BEACON HILL II

PHASE III

LOCATED IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS,
CITY OF LOGAN, TOWNSHIP OF FALLS, HOCKING COUNTY, OHIO

OWNER: SEAJAY DEVELOPMENT LTD., P.O. BOX 71, LOGAN, OHIO 43138

DEVELOPER: SEAJAY DEVELOPMENT LTD., P.O. BOX 71, LOGAN, OHIO 43138

SURVEYOR & ENGINEER: R.D. ZANDE & ASSOCIATES, INC. - 78 WEST MAIN STREET, LOGAN, OHIO 43138

STATEMENTS:

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, OF THE CONGRESS LANDS, AND CONTAINING 35.805 ACRES, MORE OR LESS, SAID 35.805 ACRES BEING OUT OF AN ORIGINAL 52.6345 ACRE TRACT CONVEYED TO SEAJAY DEVELOPMENT LTD. BY DEED OF RECORD IN OFFICIAL RECORD 172, PAGE 834, RECORDS OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO..

THE UNDERSIGNED, SEAJAY DEVELOPMENT LTD. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR **BEACON HILL II, PHASE III** A SUBDIVISION OF LOTS NUMBERED 14 TO 28 AND RESERVE "A", INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE, AS SUCH, ALL THE DRIVE AND UTILITY EASEMENTS SHOWN HEREON 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 ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE STATE OF OHIO AND COUNTY OF HOCKING FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

OWNER: SEAJAY DEVELOPMENT LTD

BY: Robert Johnson

TITLE: Managing Partner

PRINTED: Frank Arnovic

PRINTED: George Dennis

STATE OF OHIO }
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED Robert Johnson FOR SEAJAY DEVELOPMENT LTD., WHO ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF SEAJAY DEVELOPMENT, LTD.; AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF SEAJAY DEVELOPMENT, LTD. FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22 DAY OF March, 2004.

MY COMMISSION EXPIRES 11-8-07

NOTARY PUBLIC, STATE OF OHIO

APPROVALS:

MATHEMATICALLY APPROVED THIS 19 DAY OF March, 2004

HOCKING COUNTY ENGINEER'S OFFICE

APPROVED THIS 19TH DAY OF MARCH, 2004

HOCKING COUNTY REGIONAL PLANNING

APPROVED THIS 19 DAY OF March, 2004

HOCKING COUNTY SANITARIAN

APPROVED THIS 19 DAY OF MARCH, 2004
DAY O

CHAIRMAN, LOGAN/CITY PLANNING COMMISSION

TRANSFERRED THIS 22 DAY OF March, 2004.

HOCKING COUNTY AUDITOR

FILED FOR RECORD THIS 22 DAY OF MARCH, 2004 AT 11:10 A.M.

RECORDED THIS 22 DAY OF MARCH, 2004 PLAT CABINET 2 PAGES 99-100

FILE No. 2004-1553 FEE $172.80

HOCKING COUNTY RECORDER

PERIMETER DESCRIPTION OF LOTS 14 – 28

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, AND BEING PART OF AN ORIGINAL 52.6345 ACRES TRACT CONVEYED TO SEAJAY DEVELOPMENT, LTD. BY DEED OF RECORD IN OFFICIAL RECORD 172, PAGE 834, RECORDS OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF EDGEHILL DRIVE (50 FEET IN WIDTH), SAID IRON PIN ALSO MARKING A NORTHEAST CORNER OF LOT 11 BEACON HILL II, PHASE II A SUBDIVISION OF RECORD IN PLAT CABINET ___, PAGE ____;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF SAID LOT 11;

1. NORTH 61°26'55" WEST, A DISTANCE OF 83.96 FEET, TO AN IRON PIN FOUND;

2. NORTH 87°05'17" WEST, A DISTANCE OF 182.00 FEET, TO A CONCRETE MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 11, SAID CONCRETE MONUMENT ALSO BEING IN AN EASTERLY LINE OF WALNUT HILLS SUBDIVISION, A SUBDIVISION OF RECORD IN PLAT CABINET 1, PAGES 129A & 129B;

