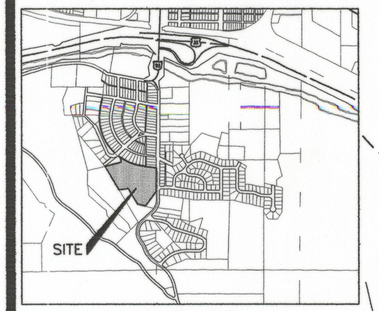
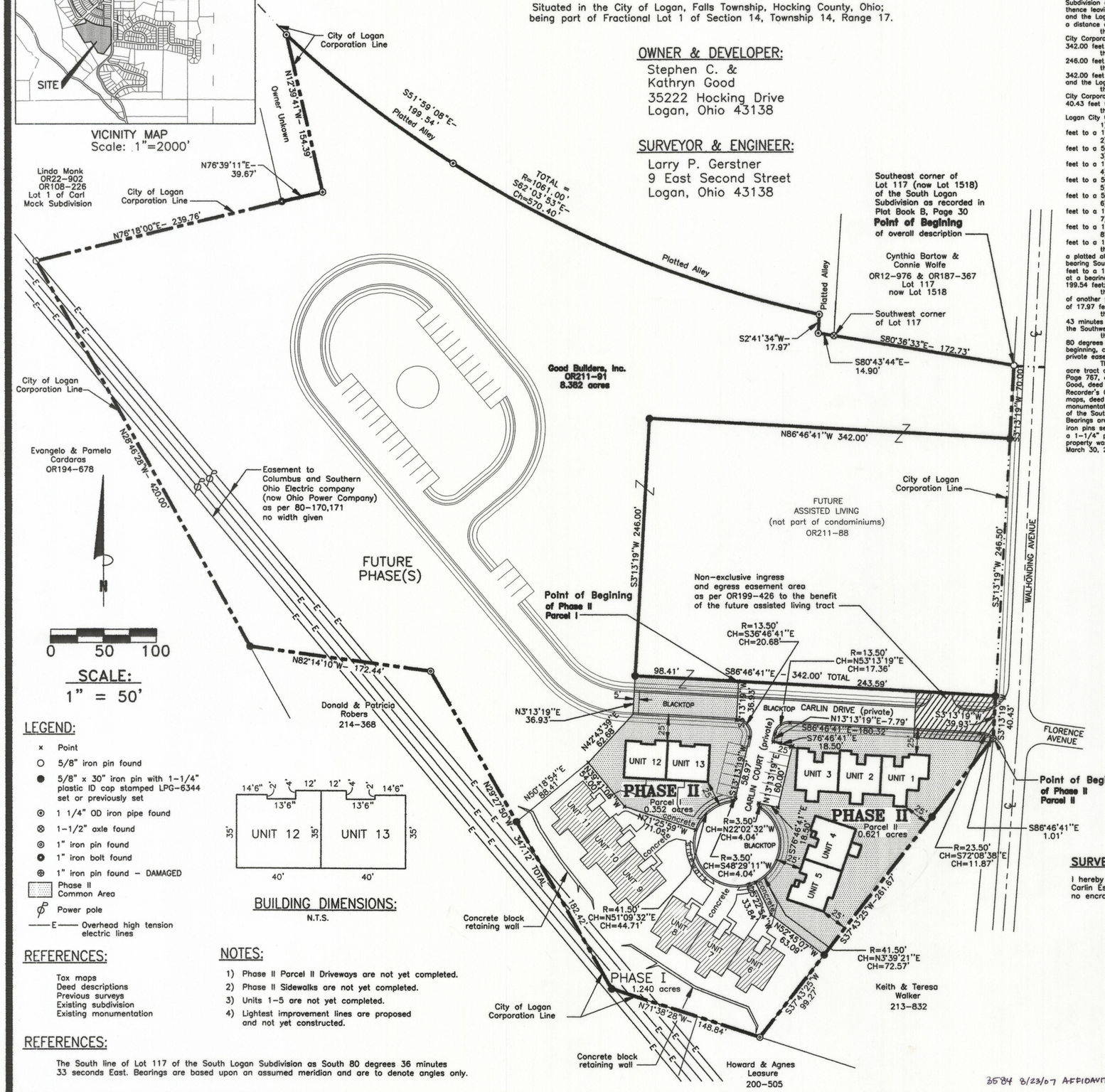
# CARLIN ESTATES CONDOMINIUMS – PHASE II

Situated in the City of Logan, Falls Township, Hocking County, Ohio;
being part of Fractional Lot 1 of Section 14, Township 14, Range 17.




