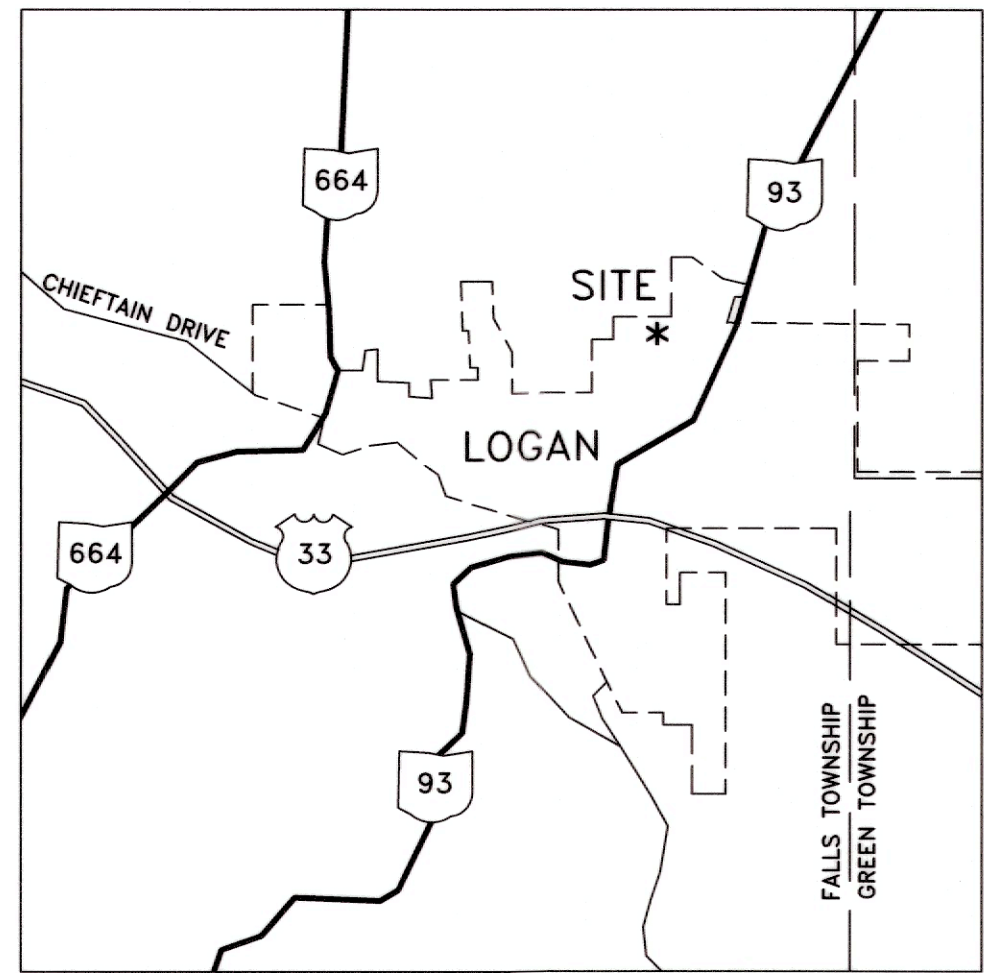


WALNUT HILLS SUBDIVISION LOT 48 REVISED

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of vacated Walnut Drive East as vacated on August 8, 2025 as recorded in Volume OR805, Page 20 (CO-39-2025); being all of Lots 45, 46, 41, 36, 37, 38, 30, 31, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58 of WALNUT HILLS SUBDIVISION as recorded in Plat Cabinet 1, Pages 129A and 129B, Hocking County Recorders Office; now to be known as WALNUT HILLS SUBDIVISION LOT 48 REVISED; being part of Section 12, Township 14, Range 17;



LOCATION MAP

NOT TO SCALE

OWNER: Hoag Holdings, LLC
P.O. Box 226, Logan, Ohio 43138 (740)-603-1544
DEVELOPER: Hoag Holdings, LLC
P.O. Box 226, Logan, Ohio 43138 (740)-603-1544
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 12, Township 14N, Range 17W; containing 5.871 acres; being all of vacated Walnut Drive East as recorded in OR805-20; being all of Lots 45, 46, 41, 36, 37, 38, 30, 31, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 of Walnut Hills Subdivision, Plat Cabinet 1, Pages 129A and 129B, Hocking County Recorders Office; being part of the same tract as conveyed in Volume OR795, Page 961 as recorded in the Hocking County Recorder's Office. The undersigned Hoag Holdings, LLC hereby certifies that the attached plat correctly represents their WALNUT HILLS SUBDIVISION LOT 48 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 Hoag Holdings, LLC has hereunto set his/her hand this 9th day of Sept, 2025.

