

OVERALL SUBDIVISION DESCRIPTION OF LOTS 1 - 7

Being part of the tract of land that is in the name of Classic Gold, Inc. & Robert J. Shostak as recorder in Office Record 235 at page 89, Athens County Recorder's Office, said tract being situated in Farm or Lease Lots 113, 146 and 147 (Sections 24, 29 & 30), T3N, R14W, the unincorporated area known as The Plains, Athens Township, Athens County, State of Ohio, United States of America, North America, Planet Earth, and being more particularly described as follows:

Beginning at a P.K. Nail set in a broken stone found on the east line of Farm or Lease Lot 147, the west line of Farm or Lease Lot 113, the southeast corner of Lot 225 of the new vacated William U. Finny's First Addition to Verity as recorded in Old Plat Book 1 at page 3 - New Envelope 202A (vacated by marginal notation dated June 6, 1914 on the recorded plat) and a property owners corner from which the northeast corner of Farm or Lease Lot 147 bears North 09 degrees 03 minutes 35 seconds East a distance of 1231.28 feet:

Thence along the east line of Farm Lease Lot 147, the west line of Farm or Lease Lot 113 and a property owners line, North 09 degrees 03 minutes 35 seconds East a distance of 709.70 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a property owners corner and the existing southeast corner of the above mentioned additional Right-of-Way Dedication Parcel as recorded in Commissioners Journal 37 at page 532 in the Athens County Board of Commissioners Office on November 15, 1985, in Old Plat Book 11 at page 81 in the Athens County Recorder's Office:

Thence leaving the east line of Farm Lease Lot 147 and the west line of Farm or Lease Lot 113 and along a property owners line and the south end of the Right-of-Way of Shady Lane, South 00 degrees 56 minutes 25 seconds East, passing through a point being at Station 10+00.00 in the proposed centerline of the extension of Shady Lane at 24.83 feet, going a total distance of 49.66 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a property owners corner, the southeast corner of the above mentioned additional Right-of-Way Dedication Parcel and the west line of a tract in the name of William and Rosann Scheller as recorded in Deed Book 347 at page 165 and Deed Book 343 at page 527:

Thence along a property owners line and the west line of the Scheller tract, South 09 degrees 01 minute 21 seconds West a distance of 300.23 feet to an iron pin found on the southwest corner of the Scheller tract and a property owners corner:

Thence with new lines through the property owners land the following eighteen courses:

- 1. South 20 degrees 28 minutes 04 seconds East a distance of 85.94 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
2. South 10 degrees 33 minutes 40 seconds East a distance of 117.86 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
3. South 02 degrees 18 minutes 05 seconds West a distance of 178.82 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
4. South 16 degrees 15 minutes 27 seconds West a distance of 172.05 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
5. With a curve to the right having a radius of 225.00 feet and a delta of 08 degrees 27 minutes 55 seconds, chord bearing South 02 degrees 00 minutes 00 seconds W, a distance of 33.21 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
6. With a curve to the left having a radius of 25.00 feet and a delta of 73 degrees 17 minutes 25 seconds, chord bearing South 23 degrees 47 minutes 46 seconds East, a distance of 29.84 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
7. With a curve to the right having a radius of 432.00 feet and a delta of 01 degree 01 minutes 16 seconds, chord bearing South 65 degrees 43 minutes 19 seconds E, a distance of 10.84 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
8. South 24 degrees 29 minutes 43 seconds West a distance of 50.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
9. With a curve to the left having a radius of 25.00 feet and a delta of 84 degrees 57 minutes 14 seconds, chord bearing South 72 degrees 31 minutes 11 seconds West, a distance of 33.77 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
10. With a curve to the right having a radius of 225.00 feet and a delta of 34 degrees 33 minutes 04 seconds, chord bearing South 47 degrees 19 minutes 06 seconds W, a distance of 133.64 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
11. South 64 degrees 35 minutes 38 seconds West a distance of 136.60 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
12. North 23 degrees 22 minutes 22 seconds West a distance of 50.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
13. With a curve to the left having a radius of 225.00 feet and a delta of 08 degrees 27 minutes 55 seconds, chord bearing South 59 degrees 05 minutes 26 seconds West, a distance of 43.16 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
14. South 73 degrees 42 minutes 43 seconds West a distance of 82.07 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
15. With a curve to the left having a radius of 150.00 feet and a delta of 04 degrees 57 minutes 24 seconds, chord bearing South 47 degrees 43 minutes 01 seconds West, a distance of 30.68 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
16. South 73 degrees 42 minutes 43 seconds West a distance of 415.02 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
17. South 29 degrees 47 minutes 44 seconds West a distance of 138.77 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
18. North 01 degrees 05 minutes 17 seconds West a distance of 135.18 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a property owners line.

