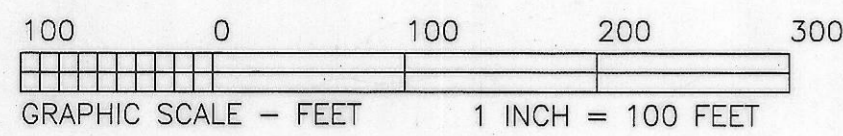


Bearings are based on an assumed meridian and are used to denote angles only.



- 5/8" X 36" rebar set with a "Tobin-McFarland" identification cap.
Iron pipe (or other) found, as labelled
Railroad spike set
Railroad spike found
Stone found

LEGEND

- OPP Power Pole
OLP Light Pole
CMH Manhole
CEB Catch Basin, round or square
CI Curb Inlet
CV Gas valve
WV Water valve
FH Fire Hydrant
12" Tree, size as labelled
Gas Line
Water Line
Telephone Line
Sanitary Sewer
Fence Line
Electric Line
Proposed Fire Hydrant
Proposed Manhole
10" x 15" Septic Tank Easement
Proposed 4" Water Line
Proposed Effluent Sewer
Proposed Sanitary Sewer
Proposed 3" Forced Main

CENTERLINE CURVE DATA

Table with 4 columns: Curve #, Delta, Radius, Arc. Contains data for curves 1 through 6.

