

SURVEY DESCRIPTION OF A 35.735 ACRE TRACT AND A 1.274 ACRE EASEMENT OF INGRESS AND EGRESS FOR JOHNNY FISHER

Situated in Washington Township, Hocking County, Ohio; being part of Fractional Lots 2 and 3 of Section 8, Township 13, Range 17; and being more particularly described as follows:

35.735 ACRE TRACT:

Beginning at a 1/2" iron pin found, in the centerline of Township Road 8 (Griffith Road), at the Southwest corner of Fractional Lot 3 of Section 8;

Thence with the centerline of said Township Road 8 (Griffith Road), North 06 degrees 21 minutes 57 seconds East a distance of 623.16 feet to a 5/8" iron pin found, passing 5/8" iron pins found at a distance of 152.83 feet, 235.83 feet, 320.79 feet and 472.01 feet;

Thence leaving the centerline of said Township Road 8 (Griffith Road), South 83 degrees 37 minutes 13 seconds East a distance of 576.76 feet to a 5/8" iron pin found, passing a 5/8" iron pin found at a distance of 14.33 feet and 158.83 feet;

Thence North 06 degrees 21 minutes 58 seconds East a distance of 164.19 feet to a 5/8" iron pin found; Thence South 86 degrees 12 minutes 32 seconds East a distance of 78.49 feet to a 1/2" iron pin found; Thence South 61 degrees 39 minutes 30 seconds East a distance of 471.86 feet to a 1/2" iron pin found; Thence South 06 degrees 23 minutes 46 seconds West a distance of 1369.95 feet to a 5/8" iron pin found, passing a 1/2" iron pin found at a distance of 595.80 feet;

Thence North 84 degrees 36 minutes 10 seconds West a distance of 1013.60 feet to a Point in the centerline of said Township Road 8 (Griffith Road), passing a 5/8" iron pin set at a distance of 997.02 feet;

Thence with the centerline of said Township Road 8 (Griffith Road), North 00 degrees 44 minutes 03 seconds East a distance of 449.59 feet to a Point;

Thence with the centerline of said Township Road 8 (Griffith Road), North 02 degrees 03 minutes 09 seconds West a distance of 236.22 feet to a 1/2" iron pin found;

Thence with the centerline of said Township Road 8 (Griffith Road), North 06 degrees 26 minutes 10 seconds East a distance of 111.83 feet to the point of beginning and containing 35.735 acres, more or less, subject to the public easement of said Township Road 8 (Griffith Road) and any other public or private easements of record.

1.276 ACRE EASEMENT OF INGRESS AND EGRESS:

Commencing for reference at a 1/2" iron pin found, in the centerline of Township Road 8 (Griffith Road), at the Southwest corner of Fractional Lot 3 of Section 8;

Thence with the centerline of said Township Road 8 (Griffith Road), North 06 degrees 21 minutes 57 seconds East a distance of 152.83 feet to a 5/8" iron pin found and being the point of beginning of the easement to be described;

Thence with the centerline of said Township Road 8 (Griffith Road), North 06 degrees 21 minutes 57 seconds East a distance of 83.00 feet to a 5/8" iron pin found;

Thence leaving the centerline of said Township Road 8 (Griffith Road), South 39 degrees 54 minutes 50 seconds East a distance of 104.53 feet to a 5/8" iron pin found;

Thence South 60 degrees 49 minutes 10 seconds East a distance of 43.80 feet to a 5/8" iron pin found;

Thence South 84 degrees 18 minutes 50 seconds East a distance of 199.94 feet to a 5/8" iron pin found;

Thence North 86 degrees 34 minutes 34 seconds East a distance of 214.16 feet to a 5/8" iron pin found;

Thence South 85 degrees 55 minutes 08 seconds East a distance of 49.92 feet to a 5/8" iron pin found;

Thence South 85 degrees 06 minutes 12 seconds East a distance of 31.82 feet to a 5/8" iron pin set;

Thence South 47 degrees 05 minutes 13 seconds East a distance of 306.68 feet to a 5/8" iron pin set;

Thence South 42 degrees 54 minutes 46 seconds West a distance of 60.00 feet to a 5/8" iron pin set;

Thence North 47 degrees 05 minutes 13 seconds West a distance of 278.83 feet to a 5/8" iron pin set;

Thence North 71 degrees 42 minutes 40 seconds West a distance of 16.70 feet to a 5/8" iron pin found;

Thence North 85 degrees 49 minutes 42 seconds West a distance of 43.44 feet to a 5/8" iron pin found;

Thence South 86 degrees 33 minutes 39 seconds West a distance of 188.47 feet to a 5/8" iron pin set;

Thence South 86 degrees 33 minutes 39 seconds West a distance of 26.55 feet to a 5/8" iron pin found;

Thence North 84 degrees 18 minutes 50 seconds West a distance of 217.20 feet to a 5/8" iron pin found;

Thence North 80 degrees 49 minutes 10 seconds West a distance of 67.39 feet to a 5/8" iron pin found;

Thence North 39 degrees 54 minutes 50 seconds West a distance of 58.30 feet to the point of beginning and containing 1.276 acres, more or less, subject to the public easement of said Township Road 8 (Griffith Road) and any other public or private easements of record.

