BEACON HILL II

PHASE II

LOCATED IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS,
CITY OF LOGAN, TOWNSHIP OF FALLS, HOCKING COUNTY, OHIO

PERIMETER DESCRIPTION:

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, OF THE CONGRESS LANDS, BEING PART OF A 52.6345 ACRE TRACT CONVEYED TO SEAJAY DEVELOPMENT LTD. BY DEED OF RECORD IN OFFICIAL RECORD 172, PAGE 834, RECORDS OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND, AT THE SOUTHWESTERLY CORNER OF SAID 52.6345 ACRE TRACT, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 5, BEACON HILL II PHASE I" A SUBDIVISION OF RECORD IN PLAT CABINET 2, PAGE 81;

THENCE NORTH 02°23'06" EAST, A DISTANCE OF 276.91 FEET, ALONG THE LINE COMMON TO SAID 52.6345 ACRE TRACT AND WALNUT HILLS SUBDIVISION OF RECORD IN PLAT CABINET 1, PAGE 129A & 129B, TO A CONCRETE MONUMENT SET;

THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES OVER AND ACROSS SAID 52.6345 ACRE TRACT;

1. SOUTH 87°05'17" EAST, A DISTANCE OF 182.00 FEET, TO AN IRON PIN SET;
2. SOUTH 61°26'55" EAST, A DISTANCE OF 83.96 FEET, TO AN IRON PIN SET;
3. NORTH 28°33'05" EAST, A DISTANCE OF 79.72 FEET, TO AN IRON PIN SET;
4. SOUTH 61°26'55" EAST, PASSING A CONCRETE MONUMENT SET AT A 50.00 FEET, A TOTAL DISTANCE OF 211.88 FEET, TO AN IRON PIN SET;
5. SOUTH 04°23'23" WEST, A DISTANCE OF 231.51 FEET, TO AN IRON PIN FOUND IN THE NORTHERLY LINE OF LOT 6 OF SAID BEACON HILL II PHASE I;

THENCE NORTH 85°47'57" WEST, PASSING CONCRETE MONUMENTS FOUND AT 202.90 FEET AND 464.81 FEET, A TOTAL DISTANCE OF 474.81 FEET, ALONG THE LINE COMMON TO SAID 52.6345 ACRE TRACT AND SAID BEACON HILL II PHASE I, TO THE POINT OF BEGINNING, CONTAINING 3.030 ACRES MORE OR LESS.

LEGEND:

- ● IPF IRON PIN FOUND
- ○ IPS 3/4" IRON PIN SET
- Ø MAG NAIL SET
- ⊡ CMS 3/4" IRON PIN SET IN CONCRETE
- ■ CMF 3/4" IRON PIN FOUND IN CONCRETE

ACREAGE: TOTAL AREA = 3.030 ACRES
LOT AREA = 2.662 ACRES
R.O.W. AREA = 0.368 ACRES

COVENANTS AND DEED RESTRICTIONS: NONE

UTILITIES: WATER – CITY OF LOGAN
SEWER – CITY OF LOGAN

LAND USE: RESIDENTIAL

ZONING: R-3

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 86°46'31" WEST WITHIN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, FOR THE LINE COMMON TO SECTIONS 1 AND 12 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN APRIL 2001.

GENERAL NOTES:

1) UTILITY EASEMENTS ARE RESERVED AROUND ALL PERIMETER LINES OF THE SUBDIVISION AND EITHER SIDE OF ALL COMMON LOT LINES AND SHALL BE A MINIMUM OF 6 FEET ON EACH SIDE.

2) ROAD NAME SIGNS WILL BE INSTALLED AT ALL INTERSECTIONS BY THE DEVELOPER AND ARE SUBJECT TO THE APPROVAL OF THE LOGAN CITY SERVICE DIRECTOR'S OFFICE.

3) THE DEVELOPER INSURES THAT ELECTRICAL AND TELEPHONE SERVICES WILL BE PROVIDED IN THE SUBDIVISION.

4) CITY OF LOGAN BZA ON SEPTEMBER 30th, 2002 GRANTED A VARIANCE TO ALLOW SINGLE FAMILY IN R3 DISTRICT PENDING THEY MEET ALL R1 ZONING REQUIRMENTS.

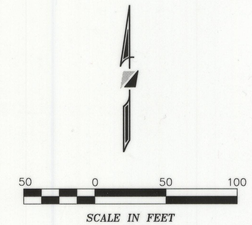
SURVEYOR'S STATEMENT:

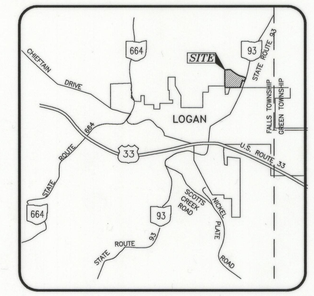
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES (APRIL, 2001), PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4-INCH CAPPED IRON PINS, ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOL:

ALL IRON PINS SET ARE ¾" IRON PIPES, 30" IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE".

