

**DIVISION OF LOT 1B OF BROTHERS SUBDIVISION
7.700 ACRE BOUNDARY SURVEY DESCRIPTION**

Situated in Perry Township, Hocking County, Ohio; being all of Lot 1B of the DIVISION OF LOT 1 OF BROTHERS SUBDIVISION, Plat Cabinet 2, Page 40; now to be known as Lot 1C and Lot 1D of the DIVISION OF LOT 1B OF BROTHERS SUBDIVISION; being part of the Southeast quarter of Section 22, Township 12, Range 19; and being more particularly described as follows:

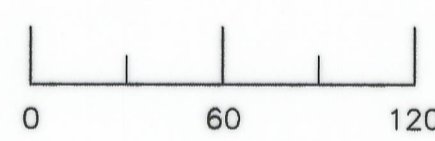
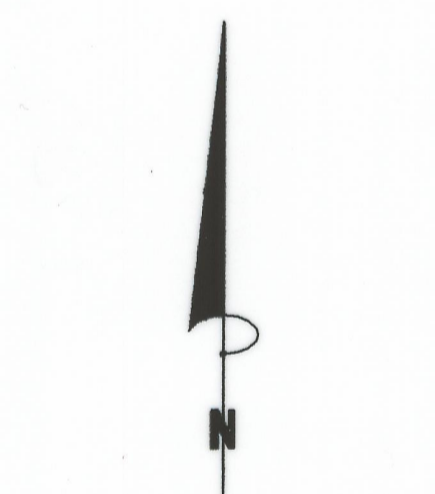
Beginning at a PK nail found at the Northeast corner of said Lot 1B of the DIVISION OF LOT 1 OF BROTHERS SUBDIVISION, now to be known as the Northeast corner of Lot 1D of the DIVISION OF LOT 1B OF BROTHERS SUBDIVISION;
Thence South 04 degrees 05 minutes 03 seconds West a distance of 666.26 feet, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found (to be set in concrete) at a distance of 30.00 feet, to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found (to be set in concrete) at the Southeast corner of Lot 1D;
Thence North 85 degrees 54 minutes 57 seconds West a distance of 540.52 feet to a 5/8" iron pin found (to be set in concrete) at the Southwest corner of Lot 1C;
Thence North 07 degrees 55 minutes 23 seconds East a distance of 628.19 feet, passing a 5/8" iron pin found (to be set in concrete) at a distance of 598.19 feet, to a Point in the centerline of said State Route 180 at the Northwest corner of Lot 1C;
Thence with the centerline of said State Route 180, North 89 degrees 33 minutes 18 seconds East a distance of 500.02 feet to the point of beginning, and containing 7.700 acres, more or less, and subject to the public easement of said State Route 180 and any other public or private easements of record.

The above 7.700 acre survey is intended to describe all of Lot 1C and Lot 1D of the DIVISION OF LOT 1B OF BROTHERS SUBDIVISION as deeded to Paul and Edna Hedges, deed references Volume 208, Page 197, 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 East line of Lot 1D as South 04 degrees 05 minutes 03 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped SVE-8127. The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127 on June 4, 2007.

