;

thence South 4 degrees 34 minutes 46 seconds West a distance of 486.57 feet to a MAG nail previously set in the center of Township Road 356, Mowery Lehman Road, passing a 5/8" iron pin previously set on the North line of Section 23 at a distance of 136.04 feet and passing a 5/8" iron pin previously set in 6" concrete at a distance of 456.57 feet;

thence with the center of said Township Road 356 the following two bearings and distances:

1) North 88 degrees 41 minutes 37 seconds West a distance of 397.26 feet to a MAG nail previously set and passing MAG nails set at distances of 150.51 feet and 314.42 feet;

2) North 87 degrees 50 minutes 01 second West at a distance of 558.11 feet to a MAG nail previously set in the intersection of said County Road 17 and passing 5/8" iron pins set at distances of 80.71 feet and 244.50 feet;

thence leaving the center of said Township Road 356 and with the pavement of said County Road 17 North 0 degrees 17 minutes 47 seconds West a distance of 323.06 feet to the point of beginning, containing 11.019 acres more or less with 3.491 acres more or less being in Section 24 and 7.528 acres more or less being in Section 23, and subject to the public easements of said County Road 17 and Township Road 356 and any other public or private easements of record.

The above 11.019 acre survey is intended to describe part of the property belonging to Eria Buoni and Opal and Stephen Nutter, deed reference Volume OR153, Page 593, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, exsisting monumentation, exsisiting public roads, and physical occupation. The reference bearing for this survey is the North line of Section 23 as South 89 degrees 46 minutes 43 seconds East. Bearings are based upon an assumed merridian and are to denote angles only. All iron pins set by this survey or previously set are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on January 8, 2001.

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner, P.E., P.S.
Registered Surveyor No. 6344

FLOOD PLAIN CERTIFICATION:

This subdivision property is located totally in Flood Zone X which is outside the 100-year flood plain as per Community Panel Number 390272-0100C effective November 16, 1990.

Surveyor's Certification

I certify that all permanent markers and monuments called for have been or will be set upon completion of site work.

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner, P.E., P.S.
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RESTRICTIONS

1) These restrictions apply to all lots.
2) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded. After which time said covenants shall automatically extend for successive periods of ten years unless an instrument signed by a majority of the owners of the lots has been recorded, which agrees to change such covenants in whole or in part.
3) All sales or leases of lots in this subdivision shall be made subject to the following restrictions as are applicable to the use of the same.
4) These restrictions are made for the benefit of any and all persons who now may own property or who may hereafter own property in Nutter Subdivision and such persons are specifically given the right to enforce these restrictions and reservations.
5) Failure by the grantors, their heirs or assigns, or any landowner to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
6) Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
7) For residential use with no more than one single dwelling house and a private garage shall be erected on said premises. Provided, however; there may be erected one detatched building of new material not to exceed the size of the home and must be of similar construction of the existing home and not over 1 story in height and such building along with the dwelling house shall be maintained in an attractive condition.
8) No dwelling or building shall be permitted closer than the platted building front set back line nor closer than fifteen feet from any other lot line.
9) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement areas of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
10) No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
11) Fires must be contained, enclosed, and carefully supervised. The lot shall be kept clean and free of trash, garbage, and debris at all times. Advertising signs, other than for t,he sale of lot, are prohibit,ed.
12) No non-operable wrecked or junked cars shall be stored on any of said lots for a period in excess of seven days.
13) Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

GENERAL NOTES:

