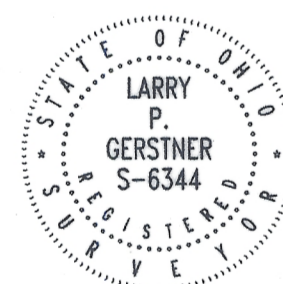


**EXTERIOR SURVEY DESCRIPTION OF THE 43.357
ACRE TAYLOR SUBDIVISION**

Situated in York Township, Athens County, Ohio; being part of Fractional Lots 32 of Section 33, Township 12, Range 15; and being more particularly described as follows:
Beginning at a wood fence post found at a point taken to be the Southwest corner of Section 33; thence with the West line of Section 33 which is the West line of Athens County North 0 degrees 00 minutes 00 seconds West a distance of 1923.77 feet to a 5/8" iron pin set;
thence leaving the West line of Section 33 and the West line of Athens County North 69 degrees 00 minutes 32 seconds East a distance of 707.06 feet to a 5/8" iron pin set in the center of a private road and passing 5/8" iron pins set at distances of 517.07 feet and 687.06 feet;
thence with the center of a private road the following fifteen bearings and distances:
1) South 20 degrees 59 minutes 28 seconds East a distance of 36.48 feet to a 5/8" iron pin set;
2) South 25 degrees 50 minutes 04 seconds East a distance of 119.77 feet to a 5/8" iron pin set;
3) South 25 degrees 34 minutes 39 seconds East a distance of 241.42 feet to a 5/8" iron pin set;
4) South 22 degrees 26 minutes 13 seconds East a distance of 262.52 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 66.00 feet;
5) South 11 degrees 49 minutes 49 seconds East a distance of 56.15 feet to a 5/8" iron pin set;
6) South 9 degrees 41 minutes 46 seconds West a distance of 103.88 feet to a 5/8" iron pin set;
7) South 3 degrees 06 minutes 53 seconds West a distance of 220.58 feet to a 5/8" iron pin set;
8) South 1 degree 16 minutes 14 seconds West a distance of 137.26 feet to a 5/8" iron pin set;
9) South 2 degrees 44 minutes 48 seconds East a distance of 232.09 feet to a 5/8" iron pin set;
10) South 5 degrees 28 minutes 11 seconds East a distance of 275.66 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 73.02 feet;
11) South 16 degrees 39 minutes 50 seconds East a distance of 49.70 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 32.00 feet;
12) South 6 degrees 00 minutes 57 seconds East a distance of 96.62 feet to a 5/8" iron pin set;
13) South 3 degrees 44 minutes 09 seconds East a distance of 138.59 feet to a 5/8" iron pin set;
14) South 7 degrees 46 minutes 19 seconds East a distance of 93.99 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 59.74 feet;
15) South 1 degree 20 minutes 22 seconds East a distance of 192.53 feet to a 5/8" iron pin set on what is taken to be the South line of Section 33;
thence with the South line of Section 33 North 89 degrees 12 minutes 09 seconds West a distance of 996.93 feet to the point of beginning, containing 43.357 acres more or less and subject to any public or private easements of record.
The above 43.357 acre survey is intended to describe part of the 216.00 acre tract as deeded to Larry W. and Julie A. Taylor, deed reference Volume OR256, Page 1269, Athens County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and existing fence lines. The reference bearing for this survey is the West line of the South half of Section 33 as North 0 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey 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 November 5, 1998 through April 26, 1999.



Larry P. Gerstner
Larry P. Gerstner, P.S. 6344

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 26th day of April, 1999, and that this plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon will be set upon completion of the site work and their locations are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the attached plat were based on the West line of the South half of Section 33 as bearing North 0 degrees 00 minutes 00 seconds West and are for the determination of angles only.



Larry P. Gerstner
Larry P. Gerstner, P.S. 6344

RESTRICTIONS:

To all future owners of lots or property in said Taylor Subdivision, Subdivision according this plat thereof on file and recorded in the public records of Athens County Recorder's Plat Book.

WHEREAS

The grantor is the owner of the Taylor Subdivision, as above described, and it is the desire that uniform restrictions and requirements for the maintenance and access to said subdivision lots be established and enforced from the date that these covenants are established. These covenants shall run for eighty years from the date they are recorded and shall automatically extend for forty year periods unless an instrument signed by one hundred percent (100%) of the recorded owners of the lots shall agree to change said covenants in whole or in part. All sales or leases of lots in said subdivision shall be made subject to the following restrictions as are applicable to the use of the same set out herein.