Witness: [Signature] Ownr: [Signature]
Hoag Holdings, LLC

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Hoag Holdings, 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 9th day of Sept, 2025.

Notary Public
My Commission Expires Aug 19, 2030



APPROVALS:

Mathematically approved this 9th day of Sept, 2025 [Signature] County Engineer

Approved this 9th day of Sept, 2025 [Signature] County Planner

Approved this 8th day of SEPTEMBER, 2025 [Signature] City Service Director

Transferred on tax duplicate this 10 day of September, 2025

[Signature] County Auditor

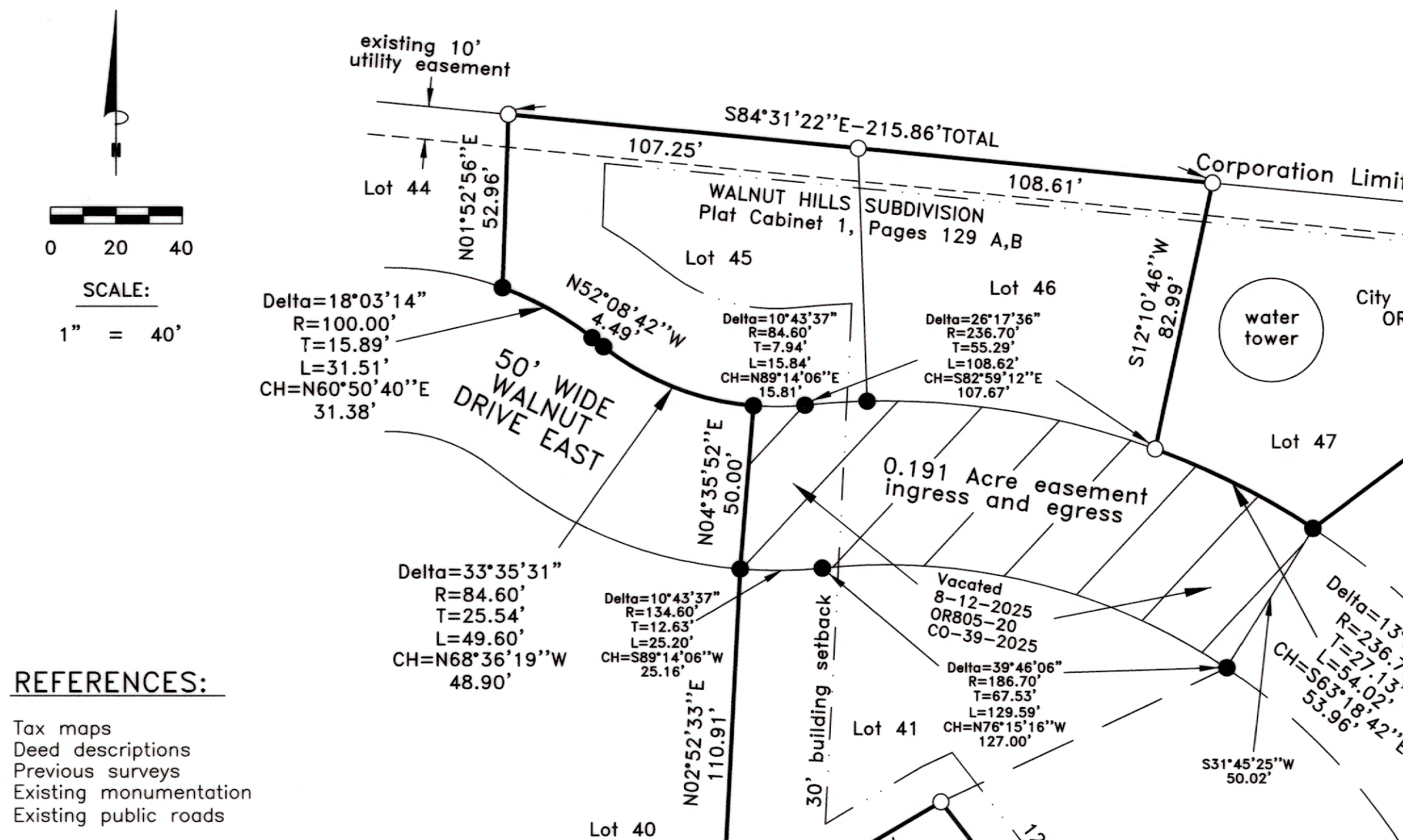
Filed for record this 10th day of September, 2025 at 8:45 A
Recorded this 10th day of September, 2025 in Plat Cabinet 3 at Page 35
File No. 2025000260 Fee \$96.40

