

OVERALL SUBDIVISION LEGAL DESCRIPTION

Being the remainder of a tract of land that is now or formerly in the name of Pace Walker Farms, an Ohio Partnership, as recorded in Official Record 9 at page 335, a tract in the name of Ronald and Beverly McFarland as recorded in Official Record 29 at page 410, a tract in the name of Anthony and Vicki Chesser as recorded in Official Record 41 at page 220 and a tract in the name of Elizabeth Smith as recorded in Official Record 19 at page 507, said tract being situated in the NE 1/4 quarter of Section 26, T13N, R17W, Washington Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a stone found on the northeast corner of the northeast quarter of Section 26;

Thence along the east line of Section 26, South 00 degrees 43 minutes 14 seconds West, passing through a 6" concrete monument with 5/8" X 30" iron pin to be set at 1001.35 feet, going a total distance of 1051.35 feet to a railroad lag bolt found in the center of County Road No. 12;

Thence leaving the east line of Section 26 and along the center of said road the following seventeen courses:

- [1] With a curve to the left having a radius of 294.90 feet and a delta of 47 degrees 44 minutes 50 seconds, the chord bearing South 27 degrees 59 minutes 49 seconds West a distance of 238.70 feet to a P.K. nail found;
- [2] South 04 degrees 07 minutes 22 seconds West a distance of 107.87 feet to a P.K. nail found;
- [3] With a curve to the right having a radius of 172.22 feet and a delta of 60 degrees 00 minutes 30 seconds, the chord bearing South 34 degrees 07 minutes 39 seconds West a distance of 172.24 feet to a point;
- [4] South 64 degrees 07 minutes 55 seconds West a distance of 257.50 feet to a P.K. nail found;
- [5] South 61 degrees 54 minutes 32 seconds West a distance of 384.47 feet to a point;
- [6] South 60 degrees 36 minutes 06 seconds West distance of 104.35 feet to a point;
- [7] South 60 degrees 36 minutes 07 seconds West distance of 318.76 feet to a point;
- [8] South 61 degrees 16 minutes 08 seconds West a distance of 60.02 feet to a point;
- [9] South 61 degrees 16 minutes 07 seconds West a distance of 203.24 feet to a point;
- [10] South 60 degrees 09 minutes 14 seconds West a distance of 156.60 feet to a point;
- [11] South 56 degrees 16 minutes 19 seconds West a distance of 66.05 feet to a point;
- [12] South 49 degrees 18 minutes 43 seconds West a distance of 62.31 feet to a point;
- [13] South 56 degrees 58 minutes 48 seconds West a distance of 11.82 feet to a point;
- [14] South 43 degrees 56 minutes 52 seconds West a distance of 65.89 feet to a point;
- [15] South 40 degrees 20 minutes 42 seconds West a distance of 56.19 feet to a point;
- [16] South 39 degrees 53 minutes 44 seconds West a distance of 206.95 feet to a point;
- [17] South 16 degrees 33 minutes 32 seconds West a distance of 61.55 feet to a railroad spike set on the south line of the northeast quarter of Section 26;

Thence continuing along the survey centerline of said road and along the south line of the northeast quarter, North 89 degrees 11 minutes 49 seconds West a distance of 748.59 feet to a railroad spike set on the southwest corner of the northeast quarter of Section 26;

Thence leaving the survey centerline of County Road 12 and along the west line of the northeast quarter and along the survey centerline of County Road No. 29, North 00 degrees 21 minutes 10 seconds East a distance of 1853.26 feet to a point;

Thence leaving the west line of the northeast quarter and continuing along the center of said road the following five courses:

- [1] North 33 degrees 43 minutes 03 seconds West a distance of 44.18 feet to a 60d nail found;
- [2] North 22 degrees 14 minutes 37 seconds West a distance of 163.11 feet to a point;
- [3] North 22 degrees 38 minutes 36 seconds West a distance of 80.00 feet to a 60d nail found;
- [4] North 23 degrees 49 minutes 25 seconds West a distance of 62.18 feet to a 60d nail found, and;
- [5] North 27 degrees 01 minute 41 seconds West a distance of 61.34 feet to a 60d nail found at the intersection of the centerline of County Road 29 and County Road No. 296;

Thence leaving the center of County Road 29 and along the center of County Road 296 the following two courses:

- [1] North 53 degrees 52 minutes 23 seconds East a distance of 199.95 feet to a 60d nail found, and;
- [2] North 38 degrees 38 minutes 37 seconds East a distance of 12.54 feet to a point on the west line of the northeast quarter of Section 26;

Thence leaving the center of County Road 296 and along the west line of said northeast quarter, North 01 degree 07 minutes 10 seconds East a distance of 284.76 feet to a 5/8" iron pin found on the northwest corner of the northeast quarter of Section 26;

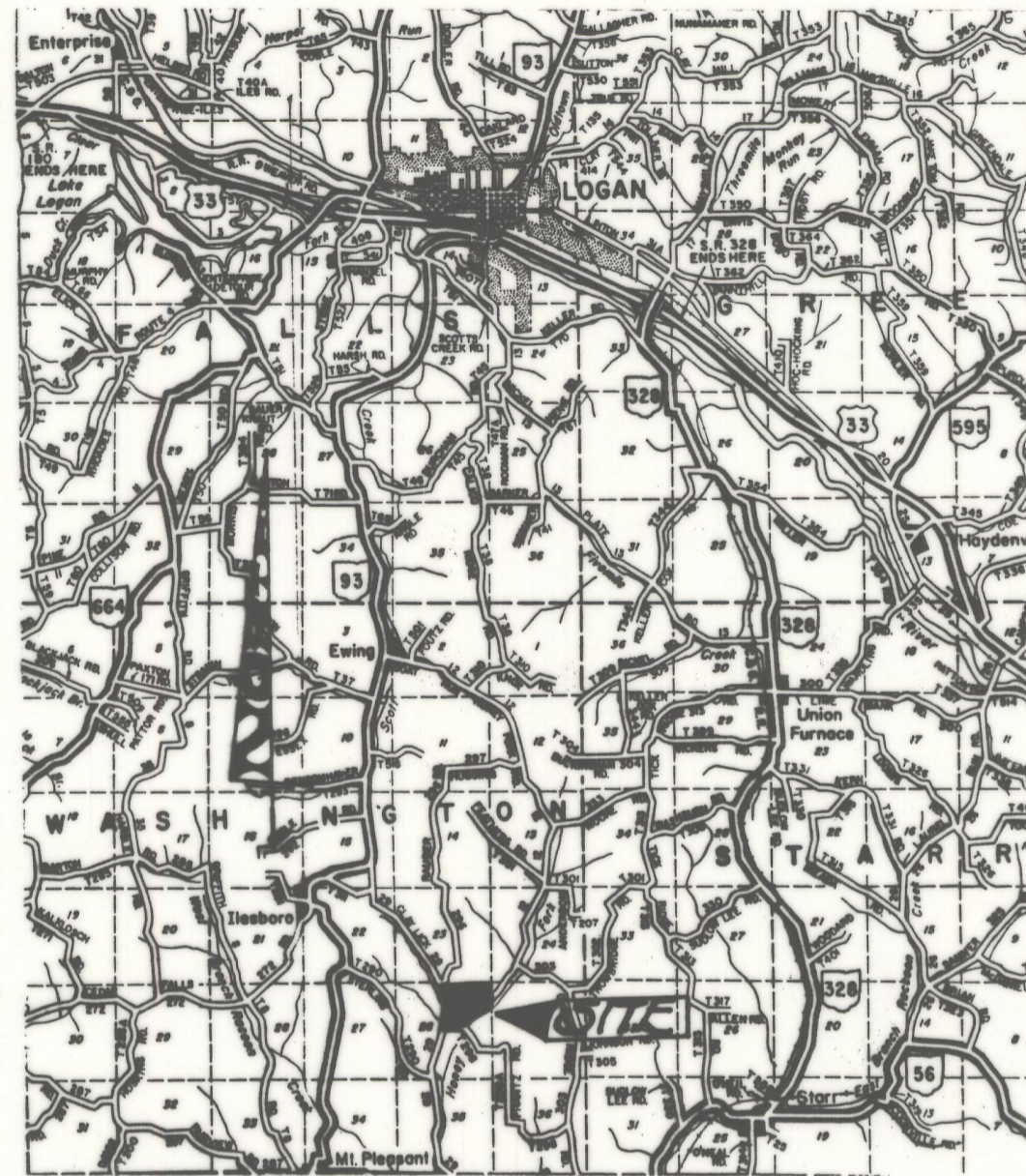
Thence along the north line of Section 26 the following two courses:

- [1] South 88 degrees 32 minutes 53 seconds East, passing through a 5/8" iron pin found in concrete at 89.24 feet, going a total distance of 1313.48 feet to a 5/8" iron pin found in concrete, and;
- [2] South 89 degrees 46 minutes 56 seconds East a distance of 1299.87 feet to the place of beginning, containing 127.0649 acres, more or less, and subject to the right of way of County Road 12, County Road 29, County Road 296 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 the south line of the west half of the northeast quarter of Section 26 as bearing North 89 degrees 11 minutes 49 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, April 3, 1995.



VICINITY MAP
(Scale: 1" = 2 Miles)

GENERAL NOTES:

- 1) ALL LOTS DEPICTED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 2) Building Setback Lines:
30.0' Front Minimum From Road R/W Line,
- 3) Utility Easement Reservations:
10.0' Around Perimeter of Sub'd.
10.0' Either Side of all Common Lot Lines
- 4) Driveway Culverts to be installed by the Developer/Owner at the Time of Construction as Follows:
12" MINIMUM DIAMETER
20' MINIMUM LENGTH
- 5) Driveway Culverts will be installed in Accordance with Sound Construction Procedures and are Subject to the Approval of the Hocking County Engineer's Office.
- 6) ANY AND ALL DRIVEWAYS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL COMPLY WITH SECTION 4.35 OF THE HOCKING CO. SUB'D. REGS. THAT STATES THAT THE MAXIMUM GRADE ALLOWABLE IS 15%.
- 7) 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.
- 8) The Developer Will Insure That Electrical Service Will be Provided in the Subdivision
- 9) NO CONSTRUCTION OF BUILDINGS OF ANY TYPE SHALL OCCUR WITHIN THE 60.0' WIDE AREA OF LOT NO. 10.
- 10) A PERPETUAL STREAM MAINTENANCE EASEMENT is Hereby Reserved 20.0' Either Side of the Centerlines of Claylick Creek and Honey Fork Creek and their Tributaries as they are Now Located, or as they May be Relocated in the Future.
- 11) The 100 Year ZONE "A" Flood Limit Line as Depicted Hereon was taken from FIRM COMMUNITY PANEL NO. 390272-0175-C EFFECTIVE DATE: 11/16/1990.
- 12) ANY STRUCTURE BEING CONSTRUCTED WITHIN THE 100 YEAR ZONE "A" DEPICTED HEREON, SHALL BE ELEVATED IN THE APPROVED MANNER TO COMPLY WITH THE APPLICABLE STANDARDS OF THE NATIONAL FLOOD INSURANCE PROGRAM AS ADMINISTERED BY F.E.N.A..

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, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises.
3. Property is to be limited to one dwelling. No structure of a temporary character, basement, tent, shack, garage or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently. Mobile homes are not allowed. Modular homes are permitted.
4. Said premises shall not be used for semi-trailer repair or parking area.
5. Said property shall not be divided into smaller lots.
6. Said restrictions shall be perpetual and shall apply to and be forever binding upon the grantee, their heirs and assigns.
7. 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.

NOTE: Lots 1, 4, 12 and 13 previously sold and incorporated into this subdivision had these precise restrictions included in the deeds at the time of the initial sale.

OWNER'S STATEMENT:
OWNER: Pace-Walker Farms, an Ohio Partnership - 4879 Hazelton-Etna Rd., Pataaskala, Ohio 43062
DEVELOPER: Same
SURVEYOR: Seymour & Associates- 69 S. Market St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Washington, being situated in the NE 1/4 quarter of Section 26, T13N, R17W, and being the remainder of a tract of land in the name of Pace-Walker Farms, an Ohio Partnership, as recorded in Official Record 9 at page 335, a tract in the name of Ronald and Beverly McFarland as recorded in Official Record 29 at page 410 which will be known as Lot 1 as shown on this plat, a tract in the name of Anthony and Vicki Chesser as recorded in Official Record 41 at page 220 which will be known as Lot 2 as shown on this plat and a tract in the name of Harold and Elizabeth Smith as recorded in Official Record 19 at page 507 which will be known as Lot 13 as shown on this plat, a tract in the name of Elizabeth Smith as recorded in Official Record 56 at page 120 which will be known as Lots 10 & 11 as shown on this plat and a tract in the name of Bruce E. Beck as recorded in Official Record 57 at page 222 which will be known as Lot 8 as shown on this plat, all records of the Hocking County Recorder's Office, said subdivision tract containing a total of 127.0649 acres, more or less.

