VALE CANYON
PHASE 1

Situated in the State of Ohio, County of Hocking,
Section 21 & 22 in Good Hope Township (T13N, R18W)
Congress Lands East of the Scioto River

REFERENCES:
TAX MAPS
DEEDS AS NOTED
SURVEYS:
GH27-079 & 103
GH28-053
GH21-032
GH22-204, 202, 076, 200, 147, 175, 198, 068, 074, 078, 152

Line Table		
Line #	Direction	Length
L3	N26° 51' 21"W	70.29'
L4	N16° 30' 01"W	61.73'
L5	N1° 45' 27"W	79.52'
L6	N14° 32' 17"E	68.13'
L7	N22° 48' 38"E	71.00'
L8	N29° 19' 42"E	85.53'
L9	N39° 10' 15"E	137.19'
L10	N27° 53' 46"E	55.66'
L11	N74° 24' 13"E	77.26'
L12	S30° 03' 42"E	53.98'
L13	S15° 27' 32"E	222.52'

LOT 8 | LOT 9 | LOT 10

25345 & 25349 Buena Vista Ohio, LLC
OR828-753
3.708 Ac.

5/8" SBF SVE 8127

S85°25'24"E 200.23'

5/8" SBF SVE 8127

25279 Buena Vista Ohio, LLC
OR828-777
4.744 Ac.

Laurie J. Moser, Trustee
OR740-422
James L. Moser, trustee
OR740-424

LOT 7

South Central Power Company
OR456-519
1.5044 Ac.

N22°51'50"E 522.20'

George W. & Royal S. Newman
OR545-934

LOT 6

S02°49'20"W 819.30'

MOUNT WILLIAMS ESTATES
PC 1, PG. 167 A, 167 B

LOT 5

Natura Hocking Hills, LLC
OR766-368
6.7100 Ac.

5/8" SBF SVE 8127

N22°55'38"E 425.16'

Joshua T. & Jessica L. Straus
OR500-637

Eric S. Hoellrich
OR779-510
OR67-134
(T.O.D. OR824-682)

LOT 4 | LOT 3 | LOT 2 | LOT 1

OPOSSUM HOLLOW RD TR 129

25085 Buena Vista Ohio, LLC
OR828-838
3.776 Ac.

5/8" SBF NO CAP

IRON PIPE IN CONCRETE FOUND

PASSING AN 1" IRON PIPE FOUND AT 920.33' AND 0.23' NORTH

S85°31'23"E 1323.23'

BUENA VISTA RD CR 34

SECTION 21
SECTION 22

N22°46'18"E 302.70'

5/8" SBF IN CONCRETE

S04°01'41"W 180.92'

Noah Straus
OR774-712
3.018 Ac.

S82°39'38"E 321.61'

5/8" SBF NO CAP

Reserve A
0.627 ACRES
27,334 SQ. FT.

Natura Hocking Hills, LLC
OR755-542
68.3158 Ac.
(Residual 50.575 Ac.)

S48°11'31"E 389.99'

1" IRON PIPE FOUND

Chad M. & Keri A. Hubbs
OR803-441
Tot. 54 Ac.

William J. Barnett II
OR640-130
7.500 Ac.

N18°36'12"E 488.61'

LOT 9
1.990 ACRES
86,691 SQ. FT.

LOT 8
2.830 ACRES
123,288 SQ. FT.

Bobby R. & Cleona J. Willard
214-582
(T.O.D. OR613-718)
6.6056 Ac.

BUENA VISTA RD CR 34

5/8" SBF BENT NO CAP

PART OF LOT 1

5/8" SBF NO CAP

S71°20'17"E 285.05'

S13°55'47"E 415.74'

SEE INTERSECTION DETAIL, SHEET 3

Camp Rock, LLC
OR789-393
Ac.

OPOSSUM HOLLOW RD TR 129

LOT 1
1.881 ACRES
81,895 SQ. FT.

Richard M. Timmons
OR506-917
2.1227 Ac.

3/4" IRON PIPE FOUND NO CAP

PART OF LOT 1

N04°20'43"E 256.78'

CANYON ROAD (60' R/W)

LOT 7
2.470 ACRES
107,612 SQ. FT.

OPOSSUM HOLLOW ROAD ROW
0.476 ACRES
20,750 SQ. FT.

N86°35'24"W 16.11'

5/8" SBF SVE 8127

S77°39'02"E 282.64'

LOT 2
3.331 ACRES
145,067 SQ. FT. (TOTAL)
136,700 SF. FT. (AREA LESS SCP EASE.)