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



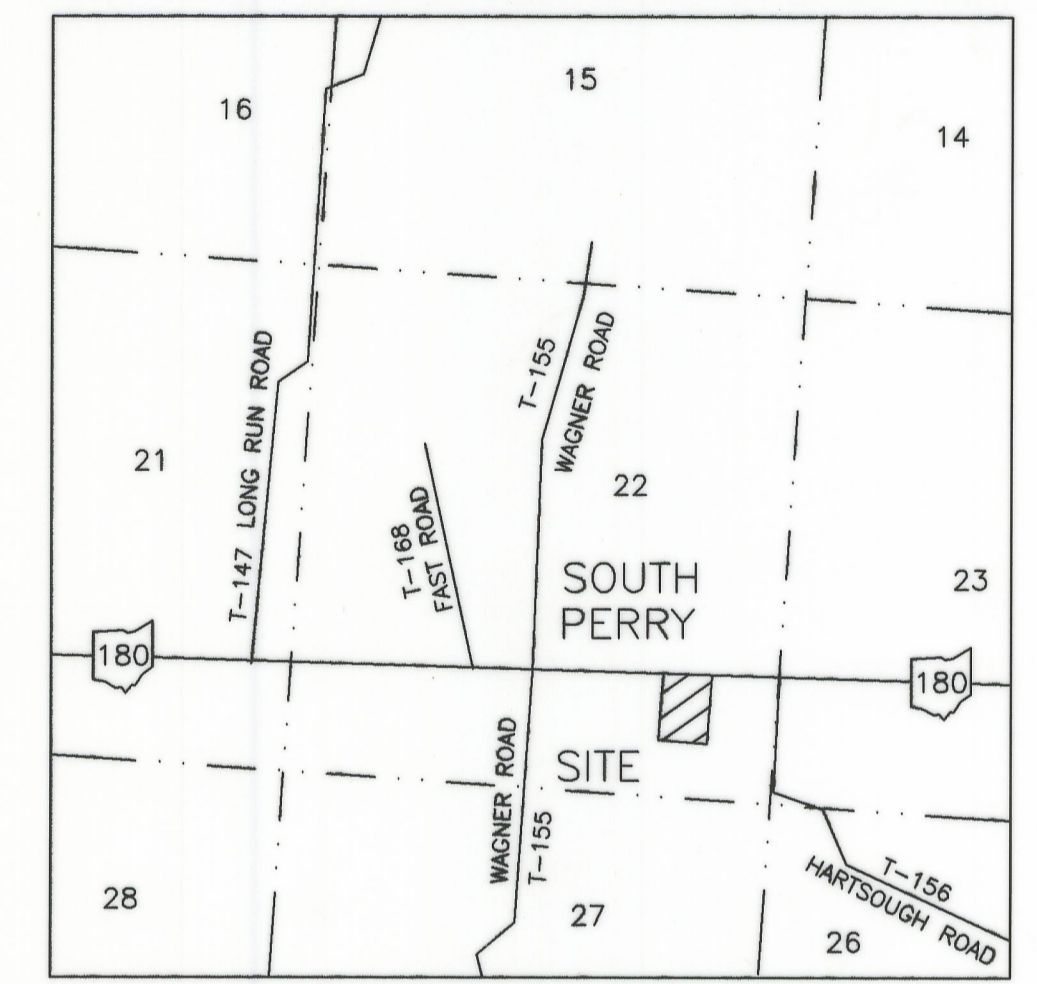
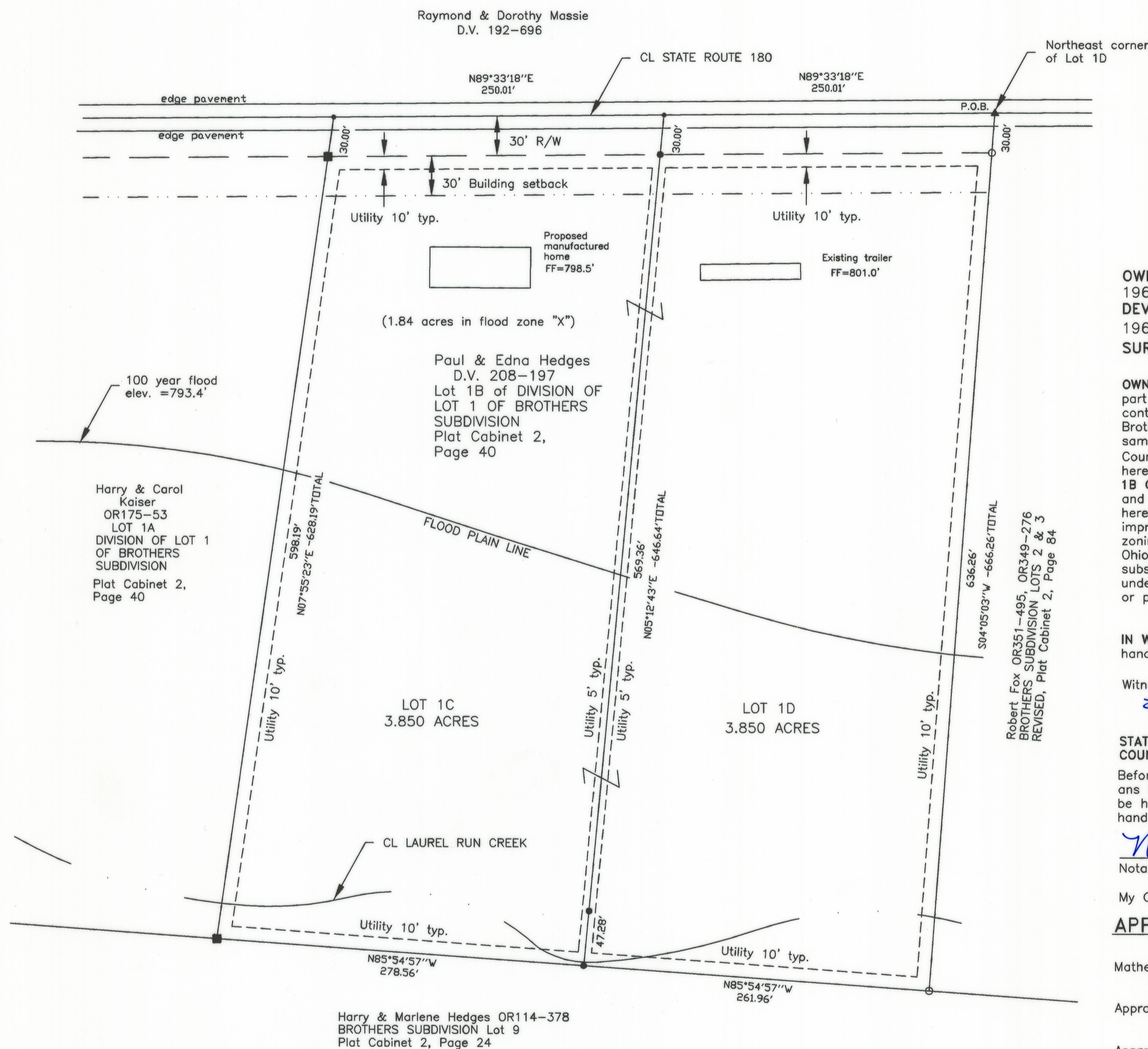
SCALE: 1" = 60'