BY: MARK ALAN SMITH
OHIO REGISTERED SURVEYOR NO. S-8232 03/18/04

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR





VICINITY MAP
(NOT TO SCALE)

OWNER: SEAJAY DEVELOPMENT LTD., P.O. BOX 71, LOGAN, OHIO 43138

DEVELOPER: SEAJAY DEVELOPMENT LTD., P.O. BOX 71, LOGAN, OHIO 43138

SURVEYOR & ENGINEER: R.D. ZANDE & ASSOCIATES, INC. - 78 WEST MAIN STREET, LOGAN, OHIO 43138

STATEMENTS:

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, OF THE CONGRESS LANDS, AND CONTAINING 3.030 ACRES, MORE OR LESS, SAID 3.030 ACRES BEING OUT OF AN ORIGINAL 52.6345 ACRE TRACT CONVEYED TO SEAJAY DEVELOPMENT LTD. BY DEED OF RECORD IN OFFICIAL RECORD 172, PAGE 834, RECORDS OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO.

THE UNDERSIGNED, SEAJAY DEVELOPMENT LTD. HEREBY CERTIFIY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR **BEACON HILL II, PHASE II** A SUBDIVISION OF LOTS NUMBERED 9 TO 13, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE, AS SUCH, ALL THE DRIVE AND UTILITY EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE 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 OTHER SUBSEQUENT OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

OWNER: SEAJAY DEVELOPMENT LTD

BY: Richard Jones

TITLE: Managing Partner

PRINTED: Jimmie Bergglin

PRINTED: George Dennis

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED [redacted] FOR SEAJAY DEVELOPMENT LTD., WHO ACKNOWOLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF SEAYJAY DEELOPMENT, LTD.; AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF SEAJAY DEVELOPMENT, LTD. FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22nd DAY OF March, 2004.

MY COMMISSION EXPIRES [illegible] NOTARY PUBLIC, STATE OF OHIO

200400001552
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
03-22-2004 At 11:10 am.
PLAT 86.40
OR Book 2 Page 98 - 98

APPROVALS:

MATHEMATICALLY APPROVED THIS 19 DAY OF March, 2004

HOCKING COUNTY ENGINEER'S OFFICE

APPROVED THIS 19TH DAY OF MARCH, 2004

HOCKING COUNTY REGIONAL PLANNING

APPROVED THIS 19 DAY OF March, 2004

HOCKING COUNTY SANITARIAN

APPROVED THIS 19 DAY OF MARCH, 2004

CHAIRMAN, LOGAN CITY PLANNING COMMISSION

TRANSFERRED THIS 22 DAY OF March, 2004.

HOCKING COUNTY AUDITOR

FILED FOR RECORD THIS 22 DAY OF MARCH, 2004 AT 11:10 AM

RECORDED THIS 22 DAY OF MARCH, 2004 PLAT CABINET 2 PAGES 98

FILE No. 2004 1552 FEE $86.40

HOCKING COUNTY RECORDER

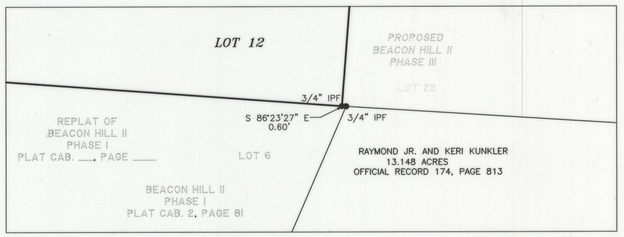
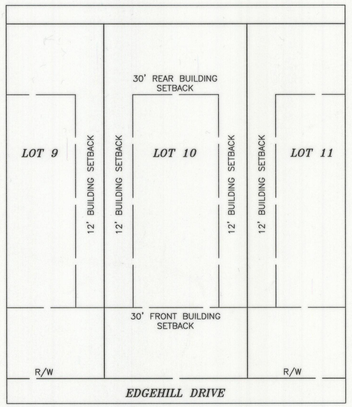


EXHIBIT "A"
SCALE: 1"=10'



BEACON HILL II
TYPICAL BUILDING SETBACKS
SCALE: 1"=30'

PREPARED BY:
R.D.Zande & Associates
78 W. MAIN STREET LOGAN, OHIO 43138
(740) 380-2828 1-866-558-2828
FAX (740) 380-3535

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