AMENDMENT TO RESTRICTIONS

OR 284 PG 801

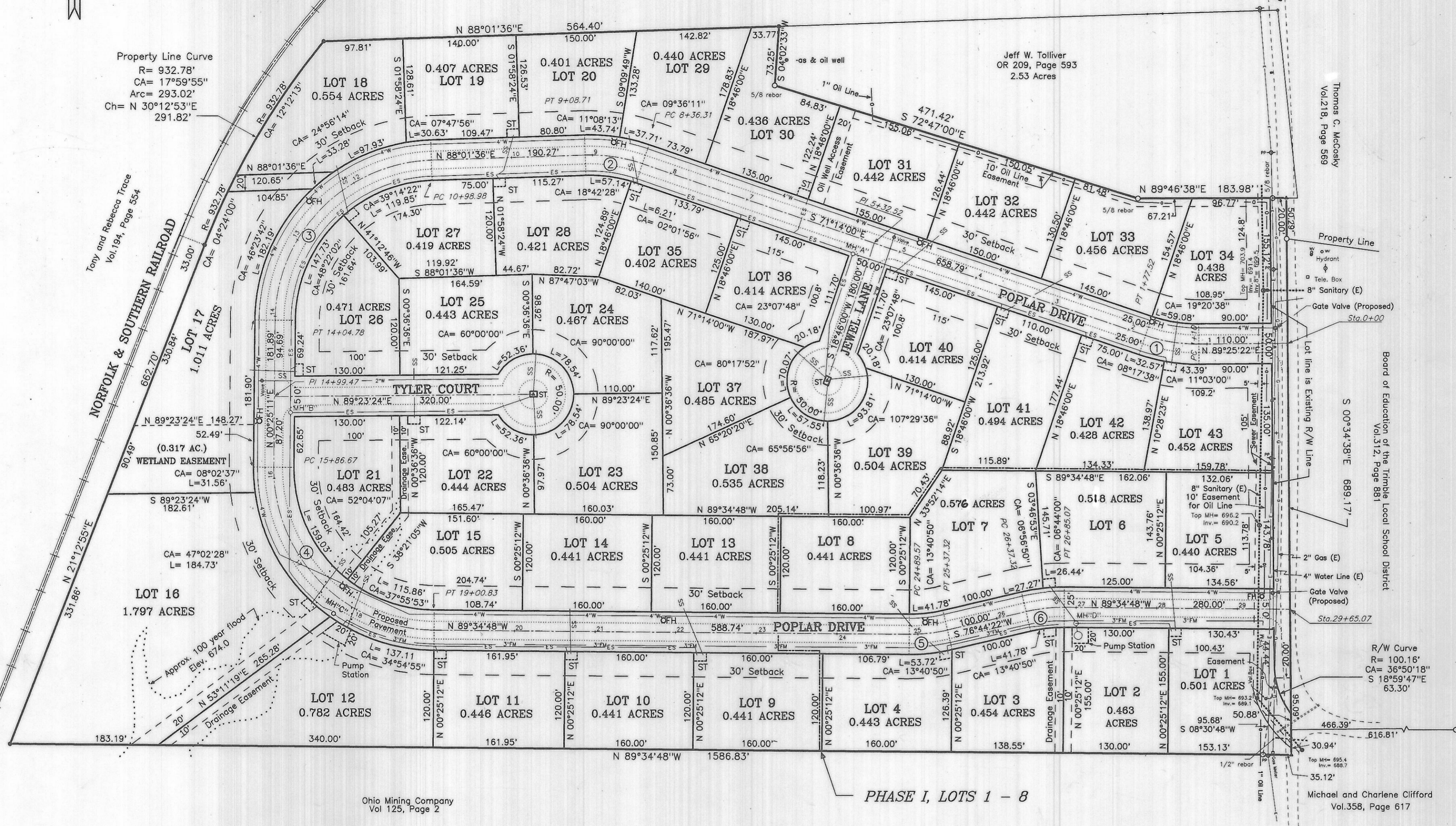
AMENDMENT TO RESTRICTIONS

O.R. 310 PAGE 2391

PIN OAKS ESTATES
Phase I
Sec 7 Trimble Twp.
Env 489 B

VILLAGE OF JACKSONVILLE
SUNDAY CREEK

Mineral Rights and Existing Easements: Mineral rights are held by the Ohio Mining Company. Lots 1 & 5 are subject to existing easements in favor of the Trimble Twp. Wastewater Treatment District V 91, P 175; V 101 P 908; V 124 P 561; V 124, P 830 A.C.O.R. Lot 1 is subject to an existing easement in favor of the Trimble Twp. Wastewater Treatment District V 104 P 908 A.C.O.R.



PHASE I, LOTS 1 - 8

THE UNDERSIGNED TONY & REBECCA TRACE HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR DIVISION OF PROPERTY, A SUBDIVISION OF LOTS ONE THROUGH EIGHT INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF 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 THIS 7th DAY OF December, 1998.

SIGNED: Tony Trace, Rebecca Trace

WITNESS: Mark Abdolla, David Heuyer

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 7th DAY OF Dec, 1998.

BY: [Signature] My Commission Expires 6-16-2002

REVIEWED THIS 28 DAY OF JANUARY, 1998
Paul Barnett
Township Trustees

APPROVED THIS 19th DAY OF December, 1998
Athens County Board of Health

PLAT APPROVED THIS 29th DAY OF December, 1998
Athens County Engineer

PLAT APPROVED THIS 10th DAY OF December, 1998
Athens County Regional Planning Commission

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.

RIGHT OF WAY APPROVED FOR PUBLIC USE. ACCEPTANCE OF THE DEDICATION OF THIS RIGHT OF WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN AND/OR IMPROVE SAID PUBLIC RIGHT OF WAY.

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 O.R.C.)

APPROVED THIS 15th DAY OF December, 1998
Athens County Commissioners

\$4.00 TRANSFERRED THIS 11th DAY OF February, 1998
Athens County Auditor

FILED FOR RECORD THIS 19 DAY OF FEB, 1998
RECORDED THIS 19 DAY OF FEB, 1998
PLAT BOOK NO. N/A PAGE NO. N/A ENV 489B
Athens County Recorder

CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY SUBDIVISION REGULATIONS APPROVED THIS DAY OF 1998
Athens County Engineer

PIN OAK ESTATES
PHASE ONE
(4,670 Acres)

EIGHT (8) SINGLE FAMILY RESIDENTIAL LOTS LOCATED IN SECTION 7, TWP 11, RANGE 14, TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO

