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

Curve Table						Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord	Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	100.00'	33°06'05"	57.77'	S61°07'21"E	56.97'	C15	135.00'	11°45'40"	27.71'	S83°33'13"E	27.66'
C2	105.00'	42°00'39"	76.99'	N81°19'18"E	75.28'	C16	135.00'	10°45'46"	25.36'	N85°11'04"E	25.32'
C3	233.00'	93°08'42"	378.79'	N73°06'40"W	338.43'	C17	135.00'	19°29'13"	45.92'	N70°03'35"E	45.69'
C4	10.01'	82°36'24"	14.43'	S3°13'54"E	13.21'	C18	203.00'	26°54'16"	95.32'	S73°46'06"W	94.45'
C5	70.00'	33°06'05"	40.44'	N61°07'21"W	39.88'	C19	203.00'	66°14'27"	234.69'	N59°39'33"W	221.84'
C6	75.00'	42°00'39"	54.99'	S81°19'18"W	53.77'	C20	80.00'	110°01'44"	153.63'	S34°59'08"E	131.09'
C7	10.00'	106°05'59"	18.52'	S82°22'42"W	15.98'	C21	80.00'	81°27'04"	113.73'	N49°16'28"E	104.39'
C8	130.00'	33°06'05"	75.10'	S61°07'21"E	74.06'	C22	80.00'	81°39'18"	114.01'	N32°16'43"W	104.61'
C9	135.00'	42°00'39"	98.99'	N81°19'18"E	96.78'	C23	263.00'	3°25'21"	15.71'	N28°15'00"W	15.71'
C10	203.00'	93°08'42"	330.01'	S73°06'40"E	294.86'	C24	263.00'	46°04'38"	211.50'	N52°59'59"W	205.85'
C11	80.00'	46°34'03"	65.02'	N3°15'18"W	63.25'	C25	263.00'	32°56'39"	151.22'	S87°29'22"W	149.15'
C12	80.00'	273°08'06"	381.37'	N63°27'41"E	110.00'	C26	263.00'	10°42'04"	49.12'	S65°40'00"W	49.05'
C13	80.00'	46°34'03"	65.02'	S49°49'21"E	63.25'	C27	130.00'	44°10'09"	100.22'	N3°26'53"W	97.75'
C14	263.00'	93°08'42"	427.56'	N73°06'40"W	382.01'	C28	70.00'	44°10'09"	53.96'	N3°26'53"W	52.64'

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N86° 35' 45"W	11.58'	L13	S15° 27' 32"E	222.52'	L25	N22° 48' 38"E	67.12'
L2	N86° 35' 45"W	23.15'	L14	N18° 38' 12"E	119.27'	L26	N29° 19' 42"E	29.33'
L3	N26° 51' 21"W	70.29'	L15	N77° 40' 23"W	391.59'	L27	S44° 34' 18"E	52.00'
L4	N16° 30' 01"W	61.73'	L16	N44° 34' 18"W	69.55'	L28	S26° 32' 19"E	14.79'
L5	N1° 45' 27"W	79.52'	L17	N39° 10' 12"E	105.75'	L29	S26° 32' 19"E	14.79'
L6	N14° 32' 17"E	68.13'	L18	S27° 53' 46"W	45.73'	L30	N60° 18' 58"E	10.99'
L7	N22° 48' 38"E	71.00'	L19	S74° 24' 13"W	72.11'	L31	N25° 31' 57"W	3.30'
L8	N29° 19' 42"E	85.53'	L20	S30° 03' 42"E	23.00'	L32	N25° 31' 57"W	3.07'
L9	N39° 10' 15"E	137.19'	L21	N26° 51' 21"W	85.07'	L33	S84° 14' 59"E	26.41'
L10	N27° 53' 46"E	55.66'	L22	N16° 30' 01"W	55.13'	L34	S30° 34' 49"E	137.25'
L11	N74° 24' 13"E	77.26'	L23	N1° 45' 27"W	71.34'	L35	S53° 59' 52"E	274.69'
L12	S30° 03' 42"E	53.98'	L24	N14° 32' 17"E	61.67'	L36	S53° 59' 52"E	246.42'

Line Table		
Line #	Direction	Length
L37	S30° 34' 49"E	131.28'
L38	S84° 14' 59"E	20.05'
L39	S4° 19' 40"W	82.53'
L40	S16° 08' 56"E	112.91'
L41	S4° 19' 40"W	41.88'
L42	S4° 19' 40"W	36.14'
L43	S15° 34' 19"E	116.05'
L44	S4° 19' 40"W	80.91'

LEGEND

●	SOLID BAR FOUND (SBF) SIZE AS NOTED
△	RAILROAD SPIKE FOUND
○	IRON PIPE FOUND, AS NOTED
⊙	IRON PIPE FOUND SET IN CONCRETE
◉	IRON PIN SET, AS NOTED
◎	CONCRETE MONUMENT SET, AS NOTED
▲	MAG SPIKE SET

RIGHT OF WAY
CENTER LINE
UTILITY EASEMENT
10' FRONT, 6' REAR AND SIDE AS SHOWN
10' BLDG SETBACK
30' BLDG SETBACK
PLAT BOUNDARY
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 ⅝" 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.

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

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

William J. Barnett II
OR640-130
7.500 Ac.

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

Richard M. Timmons
OR506-917
2.1227 Ac.

Camp Rock, LLC
OR789-393
12 Ac.

Patrick R. Perkins
OR243-451
2 Acres

Patrick R. Perkins
OR243-451
6.99 Acres

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

Rachelle E. Swackhammer
OR552-8
24.63 Ac.

OPOSSUM HOLLOW RD TR 129
BUENA VISTA RD CR 34
SECTION 21
SECTION 22
SECTION 28

OPOSSUM HOLLOW ROAD & CANYON ROAD INTERSECTION DETAIL
SCALE IN FEET
0 10 20
HZ 1"=10'

SCALE IN FEET
0 80 160
HZ 1"=80'

⅝" SBF NO CAP
⅝" SBF BENT NO CAP
¾" IRON PIPE FOUND NO CAP
⅝" SBF SVE 8127
POB ⅝" SBF SVE 8127
1" SBF, SE COR. OF THE S. ½ OF THE SW QTR.
SEE INTERSECTION DETAIL, THIS SHEET
SOUTH CENTRAL POWER 20' EASEMENT DB 20, PG 728
25' INGRESS/EGRESS EASEMENT

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

Reserve A
0.627 ACRES
27,334 SQ. FT.

LOT 1
1.881 ACRES
81,895 SQ. FT.

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

LOT 3
2.193 ACRES
95,518 SQ. FT. (TOTAL)
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.

LOT 6
2.746 ACRES
119,626 SQ. FT.

LOT 7
2.470 ACRES
107,612 SQ. FT.

LOT 8
2.830 ACRES
123,288 SQ. FT.

LOT 9
1.990 ACRES
86,691 SQ. FT.

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

CANYON ROAD (60' R/W)

PART OF LOT 1

(1.159 Ac.) (OR779-984)

REVISION RECORD

NO.	DATE	DESCRIPTION

PREPARED BY:

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

VALE CANYON
SUBDIVISION, PHASE 1

PHASE 1

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

SHEET 3 OF 3

A:\PROJECTS\Buena Vista\SURVEY FOLDERS\DWG\CANYON SUB FINAL PLAT.dwg[PLAT PG 3] LS(10/7/2026 - jfinley) - LP: 10/7/2026 2:53 PM