Thence along lines to the property owner the following four courses:

- 1. North 08 degrees 54 minutes 43 seconds East a distance of 476.61 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
2. North 70 degrees 12 minutes 43 seconds East a distance of 184.27 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
3. North 18 degrees 14 minutes 53 seconds East a distance of 119.51 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
4. South 83 degrees 32 minutes 54 seconds East a distance of 195.81 feet to a 2" X 6" stone with an 'X' notch found on the S.W. cor. of Lot 222 of the previously mentioned Vacated William U. Finny's First Addition to Verity:

Thence along the south line of said addition and continuing along a property owners line, South 79 degrees 41 minutes 49 seconds East a distance of 367.07 feet to the place of beginning, containing 6.87325 acres in Lots No. 1 through 7 (of which .024859 acres lies in Farm or Lease Lot 113, 5.19888 acres lies in Farm or Lease Lot 147 and 1.22778 acres lies in Farm or Lease Lot 146) and 3.08430 acres in new road right-of-way (of which 2.18842 acres lies in Farm or Lease Lot 113, 0.88588 acres lies in Farm or Lease Lot 147), making a total of 9.75795 acres, more or less, and subject to 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 east line of Farm or Lease Lot 147 as bearing North 09 degrees 03 minutes 35 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 61139, on December 9, 1995, and revised last on May 15, 1997.

