

LEGAL DESCRIPTION; LOTS 1-8

Being a part of a tract of land described in O.R. Vol. 3, Pg. 766, Hocking Co. Recorder's Office, situated in Frac. Lot No. 1 of Sec. 32, Falls Gore Twp., T-14N, R-16W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning, for reference, at the SE corner of Frac. Lot No. 2 of said Sec. 32, said corner being referenced by the NE corner of Frac. Lot No. 1 of Sec. 32 which bears N 12 degrees 54' 35" E a distance of 541.65 ft. and N 89 degrees 23' 04" W a distance of 1123.70 ft.;

Thence, with the south line of said Frac. Lot No. 2, N 89 degrees 30' 16" W a distance of 426.87 ft. to a concrete monument set, said monument being the principal place of beginning for the tract herein described;

Thence leaving said south line and with a series of new lines the following eight (8) courses:

- 1) S 17 degrees 58' 09" E a distance of 262.55 ft. to an iron pin set;
2) S 44 degrees 09' 42" E a distance of 223.69 ft. to an iron pin set;
3) S 30 degrees 20' 27" E a distance of 148.34 ft. to an iron pin set;
4) S 0 degrees 01' 44" E, passing an iron pin set at 145.65 ft., going a total distance of 216.09 ft. to an iron pin set;
5) S 35 degrees 42' 44" E, passing an iron pin set at 83.94 ft., going a total distance of 182.11 ft. to an iron pin set;
6) S 53 degrees 23' 27" E, passing an iron pin set at 41.80 ft. and 207.92 ft., going a total distance of 348.80 ft. to a concrete monument set;
7) S 1 degrees 02' 42" W a distance of 321.66 ft. to an iron pin set;
8) S 30 degrees 30' 46" W, passing an iron pin set at 117.21 ft., going a total distance of 147.21 ft. to a point in the center of Twp. Rd. No. 363;

Thence with the center of said Twp. Rd. No. 363 the following seven (7) courses:

- 1) N 64 degrees 40' 01" W a distance of 720.95 ft. to a point;
2) N 60 degrees 13' 53" W a distance of 38.76 ft. to a point;
3) N 32 degrees 59' 56" W a distance of 46.39 ft. to a point;
4) N 13 degrees 23' 35" W a distance of 214.70 ft. to a point;
5) N 11 degrees 02' 28" W a distance of 151.83 ft. to a point;
6) N 9 degrees 22' 58" W a distance of 348.25 ft. to a point;
7) N 12 degrees 03' 07" W a distance of 504.54 ft. to a point;

Thence, leaving Twp. Rd. No. 363 and with the south line of said Frac. Lot No. 2, S 89 degrees 30' 16" E, passing an iron pin set at 43.44 ft., going a total distance of 333.92 ft. to the principal place of beginning, containing 18.000 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 363 and all valid easements.

Cited bearings are based on the bearing system of the 217.861 acre tract described in O.R. Vol. 3, Pg. 766.

All iron pins described as being set are 1/2" X 30" with an attached plastic identification cap.

All concrete monuments described as being set are 3/4" iron pipes with I.D. caps set in 6" diameter concrete.

Restrictions for Woodlands Subdivision

- 1. To be used for private residence purposes only and when so used, no building except one single private dwelling house of garage for personal vehicles and one building for storage shall be erected or maintained.
2. No ranch style dwelling house shall be erected in which the floor area, exclusive of the garages, breezeway and porches, shall be less than 1200 square feet. No two-story dwelling house be erected in which the first floor area, exclusive of the garages, breezeways and porches, shall be less than 900 square feet. No split-level, split-foyer, raised ranch or story and one half dwelling shall be erected in which the area contained within the foundations, exclusive of the garages, breezeways and porches shall be less than 1200 square feet.
3. No structure of a temporary character, mobile or modular 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 without having first obtained the written approval of the grantors herein.
4. No house or building, except fence, shall be erected nearer than 15 feet to the side lines, nor nearer than 125 feet from the center of the public road, except as noted on recorded plat.
5. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, nor shall any junk, abandoned or inoperative vehicles, ect., be allowed to accumulate on said premises.
6. No animal, livestock, or poultry of any kind shall be raised, bred or maintained for any commercial purposes; animal enclosures ( dog houses, ect.) are restricted to the rear of each residence.
7. Said premises shall not be used for semi-trailer repair or parking area.
8. Said property shall not be divided into smaller lots.
9. Invalidation of any one of these restrictions by judgement of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

OWNER: J. Fred Walter, Et. Al., 11148 St. Rt. 93 North New Stratville, Ohio 43766

DEVELOPER: Same SURVEYOR: Michael P. Berry & Associates 35 N. Market St. Logan, Ohio 43138

STATEMENTS: Being a part of a Frac. Lot No. 1 Of Sec. 32, Falls Gore Twp., T-14N, R-16W, and part of a 217.861 Ac. tract conveyed to J. Fred Walter, Et. Al., in Vol. 222, Pg. 185, and O.R. Vol. 3, Pg. 766, Hocking Co. Recorder's Office.