VICINITY MAP
Scale: 1"=2000'




0 50 100

SCALE:
1" = 50'

## OWNER & DEVELOPER:

Stephen C. &
Kathryn Good
35222 Hocking Drive
Logan, Ohio 43138

## SURVEYOR & ENGINEER:

Larry P. Gerstner
9 East Second Street
Logan, Ohio 43138

## LEGEND:

- × Point
- ○ 5/8" iron pin found
- ● 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 set or previously set
- ⊙ 1 1/4" OD iron pipe found
- ⊗ 1-1/2" axle found
- ◎ 1" iron pin found
- ◉ 1" iron bolt found
- ⊗ 1" iron pin found – DAMAGED
- Phase II Common Area
- Power pole
- —E— Overhead high tension electric lines




BUILDING DIMENSIONS:
N.T.S.

## REFERENCES:

Tax maps
Deed descriptions
Previous surveys
Existing subdivision
Existing monumentation

## NOTES:

1) Phase II Parcel II Driveways are not yet completed.
2) Phase II Sidewalks are not yet completed.
3) Units 1-5 are not yet completed.
4) Lightest improvement lines are proposed and not yet constructed.

## REFERENCES:

The South line of Lot 117 of the South Logan Subdivision as South 80 degrees 36 minutes 33 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

## OVERALL DESCRIPTION:

SURVEY DESCRIPTION OF A 8.382 ACRE TRACT FOR CARLIN ESTATES CONDOMINIUMS

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of Fractional Lot 1 of Section 14, Township 14, Range 17; and being more particularly described as follows:

Beginning at a 5/8" iron pin found on the Logan City Corporation line at the Southeast corner of Lot 117 (now Lot number 1518) of the South Logan Subdivision as recorded in Plat Book B, Page 36, Hocking County Recorder's Office; thence leaving said Lot 117 and with the West right of way of Walhonding Avenue and the Logan City Corporation line South 3 degrees 13 minutes 19 seconds West a distance of 70.00 feet to a 5/8" iron pin set;

thence leaving the West right of way of Walhonding Avenue and the Logan City Corporation line North 86 degrees 46 minutes 41 seconds West a distance of 342.00 feet to a 5/8" iron pin set;

thence South 3 degrees 13 minutes 19 seconds West a distance of 246.00 feet to a 5/8" iron pin set;

thence South 86 degrees 46 minutes 41 seconds East a distance of 342.00 feet to a 5/8" iron pin set on the West right of way of Walhonding Avenue and the Logan City Corporation line;

thence with the West right of way of Walhonding Avenue and the Logan City Corporation line South 3 degrees 13 minutes 19 seconds West a distance of 40.43 feet to a damaged 1" iron pin found;

thence leaving the West right of way of Walhonding Avenue and with the Logan City Corporation line the following eight bearings and distances:

1) South 37 degrees 43 minutes 25 seconds West a distance of 360.94 feet to a 1" iron pin found;
2) North 71 degrees 38 minutes 28 seconds West a distance of 148.84 feet to a 5/8" iron pin set;
3) North 29 degrees 27 minutes 50 seconds West a distance of 347.12 feet to a 1" iron pin found;
4) North 82 degrees 14 minutes 10 seconds West a distance of 172.44 feet to a 5/8" iron pin previously set;
5) North 28 degrees 46 minutes 28 seconds West a distance of 420.00 feet to a 5/8" iron pin found;
6) North 76 degrees 18 minutes 00 seconds East a distance of 239.76 feet to a 1" iron bolt found;
7) North 76 degrees 39 minutes 11 seconds East a distance of 39.67 feet to a 1-1/4" OD iron pipe found;
8) North 12 degrees 39 minutes 41 seconds West a distance of 154.39 feet to a 1-1/4" OD iron pipe found on the South line of a platted alley;

thence leaving the Logan City Corporation line and with the South line of a platted alley on a curve to the left having a radius of 1061.00 feet and a chord bearing South 62 degrees 03 minutes 53 seconds East at a distance of 570.40 feet to a 1-1/4" OD iron pipe found, and passing a 1-1/4" OD iron pipe found at a bearing of South 51 degrees 55 minutes 08 seconds East and a distance of 199.54 feet;

thence leaving the South line of said platted alley and with the West line of another platted alley South 2 degrees 41 minutes 34 seconds West a distance of 17.97 feet to a 1-1/4" OD iron pipe found;

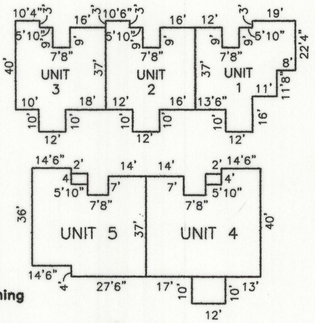
thence with the South line of the same platted alley South 80 degrees 43 minutes 44 seconds East a distance of 14.90 feet to a 1-1/2" axle found at the Southwest corner of said Lot 117;

thence leaving said alley and with the South line of said Lot 117 South 80 degrees 36 minutes 33 seconds East a distance of 172.73 feet to the point of beginning, containing 8.382 acres more or less, and subject to any public or private easements of record.

