

SURVEY DESCRIPTION OF LOT 274 REVISED

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lots 274, 275, 276, and 277 of the Dicken's Allotment to the City of Logan as recorded in Plat Cabinet 1, Pages 2B and 3A, Hocking County Recorder's Office now to be known as LOT 274 REVISED; being part of Section 12, Township 14, Range 17; and being more particularly described as follows:

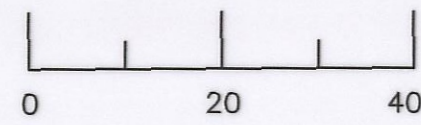
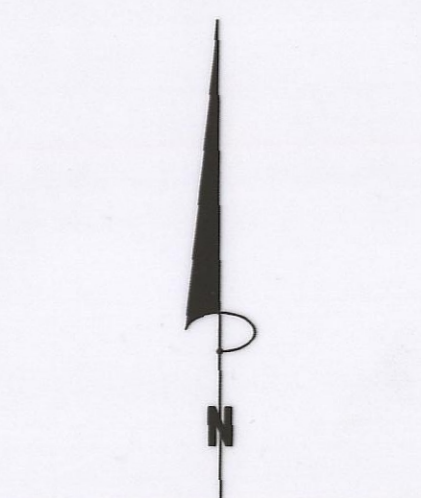
Beginning at a 5/8" iron pin set at the Northwest corner of said Lot 274; Thence North 77 degrees 37 minutes 51 seconds East a distance of 120.00 feet to a 5/8" iron pin set at the Northeast corner of said Lot 274; Thence South 12 degrees 00 minutes 23 seconds East a distance of 160.00 feet to a 5/8" iron pin set at the Southeast corner of said Lot 277; Thence South 77 degrees 37 minutes 51 seconds West a distance of 120.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 277; Thence North 12 degrees 00 minutes 23 seconds West a distance of 160.00 feet to the point of beginning, and containing 0.441 acres, more or less, and subject to any public or private easements of record.

The above 0.441 acre survey is intended to describe all of Lots 274, 275, 276 and 277 of the Dicken's Allotment to the City of Logan as deeded to Steven E. Downour, deed references Volume 217, Page 94, 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 North line of Lot 274 as North 77 degrees 37 minutes 51 seconds East. 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 January 14, 2013.

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" = 20'

LEGEND

- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set

GENERAL NOTES:

- 1) This Property is Zoned R-2.
- 2) There are no covenants or restrictions with this plat.
- 3) Utility easements are 6' from each side lot line and 12' from the rear lot line.

REFERENCES:

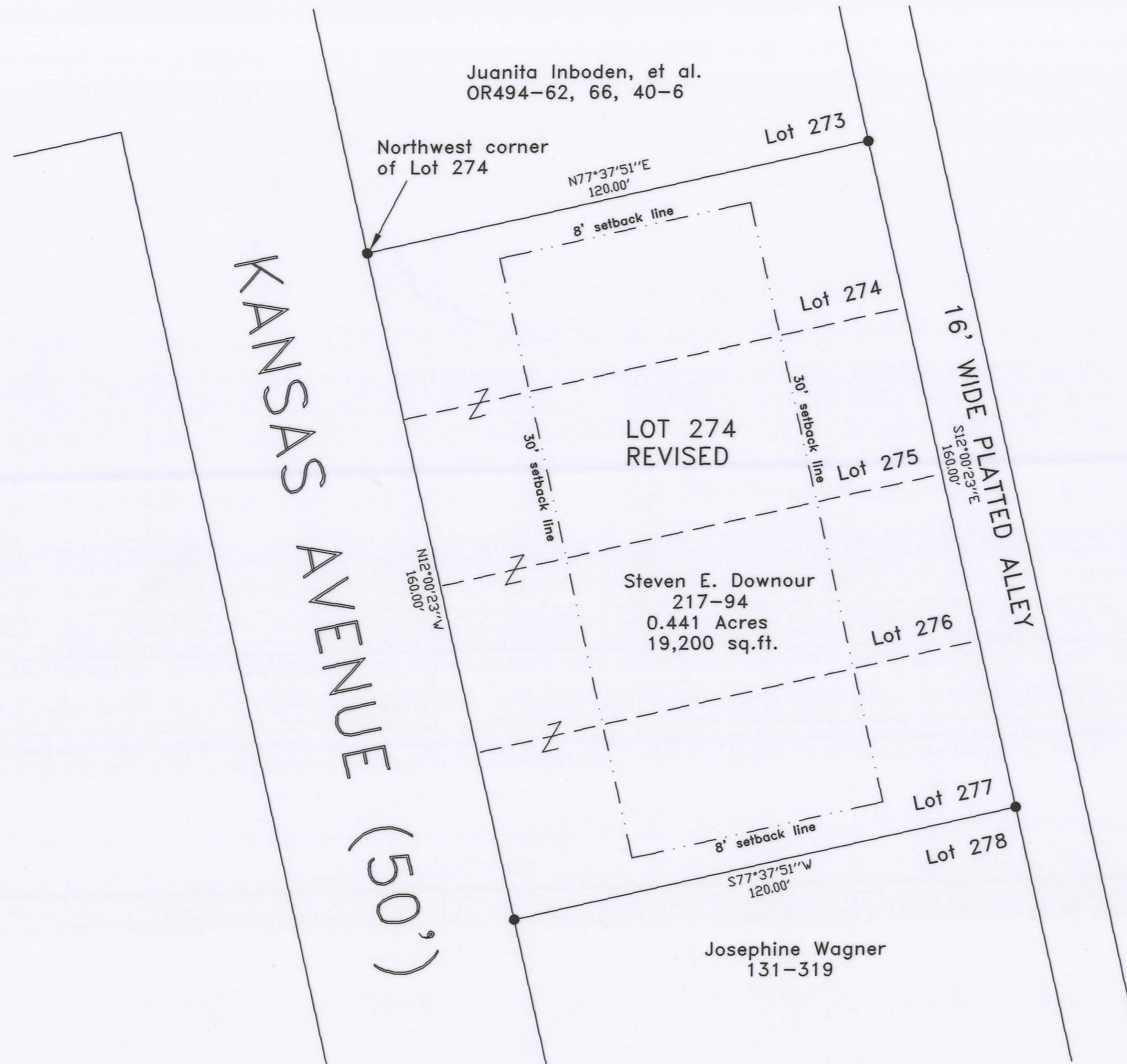
Tax maps
Deed descriptions
Previous surveys
Existing monumentation
Existing public roads

REFERENCE BEARING:

The North line of Lot 274 as North 77 degrees 37 minutes 51 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

DICKEN'S ALLOTMENT LOT 274 REVISED

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lots 274, 275, 276, and 277 of the Dicken's Allotment to the City of Logan as recorded in Plat Cabinet 1, Pages 2B and 3A, Hocking County Recorder's Office now to be known as LOT 274 REVISED; being part of Section 12, Township 14, Range 17.



Juanita Inboden, et al.
OR494-62, 66, 40-6

Northwest corner of Lot 274

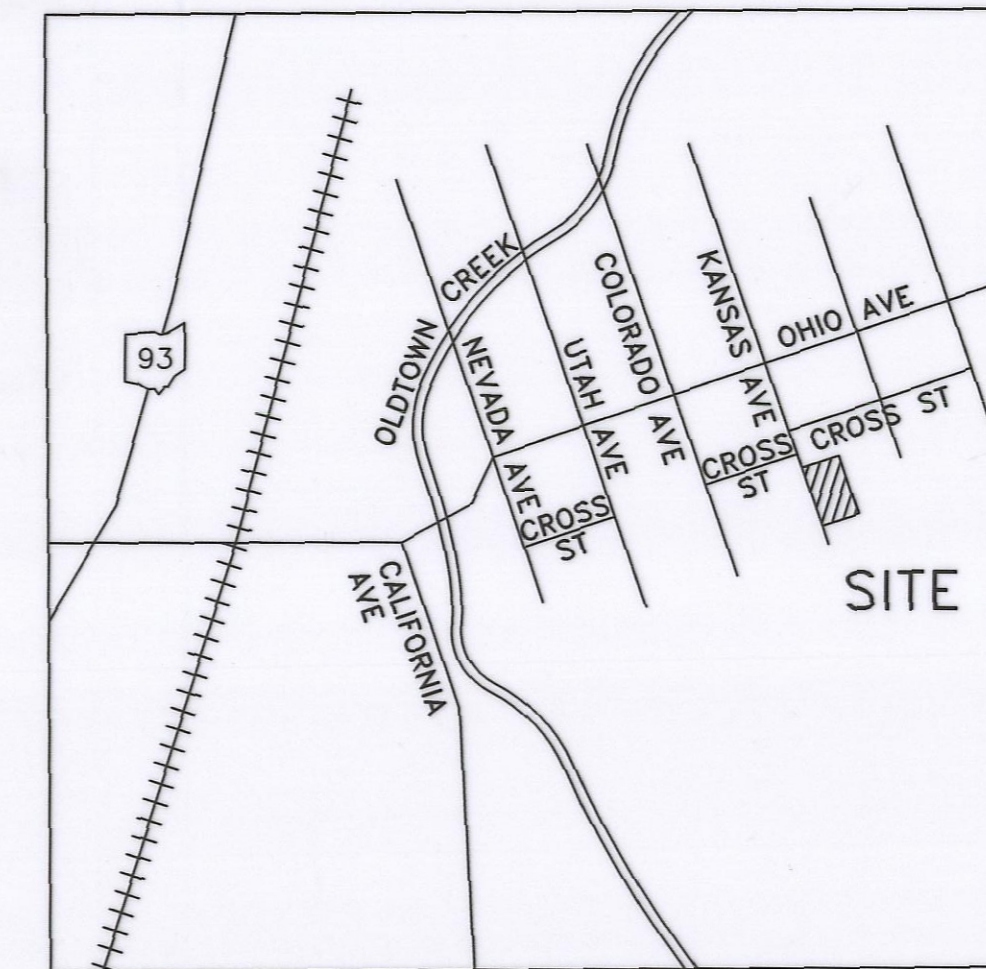
KANSAS AVENUE (50')

