

BOWERS - ROKEITH 4th ADDITION

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN AND BEING PART OF FRACTIONAL LOTS 8, 9 & 10 OF SECTION 13, TOWNSHIP 14, RANGE 17.

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Hocking, Township of Falls, City of Logan and being a part of parcels of land conveyed to Rokeith Enterprises, Inc. (herein after referred to as "Grantor") in Official Record 108, Page 576, Official Record 89, Page 378, Deed Volume 221, Page 398, Official Record 18, Page 743, Official Record 29, Page 558, Official Record 45, Page 529 and Official Record 64, Page 537 and located in Fractional Lots 8, 9 and 10, Section 13, Township 14, Range 17 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.," said iron pin being the Northwestern corner of Lot No. 27 of Bowers Heights - Rokeith 2nd Addition as recorded in Plat Cabinet 2, Page 58 and 59, the Northeastern property corner of a parcel of land conveyed to Charles and Suzanne Moss in Official record 149, Page 809 and a property corner of the Grantor;

Thence along the Grantor's Southerly property line, the Northerly property line of the aforementioned Moss parcel and the Northerly property line of a parcel of land conveyed to Wesley and Ethel Spencer in Official Record 218, Page 246 the following five (5) courses:

1) N 76° 00' 12" W a distance of 86.48 feet to a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.,"

2) N 03° 53' 43" E a distance of 11.16 feet to a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.,"

3) S 67° 24' 01" W a distance of 101.88 feet to a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.,"

4) S 79° 59' 12" W a distance of 128.36 feet to a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.,"

5) S 02° 55' 15" W a distance of 17.09 feet to a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.," said iron pin being the Northeastern corner of Lot No. 19 of the Bowers Heights - Rokeith 1st Addition as recorded in Plat Cabinet 1, Page 183A and 183B;

Thence N 87° 15' 43" W along the Grantor's Southerly property line and the Northerly line of the aforementioned Lot No. 19 a distance of 70.03 feet to a 5/8 inch iron pin found with a 1 5/16 inch plastic identification cap inscribed "SEYMOUR & ASSOC.," said iron pin being on the Easterly line of Lot No. 70 of the Washington Bowers Seventh Addition as recorded in Plat Cabinet 1, Page 108A;

Thence along the Grantor's property line and the easterly line of the aforementioned Washington Bowers Seventh Addition the following two (2) courses:

1) N 02° 51' 05" E a distance of 273.82 feet to a point (passing a 1/2 inch iron pipe found at 105.45 feet and a 5/8 inch iron pin found at 175.46 feet);

2) N 32° 20' 37" E a distance of 82.04 feet to a 5/8 inch iron pin found (passing a 1/2 inch iron pipe found at 13.73 feet) said iron pin being a property corner of the Grantor and the Northeastern corner of Lot No. 65 of the aforementioned Washington Bowers Seventh Addition;

Thence along the Northerly line of the aforementioned Washington Bowers Seventh Addition the following two (2) courses:

1) N 58° 47' 34" W a distance of 170.12 feet to a 1/2 inch iron pipe found;

2) N 67° 21' 00" W a distance of 91.47 feet to an iron pin set;

Thence through the Grantor's lands the following three (3) courses:

1) N 29° 41' 06" E a distance of 114.40 feet to an iron pin set;

2) N 03° 32' 22" E a distance of 329.92 feet to an iron pin set;

3) N 86° 27' 38" W a distance of 165.66 feet to an iron pin set, said iron pin being on the Grantor's Westerly property line on the Easterly property line of a parcel of land conveyed to Norma Smith in Deed Volume 147, Page 92 and Deed Volume 125, Page 83;

Thence N 02° 49' 07" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Smith parcel a distance of 49.55 feet to the center of a fence post, said post being the Northeastern property corner of the aforementioned Smith parcel and the Southeastern property corner of a parcel of land conveyed to The Church of the Nazarene in Deed Volume 148, Page 315;

Thence N 06° 17' 32" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Church of the Nazarene parcel a distance of 95.91' to an iron pin set, said iron pin being a corner of the Logan Corporation Limits, a property corner of the Grantor and the Southwestern property corner of a parcel of land conveyed to Steven and Holly Woltz in Official Record 323, Page 510;

