

DEDICATION OF SURVEYED PRIVATE ROADWAY
FOR INGRESS AND EGRESS TO "WHITETAIL ACRES"

The undersigned, Larry P. Gerstner, Philip A. Hart, and Bevan A. Barnett, owners of the lands shown on the accompanying plat and referred to therein as "Whitetail Acres" does hereby accept and approve the plat and survey of the roadway easement described as follows:

Situated in Section 1, Falls Township, Hocking County, Ohio; being part of the Southwest quarter of the Southwest quarter, part of the Southeast quarter of the Southwest quarter, and part of Lot 1 all of Section 1, Township 14, Range 17; being a road easement of ingress and egress; and being more particularly described as follows:

Commencing for reference at a stone found at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 1 of Falls Township; thence South 86 degrees 14 minutes 45 seconds East a distance of 440.40 feet to a 3/4" iron pin found; thence South 3 degrees 54 minutes 50 seconds West a distance of 516.31 feet to a 1" iron pin found and being the point of Beginning of a surveyed road easement to be described; thence South 71 degrees 30 minutes 50 seconds East a distance of 224.49 feet to a 5/8" iron pin set and passing a 5/8" iron pin previously set on a corner of lots 6 and 4 at a distance of 156.00 feet; thence South 25 degrees 21 minutes 10 seconds East a distance of 187.78 feet to a point; thence South 39 degrees 47 minutes 30 seconds East a distance of 73.91 feet to a point; thence South 59 degrees 23 minutes 50 seconds East a distance of 78.24 feet to a point; thence South 75 degrees 50 minutes 20 seconds East a distance of 261.44 feet to a point and passing a 5/8" iron pin set on a line of lots 4 and 2 at a distance of 239.00 feet; thence South 88 degrees 40 minutes 20 seconds East a distance of 274.51 feet to a point; thence South 59 degrees 59 minutes 40 seconds East a distance of 89.79 feet to a point; thence North 85 degrees 46 minutes 30 seconds East a distance of 171.81 feet to a point; thence South 49 degrees 43 minutes 50 seconds East a distance of 139.67 feet to a 5/8" iron pin set on a line of lots 2 and 1; thence with said Lot line South 21 degrees 01 minutes 10 seconds West a distance of 42.37 feet to a 5/8" iron pin set; thence North 48 degrees 43 minutes 50 seconds West a distance of 137.98 feet to a point; thence South 87 degrees 30 minutes 20 seconds West a distance of 131.04 feet to a point; thence South 38 degrees 13 minutes 20 seconds East a distance of 425.29 feet to a point and passing a 5/8" iron pin set on a line of lots 2 and 1 at a distance of 291.42 feet; thence South 40 degrees 39 minutes 40 seconds East a distance of 236.55 feet to a point; thence South 85 degrees 05 minutes 10 seconds East a distance of 49.81 feet to a point; thence South 95 degrees 17 minutes 50 seconds East a distance of 118.64 feet to a point; thence South 71 degrees 01 minutes 20 seconds East a distance of 134.63 feet to a PK nail set in the center of State Route 93; thence with the center of said State Route 93 the following two bearings and distances, South 22 degrees 39 minutes 30 seconds West a distance of 75.44 feet to a PK Nail previously set; thence South 27 degrees 23 minutes 20 seconds West a distance of 18.42 feet to a PK Nail previously set; thence leaving said State Route 93 North 53 degrees 29 minutes 00 seconds West a distance of 28.48 feet to a 5/8" iron pin previously set; thence North 35 degrees 52 minutes 20 seconds West a distance of 46.93 feet to a 5/8" iron pin previously set; thence North 71 degrees 01 minutes 20 seconds West a distance of 56.45 feet to a 5/8" iron pin previously set; thence North 09 degrees 17 minutes 50 seconds West a distance of 112.47 feet to a 5/8" iron pin previously set; thence North 85 degrees 08 minutes 10 seconds West a distance of 65.25 feet to a 5/8" iron pin previously set and passing 5/8" iron pins previously set at distances of 17.05 feet and 47.05 feet; thence North 40 degrees 17 minutes 20 seconds West a distance of 378.84 feet to a 5/8" iron pin set and passing a 5/8" iron pin previously set on a corner of lots 1 and 2 at a distance of 358.04 feet; thence North 21 degrees 01 minutes 10 seconds East a distance of 41.10 feet