The undersigned, J. Fred Walter, does hereby certify that the attached plat correctly represents "The Woodlands Subdivision" a subdivision of Lots 1 to 9 inclusive, and does hereby accept this plat of same. 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 benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness whereof, J. Fred Walter hereunto set his hand this 18th day of October, 1995.

Witness

Owner

Frank A. Nelson

J. Fred Walter

Jeff S. Hunter

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came J. Fred Walter who acknowledged the signing of the forgoing instrument to be his voluntary act and deed.

In witness whereof, I have hereunto set my hand and affixed mt office seal this 18 day of October, 1995.

Jeff S. Hunter

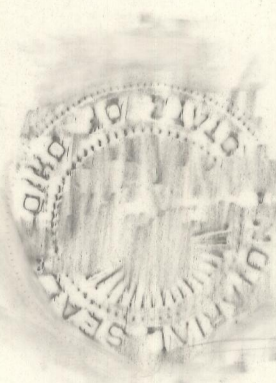
Hocking County

Notary Public

My Commission Expires 1-13-97

SURVEYOR'S STATEMENT: I hereby certify that the plat shown hereon is the result of an actual survey made under my direct supervision on March 11, 1995. The bearings shown on said plat are based on the bearing system of the 217.861 Ac. tract described in O.R. Vol. 3, Pg. 766. I also certify that all monuments shown hereon exist and their location is properly shown.

Michael P. Berry Professional Surveyor No. 6803



LEGAL DESCRIPTION; LOT NO. 9

Being a part of a tract of land described in O.R. Vol. 3, Pg. 766, Hocking Co. Recorder's Office, situated in Frac. Lot No. 1 of Sec. 32, Falls Gore Twp., T-14N, R-16W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning, for reference, at a point on the north line of said Frac. Lot No. 1, said point being referenced by the NE corner of said fractional Lot which bears S 89 degrees 23' 04" E a distance of 463.85 ft.;

Thence S 0 degrees 36' 56" W a distance of 2029.68 ft. to a concrete monument set, said monument being the principal place of beginning for the tract herein described;

Thence, with a new line, S 40 degrees 42' 07" E a distance of 350.00 ft. to a concrete monument set;

Thence S 49 degrees 17' 53" W, passing an iron pin set at 218.91 ft., going a total distance of 248.91 ft. to a point in the center of Twp. Rd. No. 363;

Thence, with the center of said Twp. Rd. No. 363, N 40 degrees 42' 07" W a distance of 350.00 ft. to a point;

Thence, leaving said Twp. Rd., N 49 degrees 17' 53" E, passing an iron pin set at 30.00 ft., going a total distance of 248.91 ft. to the principal place of beginning, containing 2.000 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 363 and all valid easements.

Cited bearings are based on the bearing system of the 217.861 acre tract described in O.R. Vol. 3, Pg. 766.

All iron pins described as being set are 1/2" X 30" with an attached plastic identification cap.

GENERAL NOTES:

- 1) Building Setback Lines: 125' Front Minimum From Road Centerline (Except As Noted In Plat) 30.0' Rear Yard Minimum 15.0' Side Yard Minimum
2) Utility Easement Reservations: 12.0' Around perimeter of sub'd 6.0' 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 30.0 Ft. wide Drainage Easement is reserved across Lots No. 5 & No. 6, said Easement being 15.0 Ft. on either side of the centerline of the existing creek across said lots.

APPROVALS:

Mathematically approved this 18 day of OCTOBER, 1995.

By Andi R. Wylie Hocking County Engineer's Office

Approved this 18 day of OCT, 1995.

By Kella R. Montgomery, R.S. Hocking County Sanitarian

Approved this 18 day of Oct, 1995.

By Ray Sleasman Chairman, Logan City Planning Commission

Transferred on tax duplicate this 18 day of October, 1995.

By Kenneth R. Wilson Hocking County Auditor

Filed for record this 18 day of October, 1995 at 1:15 p.m.

Recorded this 18 day of October, 1995. in Plat Cabinet "DC 1"

at page 200 AEB

File No. 10539 Fee \$57.20

By Donna B. Riach, Sr. Hocking County Recorder

#18999-218197 See Supplemental Certification and acceptance ORU. 91 P. 746