Thence along the the Logan Corporation Limits, the Grantor's Westerly property line and the Southerly and Easterly property line of the aforementioned Woltz parcel the following two (2) courses:

1) S 87° 27' 49" E a distance of 220.00' to an iron pin set;

2) N 02° 00' 26" E a distance of 366.58' to an iron pin set;

Thence leaving the Logan Corporation limits and through the Grantor's lands the following three (3) courses:

1) S 86° 27' 38" E a distance of 656.50' to an iron pin set;

2) S 03° 32' 22" W a distance of 265.00' to an iron pin set;

3) S 86° 27' 38" E a distance of 50.00' to an iron pin set, said iron pin being on the Grantor's Easterly property line and the Westerly property line of a parcel of land conveyed to Stephen Weis and Sandra Brown in Official record 29, Page 649;

Thence S 03° 32' 22" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Weis and Brown parcel a distance of 220.00' to a point

Thence N 86° 27' 38" W a distance of 175.00 feet to iron pin set (passing a 5/8 inch iron pin previously set with a 1 5/16 inch plastic identification cap inscribed "CASSELL S-6378" at 50.00 feet, said iron pin being the Northeastern corner of Lot No. 66 of the Bowers - Rokeith 3rd Addition as conveyed in Plat Cabinet 2, Page 121 and 122), said iron pin being a property corner of the Grantor and the Northwestern corner of the aforementioned Lot No. 66;

Thence along the Grantor's Easterly property line and the Westerly line of the aforementioned Bowers - Rokeith 3rd Addition the following four (4) courses:

1) S 03° 32' 22" W a distance of 350.33 feet to a concrete monument previously set (passing 5/8 inch iron pins previously set with a plastic identification cap inscribed "CASSELL S-6378" at 1.00 feet, 75.00 feet, 145.00 feet, 215.00 feet and 285.00 feet), said monument being the Southwestern corner of Lot No. 59 and the Northwestern corner of Lot No. 58;

2) S 10° 38' 38" W a distance of 49.37 feet to a 5/8 inch iron pin previously set with a 1 5/16 inch plastic identification cap inscribed "CASSELL S-6378";

3) S 22° 08' 09" W a distance of 146.86 feet to a 5/8 inch iron pin previously set with a 1 5/16 inch plastic identification cap inscribed "CASSELL S-6378" (passing a 5/8 inch iron pin previously set with a 1 5/16 inch plastic identification cap inscribed "CASSELL S-6378" at 58.06 feet);

4) Thence S 04° 33' 00" W a distance of 313.37' (passing 5/8 inch iron pins previously set with a 1 5/16 inch plastic identification cap inscribed "CASSELL S-6378" at 83.30 feet, 154.44 feet, 229.02 feet and 243.02 feet) to the point of beginning, containing 18.106 acres more or less.