[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 8th day of September, 2025, a resolution was duly passed approving this plat.

Approved this 8th day of September, 2025 [Signature] Chairman City of Logan Planning Commission



REFERENCES:

Tax maps
Deed descriptions
Previous surveys
Existing monumentation
Existing public roads

SURVEY DESCRIPTION

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of vacated Walnut Drive East; being all of Lots 45, 46, 41, 36, 37, 38, 30, 31, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 of WALNUT HILLS SUBDIVISION, Plat Cabinet 1, Pages 129A and 129B, Hocking County Recorder's Office, now to be known as WALNUT HILLS SUBDIVISION LOT 48 REVISED; being part of Section 12, Township 14, Range 17; and being more particularly described as follows:

Beginning at a 1-1/4" iron pin found at the Northeast corner of said WALNUT HILLS SUBDIVISION;
Thence with the east line of said WALNUT HILLS SUBDIVISION, South 04 degrees 40 minutes 24 seconds West a distance of 535.01 feet to a 5/8" iron pin found at the Southeast corner of said Lot 30, passing a 5/8" iron pin found at a distance of 42.96 feet and 291.79 feet;
Thence with the south line of said Lot 30, North 85 degrees 24 minutes 16 seconds West a distance of 173.53 feet to a 5/8" iron pin found at the Southwest corner of said Lot 30;
Thence with the west line of said Lot 30, North 01 degrees 46 minutes 56 seconds West a distance of 80.92 feet to a 5/8" iron pin found at the Northwest corner of said Lot 30;
Thence with the southwesterly line of Walnut Drive East, with a curve to the right having a Delta angle of 57 degrees 02 minutes 06 seconds, a Radius of 158.22 feet, a Tangent of 85.97 feet, a length of 157.50 feet and a Chord which bears North 57 degrees 21 minutes 51 seconds West a distance of 151.08 feet to a 5/8" iron pin found at the east corner of said Lot 38, passing a 5/8" iron pin found at an arc length of 79.96 feet;
Thence with the southeasterly line of said Lot 38, South 59 degrees 38 minutes 11 seconds West a distance of 113.04 feet to a 5/8" iron pin found;
Thence with the Southwesterly line of said Lot 38, North 21 degrees 00 minutes 08 seconds West a distance of 100.36 feet to a 5/8" iron pin found;
Thence with the Southwesterly line of said Lot 37, North 22 degrees 48 minutes 15 seconds West a distance of 101.79 feet to a 5/8" iron pin found;
Thence with the Southwesterly line of said Lot 36, North 37 degrees 47 minutes 44 seconds West a distance of 109.06 feet to a 5/8" iron pin found at the west corner of said Lot 36;
Thence South 58 degrees 59 minutes 38 seconds West a distance of 77.95 feet to a 5/8" iron pin found at the south corner of said Lot 41;
Thence with the west line of said Lot 41, North 02 degrees 52 minutes 33 seconds East a distance of 110.91 feet to a 5/8" iron pin set on the south line of Walnut Drive East;
Thence crossing Walnut Drive East, North 04 degrees 35 minutes 52 seconds East a distance of 50.00 feet to a 5/8" iron pin set;
Thence with the north line of Walnut Drive East, along a curve to the right having a Delta angle of 33 degrees 35 minutes 31 seconds, a Radius of 84.60 feet, a Tangent of 25.54 feet, a Length of 49.60 feet and a Chord of which bears North 68 degrees 36 minutes 19 seconds West a distance of 48.90 feet to a 5/8" iron pin set;
