

BOWERS - ROKEITH 3rd ADDITION

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN AND BEING PART OF FRACTIONAL LOTS 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 a parcel of land conveyed to Rokeith Enterprises, Inc. (hereinafter referred to as "Grantor") in Deed Volume 221, Page 398, Official Record 89, Page 374, Official Record 29, Page 558, Official Record 45, Page 529 and Official Record _____, Page _____ and located in Fractional Lots 9 and 10, Section 13, Township 14, Range 17 and being more particularly described as follows:

BEGINNING at a concrete monument set, said monument being the Northwestern corner of Lot No. 52 of the Bowers-Rokeith 2nd Addition as recorded in Plat Cabinet 2, Page 58 and 59;

Thence through the Grantor's lands the following nine (9) courses:

- 1) N 04° 32' 20" E a distance of 83.30 feet to an iron pin set;
- 2) N 22° 08' 09" E a distance of 146.86 feet to an iron pin set;
- 3) N 10° 38' 38" E a distance of 49.37 feet to a concrete monument set;
- 4) N 03° 32' 22" E a distance of 425.33 feet to a concrete monument set;
- 5) N 03° 32' 22" E a distance of 50.00 feet to an iron pin set;
- 6) S 86° 27' 38" E a distance of 115.00 feet to an iron pin set;
- 7) With a curve to the left, having a delta angle of 90°, a radius of 10.00 feet, and a curve length of 15.71 feet a chord bearing N 48° 32' 22" E a chord distance of 14.14 feet to an iron pin set;
- 8) N 03° 32' 22" E a distance of 40.00 feet to an iron pin set;
- 9) S 86° 27' 38" E a distance of 50.00 feet to a concrete monument set, said monument 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 and Official Record _____, Page _____;

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 492.98 feet to an iron pin set, said iron pin being a property corner of the Grantor and a property corner of the aforementioned Weis and Brown Parcel;

Thence S 86° 27' 38" E along the Grantors property line and a property line of the aforementioned Weis and Brown parcel a distance of 137.09 feet to an iron pin set, said iron pin being a property corner of the Grantor and a property corner of the aforementioned Weis and Brown parcel;

Thence S 04° 32' 19" W along a property line of the Grantor and a property line of the aforementioned Weis and Brown parcel a distance of 355.33 feet to a concrete monument set, said concrete Monument pin being the Northeastly corner of Lot No. 53 of the aforementioned Bowers-Rokeith 2nd Addition;

Thence N 83° 03' 07" W along Lot No.'s 53 and 52 and crossing Elizabeth Avenue a distance of 360.92 feet to the point of beginning, containing 4.376 Acres, more or less and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with a 1 5/16" plastic identification caps inscribed "CASSELL S-6378."

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 29th day of March, 2005 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:

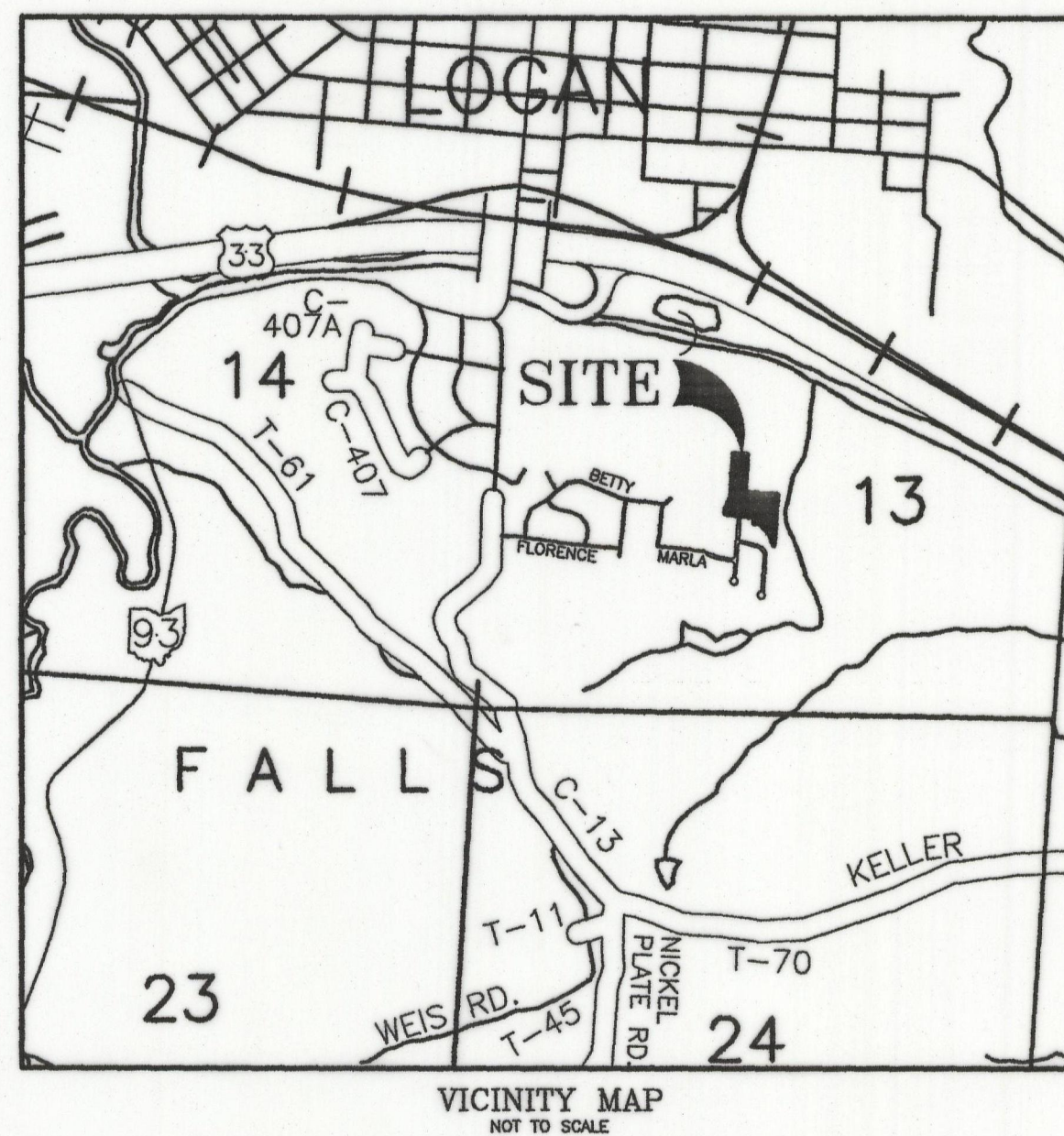
OWNER: Rokeith Enterprises, Inc., an Ohio Corporation, P.O. Box 587, Logan, Ohio 43138
DEVELOPER: Same
SURVEYOR: Jerry L. Cassell & Associates, 20525 Buena Vista Road, Rockbridge, OH 43149