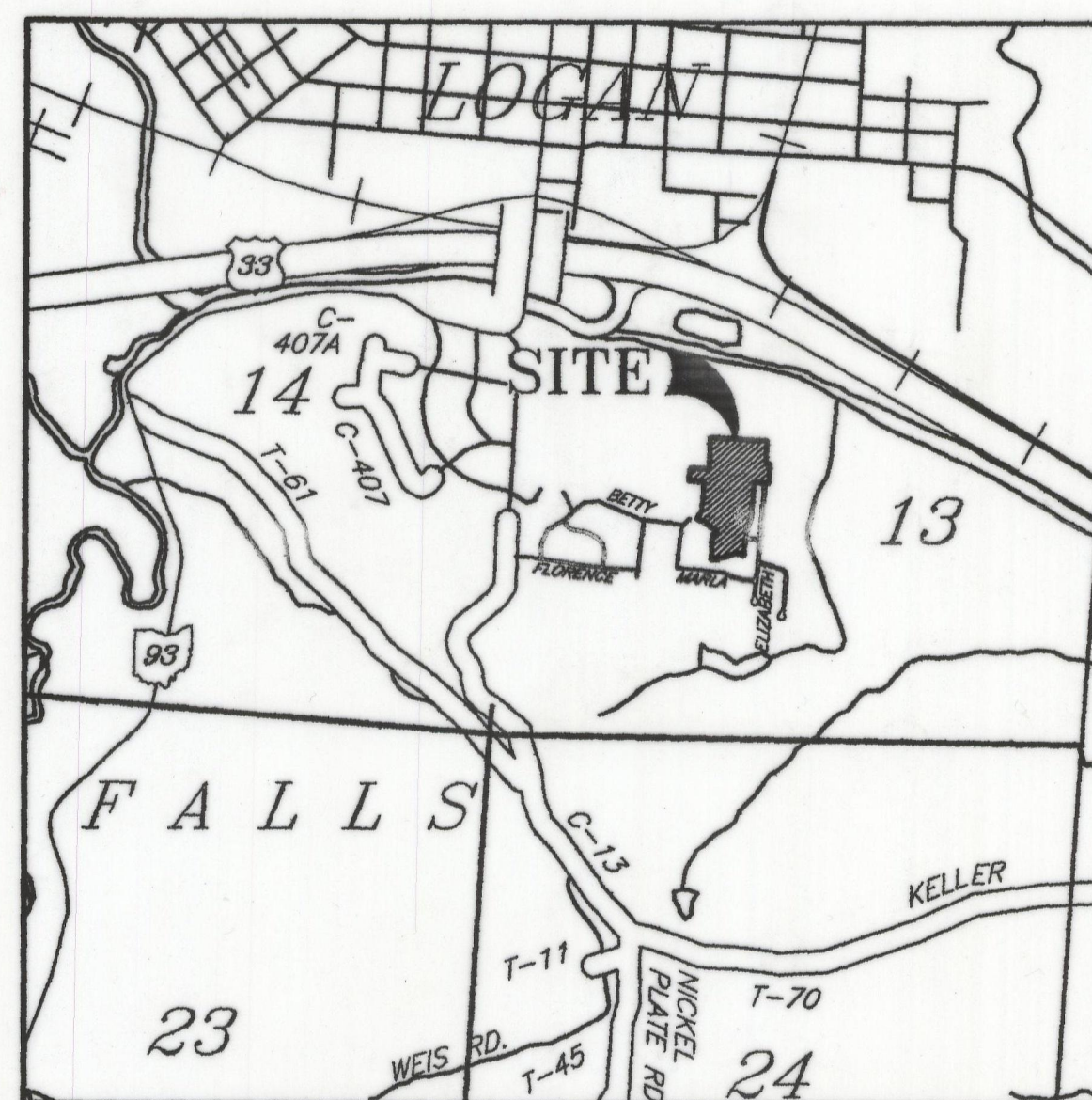
The bearing system for this description is based on evidence found on the East line of the West half of Section 13 and bears S 03° 32' 22" W and is for the determination of angles only.

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 1st day of April, 2008 and that said plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist and are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.

Jerry L. Cassell

Jerry L. Cassell, P.S. Ohio Professional Surveyor No. 6378



OWNER'S STATEMENT:

OWNER: Rokeith Enterprises, Inc., an Ohio Corporation, P.O. Box 587, Logan, Ohio 43138
 DEVELOPER: Same
 SURVEYOR: Jerry L. Cassell & Associates, 20525 Buena Vista Road, Rockbridge, Ohio 43149
 STATEMENTS: Situated in the State of Ohio, County of Hocking, City of Logan, Township of Falls, being part of Fractional Lots 8, 9 & 10 in Section 13, T14N, R17W, and being part of a tract of land in the name of Rokeith Enterprises, Inc., as recorded in Official Record 108, Page 576, Official Record 89 at page 378 and Deed Volume 221, Page 398, part of the tract as recorded in Official Record 29, Page 558, part of a tract recorded in Official Record 45, Page 529, part of a tract recorded in Official Record 18, Page 743, a part of a tract recorded in Official Record 64, Page 537.

