

**SURVEY DESCRIPTION**

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 55 and Lot 56 of the SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143, Hocking County Recorder's Office, now to be known as SCOTT CREEK ESTATES SUBDIVISION LOT 55 REVISED; being part of Section 23, Township 14, Range 17; being part of the Congress Lands East of the Scioto River; and being more particularly described as follows:

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Northeast corner of said Lot 56;  
 Thence with the east line of said Lot 56, South 09 degrees 01 minutes 12 seconds West a distance of 100.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southeast corner of said Lot 56;  
 Thence with the east line of said Lot 55, South 09 degrees 01 minutes 12 seconds West a distance of 96.35 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southeast corner of said Lot 55;  
 Thence with the south line of said Lot 55, North 65 degrees 22 minutes 35 seconds West a distance of 133.20 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southwest corner of said Lot 55;  
 Thence with the east line of 50 feet wide Hemlock Parkway, with a curve to the left having a Delta angle of 15 degrees 36 minutes 13 seconds, a Radius of 225.00 feet, a Tangent of 30.83 feet, a length of 61.27 feet and a Chord which bears North 16 degrees 49 minutes 19 seconds East a distance of 61.09 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southwest corner of said Lot 56;  
 Thence with the east line of 50 feet wide Hemlock Parkway, North 09 degrees 01 minutes 12 seconds East a distance of 80.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;  
 Thence with a curve to the right having a Delta angle of 90 degrees 00 minutes 00 seconds, a Radius of 20.00 feet, a Tangent of 20.00 feet, a Length of 31.42 feet, a Chord of which bears North 54 degrees 01 minutes 12 seconds East a distance of 28.28 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;  
 Thence with the south line of 50 feet wide Redbud Lane, South 80 degrees 58 minutes 48 seconds East a distance of 100.00 feet to the point of beginning, and containing 0.497 acres, more or less, and subject to any public or private easements of record.

The above 0.497 acre survey is intended to describe all of Lot 55 and Lot 56 of the SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143 to the City of Logan as deeded to Scott Creek Enterprises, LLC in Volume OR314, Page 926, 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 east line of said Lot 55 and 56 as South 09 degrees 01 minutes 12 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127 on April 26, 2023.

*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:**

- 1) This Property is Zoned R-2.
- 2) Building setback lines are as shown.
- 3) See Original Recorded Plat, Plat Cabinet 2, Pages 141-143, for platting restrictions.

**LEGEND:**

- 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found
- - - 10' utility easement boundary (there is also a 6' side and 12' rear utility easement not shown)
- - - Building setback line
- - - Old Lot Line
- - - Boundary Line
- - - Adjacent Boundary Line

**REFERENCE BEARING:**

The east line of said Lots 55 and 56 as South 09 degrees 01 minutes 12 seconds West. 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

