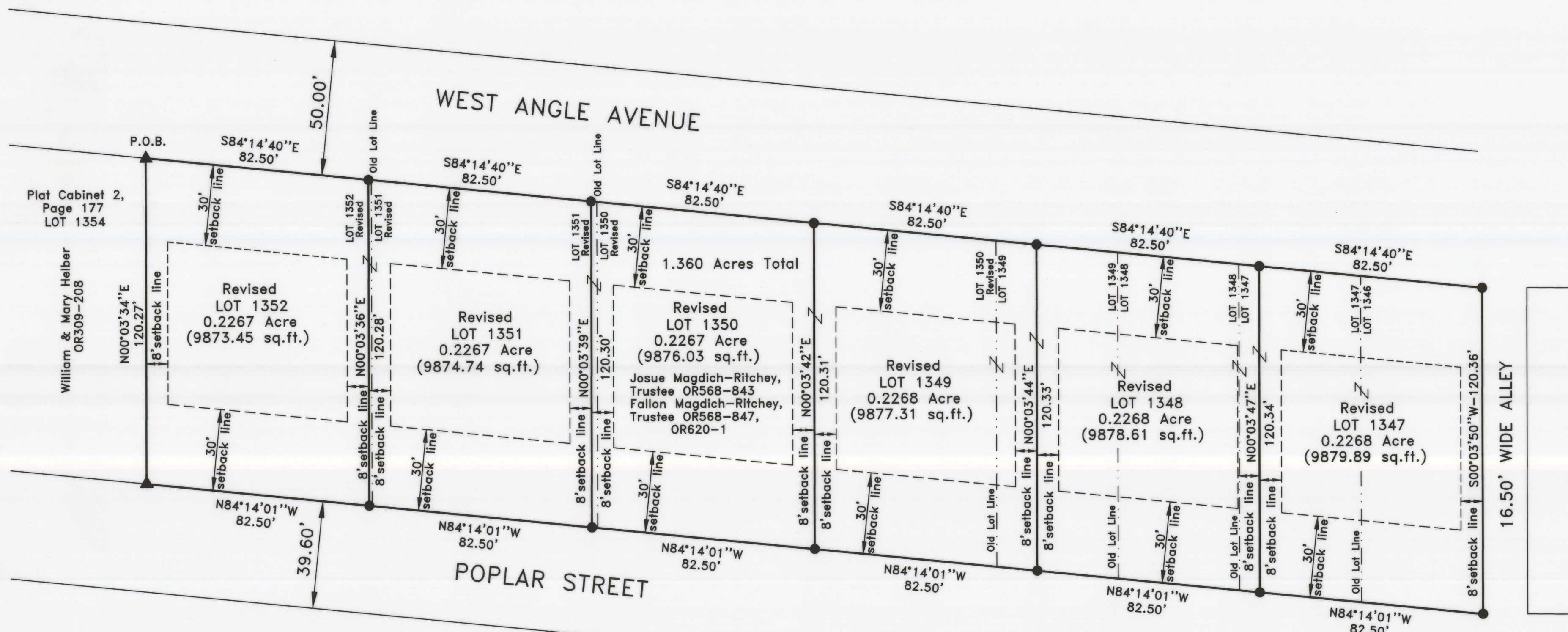


MAGDICH-RITCHEY ADDITION LOTS 1347-1352

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lots 1346, 1347, 1348 and 1349 of the Glenview Heights Annexation Plat, Village Plat Book 2, Pages 227 thru 230, and the Glenview Heights Subdivision, Plat Cabinet 1, Page 7A; being all of Lots 1350 Revised, 1351 Revised and 1352 Revised of the Glenview Heights Addition Revised, Plat Cabinet 2, Page 189, Hocking County Recorder's Office, now to be known as Magdich-Ritchey Addition Lots 1347-1352; being part of Section 11, Township 14, Range 17.



SURVEY DESCRIPTION

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lots 1346, 1347, 1348 and 1349 of the Glenview Heights Subdivision, Plat Cabinet 1, Page 7A and Village Plat Book 2, Pages 227 thru 230, as recorded in Volume OR620, Page 1; being all of Lots 1350, 1351 and 1352, Revised of the Glenview Heights Addition Revised, Plat Cabinet 2, Page 189, as recorded in Volume OR568, Page 843, and OR568, Page 847, now to be known as Magdich-Ritchey Addition Lots 1347-1352; being part of Section 11, Township 14, Range 17; and being more particularly described as follows:

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at the Northwest corner of Lot 1352 Revised; Thence with the south line of West Angle Avenue, South 84 degrees 14 minutes 40 seconds East a distance of 495.00 feet to a 5/8" iron pin set at the Northeast corner of said Lot 1346; Thence with the west line of an alley, South 00 degrees 03 minutes 50 seconds West a distance of 120.36 feet to a 5/8" iron pin set at the Southeast corner of said Lot 1346; Thence with the north line of Poplar Street, North 84 degrees 14 minutes 01 seconds West a distance of 495.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at the Southwest corner of Lot 1352 Revised; Thence North 00 degrees 03 minutes 34 seconds East a distance of 120.27 feet to the point of beginning, and containing 1.360 acre (59260.03 sq.ft.), more or less, and subject to any public or private easements of record.

The above 1.360 acre survey is intended to describe all of Lots 1346-1349 of the Glenview Heights Annexation Plat and the Glenview Heights Subdivision and Lots 1350-1352, Revised of the Glenview Heights Addition to the City of Logan as deeded to Josue and Fallon Magdich-Ritchey, Trustees, deed reference Volume OR568, Page 843, Volume OR568, Page 847, and Volume OR620, Page 1, Hocking County Recorder's Office. This 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 North line of Glenview Heights Addition Lots 1350-1354, Revised, Plat Cabinet 2, Page 177, as South 84 degrees 14 minutes 40 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 July 31, 2018.

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

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

GENERAL NOTES:

- This Property is Zoned R-2.
- There are no covenants or restrictions with this plat.
- Utility easements are 6' from each side lot line and 12' from the rear lot line.

LEGEND

- 5/8" x 30" 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 SEYMOUR & ASSOC. found

REFERENCE BEARING:

The North line of Glenview Heights Addition Lots 1350-1354, Revised, Plat Cabinet 2, Page 177, as South 84 degrees 14 minutes 40 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

REFERENCES:

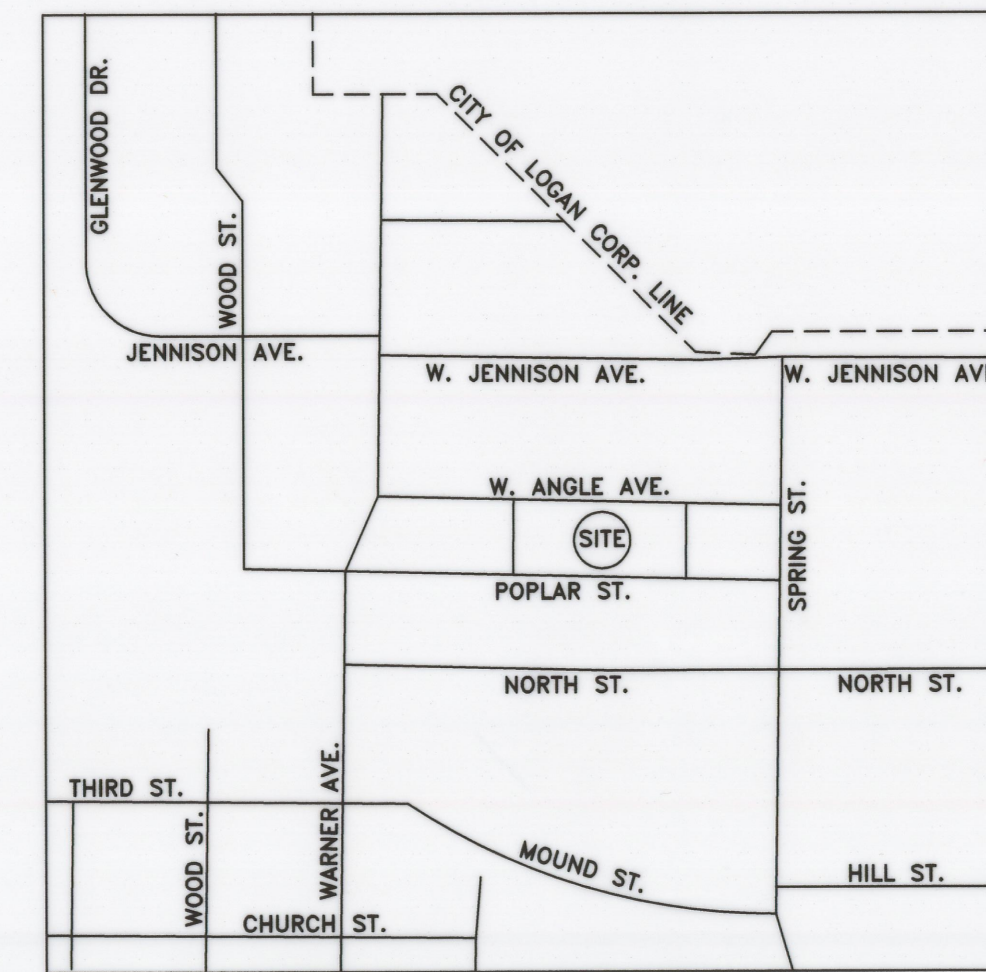
Tax maps
Deed descriptions
Previous surveys
Existing monumentation
Existing public roads