The undersigned, E. Thomas Walker, partner in Pace-Walker Farms, Ronald and Beverly McFarland, owners of Lot 1, Anthony and Vicki Chesser, owners of Lot 9, Elizabeth Smith, owner of Lots 10, 11 & 12, Harold and Elizabeth Smith, owners of Lot 13 and Bruce E. Beck, owner of Lot 8, do hereby certify that the attached plat correctly represents "Pace Walker Farms Subdivision", a subdivision of Lots 1 to 13 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 laws, 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, E. Thomas Walker, Ronald and Beverly McFarland, Anthony and Vicki Chesser, Elizabeth Smith, Harold and Elizabeth Smith and Bruce E. Beck hereunto set their hand this 13th day of May, 1995.

<p>Witnesses</p> <p><u>E. Thomas Walker</u> <u>Ronald & Beverly McFarland</u> <u>Anthony Chesser</u> <u>Elizabeth Smith</u> <u>Harold I. Smith</u> <u>Elizabeth Smith</u> <u>Bruce E. Beck</u> <u>Vicki Chesser</u> <u>Anthony Chesser</u></p>	<p>Owners</p> <p><u>E. Thomas Walker</u> <u>Ronald & Beverly McFarland</u> <u>Bruce E. Beck</u> <u>Elizabeth Smith</u> <u>Harold I. Smith</u> <u>Elizabeth Smith</u> <u>Bruce E. Beck</u> <u>Vicki Chesser</u> <u>Anthony Chesser</u></p>
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STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came E. Thomas Walker, Ronald and Beverly McFarland, Anthony and Vicki Chesser, Elizabeth Smith, Harold and Elizabeth Smith and Bruce E. Beck 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 13th day of May, 1995.

James Walker
Notary Public
My Commission Expires 3-3-96
Hocking
County

APPROVALS:

Approved this 2nd day of August, 1995
By William R. Shaw
William R. Shaw, Hocking County Engineer

Mathematically approved this 7-27 day of July, 1995
By Walter R. Wyle
Hocking County Engineer's Office

Approved this 06 day of July, 1995
By Michael H. Moore, R.S.
Hocking County Sanitarian

Approved this 06 day of July, 1995
By Gary Starnes
Chairman, Hocking County Regional Planning Commission

Approved this day of , 1995 (Approval of this plat for recording does not constitute an acceptance of the dedication of any public road).
This approval expires the day of , 1995.

By Gary Starnes
President

By Sherman Prater
County Commissioners

By Fred C. Hawk
County Commissioners

Transferred on tax duplicate this 7th day of AUGUST 1995
By Kenneth R. Wilson
Hocking County Auditor

Filed for record this 7th day of August, 1995, at 12:55P.M.
Recorded this 7th day of AUGUST, 1995 in File Cabinet "A" at page 191B-47A
File No. 9241 Fee \$ 52.80
By Donna R. Beach
Hocking County Recorder pp

sheet <u>1</u> / <u>2</u>	REVISIONS:	OWNER/DEVELOPER: PACE-WALKER FARMS	RECORD PLAT "PACE-WALKER FARMS SUBDIVISION"
job <u>V26032</u>	drawn <u>ES</u>	date <u>4/23/95</u>	SITUATE IN THE <u>NE 1/4</u> ONE-QUARTER OF SECTION 26, TOWN-13-NORTH, RANGE-17-WEST, WASHINGTON TWP., HOCKING CO., STATE OF OHIO.
			<p>PROFESSIONAL LAND SURVEYORS</p> <ul style="list-style-type: none"> • OIL WELL PERMITTING • LOTS & FARM SURVEYS • SUB-DIVISIONS • LAND PLANNING • CONSTRUCTION <p>SEYMOUR & ASSOCIATES</p> <p>P.O. Box 624 Logan, Ohio 43138 69 S. MARKET ST. 385-5954</p>