

# CARLIN ESTATES CONDOMINIUMS - PHASE III

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

### REFERENCES:

Tax maps  
Deed descriptions  
Previous surveys  
Existing subdivision  
Existing monumentation

Linda Monk  
OR22-902,  
OR108-226  
Lot 1  
Carl Mack Subdivision  
Plat Book C, Page 35

### NOTES:

- 1) Phase III private road is not yet completed.
- 2) Phase III driveways are not yet completed.
- 3) Phase III sidewalks are not yet completed.
- 4) Units 17 and 18 are not yet completed.
- 5) Lightest improvement lines are proposed and not yet constructed.

### OWNER/DEVELOPER:

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

### SURVEYOR/ENGINEER:

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

### AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 14<sup>th</sup> day of June, 2004

*Kenneth R. Wilson*  
Kenneth Wilson, Hocking County Auditor

### RECORDER'S CERTIFICATE

Filed for record this 14<sup>th</sup> day of June, 2004 at 9:00 P.M.  
Recorded this 14<sup>th</sup> day of June, 2004 in Plat Cabinet 2, at  
Page 106

*Sandra K. Leach-Hunt*  
Sandra K. Leach-Hunt  
Donna Leach, Hocking County Recorder

### OVERALL DESCRIPTION

SURVEY DESCRIPTION OF THE 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 88 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 1-1/4" OD iron pipe found and passing 5/8" iron pins previously set at distances of 94.78 feet and 281.67 feet;
- 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 172.44 feet to a 5/8" iron pin set;
- 4) North 82 degrees 14 minutes 10 seconds West a distance of 420.00 feet to a 5/8" iron pin found;
- 5) North 28 degrees 46 minutes 28 seconds East a distance of 239.76 feet to a 1" iron bolt found;
- 6) North 76 degrees 18 minutes 00 seconds East a distance of 39.67 feet to a 1-1/4" OD iron pipe found;
- 7) North 12 degrees 39 minutes 41 seconds East a distance of 154.39 feet to a 1-1/4" OD iron pipe found on the South line of a platted alley;
- 8) North 12 degrees 39 minutes 41 seconds East a distance of 154.39 feet to a 1-1/4" OD iron pipe found on the South line of a platted alley;

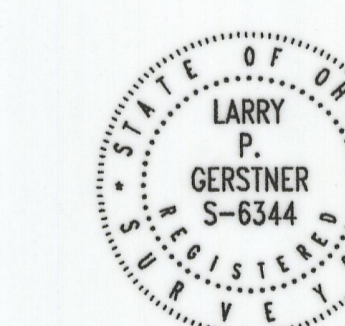
thence leaving the Logan City Corporation line and with the South line of a platted alley on a curve to the left having a radius of 1061.00 feet and a chord bearing South 62 degrees 03 minutes 53 seconds East at a distance of 570.40 feet to a 1-1/4" OD iron pipe found, and passing a 1-1/4" OD iron pipe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

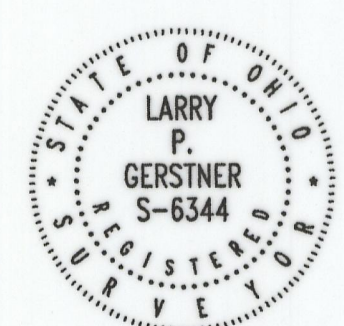
thence with the South line of the same platted alley South 80 degrees 43 minutes 44 seconds East a distance of 14.90 feet to a 1-1/2" axle found at the Southwest corner of said Lot 117;

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 LPO-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor no. 6344, on March 30, 2001.



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

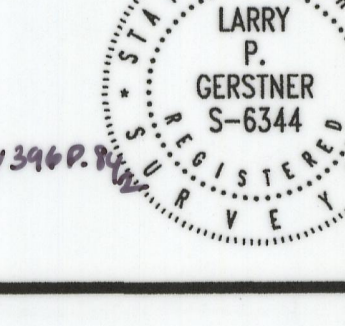


*Larry P. Gerstner*  
Larry P. Gerstner, P.E., P.S.  
Registered Surveyor No. 6344

### 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 encroachments onto any abutting premises, as of December 23, 2003.