LEGEND

- Point
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found, (to be set in 6" diameter concrete)
- 5/8" X 30" iron pin found (to be set in 6" diameter concrete)
- ▲ PK nail found
- - - - - Utility easement reserve (5' each side interior lot lines) (10' exterior lot lines) (10' off 30' road right of way)
- — — — 30' road right of way line
- - - - - 30' front building setback line

DIVISION OF LOT 1B OF BROTHERS SUBDIVISION

Situated in Perry Township, Hocking County, Ohio; being all of Lot 1B of the DIVISION OF LOT 1 OF BROTHERS SUBDIVISION, Plat Cabinet 2, Page 40, now to be known as Lot 1C and Lot 1D of the DIVISION OF LOT 1B OF BROTHERS SUBDIVISION; being part of the Southeast quarter of Section 22, Township 12, Range 19.



LOCATION MAP

SCALE: 1" = 2000'
Section 22, Perry Township, Hocking County, Ohio

OWNER: Paul and Edna Hedges
19676 North Street, South Perry, Ohio 43135 (740) 332-3815
DEVELOPER: Paul and Edna Hedges
19676 North Street, South Perry, Ohio 43135 (740) 332-3815
SURVEYOR: S. Vince Evans, 64103 Woodgeard Road
Creola, Ohio 45622, (740) 380-3884

OWNERS STATEMENT: Situated in Perry Township, Hocking County, Ohio; being part of the Southeast quarter of Section 22, Township 12, Range 19, containing 7.700 acres; being all of Lot 1B of the Division of Lot 1 of Brothers Subdivision as recorded in Plat Cabinet 2, Page 40; being all of the same tract as conveyed in Volume 208, Page 197, as recorded in the Hocking County Recorder's Office. The undersigned Paul Hedges and Edna Hedges hereby certifies that the attached plat correctly represents her DIVISION OF LOT 1B OF BROTHERS SUBDIVISION 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 Paul Hedges and Edna Hedges has hereunto set his/her hand this 10th day of July, 2007.

