

# BROTHERS SUBDIVISION LOTS 2 AND 3 REVISED

Situated in Perry Township, Hocking County, Ohio; being part of Fractional Lot 5 of Section 22, T-12-N, R-19-W and being a re-subdivision of Lots 2 and 3 of Brothers Subdivision as recorded in Plat Cabinet 2, Page 24, Hocking County Recorder's Office.

## SURVEY DESCRIPTION

Being all of the tract of land that is now or formerly in the name of Kristie Hedges as recorded in Official Record 179 at page 108, said tract is known as Lot 2 and 3 of the Brothers Subdivision as recorded in Plat Cabinet 2 at page 24, Hocking County Recorder's Office, said tract being situated in Fractional Lot 5 of Section 22, T12N, R19W, Perry Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a "P.K." Nail found in the center of State Route 180 on the Northeast corner of Lot 3 of the Brothers Subdivision in Fractional Lot 5 of Section 22, Perry Township;

Thence along the East line of Lot 3, South 04 degrees 05 minutes 03 seconds West, passing through an iron pin with a plastic identification cap stamped "LPG-6344" found at 30.07 feet, passing through another iron pin with a plastic identification cap stamped "LPG-6344" found at 270.99 feet and passing through another iron pin with a plastic identification cap stamped "LPG-6344" found on the Southeast corner of Lot 3 at 440.40 feet, going a total distance of 684.09 feet to a point being the Southeast corner of Lot 2 of the Brothers Subdivision, from which an iron pin with a plastic identification cap stamped "LPG-6344" found bears, North 86 degrees 00 minutes 31 seconds West a distance of 0.14 feet;

Thence along the South line of Lot 2 of the Brothers Subdivision, North 86 degrees 00 minutes 31 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 159.33 feet, and passing through an iron pin with a plastic identification cap stamped "LPG-6344" found at 295.87 feet, going a total distance of 327.77 feet to an iron pin with a plastic identification cap stamped "LPG-6344" found on the Southwest corner of Lot 2;

Thence along the West line of Lot 2 of the Brothers Subdivision, North 04 degrees 05 minutes 03 seconds East, passing through an iron pin with a plastic identification cap stamped "LPG-6344" found at 636.29 feet, going a total distance of 666.40 feet to a "P.K." Nail found in the center of State Route 180 on the Northwest corner of Lot 2;

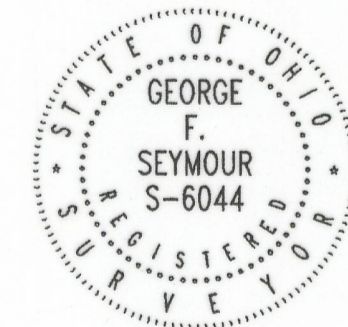
Thence along the center of State Route 180, South 89 degrees 33 minutes 18 seconds East a distance of 13.30 feet to a point;

Thence continuing with the center of State Route 180, South 89 degrees 02 minutes 24 seconds East, passing through a point being the common corners between Lot 2 and Lot 3 of the Brothers Subdivision Revised at 140.65 feet, going a total distance of 314.96 feet to the point of beginning containing 5.082 acres, more or less, and subject to the right-of-way of State Route 180 and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the East line of Lot 3 of the Brothers Subdivision as bearing, South 04 degrees 05 minutes 03 seconds East and are for the determination of angles only.

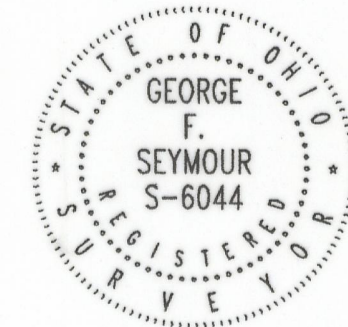
The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in November of 2000.



*George F. Seymour*  
George F. Seymour, P.S.  
Registered Surveyor No. 6044

## Surveyor's Certification

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



*George F. Seymour*  
George F. Seymour, P.S.  
Registered Surveyor No. 6044

The undersigned, Kristie Hedges, 19853 State Route 180, Laurelville, Ohio 43135, owner of the real estate shown on this plat and presently known as Lots 2 and 3 of the "Brothers Subdivision" as recorded in Official Record 179, Page 108, Hocking County Recorder's Office, now to be known as Lots 2 and 3 Revised of "Brothers Subdivision" does hereby assent to and adopt this re-subdivision of the same.

IN WITNESS WHEREOF, Kristie Hedges hereunto caused this acknowledgment to be executed this 16th day of August, 2002.