Thence with the north line of Walnut Drive East, North 52 degrees 08 minutes 42 seconds West a distance of 4.49 feet to a 5/8" iron pin set;
Thence with the north line of Walnut Drive East, along a curve to the left having a Delta angle of 18 degrees 03 minutes 14 seconds, a Radius of 100.00 feet, a Tangent of 15.89 feet, a Length of 31.51 feet and a Chord of which bears North 60 degrees 50 minutes 40 seconds West a distance of 31.38 feet to a 5/8" iron pin set at the Southwest corner of said Lot 45;
Thence North 01 degrees 52 minutes 56 seconds East a distance of 52.96 feet to a 5/8" iron pin found at the northwest corner of said Lot 45;
Thence South 84 degrees 31 minutes 22 seconds East a distance of 215.86 feet to a 5/8" iron pin found at the northeast corner of said Lot 46, passing a 5/8" iron pin found at a distance of 107.25 feet;
Thence South 12 degrees 10 minutes 46 seconds West a distance of 82.99 feet to a 5/8" iron pin found at the southwest corner of said Lot 47;
Thence with the northerly line of Walnut Drive East, with a curve to the right having a delta angle of 13 degrees 04 minutes 34 seconds East, a radius of 236.70 feet, a tangent of 27.13 feet, a length of 54.02 feet and the chord of which bears South 63 degrees 18 minutes 42 seconds East a distance of 53.96 feet at the southeast corner of said Lot 47;
Thence North 53 degrees 07 minutes 16 seconds East a distance of 121.81 feet to a 5/8" iron pin found at the east corner of said Lot 47;
Thence North 01 degrees 52 minutes 56 seconds East a distance of 24.74 feet to a 5/8" iron pin found at the northeast corner of said Lot 47;
Thence South 84 degrees 31 minutes 15 seconds East a distance of 389.60 feet, passing a 5/8" iron pin found at a distance of 116.09 feet and 186.98 feet, to the point of beginning, and containing 5.871 acres, more or less, and subject to any public or private easements of record.

The above 5.871 acre survey is intended to describe all of vacated Walnut Drive East and Lots 45, 46, 41, 36, 37, 38, 30, 31, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 of WALNUT HILLS SUBDIVISION to the City of Logan, Plat Cabinet 1, Pages 129A and 129B as deeded to Hoag Holdings, LLC in Volume OR795, Page 961, Hocking County Recorder's Office.
The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127 on June 19, 2025.

LEGEND:

- △ 1-1/4" iron pin found
- 5/8" iron pin found
- 5/8" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- — — 10' utility easement boundary (there is also a 6' side and 12' rear utility easement not shown)
- — — Building setback line

REFERENCE BEARING:

The east line of Walnut Hills Subdivision as South 04 degrees 40 minutes 24 seconds West.
Bearings are based upon an assumed meridian and are to denote angles only.

GENERAL NOTES:

- 1) This Property is Zoned R-1.
- 2) Building setback lines are as shown.
- 3) There are no covenants or restrictions with this plat.

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.

I certify that all permanent markers and monuments called for have been or will be set upon completion of site work.

[Signature]
S. Vince Evans, P.S.
Registered Surveyor No. 8127

S. VINCE EVANS SURVEYING

64103 Woodgeard Road, Creola, Ohio 45622
Phone (740)-380-3884

PLAT OF WALNUT HILLS
SUBDIVISION LOT 48 REVISED



[Signature]
S. Vince Evans

Ohio P.S. #8127

REVISIONS

SCALE: 1" = 40'

JOB NO: 1816 DRAWN BY: SVE DATE: 7/27/25

SHEET

