

SURVEY DESCRIPTION

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 13 of the Beacon Hill II, Phase II as recorded in Plat Cabinet 2, Page 98, to the City of Logan; being all of Lot 20 of the Beacon Hill II, Phase III as recorded in Plat Cabinet 2, Page 99 and 100, Hocking County Recorder's Office; as recorded in Volume OR626, Page 238, now to be known as Beacon Hill II, Phase II and III Lot 13 Revised; being part of Fractional Lot 23 of Section 12, Township 14, Range 17; and being more particularly described as follows:

Beginning at a 3/4" iron pipe found at the Southeast corner of Lot 13 of said Beacon Hill II, Phase II;
 Thence North 85 degrees 27 minutes 35 seconds West a distance of 203.53 feet to a 3/4" iron pipe found at the Southwest corner of Lot 13;
 Thence with the east line of Edgell Drive, North 04 degrees 06 minutes 54 seconds East a distance of 24.95 feet to a 3/4" iron pipe found;
 Thence with the east line of Edgell Drive, with a curve to the right with the delta angle of 24 degrees 26 minutes 10 seconds, a tangent of 16.24 feet, a radius of 75.00 feet, a length of 31.99 feet, a chord of North 16 degrees 20 minutes 00 seconds East a distance of 31.75 feet to a 3/4" iron pipe found;
 Thence with the east line of Edgell Drive, North 28 degrees 33 minutes 05 seconds East a distance of 120.66 feet to a 3/4" iron pipe found at the north corner of said Lot 13;
 Thence with the east line of Edgell Drive, North 28 degrees 33 minutes 05 seconds East a distance of 2.35 feet to a 3/4" iron pipe found;
 Thence with the easterly line of Edgell Drive, with a curve to the right with a delta angle of 65 degrees 41 minutes 34 seconds, a tangent of 48.42 feet, a radius of 75.00 feet, a length of 85.99 feet, and a chord of North 61 degrees 23 minutes 52 seconds East a distance of 81.36 feet to a 3/4" iron pipe found;
 Thence with the south line of Edgell Drive, South 85 degrees 45 minutes 21 seconds East a distance of 105.52 feet to a 3/4" iron pipe found;
 Thence with the south line of Edgell Drive, with a curve to the right with a delta angle of 09 degrees 30 minutes 35 seconds, a tangent of 51.22 feet, a radius of 175.00 feet, a length of 29.05 feet, and a chord of South 81 degrees 00 minutes 05 seconds East a distance of 29.01 feet to a 3/4" iron pipe found at the Northeast corner of Lot 20 of Beacon Hill II, Phase III;
 Thence South 31 degrees 12 minutes 37 seconds West a distance of 123.98 to a 3/4" iron pipe found at the south corner of said Lot 20;
 Thence South 04 degrees 23 minutes 23 seconds West a distance of 100.37 feet to the point of beginning, and containing 0.908 acre (39,546.81 sq.ft.)(0.323 acre Lot 20)(0.585 acre Lot 13), more or less, and subject to any public or private easements of record.

The above 0.908 acre survey is intended to describe all of Beacon Hill II, Phase II and III Lot 13 Revised to the City of Logan as deeded to Ricky D. and Jacqueline S. Moore, deed reference Volume OR626, Page 238, of the 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 South line of Lot 13 of Beacon Hill II, Phase II as North 85 degrees 27 minutes 35 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 March 6, 2019.