GENERAL NOTES

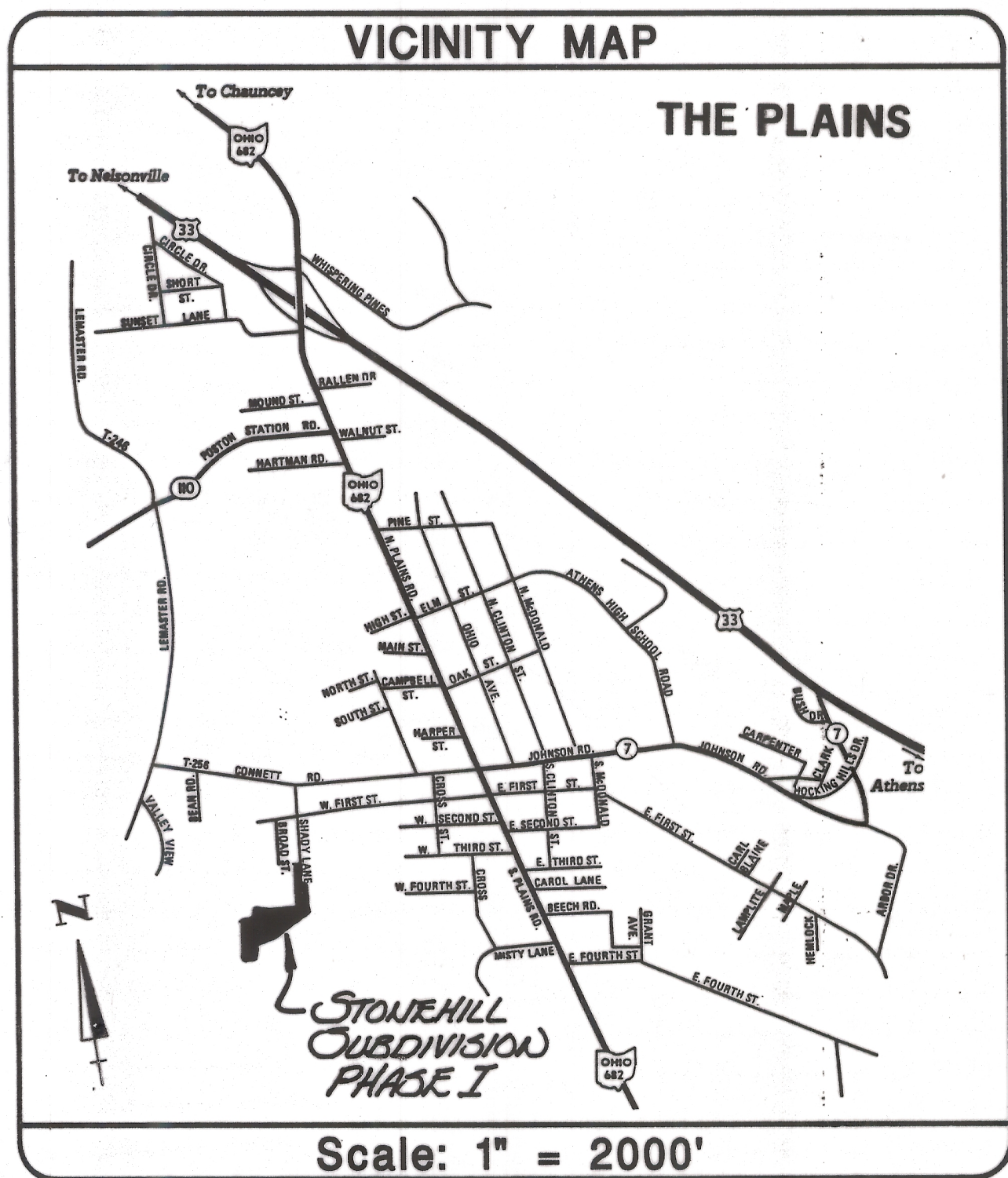
- 1) ALL LOTS DEPICTED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
2) UTILITY-DRAINAGE EASEMENTS ARE RESERVED THIRTY FEET (30.0') IN WIDTH AROUND ALL PERIMETER LINES OF THE SUBDIVISION AND THIRTY FEET (30.0') IN WIDTH EITHER SIDE OF ALL CROWNED LOT LINES.
3) Driveway culverts to be installed by the DEVELOPER OR OWNER at the time of construction as follows:
12" MINIMUM DIAMETER AND 30' MINIMUM LENGTH.
4) Driveway culverts will be installed in accordance with sound construction procedures and are subject to the approval of the Athens County Engineer and/or the Athens Township Trustees.
5) Road name signs and stop signs will be installed at all intersections, speed limit signs, and a NO OUTLET sign at the entrance to Stonehill Subd. will be installed by the developer and are all to be as specified by, and subject to the approval of, the Athens County Engineer's Office and/or the Athens Township Trustees.
6) The developer insures that public sanitary sewer & water, as well as electric, natural gas & television cable will be provided in the subdivision.

STONEHILL SUBDIVISION

Phase I

DEVELOPER: STONEHILL, LTD., 240 Estates Dr., Athens, OH. 45701

OWNERS: Classic Gold, Inc., Mark E. Spazza, 530 Richland Ave., Athens, OH. 45701 - 614.594.421 Robert J. Shostak, 14 N. Court St., Suite 301, Athens, OH. 45701 - 614.593.5828



TRANSFER & RECORDING: Transferred on tax duplicate this 20th day of October, 1997. Filed for record this day of 1997. Recorded this day of 1997. Cabinet or Envelope File No. Fee

900000838 Filed for Record in ATHENS COUNTY, OHIO On 02-05-1998 At 01:58 pm. LARGE PLAT 43.20

RESTRICTIONS

- 1. No building materials shall be stored on any lot for a period of more than thirty (30) days prior to the commencement of any improvement...
2. No dwelling shall be erected or permitted on any lot nearer than the specified front setback distances of thirty (30) feet measured from the nearest street right-of-way...
3. No trunks, sales, business, or manufacture of any kind shall be conducted on any lot or within any dwelling...
4. No structure of a temporary character, trailer, recreational vehicle, basement, tent, shed, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently...
5. All swimming pools shall be in-ground type and protected to preclude unauthorized entry...
6. Each dwelling shall have a driveway with either a concrete or asphalt surface...
7. Storm water drainage under each driveway approach shall be provided by reinforced concrete pipe, galvanized metal pipe, or other suitable material at least thirty (30) feet in length...
8. No fence, hedge, wall, or other permanent structure shall be erected or placed on any lot nearer to the front property line than the minimum building front yard setback line...
9. No lot shall be subdivided except that two (2) lot owners may subdivide an adjacent lot between them but only one (1) dwelling shall be built on the combined original lot...
10. No building commenced on any lot in said Subdivision shall be completed within eight (8) months from the date of the excavation thereof for the commencement of construction...
11. No lot shall be subdivided except that two (2) lot owners may subdivide an adjacent lot between them but only one (1) dwelling shall be built on the combined original lot...
12. No burning of any kind except for outdoor cooking on a properly constructed and maintained apparatus, shall be permitted.