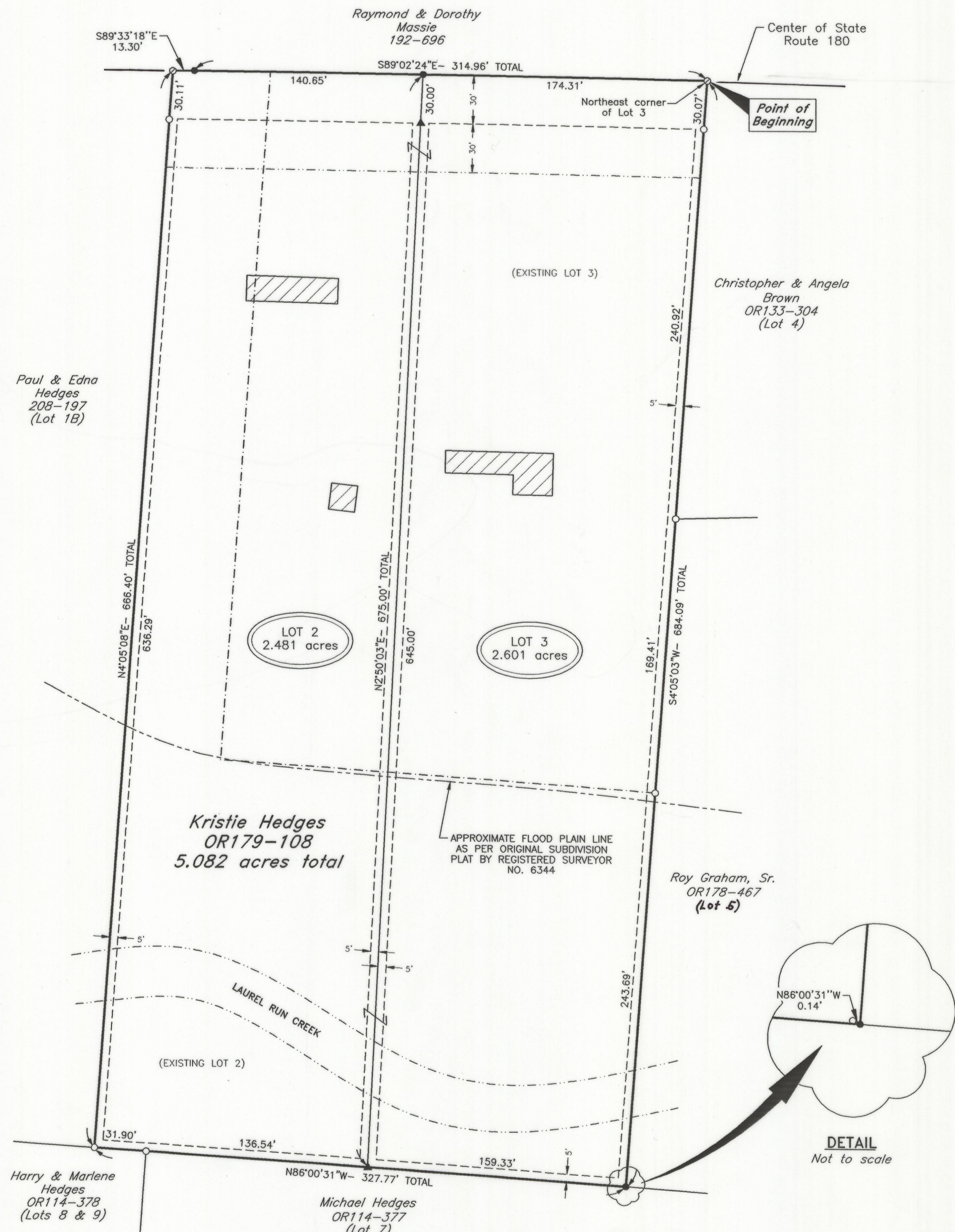
Signed and acknowledged in presence of:  
Witness: *G.W. Basya* Printed Name: G.W. Basya  
Witness: *A. J. ...* Printed Name: \_\_\_\_\_  
Witness: *H. ...* Printed Name: \_\_\_\_\_

Before me, George F. Seymour a Notary Public, in and for said County and State, personally came Kristie 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 2 day of August, 2002.

*George F. Seymour* Notary Public  
*Hocking* County

My Commission Expires: Nov 4-03



### NOTES:

- 1.) This property is not zoned
- 2.) There are no covenants or restrictions with this plat.
- 3.) Refer to General Notes, Plat Cabinet 2, Page 24.
- 4.) In the event that Lots 2 and 3 are separately owned, these lots are to have individual driveways.