1) Driveway culverts when needed are to be installed by the owners/developers and are subject to all approval procedures of the Hocking County Engineer. Culverts where needed must be properly sized (12" minimum diameter and at least 30 feet long). The maximum driveway slope is 10%.
2) 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. Placement of residences are limited and must have the approval of the Health Department before construction commences. Public water is available through the Old Straitsville water association.
3) The developer will insure that electrical and telephone service will be provided in the subdivision.
4) Utility easements are reserved 12.0' in width around all perimeter lines of the subdivision, 6.0' in width either side of interior lot lines.
5) Water bars should be installed on all roadways on sloped hillsides.
6) Vegetative cover should be left on site to disrupt rain drop 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 off or otherwise marked to keep the roots safe from excessive traffic or from digging.
7) 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.
8) 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.
9) Maintain sediment control practices until completion of the construction phase.
10) The area of this subdivision is unzoned.
11) All property within Lots 1-6, inclusive of the Nutter Subdivision is titled to Larry P. Gerstner by deed Volume OR195, Page 546.
12) No additional acreage adjacent to this plat is owned by Larry P. Gerstner.
13) No lot shall be graded to create any new slope greater than 1 in 5.

OWNER: Larry P. Gerstner
9 East Second Street, Suite A, Logan, Ohio 43138
DEVELOPER: Larry P. Gerstner
9 East Second Street, Suite A, Logan, Ohio 43138
ENGINEER: Larry P. Gerstner, 9 East Second Street, Suite A, Logan, Ohio 43138, (740) 385-4260
SURVEYOR: Larry P. Gerstner, 9 East Second Street, Suite A, Logan, Ohio 43138, (740) 385-4260

OWNERS STATEMENT: Situated in Greene Township, Hocking County, Ohio; being part of the North half of Section 23 and part of Fractional Lot 4 of Section 24, both of Township 13, Range 16, containing 11.019 acres; being part of the same tract as conveyed in Volume Official Record 195, Page 546, as recorded in the Hocking County Recorder's Office. The undersigned Larry P. Gerstner hereby certifies the attached plat correctly represents his NUTTER SUBDIVISION, a subdivision of lots 1 through 6 inclusive and does hereby accept this plat of the same and dedicate to public use all roads and public areas shown hereon and not heretofore dedicated. The undersigned further agrees that any use or improvements made on the land, shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all of the subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility or private access purposes.

IN WITNESS THEREOF Larry P. Gerstner has hereunto set his hand this 1st day AVGUST, 2001

Witness: Sharon I. Miller Owner: Larry P. Gerstner
Larry P. Gerstner

Witness: Catherine I. Coy

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Larry P. Gerstner 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 1st day of August, 2001.

Sharon I. Miller
Notary Public
My Commission Expires Sept 19, 2002

NOTARIAL SEAL STATE OF OHIO
SHARON I. MILLER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 19, 2002

APPROVALS:

Mathematically approved this 1ST day of Aug. 2001 Frank A. Nelson
County Mapping Department

Approved this 2nd day of August 2001 William R. Shaw
County Engineer

Approved this 14th day of August 2001 Gene Phillips, RS
County Sanitarian

Approved this 1ST day of Aug. 2001 Julie P. Wyn
Regional Planning Comission

Approved this 14 day of Aug 2001 Douglas R. Whitley
Chairman-Regional Planning Comm.

Transferred on tax duplicate this 15th day of August 2001
Kenneth R. Wilson
County Auditor

Filed for record this 15 day of AUGUST 2001 at 9:16 Am
Recorded this 15 day of AUGUST 2001 in Plat Cabinet 2 at Page 73 + 74
File No. 4950 Fee $ 816.40

Donna R. Geach
County Recorder
ph

LARRY P. GERSTNER
ENGINEERING & SURVEYING
9 East Second Street, Suite A, Logan, Ohio 43138
(740) 385-4260

NUTTER SUBDIVISION
MOWERY LEHMAN ROAD
LOGAN, OHIO
DESCRIPTION, RESTRICTIONS, & PLATTING INFORMATION

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner
Larry P. Gerstner
Ohio P.E. #39713
Ohio P.S. #6344

REVISIONS
7/31/01

SCALE: NONE

JOB NO:	DRAWN BY:	DATE:
2001N	EMA	6-8-01

SHEET 2/2