THENCE NORTH 02°23'06" EAST, A DISTANCE OF 37.99 FEET, ALONG THE EASTERLY LINE OF SAID WALNUT HILLS SUBDIVISION, TO AN AXLE FOUND AT A COMMON CORNER OF SAID WALNUT HILLS SUBDIVISION AND A 40.00 ACRE TRACT CONVEYED TO JAY GEIL BEOUGHER BY DEED OF RECORD IN DEED BOOK 215, PAGE 652;

THENCE NORTH 03°29'19" EAST, A DISTANCE OF 1319.94 FEET, ALONG THE EASTERLY LINE OF SAID 40.00 ACRE TRACT, TO AN IRON PIN SET IN THE SOUTHERLY LINE OF A 5.52 ACRE TRACT CONVEYED TO JAMES M. AND SYLVIA VANCE BY DEED OF RECORD IN OFFICIAL RECORD 284, PAGE 115;

THENCE SOUTH 86°46'31" EAST, A DISTANCE OF 15.46 FEET, PARTLY ALONG THE SOUTHERLY LINE OF SAID 5.52 ACRE TRACT, TO AN IRON PIN SET AT A NORTHWESTERLY CORNER OF A 13.600 ACRE TRACT CONVEYED TO SEAJAY HOLDINGS, LTD. BY DEED OF RECORD IN OFFICIAL RECORD 264, PAGE 324;

THENCE SOUTH 44°27'49" EAST, A DISTANCE OF 878.65 FEET, ALONG A WESTERLY LINE OF SAID 13.600 ACRE TRACT, TO AN IRON PIN SET;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES OVER AND ACROSS SAID ORIGINAL 52.6345 ACRE TRACT;

1. SOUTH 04°29'24" EAST, A DISTANCE OF 424.50 FEET, TO A CONCRETE MONUMENT SET;

2. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°33'31", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 45.88 FEET, A CHORD BEARING SOUTH 75°32'09" WEST, AND A CHORD LENGTH OF 45.83 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

3. SOUTH 70°45'23" WEST, A DISTANCE OF 116.63 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

4. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°35'57", A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 88.55 FEET, A CHORD BEARING OF SOUTH 58°57'25" WEST, AND A CHORD LENGTH OF 87.93 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

5. SOUTH 47°09'26" WEST, A DISTANCE OF 49.99 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

6. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°11'59", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 63.70 FEET, A CHORD BEARING SOUTH 32°33'27" WEST, AND A CHORD LENGTH OF 63.02 FEET, TO AN IRON PIN SET;

7. SOUTH 72°02'33" EAST, A DISTANCE OF 50.00 FEET, TO AN IRON PIN SET;

8. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 103°42'48", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 36.20 FEET, A CHORD BEARING SOUTH 33°53'57" EAST, AND A CHORD LENGTH OF 31.46 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

9. SOUTH 85°45'21" EAST, A DISTANCE OF 8.29 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

10. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°39'59", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 128.28 FEET, A CHORD BEARING SOUTH 69°25'21" EAST, AND A CHORD LENGTH OF 126.55 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

11. SOUTH 53°05'22" EAST, A DISTANCE OF 201.59 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

12. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°34'46", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 47.58 FEET, A CHORD BEARING SOUTH 60°52'45" EAST, A CHORD LENGTH OF 47.44 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

13. SOUTH 68°40'07" EAST, A DISTANCE OF 110.29 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

14. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 93°39'20", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 122.59 FEET, A CHORD BEARING NORTH 64°30'13" EAST, AND A CHORD LENGTH OF 109.39 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

15. NORTH 17°40'33" EAST, A DISTANCE OF 7.30 FEET, TO A CONCRETE MONUMENT SET;

16. SOUTH 72°19'27" EAST, A DISTANCE OF 50.00 FEET, TO AN IRON PIN SET;

17. SOUTH 84°52'19" EAST, A DISTANCE OF 127.30 FEET, TO AN IRON PIN SET;

18. NORTH 21°15'17" EAST, A DISTANCE OF 565.19 FEET, TO AN IRON PIN SET IN A SOUTHERLY LINE OF SAID 13.600 ACRE TRACT;

THENCE SOUTH 59°44'35" EAST, A DISTANCE OF 261.12 FEET, TO AN IRON PIN SET AT A NORTHWESTERLY CORNER OF A 0.521 ACRE TRACT CONVEYED TO JERRY E. AND CAROLYN L. CARPER BY DEED OF RECORD IN OFFICIAL RECORD 295, PAGE 274;