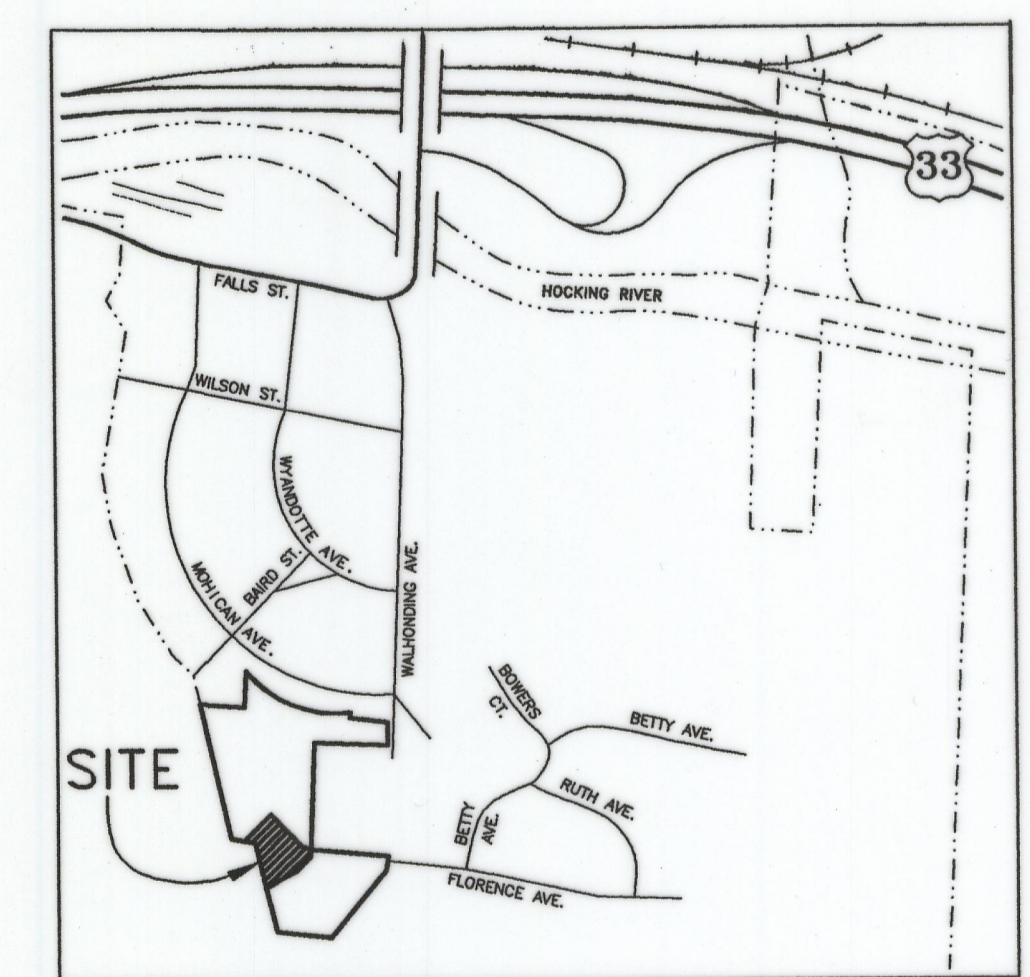
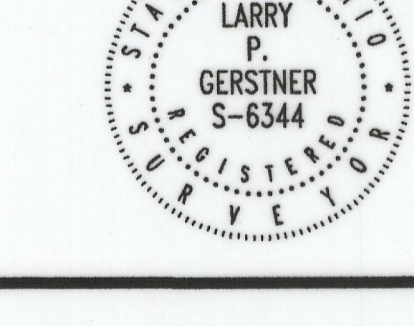
*Larry P. Gerstner*  
Larry P. Gerstner, P.E., P.S.  
Registered Surveyor No. 6344



### ENGINEER'S STATEMENT

I hereby certify that this drawing accurately shows the buildings located in Carlin Estates Condominiums, Phase II, as of December 23, 2003.

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



LOCATION MAP  
NOT TO SCALE

### PHASE III DESCRIPTION

SURVEY DESCRIPTION OF THE 0.873 ACRE PHASE III 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; 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 356.93 feet to a 1-1/4" OD iron pipe found and passing 5/8" iron pins previously set at distances of 70.00 feet and 316.50 feet; thence leaving the West right of way of Walhonding Avenue and continuing with the Logan City Corporation line the following three bearings and distances:

- 1) South 37 degrees 43 minutes 25 seconds West a distance of 360.94 feet to a 1-1/4" OD iron pipe found and passing 5/8" iron pins previously set at distances of 94.78 feet and 281.67 feet;
- 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 182.42 feet to a 5/8" iron pin set and being the point of beginning of the tract of land to be described;

thence continuing with the Logan City Corporation line the following two bearings and distances:

- 1) North 29 degrees 27 minutes 50 seconds West a distance of 164.70 feet to a 1-1/4" OD iron pipe found;
- 2) North 82 degrees 14 minutes 10 seconds West a distance of 130.76 feet to a point;

thence leaving the Logan City Corporation line North 50 degrees 18 minutes 54 seconds East a distance of 207.62 feet to a point;

thence South 39 degrees 41 minutes 06 seconds East a distance of 170.00 feet to a point;

thence with a curve to the left having a radius of 65.00 feet and a chord bearing South 63 degrees 13 minutes 53 seconds East at a distance of 51.93 feet to a point;

thence South 89 degrees 40 minutes 36 seconds East a distance of 8.52 feet to a point;

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

thence South 42 degrees 43 minutes 39 seconds West a distance of 62.68 feet to a point;

thence South 50 degrees 18 minutes 54 seconds West a distance of 88.41 feet to the point of beginning, containing 0.873 acres more or less, and subject to any public or private easements of record.

The above 0.873 acre survey is intended to describe part of the 8.382 acre Carlin Estates Condominiums as deeded to Good Builders, Inc., deed reference Volume OR211, Page 91 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 LPO-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on December 22, 2003.

200400003272  
Filed for Record in  
HOCKING COUNTY, OHIO  
SANDRA K. LEACH-HUNT  
06-16-2004 At 02:02 PM  
PLAT 86.40  
OR Book 2 Page 106 - 106

