

BEING THE REVISION OF LOTS NO. 10, 11, & 12 OF "BRAD-MER ACRES" SUBD. (PLAT CABINET 2, SLOTS 16 & 17), NOW TO BE KNOWN AS LOTS NO. 10 & NO. 12 OF SAID SUBD., SITUATED IN FRAC. LOT NO. 4 OF SEC. 33, GREEN TWP., T-13N, R-16W, HOCKING CO., OHIO

**GENERAL NOTES:**

- ALL LOTS DEPICTED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
- Building Setback Lines:  
50.0 Front Minimum From Road R/W Line.  
50.0 Rear Yard Minimum.  
50.0 Side Yard Minimum.
- Utility Easement Reservations:  
10.0 Around Perimeter of Sub'd.  
10.0 Either Side of all Common Lot Lines.
- Driveway Culverts will be Installed in the Developer/Owner at the Time of Construction as Follows:  
12" MINIMUM DIAMETER  
12" MINIMUM LENGTH
- Driveway Culverts will be Installed in Accordance with Sound Construction Procedures and are Subject to the Approval Hocking County Engineer's Office.
- Individual Sewage Disposal Facilities and Their Locations, as Well as the Location of Private Water Wells, MUST Be Approved by, as Well as COMPLY With, Hocking Co. Health Department Regulations.
- The Developer Will Insure That Electrical Services Will Be Provided in The Subdivision.
- 10.0 Ft. Wide Drainage Easement are Reserved on Lots No. 8, 9, 11, & 14, Being 5.0 Ft. on either side of the centerline shown on plat.
- A 12.0 Ft. Wide Utility Easement (6.0 Ft. on either side of the centerline shown on plat) is reserved across Lots. No. 1 through No. 7, inclusive, to accommodate existing underground utilities.
- A trust agreement for maintenance of the 0.4412 Ac. commons area shown on plat has been established and is Recorded in O.R. Vol. 95, Pgs. 323-325 Hocking Co. Recorder's Office.
- Please refer to Plat Cabinet 2, Slots 16 & 17 for restrictions applicable to this revision.

**OVERALL LEGAL DESCRIPTION**

Being Lots No. 10, 11, & 12 of the "Brad-Mer Acres Subd." (Plat Cabinet 2, Slots 16 & 17), as transferred to William A. & Jo E. Fuller in O.R. Vol. 198, Pg. 844 and O.R. Vol. 207, Pg. 572, and to Jon E. & Theresa L. Schultheiss in O.R. Vol. 177, Pg. 438, now to be known as Lots No. 10 & No. 12 of said "Brad-Mer Acres Subd." situated in Frac. Lot No. 4 of Sec. 33 Green Twp., T-13N, R-16W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin previously set on the western-most corner of said Lot No. 12;

Thence with the westerly boundary of said Lots No. 10, 11, & 12 the following two (2) courses:

- N 46 degrees 53' 48" E, passing an iron pin previously set at 106.50 ft., going a total distance of 186.66 ft. to a 1/2" iron pin previously set;
- N 0 degrees 14' 08" E, passing an iron pin previously set at 167.00 ft., going a total distance of 355.29 ft. to an iron pipe found on the NW corner of said Lot No. 10.

Thence, with the north line of said Lot, S 87 degrees 54' 29" E a distance of 494.07 ft. to an iron pin previously set;

Thence with the westerly right-of-way line of 60.0 ft. wide Bradford Drive (Co. Rd. No. 328) the following three (3) courses:

- with a curve to the left having a radius of 469.62 ft., a central angle of 35 degrees 07' 48", and a chord bearing S 22 degrees 36' 41" W a distance of 283.46 ft. to an iron pin previously set;
- S 5 degrees 02' 47" W a distance of 184.98 ft. to an iron pin set;
- with a curve to the right having a radius of 619.09 ft., a central angle of 23 degrees 50' 52", and a chord bearing S 16 degrees 58' 13" W a distance of 255.82 ft. to an iron pin previously set;

Thence, leaving Bradford Drive and with the south line of said Lot No. 12, N 62 degrees 22' 42" W a distance of 487.07 ft. to the place of beginning, containing 5.9563 acres, more or less, and being subject to all valid easements.

Cited bearings are based on the bearing system of the 10,000 Ac. tract described in Vol. 210, Pg. 424.