THENCE SOUTH 20°08'48" WEST, A DISTANCE OF 115.97 FEET, ALONG THE WESTERLY LINE OF SAID 0.521 ACRE TRACT, TO AN IRON PIN SET AT A COMMON CORNER OF SAID 0.521 ACRE TRACT AND AN ORIGINAL 0.461 ACRE TRACT CONVEYED TO BERTHA E. MILBY TRUSTEE BY DEED OF RECORD IN OFFICIAL RECORD 11, PAGE 246;

THENCE SOUTH 20°48'34" WEST, A DISTANCE OF 109.75 FEET, ALONG THE WESTERLY LINE OF SAID 0.461 ACRE TRACT, TO A 3/4 INCH IRON PIN FOUND AT A COMMON CORNER OF SAID 0.461 ACRE TRACT AND AN ORIGINAL 3.1994 ACRE TRACT CONVEYED TO CLAUDE O. AND KARREN M. BARTLEY BY DEED OF RECORD IN DEED BOOK 207, PAGE 35;

THENCE SOUTH 21°15'17" WEST, A DISTANCE OF 464.57 FEET, ALONG THE WESTERLY LINE OF SAID ORIGINAL 3.1994 ACRE TRACT AND PARTLY ALONG A WESTERLY LINE OF J.G. ADCOCK 2nd ADDITION, A SUBDIVISION OF RECORD IN PLAT CABINET 1, PAGE 13B, TO AN IRON PIN FOUND AT A NORTHEASTERLY CORNER OF A 13.148 ACRE TRACT CONVEYED TO RAYMOND JR. AND KERI KUNKLER BY DEED OF RECORD IN OFFICIAL RECORD 174, PAGE 813;

THENCE NORTH 86°23'27" WEST, A DISTANCE OF 941.20 FEET, ALONG THE NORTHERLY LINE OF SAID 13.148 ACRE TRACT, TO AN IRON PIN FOUND AT A SOUTH EASTERLY CORNER SAID BEACON HILL II, PHASE II;

THENCE NORTH 04°23'23" EAST, A DISTANCE OF 231.51 FEET, ALONG AN EASTERLY LINE OF SAID BEACON HILL II, PHASE II, TO AN IRON PIN FOUND;

THENCE NORTH 61°26'55" WEST, PASSING A CONCRETE MONUMENT FOUND AT 161.88 FEET, A TOTAL DISTANCE OF 211.88 FEET, ALONG A NORTHERLY LINE OF SAID BEACON HILL II, PHASE II, TO AN IRON PIN FOUND;

THENCE SOUTH 28°33'05" WEST, A DISTANCE OF 79.72 FEET, ALONG A WESTERLY LINE OF SAID BEACON HILL II, PHASE II, TO THE POINT OF BEGINNING, CONTAINING 24.465 ACRES, MORE OR LESS.

RESERVE "A" DESCRIPTION:

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, AND BEING PART OF AN ORIGINAL 52.6345 ACRES TRACT CONVEYED TO SEAJAY DEVELOPMENT, LTD. BY DEED OF RECORD IN OFFICIAL RECORD 172, PAGE 834, RECORDS OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF EDGEHILL DRIVE (50 FEET IN WIDTH), SAID IRON PIN ALSO MARKING A NORTHEAST CORNER OF LOT 11 BEACON HILL II, PHASE II A SUBDIVISION OF RECORD IN PLAT CABINET ___, PAGE ____;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF SAID LOT 11;

1. NORTH 61°26'55" WEST, A DISTANCE OF 83.96 FEET, TO AN IRON PIN FOUND;

2. NORTH 87°05'17" WEST, A DISTANCE OF 182.00 FEET, TO A CONCRETE MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 11, SAID CONCRETE MONUMENT ALSO BEING IN AN EASTERLY LINE OF WALNUT HILLS SUBDIVISION, A SUBDIVISION OF RECORD IN PLAT CABINET 1, PAGES 129A & 129B;