CARLIN ESTATES CONDOMINIUMS - PHASE III  
959 WALHONDING AVENUE  
LOGAN, OHIO 43138  
Siteplan



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

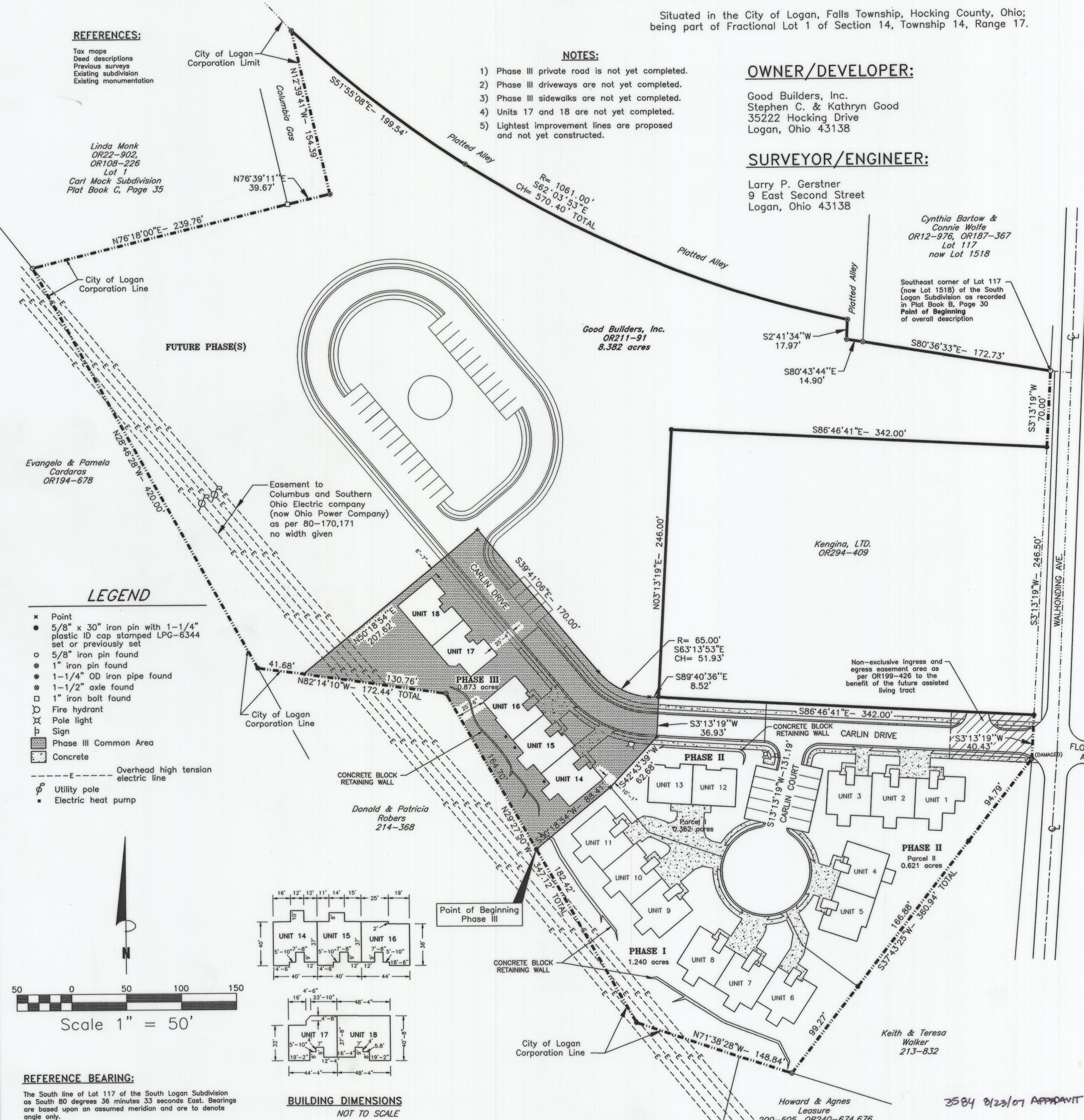
### REVISIONS

NO.	DATE	DESCRIPTION

Scale: 1" = 50'

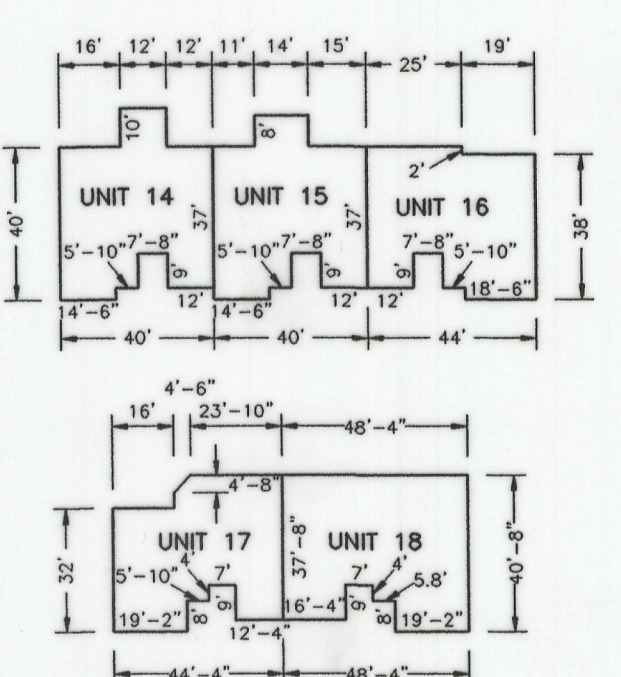
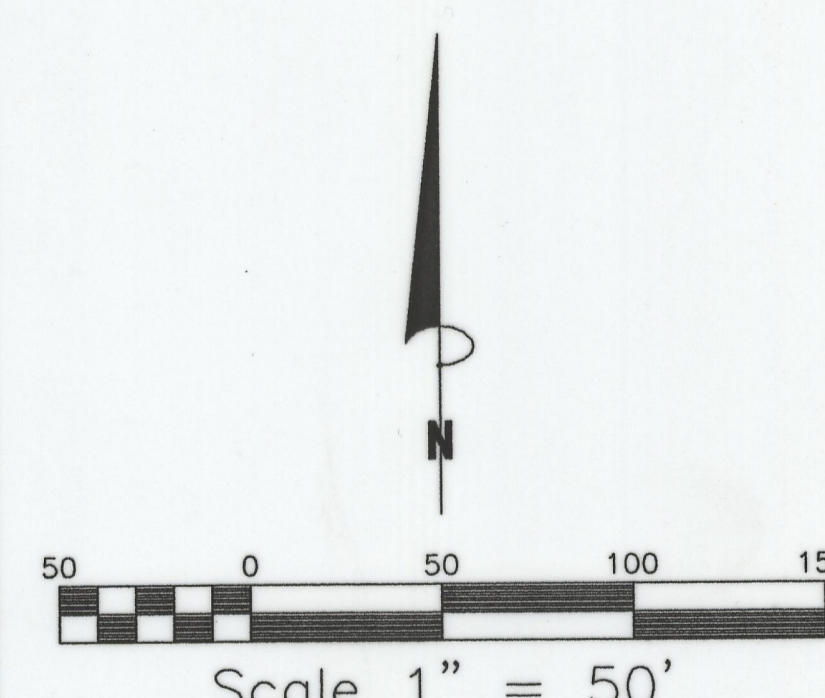
JOB NO.	DATE	DATE
1707	RAC	12 JAN 04

SHEET



### LEGEND

- Point
- 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped LPO-6344 set or previously set
- 5/8" iron pin found
- 1" iron pin found
- 1-1/4" OD iron pipe found
- 1-1/2" axle found
- 1" iron bolt found
- Fire hydrant
- Pole light
- Sign
- Phase III Common Area
- Concrete
- Overhead high tension electric line
- Utility pole
- Electric heat pump



BUILDING DIMENSIONS  
NOT TO SCALE

REFERENCE BEARING:  
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 angle only.