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

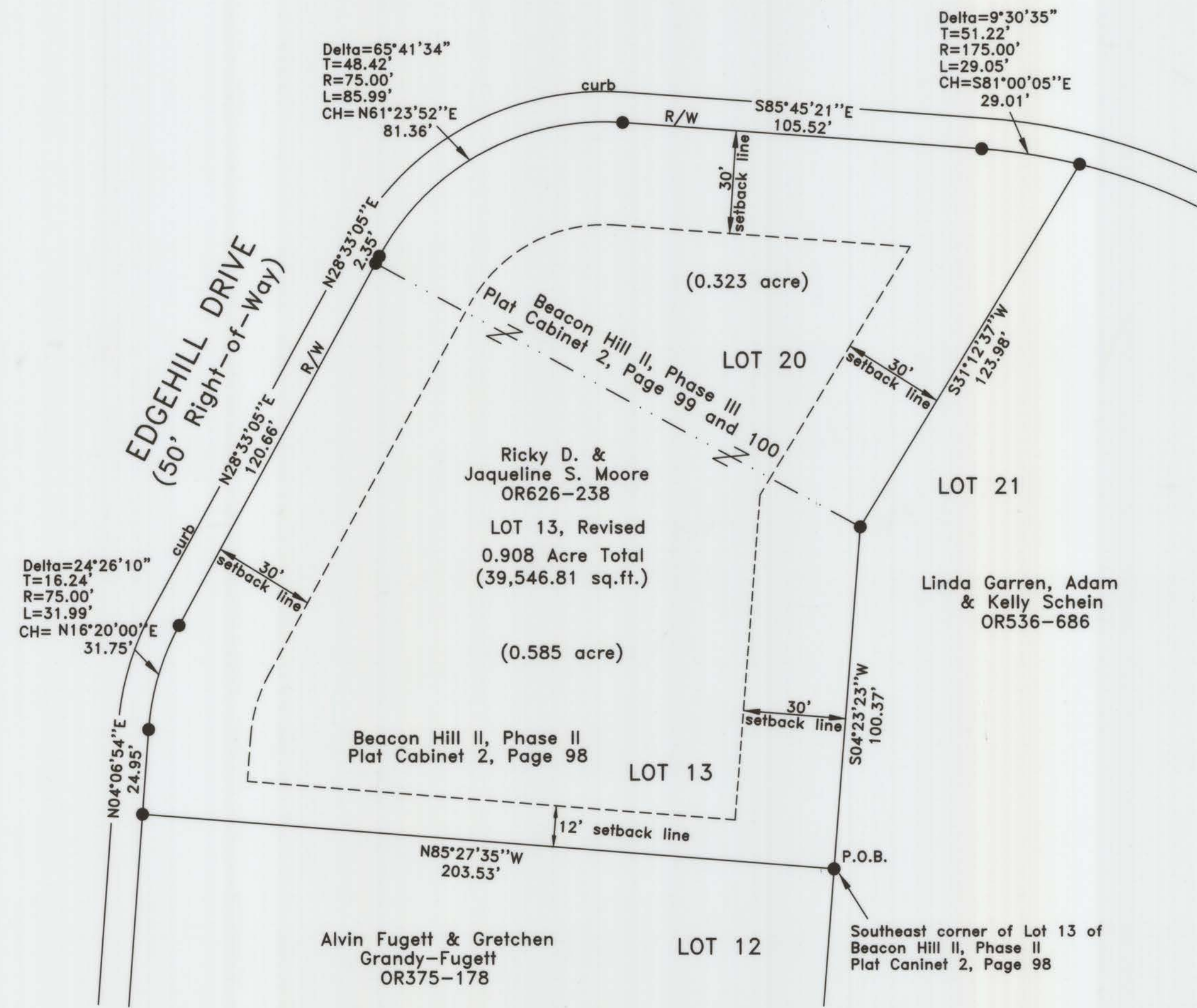
20190003516
 Filed for Record in
 HOCKING COUNTY, OHIO
 SANDRA K. LEACH-HUNT
 10-09-2019 at 12:47 PM
 PLAT 86.40
 OR Book 2 Page 197 - 197

GENERAL NOTES:

- 1) City of Logan BZA on September 30th, 2002 granted a variance to allow single family in R3 district pending they meet all R1 zoning requirements.
- 2) There are no covenants or restrictions with this plat.
- 3) Utility easements are a minimum of 6' from each side all common lot lines.
- 4) Building setback lines are 12 feet from sidelines and 30 feet front and back.

BEACON HILL II, PHASE II AND III LOT 13 REVISED

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lots 13 of the Beacon Hill II, Phase II, to the City of Logan as recorded in Plat Cabinet 2, Page 98, Hocking County Recorder's Office; being all of Lot 20 of the Beacon Hill II, Phase III, to the City of Logan as recorded in Plat Cabinet 2, Page 99 and 100, Hocking County Recorder's Office; now to be known as Beacon Hill II, Phase II and III Lot 13 Revised; being part of Fractional Lot 23 of Section 12, Township 14, Range 17.



LEGEND

- 3/4" iron pipe found

REFERENCE BEARING:

The South line of Lot 13 of Beacon Hill II, Phase II as North 85 degrees 27 minutes 35 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