20180003493
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
10-02-2018 at 01:18 pm
PLAT 86-40
OR Book 2 Page 195 - 195

CERTIFICATION:

The above property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on July 31, 2018.

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



LOCATION MAP
NOT TO SCALE

OWNER: Josue Magdich-Ritchey, Trustee of the Josue Magdich-Ritchey Revocable Trust Dated August 26, 2015, and Fallon Magdich-Ritchey, Trustee of the Fallon A. Magdich-Ritchey Revocable Trust Dated August 26, 2015
14611 Burcham Road, Logan, Ohio 43138 (740)-385-3642
DEVELOPER: Josh Magdich
14611 Burcham Road, Logan, Ohio 43138 (740)-385-3642
SURVEYOR: S. Vince Evans, 64103 Woodgeard Road
Creola, Ohio 45622, (740) 380-3884

OWNERS STATEMENT: Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of Section 11, Township 14, Range 17, containing 1.360 acres; being all of Lot 1346, 1347, 1348 and 1349 of the Glenview Heights Annexation Plat and Glenview Heights Subdivision and all of the Glenview Heights Addition Lots 1350-1352, Revised; being all of the same tract as conveyed in Volume OR568, Page 843, Volume OR568, Page 847 and Volume OR620, Page 1 as recorded in the Hocking County Recorder's Office. The undersigned Josue Magdich-Ritchey, Trustee and Fallon Magdich-Ritchey, Trustee hereby certifies that the attached plat correctly represents their Magdich-Ritchey Addition Lots 1347-1352, and do hereby accept this plat of the same and dedicate to public use all roads and public areas 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 THEREOF Josue Magdich-Ritchey, Trustee and Fallon Magdich-Ritchey, Trustee has hereunto set his/her hand this 13th day of Sept 2018.

Witness: *[Signature]* Owner: *[Signature]*
Josue Magdich-Ritchey, Trustee

Witness: *[Signature]* Owner: *[Signature]*
Fallon Magdich-Ritchey, Trustee

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Josue Magdich-Ritchey, Trustee and Fallon Magdich-Ritchey, Trustee 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 13th day of Sept 2018.

Notary Public *[Signature]* JODIE S. COAKLEY
My Commission Expires Feb. 2, 2021

APPROVALS:

Mathematically approved this 30th day of August 2018 *[Signature]*
County Mapping Department

Approved this 25th day of Aug 2018 *[Signature]*
County Planner

Approved this 14th day of September 2018 *[Signature]*
City Service Director

Transferred on tax duplicate this 2nd day of October 2018
[Signature]
County Auditor

Filed for record this 2 day of October 2018 at 1:18 P.m.
Recorded this 2 day of October 2018 in Plat Cabinet 2 at Page 195
File No. 3493 Fee \$76.40

[Signature]
County Recorder

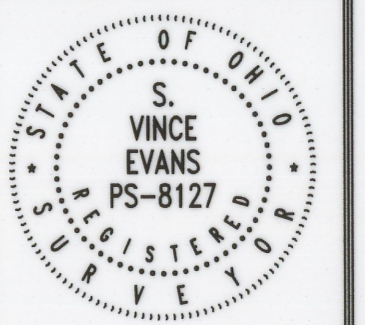
CERTIFICATE OF PLANNING COMMISSION:

We, the Planning Commission of the City of Logan, Ohio hereby certify that at a meeting of the Commission held on the 21st day of March 2018, a resolution was duly passed approving this plat.

Approved this 26th day of September 2018 *[Signature]*
Chairman City of Logan Planning Commission

S. VINCE EVANS SURVEYING
64103 Woodgeard Road, Creola, Ohio 45622
Phone (740)-380-3884
FAX (740)-596-5631

PLAT OF THE MAGDICH-RITCHEY
ADDITION LOTS 1347-1352
SUBDIVISION PLAT



S. Vince Evans
S. Vince Evans
Ohio P.S. #8127

REVISIONS

SCALE: 1" = 30'

JOB NO: 1497 DRAWN BY: SVE DATE: 8/02/18

SHEET