to a point; thence North 38 degrees 13 minutes 20 seconds West a distance of 328.46 feet to a point; thence North 59 degrees 59 minutes 40 seconds West a distance of 71.89 feet to a point; thence North 88 degrees 40 minutes 20 seconds West a distance of 143.08 feet to a 5/8" iron pin set; thence South 30 degrees 15 minutes 30 seconds West a distance of 208.01 feet to a 5/8" iron pin set and passing a 5/8" iron pin set on a line of lots 2 and 3 at a distance of 170.60 feet; thence North 85 degrees 51 minutes 30 seconds West a distance of 108.80 feet to a 5/8" iron pin set on a line of lots 3 and 5; thence with said lot line North 4 degrees 06 minutes 20 seconds East a distance of 48.00 feet to a 5/8" iron pin previously set at a common point of lots 3, 4, and 5; thence with the lot line of lots 3 and 4 South 85 degrees 51 minutes 40 seconds East a distance of 83.89 feet to a 5/8" iron pin previously set at a common point of lots 2, 3, and 4; thence North 38 degrees 15 minutes 30 seconds East a distance of 180.96 feet to a 5/8" iron pin set; thence North 88 degrees 40 minutes 20 seconds West a distance of 88.00 feet to a point; thence North 75 degrees 50 minutes 20 seconds West a distance of 271.72 feet to a point and passing a 5/8" iron pin set on a line of lots 2 and 4 at a distance of 13.30 feet; thence North 59 degrees 23 minutes 50 seconds West a distance of 98.93 feet to a point; thence North 39 degrees 47 minutes 30 seconds West a distance of 85.89 feet to a point; thence North 59 degrees 14 minutes 00 seconds West a distance of 142.67 feet to a 5/8" iron pin set on a line of lots 4 and 7; thence South 73 degrees 53 minutes 30 seconds West a distance of 108.01 feet to a point; thence South 48 degrees 56 minutes 50 seconds West a distance of 36.11 feet to a point; thence South 51 degrees 27 minutes 20 seconds West a distance of 299.72 feet to a 5/8" iron pin set; thence South 3 degrees 43 minutes 30 seconds West a distance of 169.32 feet to a 5/8" iron pin set and passing a 5/8" iron pin set on a line of lots 7 and 8 at a distance of 91.74 feet; thence South 38 degrees 31 minutes 30 seconds East a distance of 486.93 feet to a 5/8" iron pin set; thence North 85 degrees 35 minutes 30 seconds West a distance of 34.63 feet to a 5/8" iron pin set and from which a 1" iron pin found bears North 85 degrees 35 minutes 30 seconds West at a distance of 44.84 feet; thence North 38 degrees 31 minutes 30 seconds West a distance of 459.89 feet to a point; thence North 24 degrees 35 minutes 30 seconds West a distance of 165.01 feet to a 5/8" iron pin set and passing a 5/8" iron pin set on a line of lots 8 and 7 at a distance of 110.85 feet; thence North 87 degrees 45 minutes 00 seconds West a distance of 360.52 feet to a point and passing a 5/8" iron pin set on a line of lots 7 and 10 at a distance of 4.46 feet and a 5/8" iron pin set on a line of lots 10 and 12 at a distance of 254.80 feet; thence North 76 degrees 07 minutes 20 seconds West a distance of 146.88 feet to a point and passing a 5/8" iron pin set on a line of lots 12 and 14 at a distance of 129.94 feet; thence South 84 degrees 32 minutes 40 seconds West a distance of 234.06 feet to a point and passing a 5/8" iron pin set on a line of lots 14 and 16 at a distance of 218.33 feet; thence North 67 degrees 38 minutes 40 seconds West a distance of 299.77 feet to a point and passing a 5/8" iron pin set on a line of lots 16 and 18 at a distance of 225.40 feet; thence South 84 degrees 17 minutes 40 seconds West a distance of 122.43 feet to a point; thence South 88 degrees 28 minutes 10 seconds West a distance of 287.12 feet to a 5/8" iron pin set and passing a 5/8" iron pin set on a line of lots 18 and 20 at a distance of 47.64 feet; thence North 4 degrees 06 minutes 20 seconds East a distance of 41.16 feet to a 5/8" iron pin set from which a 5/8" iron pin previously set bears North 4 degrees 06 minutes 20 seconds East at a distance of 433.12 feet; thence North 80 degrees 20 minutes 10 seconds East a distance of 278.75 feet to a point and passing a 5/8" iron pin set on a line of lots 20 and 18 at a distance of 239.48 feet; thence North 84 degrees 17 minutes 40 seconds East a distance of 133.77 feet to a