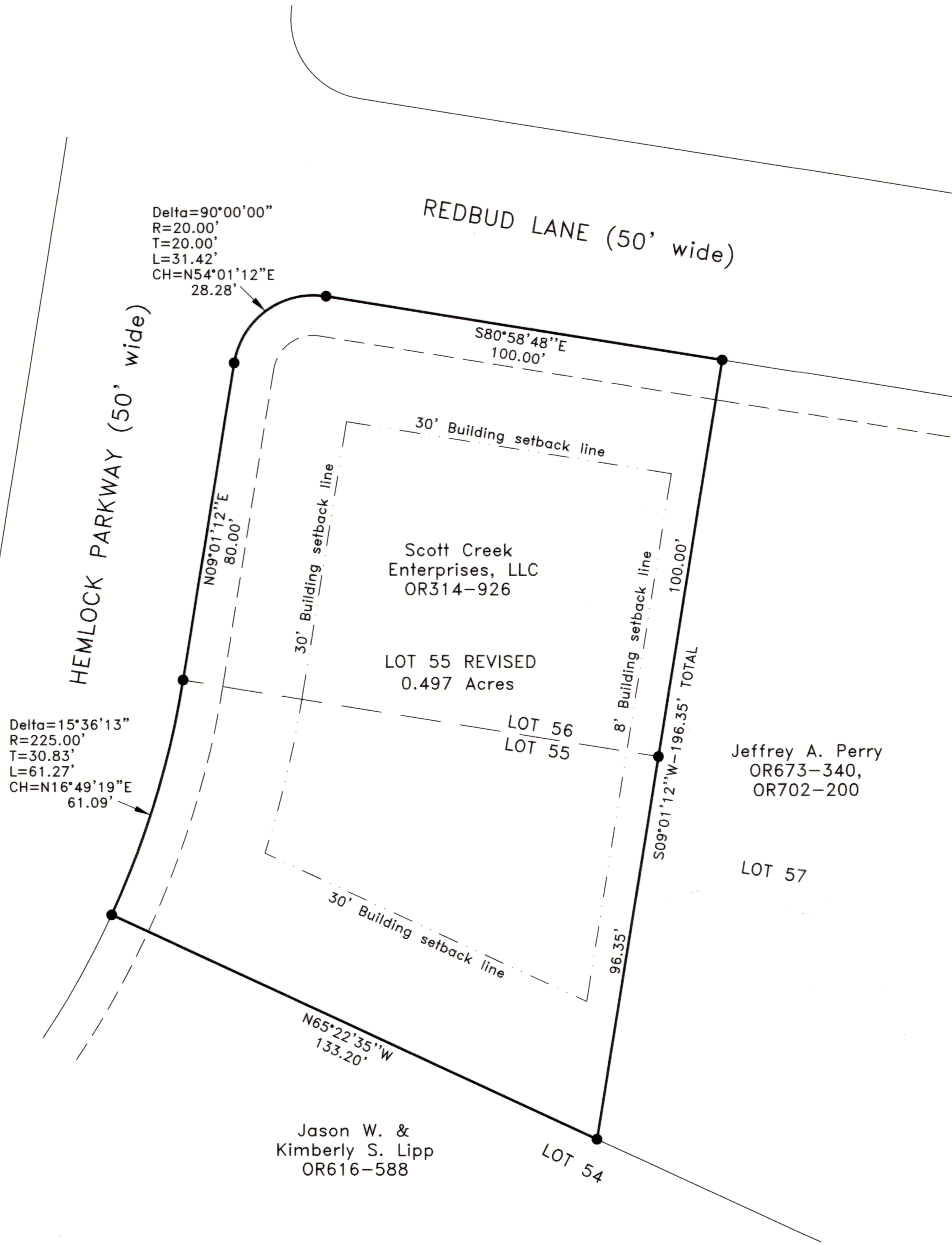
**CERTIFICATION:**

The above property was based on a field survey by S. Vince Evans, Ohio Registered Surveyor No. 8127, on April 26, 2023.

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

**SCOTT CREEK ESTATES SUBDIVISION LOT 55 REVISED**

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 55 and Lot 56 of the Scott Creek Estates Subdivision as recorded in Plat Cabinet 2, Pages 141-143, Hocking County Recorder's Office, now to be known as Scott Creek Estates Subdivision Lot 55 Revised; being part of Section 23, Township 14, Range 17; being part of the Congress Lands East of the Scioto River.



Delta=15°36'13"  
 R=225.00'  
 T=30.83'  
 L=61.27'  
 CH=N16°49'19"E  
 61.09'

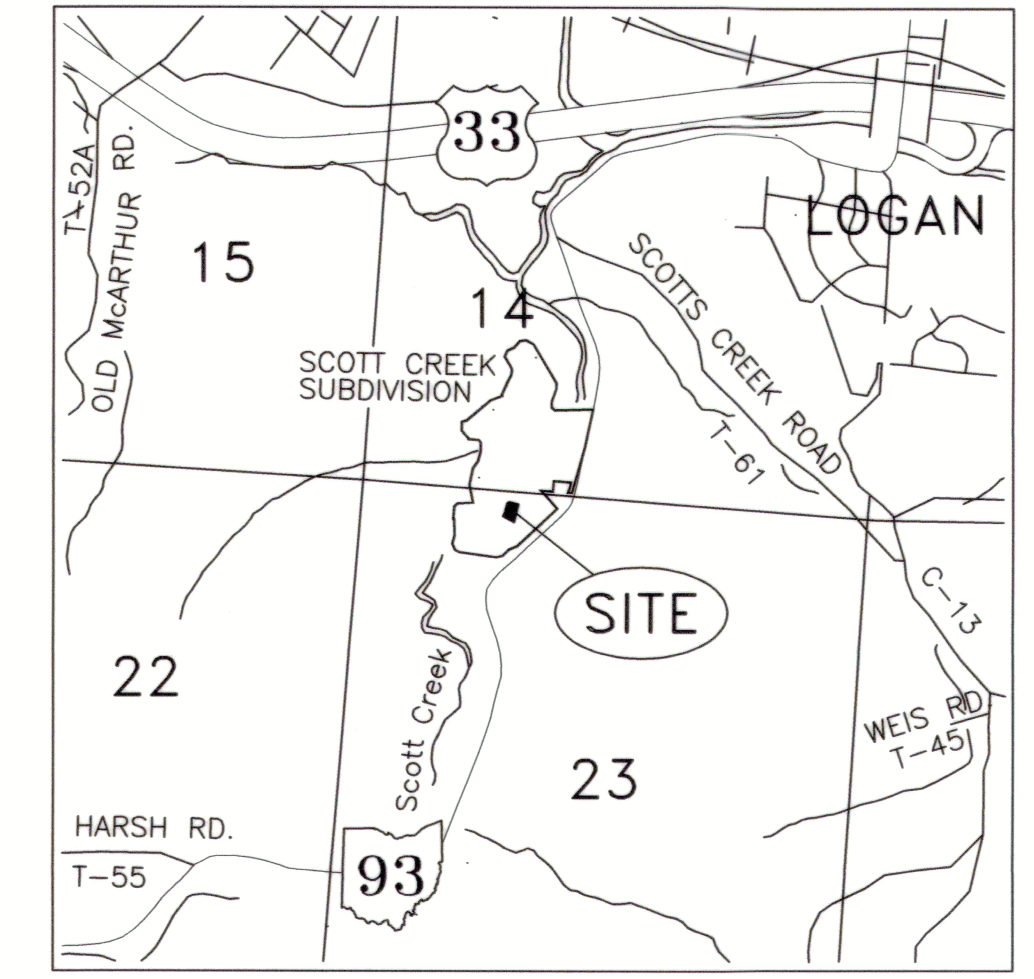
Delta=90°00'00"  
 R=20.00'  
 T=20.00'  
 L=31.42'  
 CH=N54°01'12"E  
 28.28'