### REFERENCES:

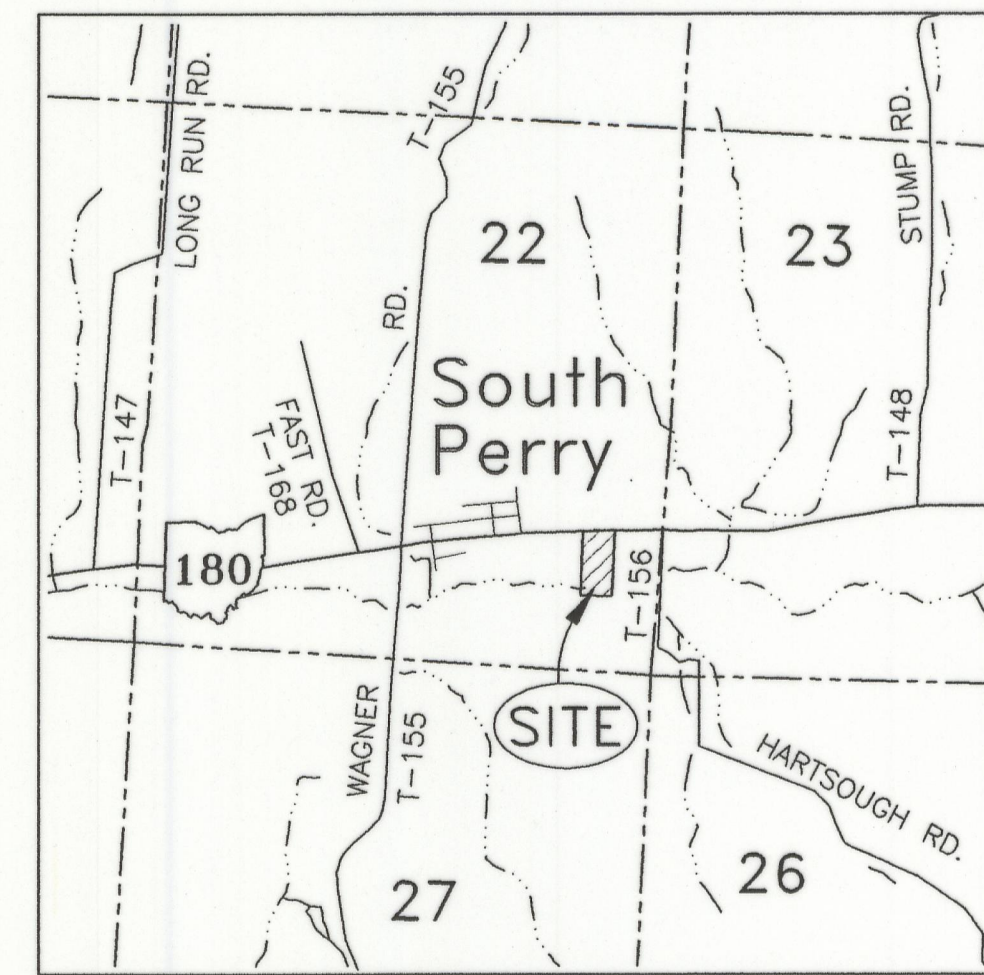
County tax maps  
Deeds as noted  
Previous surveys

### REFERENCE BEARING:

Bearings derived from monumentation found on the East line of Lot 3 as bearing South 4 degrees 05 minutes 03 seconds East and are for the determination of angles only.

### FLOOD PLAIN CERTIFICATION:

This subdivision property is located partially in Flood Zone X (outside of the 100-year flood plain) and partially in Flood Zone A (inside the 100-year flood plain with no base flood elevation determined) as per FIRM Community Panel Number 390272-0075C effective November 16, 1990.



## LOCATION MAP

1" = 2000'

Mathematically approved this 19th day of August, 2002 by Frank A. Nelson  
Hocking County Engineer's Office

### CERTIFICATE OF PLANNING COMMISSION

We, the Planning Commission of Hocking County, Ohio, hereby certify that at a meeting of the commission held on the 18th day of December, 2000 a resolution was duly passed approving this plat.

PLANNING COMMISSION, HOCKING COUNTY, OHIO

By: *Greg ...*  
Chairman

### APPROVAL OF COUNTY COMMISSIONERS

This plat approved by the Hocking County Commissioners this    day of   , 2002.