The above 35.735 acre and 1.276 acre easement survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the West line of Fractional Lot 3 of Section 8 as North 06 degrees 21 minutes 57 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

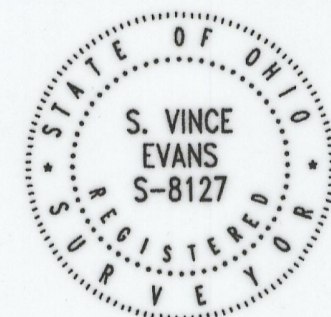
The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on August 28, 2003.

GENERAL NOTES:

- 1) Driveway culverts when needed are to be installed by the owners/developers and are subject to all approval procedures of the Hocking County Engineer. Culverts when needed must be properly sized (12" minimum diameter and at least 30 feet long). The maximum driveway slope is 10%.
- 2) 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 County Health Department regulations.
- 3) The developer will insure that electrical and telephone service will be provided in the subdivision.
- 4) Water bars should be installed on all roadways on sloped hillsides.
- 5) Vegetative cover should be left on site to disrupt rain drop 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 off or otherwise marked to keep the roots safe from excessive traffic or from digging.
- 6) 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.
- 7) 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.
- 8) Maintain sediment control practices until completion of the construction phase.
- 9) The area of this subdivision is unzoned.
- 10) No lot shall be graded to create any new slope greater than 1 in 5.
- 11) Township Road 8 (Griffith Road) to be upgraded to Hocking County minimum standards.
- 12) Lots 7, 8, and 9 do not meet 3:1 lot ratio requirement per variance granted at Hocking County Planning Commission meeting January 20, 2004.

Surveyor's Certification

I certify that all permanent markers and monuments called for have been or will be set upon completion of site work.



S. Vince Evans
S. Vince Evans, P.S.
Registered Surveyor No. 8127

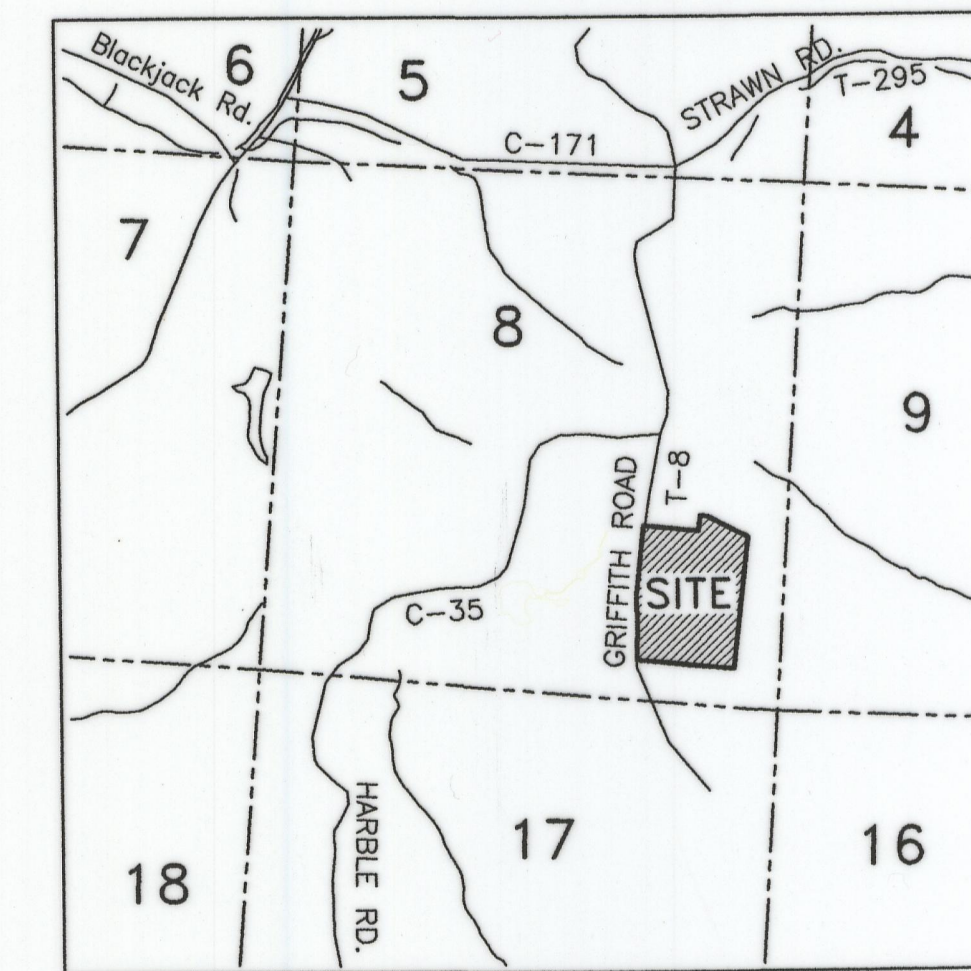
OWNER: Johnny Fisher
18732 Griffith Road, Logan, Ohio 43138
DEVELOPER: Johnny Fisher
18732 Griffith Road, Logan, Ohio 43138
SURVEYOR: S. Vince Evans, 37381 Davis Chapel Road,
Logan, Ohio 43138, (740) 380-3884