Jeffrey A. Perry  
 OR673-340,  
 OR702-200

Jason W. &  
 Kimberly S. Lipp  
 OR616-588

**FLOOD CERTIFICATION**

This entire property is located in FEMA flood zone X which is outside of the 100-year flood plain as per FIRM Community Panel Number 39073C-0118D effective date November 4, 2010. Case No. 10-05-4611A, August 24, 2010.



**LOCATION MAP**  
 SCALE: 1" = 2000'

**OWNER:** Scott Creek Enterprises, LLC  
 11200 State Route 374, Rockbridge, Ohio 43149 (740)-380-3838  
**DEVELOPER:** Scott Creek Enterprises, LLC  
 11200 State Route 374, Rockbridge, Ohio 43149 (740)-380-3838  
**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 23, Township 14, Range 17; being part of the Congress Lands East of the Scioto River; containing 0.497 acres; being all of Lot 55 and Lot 56 of SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143; being part of the same tract as conveyed in Volume OR314, Page 926 as recorded in the Hocking County Recorder's Office. The undersigned Scott Creek Enterprises, LLC hereby certifies that the attached plat correctly represents their SCOTT CREEK ESTATES SUBDIVISION LOT 55 REVISED, 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 Scott Creek Enterprises, LLC has hereunto set his/her hand this 18<sup>th</sup> day of MAY, 2023.  
 Witness: *[Signature]* Owner: *[Signature]*  
 Scott Creek Enterprises, LLC

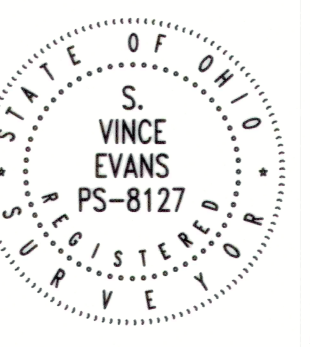
STATE OF OHIO  
 COUNTY OF HOCKING  
 Before me a Notary Public in and for said County personally came Scott Creek Enterprises, LLC who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.  
 IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 18<sup>th</sup> day of May, 2023.  
*[Signature]*  
 Notary Public  
 My Commission Expires 11-21-26  
 SANDRAL WYCKOFF  
 Notary Public, State of Ohio  
 My Commission Expires 11-21-26

**APPROVALS:**  
 Mathematically approved this 17 day of MAY, 2023 *[Signature]* County Engineer  
 Approved this 16 day of May, 2023 *[Signature]* County Planner  
 Approved this 17 day of May, 2023 *[Signature]* City Service Director  
 Transferred on tax duplicate this 19 day of May, 2023  
*[Signature]*  
 County Auditor  
 Filed for record this 17<sup>th</sup> day of May, 2023 at 11:40 A.M.  
 Recorded this 22 day of May, 2023 in Plat Cabinet 3 at Page 10  
 File No. 2023/1546 Fee \$56.40  
*[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 17<sup>th</sup> day of May, 2023, a resolution was duly passed approving this plat.  
 Approved this 17<sup>th</sup> day of May, 2023 *[Signature]*  
 Chairman of Logan Planning Commission

**S. VINCE EVANS SURVEYING**  
 64103 Woodgeard Road, Creola, Ohio 45622  
 Phone (740)-380-3884  
 FAX (740)-596-5831

**PLAT OF SCOTT CREEK ESTATES SUBDIVISION LOT 55 REVISED**



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

**REVISIONS**


SCALE: 1" = 20'  
 JOB NO: 1746 DRAWN BY: SVE DATE: 4/26/23

