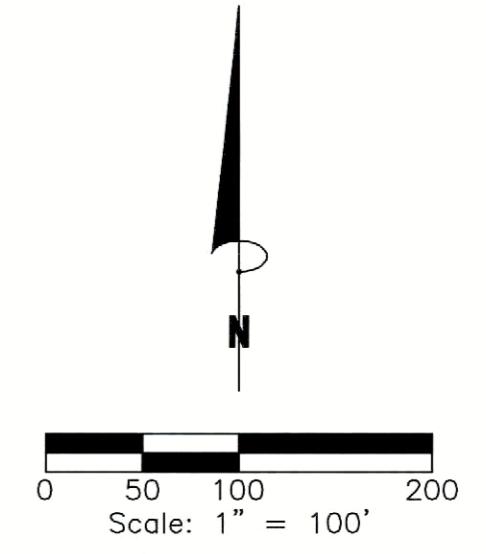


THE RESERVE AT BIG PINE

REFERENCES:
 Tax Maps
 Previous Surveys
 Seymour & Assoc. Falls 31,
 Pages 51-64
 Levi Davis Recorded July 27, 1884
 Falls 31, Page 75
 Deeds as Noted



REFERENCE POINT
 N.E. Cor. of the S. 1/2 of the N.E. 1/4 of Sec. 31, Twp. 14N, Range 17W.

Jason & Justin White
 Official Rec. 575, Page 10
 42 Ac.

Mark D. Bussart
 Official Rec. 741, Page 367
 40.00 Ac.

Wagner-Robald Starlight Lake, LLC
 Official Rec. 577, Page 212
 40 Ac.

Carl Falter
 Official Rec. 391, Page 409,
 Official Rec. 374, Page 68
 Tot. 110 Ac.

Crouthamel Ventures, LLC
 Tot. Sec. 52.346 Ac.
 Official Rec. 757, Page 357
 25.863 Ac.

Larkspur Homes, LLC
 Official Red. 732, Page 500
 5.003 Ac.

BIG PINE ESTATES
 Lots 1-26, 28 & 29
 Plat Cabinet 2, Pages 85-86
 Commissioners of
 Hocking County, Ohio
 Official Rec. 303, Page 132
 6.86 Ac.
 (Sec. 31, 32)

LINE TABLE
 Bearing & Distance Table

LINE	BEARING	DISTANCE
L1	N 46°12'28" W	15.91'
L2	S 46°12'28" E	16.99'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	113°10'41"	5.00'	9.88'	N 14°26'19" W	8.35'
C2	039°30'34"	20.00'	13.79'	S 89°13'04" W	13.52'
C3	044°07'50"	110.00'	84.72'	N 88°28'18" W	82.65'
C4	042°43'34"	50.00'	37.29'	N 87°46'10" W	37.29'
C6	016°38'52"	110.00'	31.96'	S 79°11'29" W	31.85'
C7	032°17'03"	110.00'	61.98'	N 76°20'33" W	61.16'
C8	065°34'04"	80.00'	91.55'	N 27°25'21" W	86.64'
C9	071°43'26"	80.00'	100.15'	N 41°13'24" E	93.73'
C10	123°07'13"	80.00'	171.91'	S 41°21'16" E	140.69'
C11	080°24'21"	40.00'	56.13'	S 19°59'51" E	51.64'
C12	023°34'38"	50.00'	20.57'	S 71°59'20" E	20.43'
C13	025°21'18"	50.00'	22.13'	N 83°32'42" E	21.95'
C15	042°43'34"	110.00'	82.03'	S 87°46'10" E	80.14'
C16	044°07'50"	50.00'	38.51'	S 88°28'18" E	37.57'
C17	059°20'56"	80.00'	82.87'	S 80°51'45" E	79.21'
C18	085°36'49"	5.00'	7.47'	N 86°00'18" E	6.80'

NOTES:
 Culverts shall be a minimum of Thirty Six (36) feet in length across roads and Thirty (30') feet in length across driveways.
 All necessary available public utilities shall be provided for each lot within the proposed subdivision.
 No land shall be graded, cut or filled so as to create a slope exceeding one (1') foot vertical in two and one half (2 1/2) feet horizontal without the placement of a retaining wall of sufficient height and thickness to retain the graded bank. Any new grade by cut or fill creating a slope exceeding one (1) foot vertical in five (5) feet horizontal shall be benched as approved by the county engineer. All fill shall be mechanically compacted to a density of ninety (90) percent or greater.

LEGEND

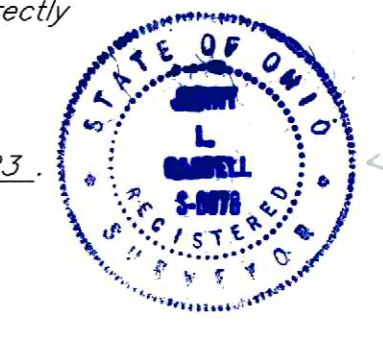
- 5/8" iron pin set 30" in length with a 1 1/4" plastic ID cap inscribed "DTK SITE SOLUTIONS"
- ⊗ 5/8" iron pin found with a 1 1/4" plastic ID cap inscribed "SEYMOUR & ASSOC."
- ⊞ Stone found
- ⊞ Berntsen 30" Break-off Monument set
- Point
- + Radius Point
- New property line
- - - Existing property line
- - - Right of way line
- - - Existing Edge of pavement
- - - Center line road
- - - Proposed R/W
- - - Proposed Edge of pavement

NOTES:
 Unless otherwise noted, all found monuments are in good condition and straight.
 No evidence of occupation unless otherwise noted.
 Setback Lines:
 100 feet front and 30 feet rear lot lines
 8 feet side lot lines
 Utility Easements:
 6 feet on side lot lines
 12 feet on rear lot lines

BASIS OF BEARING:
 Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007). Said bearings originated from ODOT CORS VRS network. The Southerly property line of the Crouthamel Ventures, LLC parcel, having a bearing of N 85° 26' 49" W, is designated the "basis of bearing" for this survey.