FISHER SUBDIVISION

Situated in Washington Township, Hocking County, Ohio; being part of Fractional Lots 2 and 3 of Section 8, T-13-N, R-17-W

LEGEND

- Point
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SVE 8127 set
- 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG 6344 found
- 1/2" iron pin found
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SVE 8127 set in concrete
- Road Right-of-Way line
- Building setback line
- Utility easement



LOCATION MAP

1" = 2000'

OWNERS STATEMENT: Situated in Washington Township, Hocking County, Ohio; being part of Fractional Lots 2 and 3 of Section 8, Township 13, Range 17, containing 35.735 acres; being part of the same tract as conveyed in Official Record 59, Page 478, as recorded in the Hocking County Recorder's Office. The undersigned Johnny Fisher hereby certifies that the attached plat correctly represents FISHER SUBDIVISION, a subdivision of lots 1 through 9 inclusive and does hereby accept this plat of the same and dedicate to public use all roads and utilities shown hereon and not heretofore dedicated. The undersigned further agrees that any use or improvements made on the land, shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all of the subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility or private access purposes.

IN WITNESS WHEREOF Johnny Fisher has hereunto set his hand this 27 day of February, 2004

Witness: *Jeff S. Hunter* Owner: *Johnny Fisher*
Carolyn A. Kingle

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Johnny Fisher 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 seal this 27 day of February, 2004.

Jeff S. Hunter
Notary Public
My Commission Expires 1-13-07

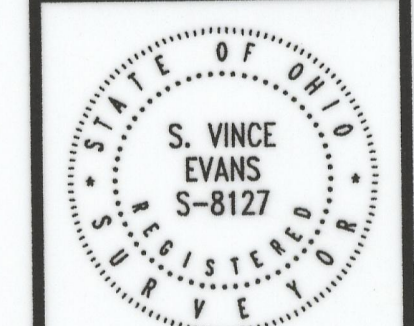
APPROVALS:

- Mathematically approved this 5th day of Feb., 2004 *Frank Allen*
County Mapping Department
- Approved this 27th day of Feb., 2004 *Dale S. Wark*
County Planner
- Approved this 9 day of Feb., 2004 *William R. Shaw*
County Engineer
- Approved this 9 day of Feb., 2004 *William R. S.*
Board of Health, Hocking County, Ohio
- Approved this 9 day of Feb., 2004 *William R. S.*
County Sanitarian
- Approved this 5 day of Feb., 2004 *Ray Hanna*
Chairman-Regional Planning Comm.
- Approved this 5 day of Feb., 2004 *Ray Hanna*
President, County Commissioners
- Ray Hanna*
County Commissioner
- Ray Hanna*
County Commissioner

Transferred on tax duplicate this 27th day of February, 2004
Kenneth R. Wilson
County Auditor

Filed for record this 27 day of February, 2004 at 10:30 A.M.
Recorded this 27 day of February, 2004 in Plat Cabinet 2 at Page 96
File No 2004-1073 Fee \$6.40
Samuel K. Leach-Hunt
County Recorder

FISHER SUBDIVISION
GRIFFITH ROAD
LOGAN, OHIO 43138
Plat of Subdivision



S. Vince Evans
Ohio P.S. #8127

REVISIONS

Scale: 1" = 100'

200400001073
Filed for Record in
HOCKING COUNTY, OHIO
SHARON K. LENCH-HUNT
02-27-2004 at 10:30 AM
PLAT 86.40
OR Book 2 Page 96 - 96

SHEET