Witness: *Anna A. Marcinko* (Paul Hedges)
Paul R. Hedges (Edna Hedges)
Owner: *Paul Hedges*
Edna Hedges

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Paul Hedges and Edna Hedges who acknowledged the signing of the foregoing instrument to be her voluntary act and deed. **IN WITNESS WHEREOF** I have hereunto set my hand and affixed my seal this 10th day of July, 2007.

Nancy A. Baker
Notary Public

My Commission Expires Sept 4, 2007

APPROVALS:

- Mathematically approved this 09 day of July 2007 *Wesley F. Baul* County Mapping Department
- Approved this 9th day of July 2007 *Randy G. Gobleberry* County Planner
- Approved this 9th day of July 2007 *Walter Polkan* County Engineer
- Approved this 9 day of July 2007 *Wendy H. RS* County Sanitarian
- Approved this ___ day of ___ 2007 *Gay K. Hannon* Chairman-Regional Planning Comm.
- Approved this ___ day of ___ 2007 *Kris Krum* President County Commissioners
- Scott J. Thomas* County Commissioner
- John Walker* County Commissioner

Transferred on tax duplicate this 11th day of July 2007
Kenneth R. Wilson County Auditor

Filed for record this 11th day of July 2007 at 11:48 AM
Recorded this 11th day of July 2007 in Plat Cabinet 2 at Page 157
File No. 2007-2942 Fee \$ 86.40

Sandra K. Lovelace
County Recorder
P.H.

REFERENCES:

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

REFERENCE BEARING:

The East line of Lot 1D as South 04 degrees 05 minutes 03 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

FLOOD PLAIN CERTIFICATION:

Part of subdivision property is located in Flood Zone A which is inside the 100-year flood plain as per Community Panel Number 390272 0075 C effective date November 16, 1990.

CERTIFICATION:

The above property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on June 4, 2007.

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

GENERAL NOTES:

- 1) Driveway culverts when needed are to be installed by the owners/developers and are subject to all approval procedures of the Ohio Department of Transportation. Culverts where needed must be properly sized (12" minimum diameter and at least 30 feet long). The maximum driveway slope is 10%.
- 2) Individual sewage disposal facilities and their locations, as well as the location of private water wells, must be approved by, as well as comply with, Hocking County Health Department regulations.
- 3) The developer will insure that electrical and telephone service will be provided in the subdivision.
- 4) All lots depicted hereon are to be used for residential purposes only.
- 5) Utility easements are reserved 10.0' in width around all perimeter lines of the subdivision, 5.0' in width either side of interior lot lines, and 10.0' in width from the road right of way.
- 6) Water bars should be installed on all roadways on sloped hillsides.
- 7) Vegetative cover should be left on site to disrupt rain drop impact on bare, disturbed soils. Trees to be left on site should be clearly marked to avoid damage from equipment during the site preparation, material delivery, and any and all phases of development. The root zone (which extends to just below the crown of the trees), should be flagged off or otherwise marked to keep the roots safe from excessive traffic or from digging.
- 8) Stockpile topsoil in separate piles from subsoil for later use to reestablish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
- 9) Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than forty-five days.
- 10) Maintain sediment control practices until completion of the construction phase.
- 11) The area of this subdivision is unzoned.
- 12) All property within Lot 1C and Lot 1D, inclusive of the DIVISION OF LOT 1B OF BROTHERS SUBDIVISION is titled to Paul and Edna Hedges by deed Volume 208, Page 197.
- 13) No additional acreage adjacent to this plat owned by Paul and Edna Hedges is planned to be developed within two years.
- 14) No lot shall be graded to create any new slope greater than 1 in 5.
- 15) Restrictions - The owner has placed no restrictions or covenants upon this subdivision.
- 16) All buildings must have the approval of the County Flood Plain Coordinator. The owner must obtain any applicable flood plain permit.

S. VINCE EVANS
Surveying
64103 Woodgeard Road, Creola, Ohio 45622
Phone (740)-380-3884
FAX (740)-596-5881

**DIVISION OF LOT 1B OF BROTHERS SUBDIVISION
STATE ROUTE 180
LAURELVILLE, OHIO
SUBDIVISION PLAT**



S. Vince Evans
Ohio P.S. #8127

REVISIONS

SCALE: 1" = 60'

JOB NO:	DRAWN BY:	DATE:
582	SVE	6/04/07

SHEET