LOT 3
2.193 ACRES (TOTAL)
95,518 SQ. FT.
89,662 SF. FT. (AREA LESS I/E EASE.)

LOT 4
1.841 ACRES
80,204 SQ. FT.

LOT 5
2.737 ACRES
119,226 SQ. FT.

CANYON ROAD ROW
2.415 ACRES
105,183 SQ. FT.

LOT 6
2.746 ACRES
119,626 SQ. FT.

S03°40'48"W 313.61'

Patrick R. Perkins
OR243-451
2 Acres

(1.159 Ac.)
(OR779-984)

30.00'

SECTION 21
177.17'

N86°35'45"W

SECTION 21
SECTION 22

SECTION 22
SECTION 27

Passing a RR SPK at 1129.81'

1512.75'

Patrick R. Perkins
OR243-451
6.99 Acres

Passing 5/8" SBF SVE 8127 at 188.75'

N86°35'45"W 211.90'(T)
SECTION 28

POB 5/8" SBF SVE 8127

Passing a Conc. Mon. at 1206.52'

Joyce M. Patton
OR554-186
35.0 Ac. (Deed)
Less 1.159 Ac. (OR779-984)
33.841 Ac. (Residual)

N85°40'20"W 2675.60' (TOTAL)

1162.85'

S05°08'22"W 1143.61'

1" SBF, SE COR. OF THE S ½ OF THE SW QTR.

Rachelle E. Swackhammer
OR552-8
24.63 Ac.

David R. & Rose E. Marschke
OR623-77
(T.O.D. OR796-700)
4.1789 Ac.

David R. & Rose E. Marschke
OR623-77
(T.O.D. OR796-700)
5.8211 Ac.

LEGEND

- SOLID BAR FOUND (SBF), SIZE AS NOTED
- RAILROAD SPIKE FOUND
- IRON PIPE FOUND, AS NOTED
- IRON PIPE IN CONCRETE FOUND
- IRON PIN SET, AS NOTED
- CONCRETE MONUMENT SET, AS NOTED
- MAG SPIKE SET

RIGHT OF WAY — PLAT BOUNDARY
CENTER LINE — LOT LINE

NOTE:
IRON PINS WILL BE SET AT ALL LOT CORNERS, PC, PT AND ANGLE POINTS OF THE RIGHT-OF-WAY OF CANYON ROAD, MAG NAILS WILL BE SET ALONG THE CENTERLINE OF CANYON ROAD AT THE PC, PT POINTS, THE CENTER OF THE CUL-DE-SAC BULB AND THE CENTERLINE INTERSECTION WITH OPOSSUM HOLLOW ROAD. PINS AND MAG NAILS WILL BE SET AFTER CONSTRUCTION OF CANYON ROAD. SAID IRON PINS ARE TO BE A 5/8" X 30" SOLID BAR WITH A CAP INSCRIBED DTK SITE SOLUTIONS. MONUMENTS SET ARE TO BE A 1" X 30" IRON PIN SET IN 6" ROUND CONCRETE.

FOR THE PURPOSE OF THIS PLAT A BEARING OF N 85°40'20" W WAS HELD ON SOUTH LINE OF SECTION 22 AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY USING ODOT OHIO REAL TIME NETWORK AND RTK GPS OBSERVATIONS. THIS DOCUMENT IS BASED ON A SURVEY COMPLETED BY OR UNDER THE SUPERVISION OF ROBERT W. MARTIN IN MAY OF THE YEAR 2026.

N
W E
S

SCALE IN FEET
0 140 280
HZ 1"=140'

OPOSSUM HOLLOW RD TR 129

A:\PROJECTS\Buena Vista\SURVEY FIELDBOOK\DWG\CANYON SUB FINAL PLAT.dwg\PLAT PG 2\ LS(10/7/2025 - jfinley) - LD: 10/7/2025 2:53 PM

REVISION RECORD

NO.	DATE	DESCRIPTION

DTK SITE SOLUTIONS
4315 PROFESSIONAL PKWY
GROVEPORT, OH 43125
Ph. (614) 567-6144
www.dtksitesolutions.com

PREPARED BY:

VALE CANYON SUBDIVISION, PHASE 1

OVERALL PROPERTY EXHIBIT

DATE:	AUGUST 2026
DRAWN BY:	RWM
CHECKED BY:	JF
DWG SCALE:	N/A
PROJECT NO:	3557
FILE NAME:	CANYON SUB FINAL PLAT