The above 8.382 acre survey is intended to describe part of the 8.31 acre tract as deeded to Stephen and Kathryn Good, deed reference Volume OR165, Page 767, and all of the 2.171 acre tract as deeded to Stephen and Kathryn Good, deed reference Volume OR170, Page 873, both of the Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, an existing subdivision, and existing monumentation. The reference bearing for this survey is the South line of Lot 117 of the South Logan Subdivision as South 80 degrees 36 minutes 33 seconds East. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey or previously set are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor no. 6344, on March 30, 2001.

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner, P.E., P.S.
Registered Surveyor No. 6344




BUILDING DIMENSIONS:
N.T.S.

## SURVEYOR'S STATEMENT:

I hereby certify that this drawing depicts an actual survey of the Carlin Estates Condominiums including its Phase II and that there are no encrochments onto any abutting premises, as of May 28, 2002.

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner, P.E., P.S.
Registered Surveyor No. 6344

## PHASE II DESCRIPTIONS:

EXHIBIT "A-1"

SURVEY DESCRIPTION OF THE 0.352 ACRE PARCEL I OF THE PHASE II BOUNDARY FOR CARLIN ESTATES CONDOMINIUMS

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of Fractional Lot 1 of Section 14, Township 14, Range 17; being Parcel I of Phase II of the Carlin Estates Condominiums; and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin found on the Logan City Corporation line at the Southeast corner of Lot 117 (now Lot number 1518) of the South Logan Subdivision as recorded in Plat Book B, Page 36, Hocking County Recorder's Office; thence leaving said Lot 117 and with the West right of way of Walhonding Avenue and the Logan City Corporation line South 3 degrees 13 minutes 19 seconds West a distance of 316.50 feet to a 5/8" iron pin previously set and passing a 5/8" iron pin set at a distance of 70.00 feet; thence leaving the West right of way of Walhonding Avenue and the Logan City Corporation line North 86 degrees 46 minutes 41 seconds West a distance of 243.59 feet to a point and being the point of Beginning of the tract of land to be described;

thence South 3 degrees 13 minutes 19 seconds West a distance of 36.93 feet to a point;

thence with a curve to the right having a radius of 13.50 feet and a chord bearing South 36 degrees 46 minutes 41 seconds East at a distance of 20.68 feet to a point;

thence South 13 degrees 13 minutes 19 seconds West a distance of 58.97 feet to a point;

thence with a curve to the right having a radius of 3.50 feet and a chord bearing South 48 degrees 29 minutes 11 seconds West at a distance of 4.04 feet to a point;

thence with a curve to the left having a radius of 41.50 feet and a chord bearing South 51 degrees 09 minutes 32 seconds West a distance of 44.71 feet to a point;

thence North 71 degrees 25 minutes 59 seconds West a distance of 71.05 feet to a point;

thence North 39 degrees 41 minutes 06 seconds West a distance of 54.00 feet to a point;

thence North 42 degrees 43 minutes 39 seconds East a distance of 62.68 feet to a point;

thence North 3 degrees 13 minutes 19 seconds East a distance of 36.93 feet to a point;

thence South 86 degrees 46 minutes 41 seconds East a distance of 98.41 feet to the point of beginning, containing 0.352 acres more or less, and subject to any public or private easements of record.

The above 0.352 acre survey is intended to describe part of the 8.382 acre Carlin Estates Condominiums as deeded to Stephen C. and Kathryn Good, deed reference Volume OR165, Page 767, and deed reference Volume OR170, Page 873, both of the Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, an existing subdivision, and existing monumentation. The reference bearing for this survey is the South line of Lot 117 of the South Logan Subdivision as South 80 degrees 36 minutes 33 seconds East. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey or previously set are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on May 17, 2002.