16' WIDE PLATTED ALLEY

LOT 274 REVISED

Steven E. Downour
217-94
0.441 Acres
19,200 sq.ft.

Josephine Wagner
131-319



LOCATION MAP
NOT TO SCALE

Section 12, Falls Township, Hocking County, Ohio

OWNER: Steven E. Downour
1180 Kansas Avenue, Logan, Ohio 43138 (740)-385-3625
DEVELOPER: Steven E. Downour
1180 Kansas Avenue, Logan, Ohio 43138 (740)-385-3625
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 0.441 acres; being all of LOT 274 REVISED; being all of the same tract as conveyed in Volume 217, Page 94, as recorded in the Hocking County Recorder's Office. The undersigned Steven E. Downour hereby certifies that the attached plat correctly represents his LOT 274 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 WHEREOF Steven E. Downour has hereunto set his hand this 30 day of January, 2013.

Witness *Carolyn S. Harris* Ownor *Steven E. Downour*
Steven E. Downour

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Steven E. Downour who acknowledged the signing of the foregoing instrument to be his voluntary act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 30 day of January, 2013.

Carolyn S. Harris
Notary Public



My Commission Expires 11-25-2017

APPROVALS:

Mathematically approved this 22nd day of January 2013 *Chad Worthington*
County Mapping Department

Approved this 30th day of January 2013 *R. E. W.*
County Planner

Transferred on tax duplicate this 28th day of February 2013

Kenneth R. Wilson
County Auditor

Filed for record this 28th day of January 2013 at 1:40 p.m.
Recorded this 28th day of January 2013 in Plat Cabinet 2 at Page 183
File No. 2013/715 Fee 86.40

Samira 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 15th day of January 2013, a resolution was duly passed approving this plat.

Approved this 30th day of January 2013 *Martin J. ...*
Chairman City of Logan Planning Commission

CERTIFICATION:

The above property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on January 14, 2013.

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

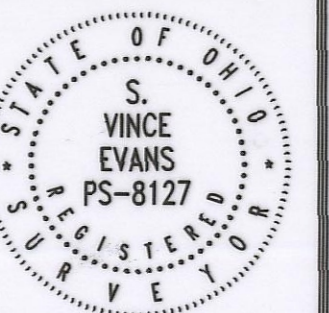
20130000715
Filed for Record in
HOCKING COUNTY, OHIO
SAMIRA K. LEACH-HUNT
02-28-2013 At 01:40 pm.
REVIS PLAT 86.40
OR Book 2 Page 183 - 183

S. VINCE EVANS SURVEYING

64103 Woodgeard Road, Creola, Ohio 45622
Phone (740)-380-3884
FAX (740)-596-5831

PLAT OF LOT 274 REVISED

SUBDIVISION PLAT



S. Vince Evans
Ohio P.S. #8127

REVISIONS

SCALE: 1" = 20'

JOB NO. 1006 DRAWN BY: SVE DATE: 1/14/13

SHEET

1/1