point; thence South 67 degrees 38 minutes 40 seconds East a distance of 299.87 feet to a point and passing a 5/8" iron pin set on a line of lots 18 and 16 at a distance of 67.18 feet; thence North 84 degrees 32 minutes 40 seconds East a distance of 230.97 feet to a point and passing a 5/8" iron pin set on a line of lots 16 and 14 at a distance of 12.56 feet; thence South 76 degrees 07 minutes 20 seconds East a distance of 149.63 feet to a point and passing a 5/8" iron pin set on a line of lots 14 and 12 at a distance of 17.87 feet; thence South 87 degrees 45 minutes 00 seconds East a distance of 365.29 feet to a point, passing a 5/8" iron pin set on a line of lots 12 and 10 at a distance of 102.94 feet and passing a 5/8" iron pin set on a line of lots 10 and 7 at a distance of 353.28 feet; thence North 72 degrees 39 minutes 10 seconds East a distance of 81.69 feet to a point; thence North 51 degrees 27 minutes 20 seconds East a distance of 292.95 feet to a point; thence North 48 degrees 56 minutes 50 seconds East a distance of 109.21 feet to a point; thence North 73 degrees 53 minutes 30 seconds East a distance of 132.24 feet to a 5/8" iron pin previously set at a common point of lots 4, 6 and 7; thence with the line of Lots 4 and 6 North 4 degrees 06 minutes 20 seconds East a distance of 54.84 feet to a 5/8" iron pin set; thence North 71 degrees 31 minutes 50 seconds West a distance of 154.51 feet to a point; thence South 75 degrees 46 minutes 50 seconds West a distance of 83.06 feet to a point; thence South 77 degrees 35 minutes 40 seconds West a distance of 121.62 feet to a point; thence North 70 degrees 24 minutes 30 seconds West a distance of 64.94 feet to a point; thence North 45 degrees 08 minutes 10 seconds West a distance of 169.70 feet to a point and passing a 5/8" iron pin set on a line of lots 6 and 9 at a distance of 122.33 feet; thence North 82 degrees 45 minutes 50 seconds West a distance of 252.94 feet to a point and passing a 5/8" iron pin set on a line of lots 9 and 11 at a distance of 140.33 feet to a point; thence North 30 degrees 23 minutes 40 seconds West a distance of 179.67 feet to a point and passing a 5/8" iron pin set on a line of lots 11 and 13 at a distance of 110.64 feet; thence North 75 degrees 22 minutes 00 seconds West a distance of 116.06 feet to a point; thence South 85 degrees 56 minutes 20 seconds West a distance of 137.16 feet to a point and passing a 5/8" iron pin set on a line of lots 13 and 15 at a distance of 80.59 feet; thence North 68 degrees 09 minutes 30 seconds West a distance of 369.30 feet to a 5/8" iron pin set on a line of lots 17 and 19 and passing a 5/8" iron pin set on a line of lots 15 and 17 at a distance of 123.87 feet; thence with the line of lots 17 and 19 North 4 degrees 06 minutes 20 seconds East a distance of 42.00 feet to a 5/8" iron pin set; thence South 88 degrees 08 minutes 30 seconds East a distance of 372.90 feet to a point and passing a 5/8" iron pin set on a line of lots 17 and 15 at a distance of 245.44 feet; thence North 85 degrees 56 minutes 20 seconds East a distance of 134.54 feet to a point and passing a 5/8" iron pin set on a line of lots 15 and 13 at a distance of 113.11 feet; thence South 75 degrees 22 minutes 00 seconds East a distance of 139.20 feet to a point; thence South 30 degrees 23 minutes 40 seconds East a distance of 183.44 feet to a point and passing a 5/8" iron pin set on a line of lots 13 and 11 at a distance of 27.39 feet; thence South 65 degrees 51 minutes 20 seconds East a distance of 121.59 feet to a point; thence South 82 degrees 45 minutes 50 seconds East a distance of 268.63 feet to a point and passing a 5/8" iron pin set on a line of lots 11 and 9 at a distance of 30.16 feet; thence South 45 degrees 08 minutes 10 seconds East a distance of 174.36 feet to a point and passing a 5/8" iron pin set on a line of lots 9 and 6 at a distance of 26.52 feet; thence South 70 degrees 24 minutes 30 seconds East a distance of 43.95 feet to a point; thence North 77 degrees 44 minutes 40 seconds East a distance of 118.05 feet to a point; thence North 75 degrees 46 minutes 50 seconds East a distance of 94.10 feet to the point of beginning containing 7.148 acres more or less subject to the public easement of said State Route 93 and any private easements of record.