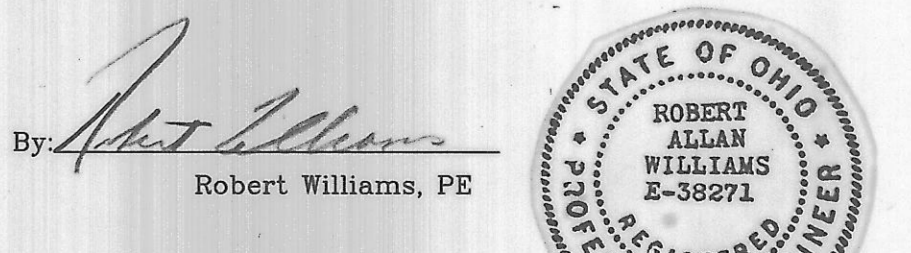
SUBDIVIDERS & OWNERS:
TONY AND REBECCA TRACE
18090 SWINDELL ROAD
GLOUSTER, OHIO 45732
740-767-9737

Easements to the Trimble Township Wastewater Treatment District for septic tanks and pump stations are located as shown. Septic tank easements are 15 feet wide along the street right-of-way and 10 feet deep. Pump station easements are 20 feet wide along the street right of way and 20 feet deep.

A temporary easement to Athens County is provided for a turnaround near the end of Phase One of Poplar Drive. This easement is described as follows: A strip of land 50 feet wide, being the right-of-way of the future extension of Poplar Drive, extending 106.79 feet from the West boundary of Pin Oak Estates Phase One, road station 23 + 29.57, to the extension of the West line of future Lot #9, road station 22 + 78.48, PLUS the additional land contained within a circle centered at Poplar Drive centerline station 21 + 79.48 and having a radius of 50 feet. A temporary tie-section turnaround has been constructed within this easement as part of Pin Oak Estates Phase One. This is a temporary easement to be abandoned when no longer required as a turnaround due to subsequent development of Pin Oak Estates. Should subsequent development not be undertaken within two years of the date of final Plat Approval, the subject easement shall become permanent and the Developer shall at his own expense replace the tie-section turnaround with a cul-de-sac turnaround meeting the present requirements and specifications of Athens County.

COVENANTS:

- 1. Purpose and Intent: The intent and purpose of the following restrictive covenants are to establish, guarantee, insure, preserve and perpetuate the scenic beauty and exclusive and conditional residential use of all the lots in Pin Oak Estates.
2. Residential Use Only: Each lot in Pin Oak Estates shall be used exclusively for single family residence purposes only. There shall not be erected on said lots multiple-dwelling type buildings, nor shall any single family home erected thereon be hereafter remodeled into a dwelling containing apartments or more than one dwelling unit of any nature.
3. No Further Subdivision: Lots shown on the recorded plat of the subdivision may not be further subdivided.
4. Building Height: No building of any nature erected in the subdivision shall exceed a front elevation height of two-and-one-half stories as measured from the ground to the eaves and rear elevation of three stories as measured from the ground to the eaves.
5. Detached and Accessory Structures: Each lot shall be entitled to have one accessory structure, in addition to the single family home herein permitted to be constructed thereon. Said accessory structure may be attached, or detached, but shall not be larger than 576 square feet and shall be constructed of materials in like conformity and quality to those utilized in constructing the single family residence located thereon.
6. Temporary Structures, Mobile Homes: No metal sheds, or structures of a temporary character, including, without limitations, trailers, and mobile homes, basement homes, tents, shacks, and garage dwellings, shall be permitted on any lot, except temporary tool sheds and field offices used by a builder or developer, which shall be removed when construction or development is completed.
7. Residence Size: Each single family home erected or placed on a lot in this subdivision shall have a minimum size of 1050 square feet of heated living space, exclusive of garage, porches, basement and attic for single story homes, and 1550 square feet for multiple level homes.
8. Double Wide Modular Homes: Manufactured homes, commonly known as "double wide" or "modular homes" shall be permitted to be placed upon the lots as single family residential homes provided the same are placed on permanent foundations, and the titles to the same are surrendered, and the structures thereon are tax-1 as real estate.
9. Setback Lines and Building and Accessory Structure Locations: The single family residence and accessory structures placed or erected upon the subject lots must face the street upon which they are located and the main walls thereof cannot be closer than thirty feet from the street right of way boundary line and not closer than ten feet from abutting lot lines.
10. Setback Area Uses: No fence, hedge or wall shall be erected, placed, maintained or altered on any lot nearer to any street than the minimum building setback thereon.
11. Cars, Trucks, Equipment, Storage: The owners of the lot, and residents thereon shall provide off-street parking for their motor vehicles either by garage or other space, so that cars will not be parked on any street in said subdivision.
12. Trash and Garbage Collection: All lots in the subdivision must be kept in an orderly and sanitary manner consistent with the planned nature of the subdivision.
13. Animals/Pets: No animals, poultry, livestock or fowls of any kind shall be maintained, raised, bred or kept on any lot except dogs, cats or other household pets which may be kept, provided they are not kept, bred or maintained for any commercial purposes.
14. Business Uses/ Nuisances/Yard Sales: No trade or business of any kind, including child day-care centers, shall be conducted on lots, nor shall anything be done thereon which may become a nuisance or nuisance to the neighborhood.
15. Signs: No sign for advertising or for any other purpose shall be displayed on any lot or on a building or a structure on a lot, except for one sign advertising the sale or rent thereof, which shall not be greater in area than nine square feet.
16. Duty to Maintain and Repair: Each owner of a lot shall at its sole cost and expense, repair its residence, keeping the same in condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear.
17. Electronic Equipment: Any and all antennae or microwave and other receivers and transmitters, and satellite dishes (which shall be no larger than thirty-six inches in diameter) shall be located at the back of the residences, constructed thereon, and shall be constructed in the least obtrusive fashion possible.
18. Swimming Pools: Above and below ground swimming pools shall be permitted on the side yard and back yard of the subject lots, but the same must be properly fenced to prevent unauthorized entry by infants and children.
19. Construction Schedule: Construction of all dwellings shall be diligently and continuously prosecuted until completion, and no dwelling shall remain in an unfinished condition for a period of more than one year from the time work is started without the approval of the grantors, their successors and assigns or designees.
20. Preconstruction Responsibility: It shall be the responsibility of the purchaser of lots to move the same and keep it in an orderly and sanitary condition prior to the construction of a residence dwelling.
21. Street Utility Easements: Grantor expressly reserves to and for themselves, and their successors, assigns and designees, the sole right to grant consents for the construction and operation of electric lights, cable, telephone and telegraph pole lines and conduits and gas pipes in and upon any and all highways now existing or hereafter created.
22. Lot Utility Easements: Grantor for themselves, and their successors, assigns and designees, expressly reserve easements and rights of way in, over, under and across each lot in subdivision as designated on the plat, for the installation and maintenance of telephone and electric and cable pole lines or conduits and utilities, and/or sewers, swales and conduits for storm water and sanitary purposes, gas and/or water mains, or for any other similar facility or utility deemed convenient or necessary by grantors, or their successors, assign and designees for the service of the premises hereby conveyed and for adjoining and adjacent property.
23. Violations: If the grantors, their successors and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to institute legal action against the person or persons violating or attempting to violate any such covenants and either to prevent it or them from so doing, or to recover damages or other dues for such violation.
24. Notice: The above covenants, reservations and restrictions shall be incorporated verbatim or by reference in every deed hereafter issued conveying any part of the premises above described.
25. Continuation of Restrictions: These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five years from the date these covenants are recorded.
26. Preservation of Covenants: Invalidation of any one of these covenants by judgment or court order shall not affect the other provisions which shall remain in full force and effect.
27. Definitions: "Grantors, their successors, assigns or designees" shall refer only to Tony Trace and Rebecca Trace, and parties who have subsequently purchased from them, in bulk, all of the then remaining lots of the Pin Oak Estates subdivision for the purpose of re-selling the same to parties intending to build thereon single family home residences.
28. Mail Boxes, etc.: Only combination mail and paper boxes, constructed as one unit, shall be permitted in the subdivision. No more than one of said units per lot shall be permitted.



Date: September 2, 1998
Job: Jack.crd, Jack100

BY: Rodney McFarland
Registered Surveyor No. 6416

MGB, INC.
Architecture - Engineering
157 1/2 West Main Street
Lancaster, Ohio 43130
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