THENCE NORTH 02°23'06" EAST, A DISTANCE OF 37.99 FEET, ALONG THE EASTERLY LINE OF SAID WALNUT HILLS SUBDIVISION, TO AN AXLE FOUND AT A COMMON CORNER OF SAID WALNUT HILLS SUBDIVISION AND A 40.00 ACRE TRACT CONVEYED TO JAY GEIL BEOUGHER BY DEED OF RECORD IN DEED BOOK 215, PAGE 652;

THENCE NORTH 03°29'19" EAST, A DISTANCE OF 1319.94 FEET, ALONG THE EASTERLY LINE OF SAID 40.00 ACRE TRACT, TO AN IRON PIN SET IN THE SOUTHERLY LINE OF A 5.52 ACRE TRACT CONVEYED TO JAMES M. AND SYLVIA VANCE BY DEED OF RECORD IN OFFICIAL RECORD 284, PAGE 115;

THENCE SOUTH 86°46'31" EAST, A DISTANCE OF 15.46 FEET, PARTLY ALONG THE SOUTHERLY LINE OF SAID 5.52 ACRE TRACT, TO AN IRON PIN SET AT A NORTHWESTERLY CORNER OF A 13.600 ACRE TRACT CONVEYED TO SEAJAY HOLDINGS, LTD. BY DEED OF RECORD IN OFFICIAL RECORD 264, PAGE 324;

THENCE SOUTH 44°27'49" EAST, A DISTANCE OF 878.65 FEET, ALONG A WESTERLY LINE OF SAID 13.600 ACRE TRACT, TO AN IRON PIN SET, SAID IRON PIN ALSO BEING THE POINT OF TRUE FOR THE HEREIN DESCRIBED TRACT;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID 13.600 ACRE TRACT:

1. SOUTH 85°27'36" EAST, A DISTANCE OF 183.50 FEET, TO AN IRON PIN SET;

2. SOUTH 59°44'35" EAST, A DISTANCE OF 610.60 FEET, TO AN IRON PIN SET;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES OVER AND ACROSS SAID ORIGINAL 52.6345 ACRES TRACT:

1. SOUTH 21°15'17" WEST, A DISTANCE OF 565.19 FEET, TO AN IRON PIN SET;

2. NORTH 84°52'19" WEST, A DISTANCE OF 127.30 FEET, TO AN IRON PIN SET;

3. NORTH 72°19'27" WEST, A DISTANCE OF 50.00 FEET, TO AN IRON PIN SET;

4. SOUTH 17°40'33" WEST, A DISTANCE OF 7.30 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

5. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°39'20", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 122.59 FEET, A CHORD BEARING SOUTH 64°30'13" WEST, AND A CHORD LENGTH OF 109.39 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

6. NORTH 68°40'07" WEST, A DISTANCE OF 110.29 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

7. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°34'46", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 47.58 FEET, A CHORD BEARING NORTH 60°52'45" WEST, AND A CHORD LENGTH OF 47.44 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

8. NORTH 53°05'22" WEST, A DISTANCE OF 201.59 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

9. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°39'59", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 128.28 FEET, A CHORD BEARING NORTH 69°25'21" WEST, AND A CHORD LENGTH OF 126.55 FEET, TO AN IRON PIN SET;

10. NORTH 85°45'21" WEST, A DISTANCE OF 8.29 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

11. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 103°42'48", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 36.20 FEET, A CHORD BEARING NORTH 33°53'57" WEST, AND A CHORD LENGTH OF 31.46 FEET, TO AN IRON PIN SET;

12. NORTH 72°02'33" WEST, A DISTANCE OF 50.00 FEET, TO AN IRON PIN SET AT A POINT ON A CURVE;

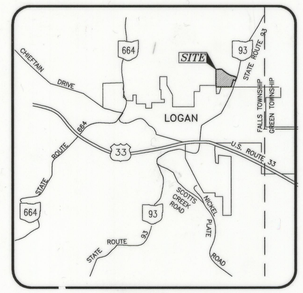
13. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°11'59, A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 63.70 FEET, A CHORD BEARING NORTH 32°33'27" EAST, AND A CHORD LENGTH OF 63.02 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;
14. NORTH 47°09'26" EAST, A DISTANCE OF 49.99 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

15. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°35'57, A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 88.55 FEET, A CHORD BEARING NORTH 58°57'25" EAST, AND A CHORD LENGTH OF 87.93 FEET, TO AN IRON PIN SET AT A POINT OF TANGENCY;

16. NORTH 70°45'23" EAST, A DISTANCE OF 116.63 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;

17. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°33'31, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 45.88 FEET, A CHORD BEARING NORTH 75°32'09" EAST, AND A CHORD LENGTH OF 45.83 FEET, TO AN IRON PIN SET;

NORTH 04°29'24" WEST, A DISTANCE OF 424.50 FEET, TO THE POINT OF TRUE BEGINNING. CONTAINING 11.340 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- ● IPF IRON PIN FOUND
- ○ IPS 3/4" IRON PIN SET
- Ø MAG NAIL SET
- ⊡ CMS 3/4" IRON PIN SET IN CONCRETE
- ■ CMF 3/4" IRON PIN FOUND IN CONCRETE

ACREAGE: TOTAL AREA = 35.805 ACRES
LOT AREA = 23.259 ACRES
RESERVE "A" AREA = 11.340 ACRES
R.O.W. AREA = 1.206 ACRES

COVENANTS AND DEED RESTRICTIONS: NONE

UTILITIES: WATER – CITY OF LOGAN
SEWER – CITY OF LOGAN

LAND USE: RESIDENTIAL

ZONING: R-3

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 86°46'31" WEST WITHIN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, FOR THE LINE COMMON TO SECTIONS 1 AND 12 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN APRIL 2001.

GENERAL NOTES:

1) UTILITY EASEMENTS ARE RESERVED AROUND ALL PERIMETER LINES OF THE SUBDIVISION AND EITHER SIDE OF ALL COMMON LOT LINES AND SHALL BE A MINIMUM OF 6 FEET ON EACH SIDE.

2) ROAD NAME SIGNS WILL BE INSTALLED AT ALL INTERSECTIONS BY THE DEVELOPER AND ARE SUBJECT TO THE APPROVAL OF THE LOGAN CITY SERVICE DIRECTOR'S OFFICE.

3) THE DEVELOPER INSURES THAT ELECTRICAL AND TELEPHONE SERVICES WILL BE PROVIDED IN THE SUBDIVISION.

4) CITY OF LOGAN BZA ON SEPTEMBER 30th, 2002 GRANTED A VARIANCE TO ALLOW SINGLE FAMILY IN R3 DISTRICT PENDING THEY MEET ALL R1 ZONING REQUIREMENTS.

5) CITY OF LOGAN BZA ON SEPTEMBER 30th, 2002 GRANTED A VARIANCE TO ALLOW A 30 FOOT FRONT SETBACK IN THE CONDOMINIUM AREA.

SURVEYOR'S STATEMENT:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES (APRIL, 2001), PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4-INCH CAPPED IRON PINS, ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOL: ——●——

ALL IRON PINS SET ARE ¾" IRON PIPES, 30" IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE".

BY: MARK ALAN SMITH
OHIO REGISTERED SURVEYOR NO. S-8232 03/18/04

STATE OF OHIO
MARK ALAN SMITH
8232
PROFESSIONAL SURVEYOR

5629 10-18-04 See First Amendment Plat Cabinet 2 page 116
3974 8-8-05 Second Amendment Plat Cabinet 2 Page 131
6735 12-28-05 Third Amendment Plat Cabinet 2 Page 134
2957 6-23-06 Fourth Amendment Plat Cabinet 2 Page 139
3567 7-25-06 Fifth Amendment Plat Cabinet 2 Page 140
5709 11-20-06 Sixth Amendment Plat Cabinet 2 Page 148

200400001553
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
03-22-2004 At 11:10 am.
PLAT 172.80
OR Book 2 Page 99 - 100

PREPARED BY:
R.D. Zande & Associates
78 W. MAIN STREET LOGAN, OHIO 43138
(740) 380-2828 1-866-558-2828
FAX (740) 380-3535

SHEET 1 OF 2

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