*Robert ...*  
President, County Commissioners

*Fred ...*  
County Commissioner

*Gary ...*  
County Commissioner

### APPROVAL OF COUNTY HEALTH DEPARTMENT

This plat approved by the Board of Health, Hocking County, Ohio this 13th day of August, 2002.

BOARD OF HEALTH, HOCKING COUNTY, OHIO

By: *Gene Phillips, AS*

### AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 22nd day of August, 2002.

*Kenneth B. Wilson*  
Kenneth Wilson, Hocking County Auditor

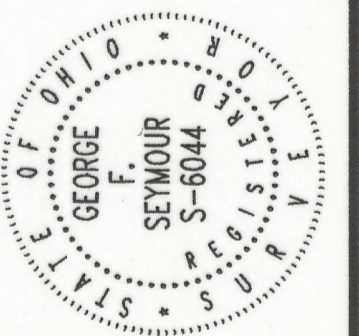
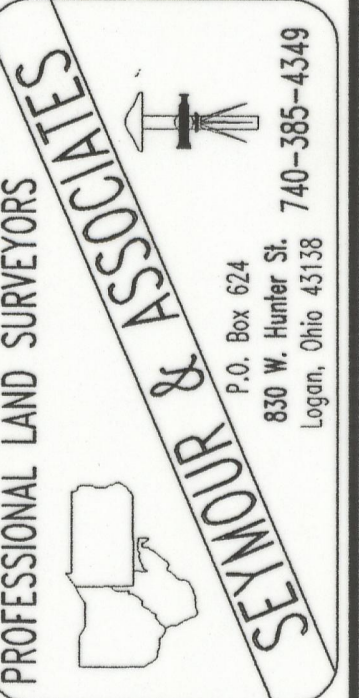
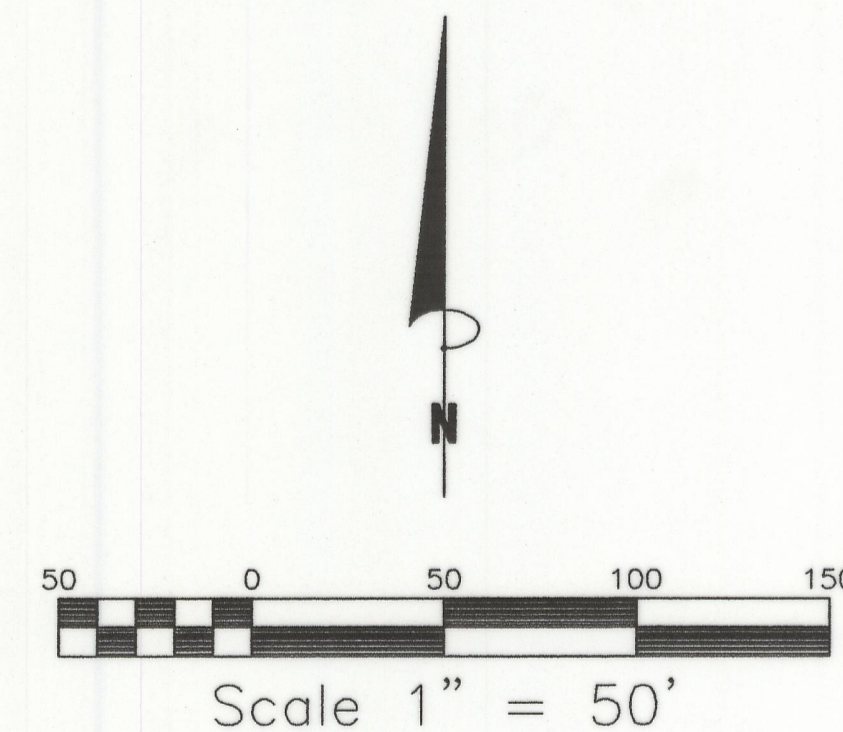
### RECORDER'S CERTIFICATE #200200005222

Filed for record this 23 day of Aug, 2002 at 12:59 PM  
Recorded this 23 day of Aug, 2002, in Plat Cabinet 2,  
at Page 84.

*Donna R. Beach, ch*  
Donna Leach, Hocking County Recorder

## LEGEND

- Point
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- 5/8" iron pin with ID cap stamped LPG-6344 found
- ⊙ PK nail found
- Utility easement
- Building setback line
- Existing lot line



# PLAT OF SUBDIVISION

## BROTHERS SUBDIVISION LOTS 2 AND 3 REVISED

FOR: Terry Ricketts

REVISIONS

SHEET

1/1

12-20-00

9C

422000