OWNER'S STATEMENT

OWNERS: Classic Gold, Inc. & Robert J. Shostak, 530 Richland Ave., 45701 DEVELOPER: Stonehill, Ltd., 530 Richland Ave., Athens, OH. 45701 SURVEYOR: Seymour & Associates, 830 W. Hunter St., Athens, OH. 43138 STATEMENTS: Situated in the State of Ohio, County of Athens, Township of Athens, and being part of Farm or Lease Lots 113, 146 & 147 (Sections 24, 29 & 30) in the unincorporated area known as The Plains, Athens Township, Athens County, State of Ohio, United States of America, North America, Planet Earth, and being more particularly described as follows:

Plat correctly represents Stonehill Subdivision - Phase I, a subdivision of Lots 1 to inclusive, and do hereby accept this plat of same and dedicate to public use all roads 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 platting, health or other lawful regulations of the State of Ohio, County of Athens and City of Athens, including the applicable off-street parking & loading requirements for the benefit of themselves & all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness whereof, Mark E. Spazza, President, Classic Gold, Inc. and Robert J. Shostak, owners, hereunto set their hands on this 21st day of July, 1997.

Witness: [Signature] As To Both Owner: [Signature] President, Classic Gold, Inc. Witness: [Signature] As To Both Owner: [Signature] Robert J. Shostak

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came the above owners, 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 21st day of July, 1997.

Notary Public: [Signature] County: Hocking My Commission Expires: 10-7-2001

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 8th day of December, 1995, and that this Plat is a correct representation of the premises as detailed by said survey and that all monuments shown hereon will be set upon completion of the site work and their location is correctly shown. I further certify that there are no encroachments either way across any boundary line as shown hereon, except as shown hereon. The bearings shown on the attached plat were based on the east line of Farm or Lease Lot 147 as bearing North 09 degrees 03 minutes 35 seconds East and are for the determination of angles only.

[Signature] 21 July 1997 Gerald W. Bayha, Ohio Professional Surveyor No. S-6139 Certification Date

APPROVALS:

- Mathematically approved this 22nd day of August, 1997. By: [Signature] Athens County Engineer's Office. Approved this 25th day of August, 1997. By: [Signature] Athens City-County Health Dept. Reviewed this 28th day of August, 1997. By: [Signature] Athens County Regional Planning Commission. Approved this 22nd day of August, 1997. By: [Signature] Athens County Engineer. Reviewed this 9th day of August, 1997. By: [Signature] President, Athens Township Trustees. Approved this 7th day of August, 1997. By: [Signature] Athens City Planning Commission. Approved this 2nd day of September, 1997. By: [Signature] Athens City Service-Safety Director. Approved this 15th day of September, 1997. By: [Signature] President, Athens City Council. Approved this 14th day of August, 1997. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT. (Section 511-04 O.R.C.) By: [Signature] President, Athens County Commissioners.

ENV. 480A AMENDED DEED RESTRICTIONS IN O.R. 308 PAGE 632

STONEHILL SUBDIVISION ATHENS TWP.

ENV 480 A&B

Table with columns: sheet, revisions, job, drawn, date. Includes a circular stamp with '1/2' and a signature stamp for Gerald W. Bayha.

RECORD PLAT "STONEHILL SUBDIVISION" (Phase - I) BEING PARTS OF FARM LOTS 113, 146 & 147 SITUATE IN SECTIONS 24 & 30, TOWN-9-N, RANGE-14-W. THE UNINCORPORATED AREA KNOWN AS "THE PLAINS", ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, UNITED STATES OF AMERICA, PLANET EARTH.

PROFESSIONAL LAND SURVEYORS SEYMOUR & ASSOCIATES 830 W. HUNTER ST. 385-4349. Includes a circular seal for Gerald W. Bayha, Ohio Professional Surveyor No. S-6139.