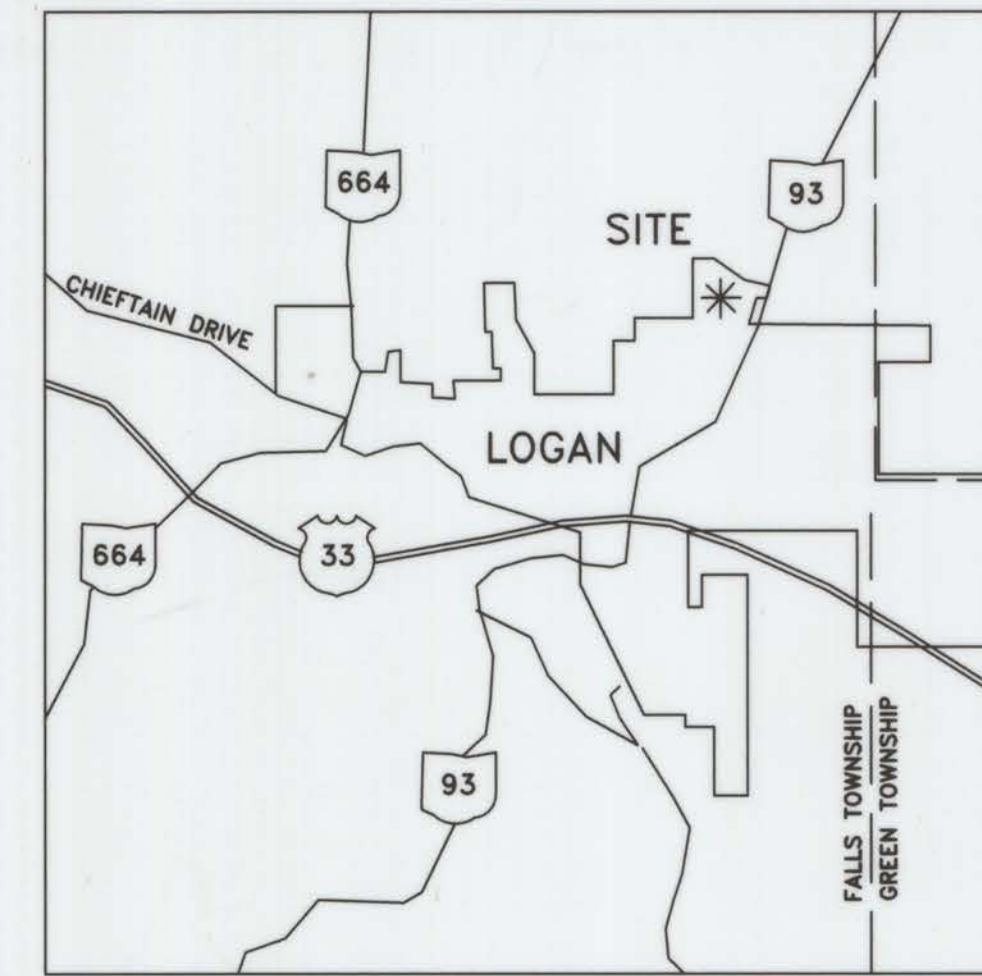
REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public roads

CERTIFICATION:

The above property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on March 6, 2019.

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



OWNER: Rick D. Moore
 Jacqueline S. Moore
 10080 Stage Road, Logan, Ohio 43138 (740)-385-4411
DEVELOPER: Rick D. Moore
 Jacqueline S. Moore
 10080 Stage Road, Logan, Ohio 43138 (740)-385-4411
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 14, Range 17, containing 0.908 acres (39546.81 Sq. Ft.); being all of Beacon Hill II, Phase II Lot 13; being all of Beacon Hill II Phase III Lot 20; being all of the same tracts as conveyed in Volume OR626, Page 238, as recorded in the Hocking County Recorder's Office. The undersigned Ricky D. Moore and Jacqueline S. Moore hereby certifies that the attached plat correctly represents his/her Beacon Hill II, Phase II and III Lot 13 Revised, and do hereby accept this plat of the same. 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 Ricky and Jacqueline Moore has herunto set his/her hand this 22nd day of August 2019.

Witness: *Brenda Joy* Owner: *Ricky D. Moore*
 Witness: *Brenda Joy* Owner: *Jacqueline S. Moore*

STATE OF OHIO COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Ricky and Jacqueline Moore who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed. **IN WITNESS WHEREOF** I have herunto set my hand and affixed my seal this 22nd day of August 2019.

Diana L. Fickel
 Notary Public
 My Commission Expires 3-11-21

APPROVALS:

Mathematically approved this 7th day of May 2019 *Wesley F. Bow*
 County Mapping Department
 Approved this 20th day of August 2019 *R. Owen*
 County Planner

Transferred on tax duplicate this 16th day of September 2019.

Kenneth R. Wilson
 County Auditor

Filed for record this 9 day of October 2019 at 12:47 P.m.
 Recorded this 9 day of October 2019 in Plat Cabinet 2 at Page 197
 File No. 10516 Fee \$86.40
Sandra K. Leach-Hunt
 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 18th day of August 2019, a resolution was duly passed approving this plat.

Approved this 3rd day of September 2019 *Greg Franchetti*
 Chairman City of Logan Planning Commission

S. VINCE EVANS SURVEYING

64103 Woodgeard Road, Creola, Ohio 45622
 Phone (740)-380-3884
 FAX (740)-596-5881

**PLAT OF BEACON HILL II,
 PHASE II AND III LOT 13 REVISED**

SUBDIVISION PLAT



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

SCALE: 1" = 30'

JOB NO: 1540 DRAWN BY: SVE DATE: 3/6/19

SHEET

1/1