STATEMENTS: Situated in the State of Ohio, County of Hocking, City of Logan, Township of Falls, being Part of Fractional Lots 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 89 at page 374, part of the tract as recorded in Deed Vol. 212, Page 332, Deed Vol. 221, Page 398, Official Record 29, Page 558, Official Record 45, Page 529 and Official Record _____, Page _____

The undersigned, Roger Shaw, President of Rokeith Enterprises, Inc., does hereby certify that the attached plat correctly represents "Bowers-Rokeith 3rd Addition", a subdivision of Lots 54 to 68 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 29th day of March, 2005
Carol L. McDaniel Witness
Carol L. McDaniel Printed Name
Roger K. 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 forgoing instrument to be his voluntary act and deed.
In witness whereof, I have hereunto set my hand and affixed my official seal this 29th day of March, 2005
John J. Stoff Notary Public
My Commission Expires 6-24-2007 HOCKING County



GENERAL NOTES

- 1) This site to be developed under "R-2" zoning regulations for future annexation. 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, except for Lot No.'s 66 and 67 which have a 10' sanitary sewer easement.
- 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.66 which has a 10' setback on the North line and Lot No. 67 which has a 10' setback on the South line.
- 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.

RESTRICTIONS

1. No detached garage shall be larger than 24 feet by 30 feet or 720 square feet, and said building shall be of equal quality and workmanship as the dwelling house on the premises. No storage building, larger than 200 square feet, shall be constructed or placed on said lot.
2. No dwelling or structure shall be permitted closer than eight (8) feet from side lot lines and thirty (30) feet from front and rear lot lines.
3. All driveways shall be constructed in such a way as to have a minimum of four (4) inches of concrete.
4. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, nor shall any junk, abandoned or inoperative vehicles, etc., be allowed to accumulate on said premises. No vehicle, boat or travel trailer shall be allowed to remain in any one location for a period longer than three (3) consecutive days, otherwise it shall be considered an abandoned or inoperative vehicle and shall be in violation of this restriction.
5. Invalidation of any one of these restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
6. All mineral rights to be reserved to Rokeith Enterprises, Inc.

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 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 23 day of March, 2005
By: *Walter F. Balcer*
Hocking County Engineer's Office
Approved this 29 day of March, 2005
By: *Wendy H. RS*
Hocking County Sanitarian
Approved this 29th day of MARCH, 2005
By: *Michael J. Wehl*
Chairman,
Logan City Planning Commission
Transferred on tax duplicate this 29th day of March, 2005
By: *Renneth R. Wilson*
Hocking County Auditor
Filed for record this 30 day of MARCH, 2005 at 9:30 AM.
Recorded this 30 day of MARCH, 2005, in Plat Cabinet "2" at page 121 + 122
File No. 2005/1548 Fee \$172.80
By: *Sandra K. Leach-Hunt*
Hocking County Recorder *PH*

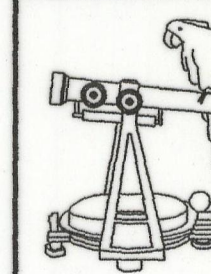
Approved: 3-29-05, Hocking County Regional Planning
Dale R. Wyle

20050001548
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K. LEACH-HUNT
02-20-2005 At 09:32 am.
PLAT 172.80
OR Book 2 Page 121 - 122

#6201 2/27/08 Ordinance vacating all of Lot 67, all of Kathy Ave. & a part of Elizabeth Ave.
OR V-407 P-425

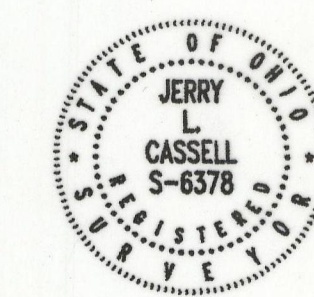
GEORGE A. MARA ENGINEERING, Inc.

CONSULTING ENGINEERS LOGAN, OHIO	
FOR: Roger Shaw	BY: JLC
DATE: Aug. 20, 2002	PROJ. NOH0041202
REV: 09/29/04 Added reserve "A"	
REV:	



CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024



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