The above 7.148 acre easement survey is intended to describe part of a 132.42 acre multiple tract parcel of land as deeded to Larry Gerstner, Phil Hart and Bevan Barnett, Deed reference Volume 193, Page 178, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation. The reference bearing for this survey is the West line of Section 1 as North 4 degrees 06 minutes 20 seconds East. All iron pins set by this survey or previously set are capped by a 1-1/4" plastic identification cap. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on November 5, 1985.

and does hereby dedicate said roadways for the use of present and future owners of the Lots referred to on the accompanying plat as numbered 1 through 20 and to an adjacent 11.89 acre tract owned by Shanley and Linda Brown, subject, however to the following conditions and limitations which shall be binding upon present and future owners of said Lots.

- 1) Present and future owners of each of said Lots, their heirs, executors, administrators and assigns, shall have unrestricted use of the described internal private road from its beginning to and through each of said owner's individual Lots).
- 2) Each present and future owner of the above referenced Lots shall share equally in the responsibility for repair, maintenance, and improvement of the internal private road.
- 3) By a vote of (2/3) two-thirds of the then owners of the individual Lots (each Lot receiving one vote) agreeing to form an Association for the repair, maintenance, and improvement of the internal private road, a set of bylaws of said Association may be adopted that will be binding upon the owners of the individual Lots.

And Julie P. Hart and Jacqueline Barnett, wives of Philip A. Hart and Bevan A. Barnett, do hereby join in the foregoing dedication for the purpose of releasing and relinquishing their right and expectancy of dower in the subject premises.

Signed and Acknowledged in the Presence of:

Larry P. Gerstner
Larry P. Gerstner
Philip A. Hart
Philip A. Hart
Bevan A. Barnett
Bevan A. Barnett
Julie P. Hart
Julie P. Hart
Jacqueline Barnett
Jacqueline Barnett

RECORDED IN HOCKING COUNTY, OHIO
NOV 22 1985
61511
RECORDED IN HOCKING COUNTY, OHIO
NOV 22 1985
Plat Vol. 6 Page 42-43
DORIS B. LEACH
RECORDER - HOCKING COUNTY
LOGAN, OHIO 43138

THE STATE OF OHIO: SS.