The undersigned, Roger Shaw, President of Rokeith Enterprises, Inc., does hereby certify that the attached plat correctly represents Bowers-Rokeith 4th Addition, a subdivision of Lots 88 through 114 and Reserves A, B and C and does hereby accept this plat of same and dedicate to public use all roads and public areas 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 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.

In witness thereof, Roger Shaw hereunto set his hand this 3rd day of April, 2008.
Roger Shaw
 Owner
Roger K. Shaw
 Printed Name

STATE OF OHIO, COUNTY OF HOCKING
 Before me, a Notary Public, in and for said county, personally came Roger Shaw, President of Rokeith Enterprises, Inc., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed.
 In witness whereof, I have hereunto set my hand and affixed my official seal this 3rd day of April, 2008.

Jeff S. Hunter
 Notary Public
 My Commission Expires 1-13-2012
 County Hocking

GENERAL NOTES

1) This site to be developed under "R-2" zoning regulations. All lots depicted hereon are to be used for residential purposes only.

2) Utility easements are reserved around all perimeter lines of the subdivision and either side of all common lot lines and shall be the same widths as the setback lines in Item 3 below, unless shown otherwise.

3) Front yard and rear yard minimum building setback is to be 30 feet and side yard minimum setback is to be 8 feet, except Lot No. 68 which has a 10' setback on the South line to coincide with the existing Sanitary Easement.

4) Sanitary & Water taps will be installed for each lot by the DEVELOPER/OWNER in accordance with sound construction procedures & are subject to approval of the Logan City Service Director's Office.

5) 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.

6) The developer insures that electrical & telephone service will be provided in the subdivision.

7) Access to retention ponds are as follows:
 Access to Reserve "A" is through Reserve "C" of Bowers-Rokeith 2nd Addition.
 Access to Reserve "B" is through the East utility easement of Lot No. 114.
 Access to Reserve "C" is through the North utility easement of Lot No. 103 and the South utility easement of Lot No. 104.

8) Covenants and restrictions for the individual lots shall be attached to the deed of record for each lot.

TEMPORARY EROSION CONTROL

1. Water bars should be installed on all roadways on sloped hillsides.

2. Vegetative cover should be left on site to disrupt raindrop impact on bare, disturbed soils. Trees to be left on site should be clearly marked to avoid damage from equipment during the site preparation, material delivery, and any and all phases of development. The root zone (which extends to just below the crown of the trees), should be flagged of or otherwise marked to keep the roots safe from excessive traffic or from digging.

3. Stockpile topsoil in separate piles from subsoil for later use to reestablish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.

4. Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than forty-five days.

5. Maintain sediment control practices until completion of the construction phase.

APPROVALS:

Mathematically approved this 2nd day of April, 2008

By: *Wesley F. Borlee*

Hocking County Engineer's Office

By: *Paul E. Wilson*

Hocking County Regional Planning Office

Approved this 2nd day of April, 2008

By: *Wesley H. Es*

Hocking County Sanitarian

Approved this APRIL 2nd day of April, 2008

By: *Michael J. Wahl*

Chairman, Logan City Planning Commission

Transferred on tax duplicate this 2nd day of April, 2008

By: *Kenneth R. Wilson*

Hocking County Auditor

Filed for record this 3RD day of APRIL, 2008, at 8:30 A.M.

Recorded this 3RD day of APRIL, 2008, in Plat Cabinet "2" at page 165-166

File No. 2008-6727 Fee \$172.80

By: *Sandra K. Leach-Hunt*

Hocking County Recorder

#7007 4/23/2008 - Affidavit correcting Lot 68 to Lot 115 ORV-410 P-699

20080006727
 Filed for Record in HOCKING COUNTY, OHIO
 SANDRA K. LEACH-HUNT
 04-03-2008 At 08:36 am.
 PLAT 172.80
 OR Book 2 Page 165 - 166

GEORGE A. MARA ENGINEERING, Inc.
 CONSULTING ENGINEERS
 LOGAN, OHIO

FOR: Roger Shaw	BY: Jerry L. Cassell
DATE: Feb. 29, 2008	PROJ. NO.: H0072805
REV:	
REV:	

CASSELL & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYING

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