- These restrictions are made for the benefit of any and all persons who now may own property or may thereafter own property in the Taylor Subdivision and such persons are specifically given the right to enforce these restrictions and reservations.
- Failure by the grantees, their heirs, and assigns to enforce any restriction herein 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.
- 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.
- All lots shall be subject to a general drainage easement along the natural course and flow of drainage for sewage and runoff from other lots in the subdivision from sewage systems that have been approved and properly installed in accordance with standards set by Athens County.
- Easements for the installation and maintenance of utilities and are reserved as shown on the recorded plat. Any portion of the easement corridor crossing onto the owner's lot shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
- The private road established by separate instrument that serves as the access point for each of the lots to the public right of way shall be jointly maintained by the recorded owner(s) of each lot. Periodic maintenance shall be conducted on the private drive in accordance with an annual vote approved by a majority of the recorded lot owners. Each lot shall afford its recorded owner(s) on vote. The cost of periodic maintenance shall be divided by the number of lots and assessed to the record owners in equal amounts. Payment shall be made within thirty days of receipt of the pro-rated maintenance bill by the respective lot owners. Regardless of the intention stated by the majority of lot owners as approved by the annual vote, at a minimum the private drive shall be maintained in such a manner that safety vehicles employed by the county shall have an adequate passageway through said drive.
- All driveways located on the lots shall have culverts installed unless natural drainage patterns make them unnecessary. Culverts utilized will be a minimum of either twelve inches (12") if corrugated steel or ten inches (10") if smoothbore.
- 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.

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS EFFECTIVE AT THE TIME A PETITION BY THE ADJOINING PROPERTY OWNERS OR THE DEVELOPER IS PRESENTED TO THE ATHENS COUNTY COMMISSIONERS. ACCEPTANCE OF THE ROADWAY BY THE COUNTY COMMISSIONERS WILL TAKE PLACE ONLY AFTER THE ATHENS COUNTY ENGINEER HAS APPROVED THE CONSTRUCTION.

THE DEDICATION OF THIS PRIVATE RIGHT-OF-WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN OR IMPROVE SAID PRIVATE RIGHT-OF-WAY.

OWNERS: Larry W. and Julie A. Taylor
75 White Road, Nelsonville, Ohio 45764
DEVELOPERS: Larry W. and Julie A. Taylor
75 White Road, Nelsonville, Ohio 45764
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

TAYLOR SUBDIVISION
SEC 33 YORK TWP
ENV 501 A

OWNER'S STATEMENT

Situated in York Township, Athens County, Ohio, containing 43.356 acres and being the same tract as conveyed to Larry W. and Julie A. Taylor and described in the deed recorded in Official Record 256, Page 1269, of the Athens County Recorder's Office.

The undersigned Larry W. Taylor and Julie A. Taylor hereby certify that the attached plat correctly represents Taylor Subdivision, a subdivision of lots 1 through 6 inclusive, and do hereby accept this plat of same and dedicate to public use as such all roads and public areas shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

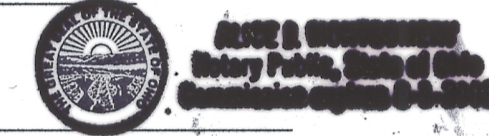
IN WITNESS THEREOF Larry W. Taylor and Julie A. Taylor have hereunto set their hand this 27th day of July, 1999.

Witness: *William H. Scott* Owner: *Larry W. Taylor*
Julie A. Taylor Owner: *Julie A. Taylor*

STATE OF OHIO

Before me a Notary Public in and for said State of Ohio personally came Larry W. Taylor and Julie A. Taylor who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the purposes therein expressed. **IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal this 27th day of July, 1999.

Notary Public



My Commission Expires _____

APPROVALS:

- Mathematically approved this 26th day of July, 1999
William H. Scott
County Engineer
- Reviewed this 27th day of July, 1999
Jay R. Pineda 7-27-99
Thomas D. ...
Township Trustees
- Construction of road improvements as per Athens County subdivision regulations.
- Approved this ___ day of _____ 1999
County Engineer
- Approved this 19th day of June, 1999
Charles C. ...
Athens City/County Health Dept.
- Approved this 27th day of JULY, 1999
Bob Schuchman by *PLM*
County Regional Planning Commission
- Reviewed this 27th day of July, 1999
Steve ... 7-29-99
President, York Township Trustees
- Approved this ___ day of _____ 1999. (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 711.04 and 711.041, Ohio Revised Code.)
William H. Scott 07/27/99
Mark Sullivan 7-27-99
Tom ... 7/27/99
President, Athens County Commissioners

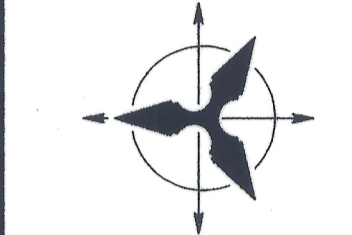
TRANSFER & RECORDING:

#14.00
Transferred this 28th day of July, 1999
David S. ...
County Auditor

Filed for record this 28th day of July, 1999 at 11:34 A.M.
Recorded this 28th day of July, 1999 in Plat Cabinet 501 A at Page _____
No. 19990000 Fee 43.20
6379 ENV AND B
Julia Michael Scott
County Recorder

199900006379 ENV 501 A
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
ON 07-28-1999 AT 11:34 AM.
PLAT 43.20

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



TAYLOR SUBDIVISION
PRIVATE ROAD OFF TOWNSHIP ROAD 274
ATHENS COUNTY, OHIO
RESTRICTIONS & APPROVALS



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

REVISIONS
6-28-99

SCALE: NONE

JOB NO. DRAWN BY DATE
1530 DAC 6-29-99

SHEET
2/2