HOCKING COUNTY:

BEFORE ME, a Notary Public in and for said State, personally appeared the aforementioned principals, Larry P. Gerstner, Philip A. Hart, Julie P. Hart, Bevan A. Barnett, and Jacqueline Barnett, who acknowledged that they did sign and seal the foregoing instrument and that the same is their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Logan, Ohio, this 22nd day of November, A.D. 1985



Susan R. Siger
Notary Public
SUSAN R. SIGER, NOTARY PUBLIC
STATE OF OHIO
My Commission Expires MARCH 19, 1990

This instrument prepared by Larry P. Gerstner, Earth Works, Logan, Ohio 43138

RESTRICTIONS TO "WHITETAIL ACRES"

The undersigned, Larry P. Gerstner, Philip A. Hart, and Bevan A. Barnett, owners of the lands shown on the accompanying plat and referred to therein as "Whitetail Acres" hereby make the following declarations as to limitations, restrictions, and uses to which the Lots constituting said "Whitetail Acres" may be put, hereby specifying that said declarations shall be binding on all parties and all persons claiming under it for the benefit of and limitation upon all future owners in said "Whitetail Acres", this declaration of restrictions being designed for the purpose of keeping said "Whitetail Acres" desirable for residential use, uniform and suitable in architectural design as herein specified:

- 1) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until an instrument signed by (2/3) two-thirds of the then owners of the individual Lots (each Lot receiving one vote) agreeing to change said covenants in whole or in part.
- 2) No more than one single family residential dwelling house and garage shall be erected on any one Lot. Provided, however, there may be erected one detached storage building not to exceed (800) eight hundred square feet in area and to be maintained in an attractive condition.
- 3) The total living space of any dwelling house excluding garage and porches shall not be less than (1,200) one thousand and two hundred square feet.
- 4) No dwelling house or other building shall be erected on any Lot closer than (50) fifty feet from any Lot line nor (20) twenty feet from any permanent roadway easement line.
- 5) No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, or other non-dwelling house shall be used on any Lot as a residence either temporarily or permanently.
- 6) No commercial harvesting of trees is permissible.
- 7) No abandoned vehicles or junked cars are permitted to be left on any Lot for more than 72 hours.
- 8) No livestock or poultry shall be raised on any Lot, but the raising of any normal domestic household pet(s) is permissible.
- 9) No 'spite' fences or other fences in excess of (6) six feet in height shall be permitted on any Lot.

and Julie P. Hart and Jacqueline Barnett, wives of Philip A. Hart and Bevan A. Barnett do hereby join in the foregoing restrictions for the purpose of releasing and relinquishing their right and expectancy of dower in the subject premises.

93979 - 12/10/92 - Amendment - OR V.10 P.901
Signed and Acknowledged in the Presence of:
Larry P. Gerstner
Larry P. Gerstner
Philip A. Hart
Philip A. Hart
Bevan A. Barnett
Bevan A. Barnett
Julie P. Hart
Julie P. Hart
Jacqueline Barnett
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THE STATE OF OHIO: SS.

HOCKING COUNTY:

BEFORE ME, a Notary Public in and for said State, personally appeared the aforementioned principals, Larry P. Gerstner, Philip A. Hart, Julie P. Hart, Bevan A. Barnett, and Jacqueline Barnett, who acknowledged that they did sign and seal the foregoing instrument and that the same is their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Logan, Ohio, this 22nd day of November, A.D. 1985



Susan R. Siger
Notary Public
SUSAN R. SIGER, NOTARY PUBLIC
STATE OF OHIO
My Commission Expires MARCH 19, 1990

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