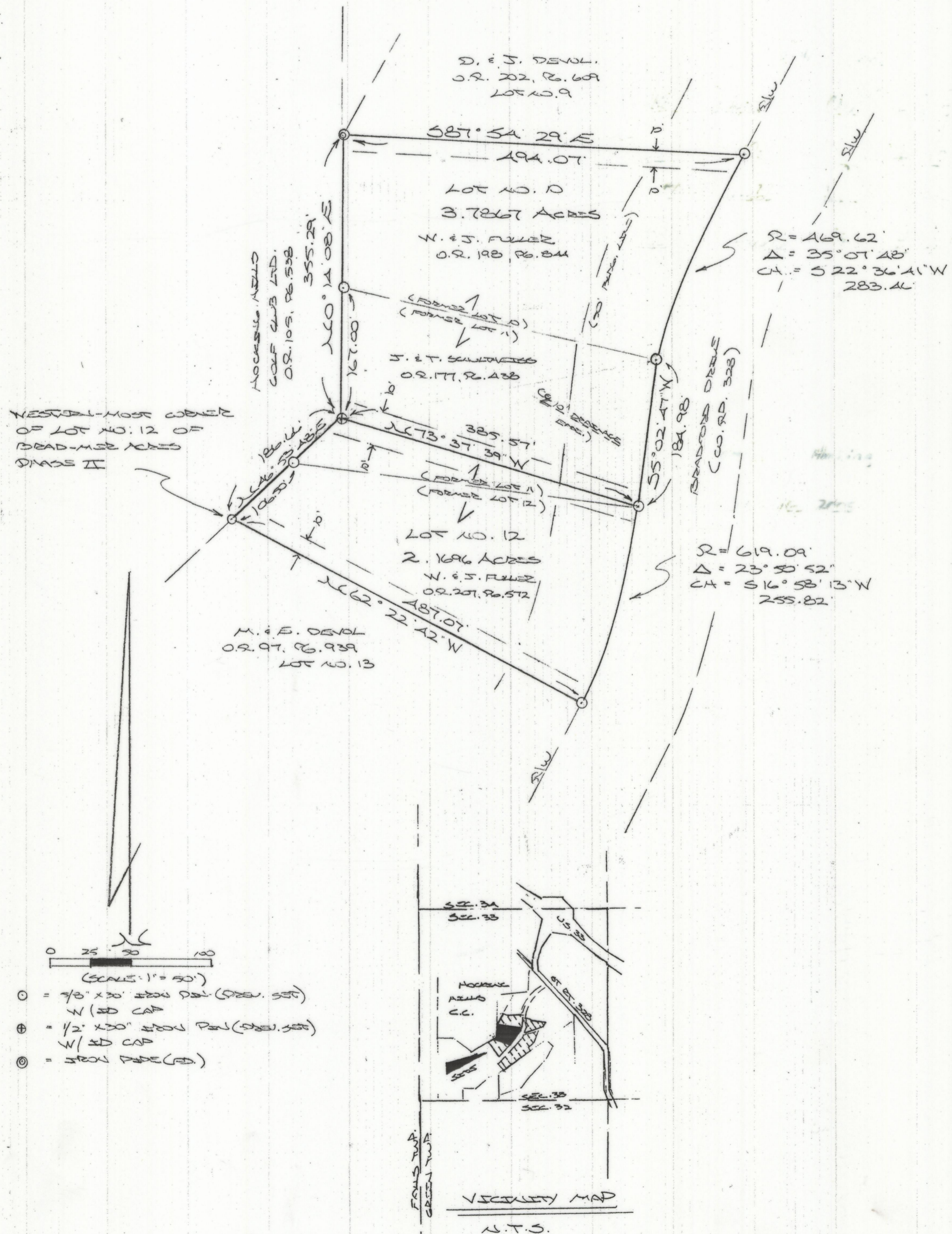
Unless otherwise noted, all iron pins described as being previously set are 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on August 24, 2001.

Michael P. Berry #6803

**REFERENCES:**

COUNTY TAX PLATS  
SUBD. OF RECORD  
1880 PLAT RECORDS  
PLAT CABINET 2, SLOTS 16 & 17  
DEEDS (AS NOTED)



**OWNER'S STATEMENT**

OWNER'S: William A. & Jo E. Fuller 14595 Bradford Drive, Logan, Ohio 43138  
Jon E. & Theresa L. Schultheiss, 935 Marla Ave., Logan, Ohio 43138  
SURVEYOR: Michael Berry & Assoc., 35 N. Market St., Logan, Ohio 43138

Situated in the State of Ohio, County of Hocking, Twp. of Green, and being part of Lots No. 10, 11, & 12 of Brad-Mer Acres Subd. (Plat Cabinet 2, Slots 16 & 17)

We, the undersigned, William A. & Jo E. Fuller and Jon E. & Theresa L. Schultheiss, hereby certify that the attached plat correctly represents the revision of Lots No. 10, 11 & 12 of Brad-Mer Acres Subd. and does hereby accept this plat of same and dedicate to public use all roads and public areas shown herein 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 and City of Logan for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

IN WITNESS WHEREOF, William A. & Jo E. Fuller and Jon E. & Theresa L. Schultheiss hereunto set their hand this 6<sup>th</sup> day of OCT, 2001.

Signed and acknowledged in the presence of:

Witness: Karla Jordan Owner: William A. Fuller  
as to both

Donna P. Fuller Jo E. Fuller

Witness: Karla Jordan Owner: Jon E. Schultheiss  
as to both

Donna P. Fuller Theresa L. Schultheiss

STATE OF OHIO  
COUNTY OF HOCKING

Before me, a Notary Public, in and for said County and State, personally came the Ohio who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal this

6<sup>th</sup> day of October, 2001.

Karen J. Lunderman Hocking  
Notary Public County

My Commission Expires: March 16, 2005

**SURVEYOR'S STATEMENT:**

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 24<sup>th</sup> day of August, 2001, and that the plat is correct representation of the premises of said survey and that all monuments shown hereon actually exist and their location is 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 above plat were based on the 10,000 Ac. tract described in Vol. 210, Pg. 424.

Michael P. Berry P.S. # 6803

**APPROVALS:**

Mathematically approved this 5<sup>th</sup> day of OCTOBER, 2001.

By Frank Pless  
Hocking County Engineer's Office

Approved this 5<sup>th</sup> day of October, 2001.

By Aime Phillips, RS  
Hocking County Sanitarian

Approved this 5<sup>th</sup> day of October, 2001.

By D. R. Miller  
Chairman, Logan City Planning Commission

Approved by the Regional Planning Office this 5<sup>th</sup> day of Oct, 2001.

By Dale P. Wyr

Transferred on tax duplicate this 9<sup>th</sup> day of October, 2001.

By Kenneth R. Wilson  
Hocking County Auditor

Filed for record this 9 day of OCTOBER, 2001, at 9:40

Recorded this 9 day of OCTOBER, 2001, in file Cabinet 2

at Page 77

File No. 6124 Fee \$31.50

By Donna R. Guelpa



Approved by:  
Bradford P. Phillips  
Linda Ann Loney  
Brad Mer Acres  
10-5-01