I hereby certify that this plat was prepared from an actual field survey of the premises in Sept. of 2023 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 26th day of October, 2023.
 Jerry L. Cassell
 Ohio Professional Surveyor No. 6378

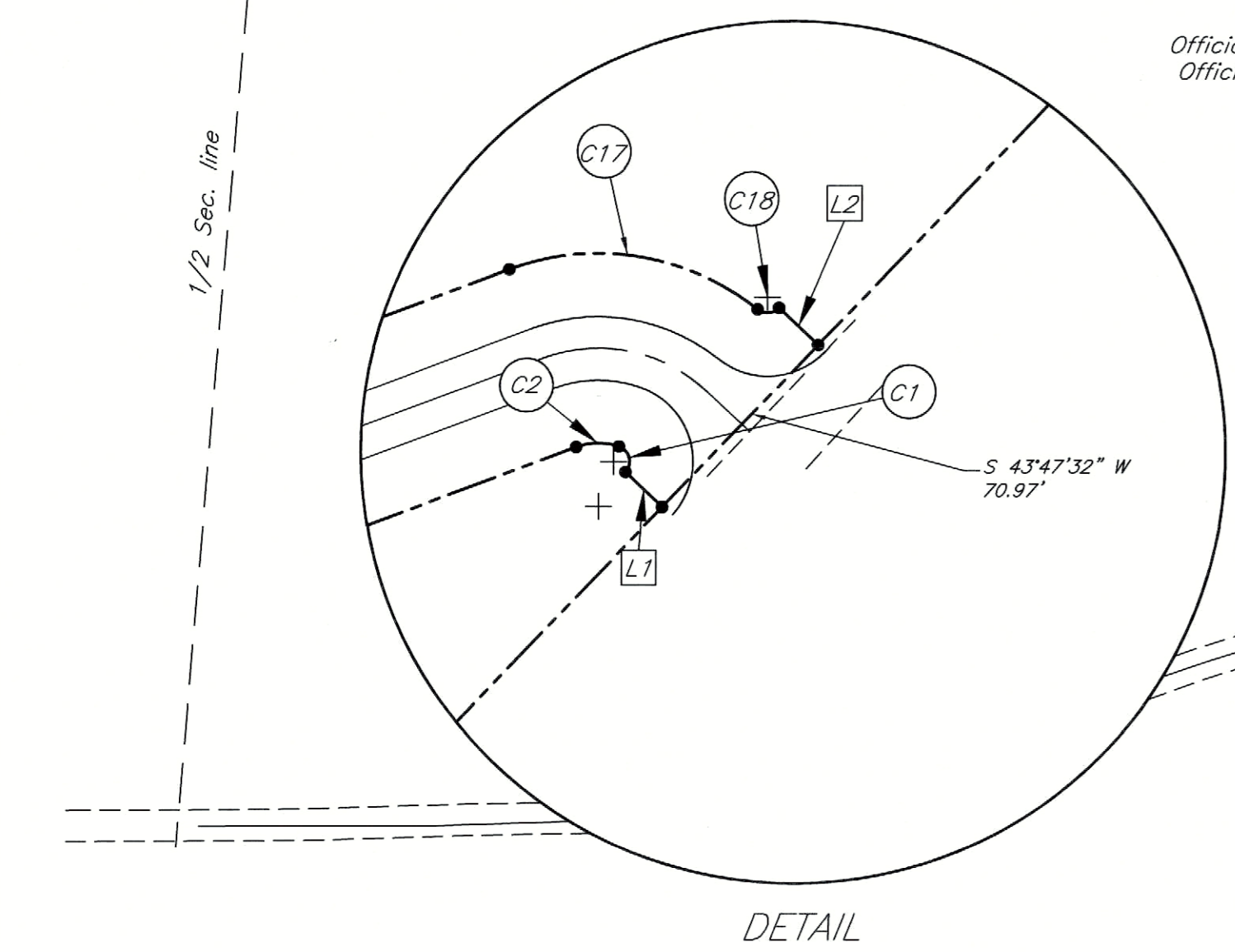


PLAT OF SURVEY

Situated in the State of Ohio, County of Hocking, Township of Falls and being all of a parcel of land conveyed to Crouthamel Ventures, LLC in Official Record 757, Page 357 and located in the Southeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 31, Township 14N, Range 17W, Congress Lands East of the Scioto River.

FOR: Ryan Crouthamel	BY: Jerry Cassell, P.S.
DATE: October 26, 2023	PROJ. NO.: 1928 DTK
REV:	
REV:	

DTK SITE SOLUTIONS
 4315 PROFESSIONAL PKWY
 GROVEPORT, OH 43125
 (614) 567-6144



Carl Falter
 Official Rec. 391, Page 409,
 Official Rec. 374, Page 68
 Tot. 110 Ac.

Rodney Hedges
 Tot. 16.678 Ac.
 Official Rec. 527, Page 493
 Official Rec. 179, Page 167
 11.03 Ac.

Rodney Hedges
 Tot. 16.678 Ac.
 Official Rec. 210, Page 6
 Official Rec. 527, Page 493
 5.653 Ac.