EXHIBIT "A-2"

SURVEY DESCRIPTION OF THE 0.621 ACRE PARCEL II OF THE PHASE II BOUNDARY FOR CARLIN ESTATES CONDOMINIUMS

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of Fractional Lot 1 of Section 14, Township 14, Range 17; being Parcel II of Phase II of the Carlin Estates Condominiums; and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin found on the Logan City Corporation line at the Southeast corner of Lot 117 (now Lot number 1518) of the South Logan Subdivision as recorded in Plat Book B, Page 36, Hocking County Recorder's Office; thence leaving said Lot 117 and with the West right of way of Walhonding Avenue and the Logan City Corporation line South 3 degrees 13 minutes 19 seconds West a distance of 356.43 feet to a 5/8" iron pin previously set, passing 5/8" iron pins previously set at distances of 70.00 feet and 316.50 feet, and being the point of Beginning of the tract of land to be described;

thence continuing with the West right of way of Walhonding Avenue and the Logan City Corporation line the following two bearings and distances:

1) South 3 degrees 13 minutes 19 seconds West a distance of 0.50 feet to a point;
2) South 37 degrees 43 minutes 25 seconds West a distance of 261.67 feet to a 5/8" iron pin previously set;

thence leaving the West right of way of Walhonding Avenue and the Logan City Corporation line North 52 degrees 45 minutes 07 seconds West a distance of 63.09 feet to a point;

thence North 25 degrees 22 minutes 54 seconds West a distance of 33.84 feet to a point;

thence with a curve to the left having a radius of 41.50 feet and a chord bearing North 3 degrees 39 minutes 21 seconds East at a distance of 72.57 feet to a point;

thence with a curve to the right having a radius of 3.50 feet and a chord bearing North 22 degrees 02 minutes 32 seconds West at a distance of 4.04 feet to a point;

thence South 76 degrees 46 minutes 41 seconds East a distance of 18.50 feet to a point;

thence North 13 degrees 13 minutes 19 seconds East a distance of 60.00 feet to a point;

thence North 76 degrees 46 minutes 41 seconds West a distance of 18.50 feet to a point;

thence North 13 degrees 13 minutes 19 seconds East a distance of 7.79 feet to a point;

thence with a curve to the right having a radius of 13.50 feet and a chord bearing North 53 degrees 13 minutes 19 seconds East a distance of 17.36 feet to a point;

thence South 86 degrees 46 minutes 41 seconds East a distance of 180.32 feet to a point;

thence with a curve to the right having a radius of 23.50 feet and a chord bearing South 72 degrees 08 minutes 38 seconds East at a distance of 11.87 feet to a point;

thence South 86 degrees 46 minutes 41 seconds East a distance of 1.01 feet to the point of beginning, containing 0.621 acres more or less, and subject to any public or private easements of record.

The above 0.621 acre survey is intended to describe part of the 8.382 acre Carlin Estates Condominiums as deeded to Stephen C. and Kathryn Good, deed reference Volume OR165, Page 767, and deed reference Volume OR170, Page 873, both of the Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, an existing subdivision, and existing monumentation. The reference bearing for this survey is the South line of Lot 117 of the South Logan Subdivision as South 80 degrees 36 minutes 33 seconds East. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey or previously set are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on May 17, 2002.

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner, P.E., P.S.
Registered Surveyor No. 6344

## ENGINEER'S STATEMENT:

I hereby certify that this drawing acurately shows the buildings located in Carlin Estates Condominiums, Phase II, as of May 28, 2002.

STATE OF OHIO LARRY P. GERSTNER 39713 REGISTERED ENGINEER

Larry P. Gerstner, P.E., P.S.
Registered Engineer No. 39713

## AUDITOR'S CERTIFICATE:

Transferred on tax duplicate this 1st day of August, 2002

#200200004712

Kenneth R. Wilson
Kenneth Wilson, Hocking County Auditor

## RECORDER'S CERTIFICATE:

Filed for record this 1 day of Aug. 2002 at 1:58 P.m
Recorded this 1 day of Aug. 2002 in Plat Cabinet 2, at
Page 82

$43.20

Donna R. Leach
Donna Leach, Hocking County Recorder

3584 8/23/07 AFFIDAVIT ORV 396 P.842


Larry P. Gerstner
Engineering & Surveying
9 East Second Street, Suite A, Logan, Ohio 43138
(740) 385-4260


CARLIN ESTATES CONDOMINIUMS – PHASE II
959 WALHONDING AVENUE
LOGAN, OHIO 43138
PLAN

STATE OF OHIO LARRY P. GERSTNER S-6344 REGISTERED SURVEYOR

Larry P. Gerstner
Ohio P.E. #39713
Ohio P.S. #6344

REVISIONS

SCALE: 1"=50'

| JOB NO. | DRAWN BY | DATE |
|---|---|---|
| 1707 | EMA | 04/03/02 |

SHEET 1/1