

# DICKEN'S ALLOTMENT LOT 52 REVISED

Situated in the City of Logan, <sup>Falls</sup>Green Township, Hocking County, Ohio; being all of Lots 51 and 52 of DICKEN'S ALLOTMENT as recorded in Plat Book "B", Pages 38 and 39, Hocking County Recorder's Office, now to be known as DICKEN'S ALLOTMENT LOT 52 REVISED; being part of Section 12, Township 14N, Range 17W; being part of the Ohio Company Purchase.

\* now recorded in Plat Cabinet 1, Pages 2B and 3A

## SURVEY DESCRIPTION

<sup>Falls</sup>Green Township, Hocking County, Ohio; being all of Lots 51 and 52 of DICKEN'S ALLOTMENT, as recorded in Plat Book "B", Pages 38 and 39, Hocking County Recorder's Office, now to be known as DICKEN'S ALLOTMENT LOT 52 REVISED; being part of Section 12, Township 14N, Range 17W; being part of the Ohio Company Purchase; and being more particularly described as follows:

\* now recorded in Plat Cabinet 1, Pages 2B and 3A  
Beginning at a 5/8" iron pin set at the Northeast corner of said Lot 52;  
Thence with the west line of 50' wide Utah Avenue, South 12 degrees 00 minutes 00 seconds East a distance of 97.34 feet to a 5/8" iron pin set at the Southeast corner of said Lot 51, passing a Point at the Southeast corner of said Lot 52 at a distance of 40.00 feet;  
Thence with the north line of an 8' wide platted alley, North 89 degrees 05 minutes 39 seconds West a distance of 123.11 feet to a 5/8" iron pin set at the Southwest corner of said Lot 51;  
Thence with the east line of a 16 feet wide platted alley, North 12 degrees 00 minutes 00 seconds West a distance of 69.85 feet to a 5/8" iron pin set, passing a Point at the Southwest corner of said Lot 52 at a distance of 29.85 feet;  
Thence with the north line of said Lot 52, North 78 degrees 00 minutes 00 seconds East a distance of 120.00 feet to the point of beginning, and containing 0.230 acres (10031.22sq.ft.), more or less, and subject to any public or private easements of record.

The above 0.230 acre survey is intended to describe all of Lots 51 and 52 of DICKEN'S ALLOTMENT, Plat Book "B", Pages 38 and 39 as deeded to Anthony Skaggs in Volume OR755, Page 825, 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 said Lot 52 as North 78 degrees 00 minutes 00 seconds East. 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 August 4, 2023.

### CERTIFICATION:

The above property was based on a field survey by S. Vince Evans, Ohio Registered Surveyor No. 8127, on August 4, 2023.

*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.

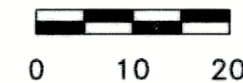
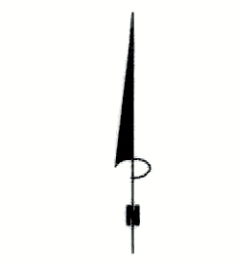
*S. Vince Evans*  
S. Vince Evans, P.S.  
Registered Surveyor No. 8127

### GENERAL NOTES:

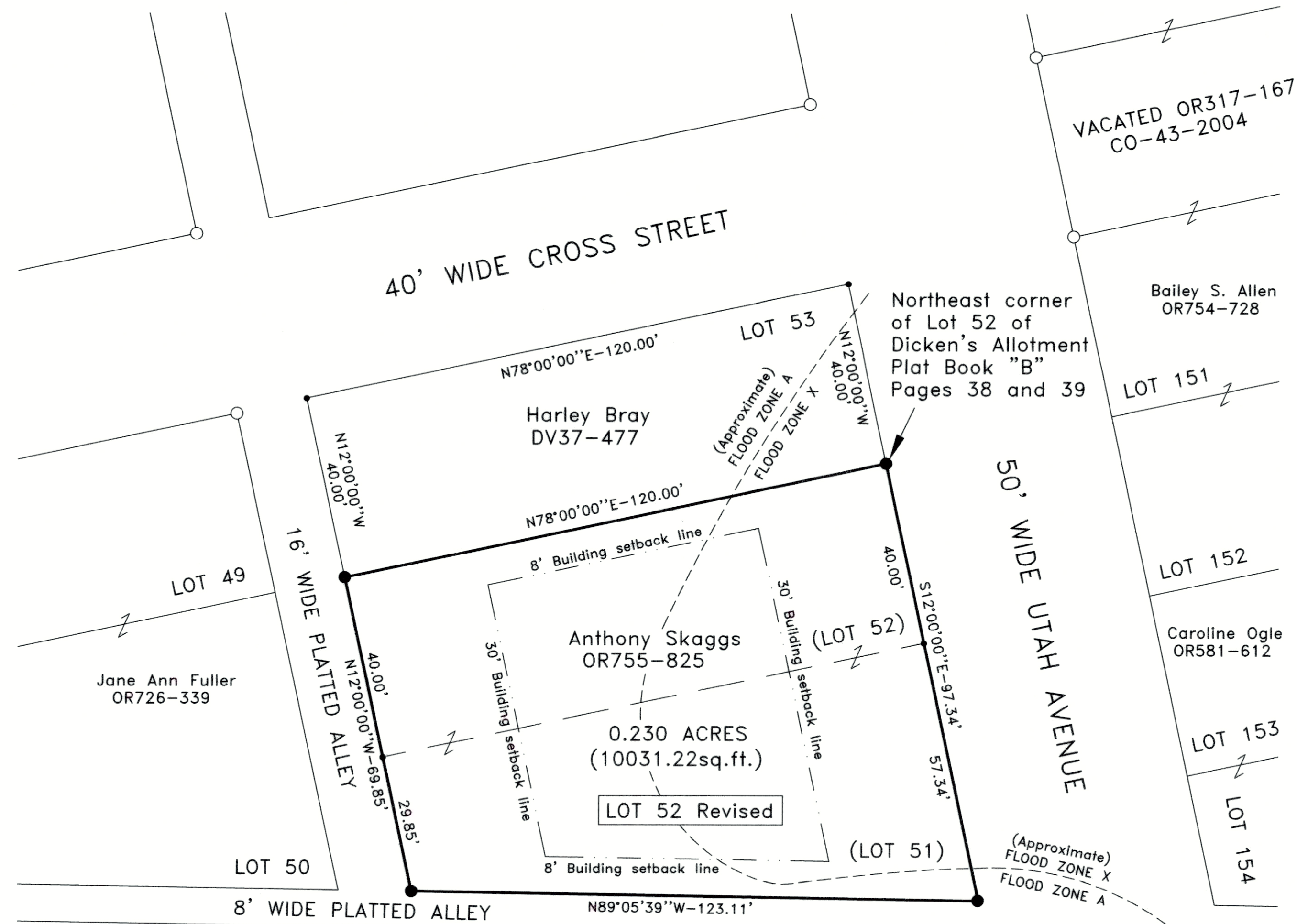
- 1) Building setback lines are as shown.
- 2) Utility easements are reserved 8' either side of all common lot lines and 12' around perimeter boundary of subdivision.
- 3) This property is Zoned R-2.
- 4) This property has no covenants or restrictions.

### LEGEND:

- Point
- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- 5/8" iron pin found
- Old Lot Line
- - - Building setback line
- Boundary Line
- Adjacent Boundary Line



SCALE:  
1" = 20'



### REFERENCE BEARING:

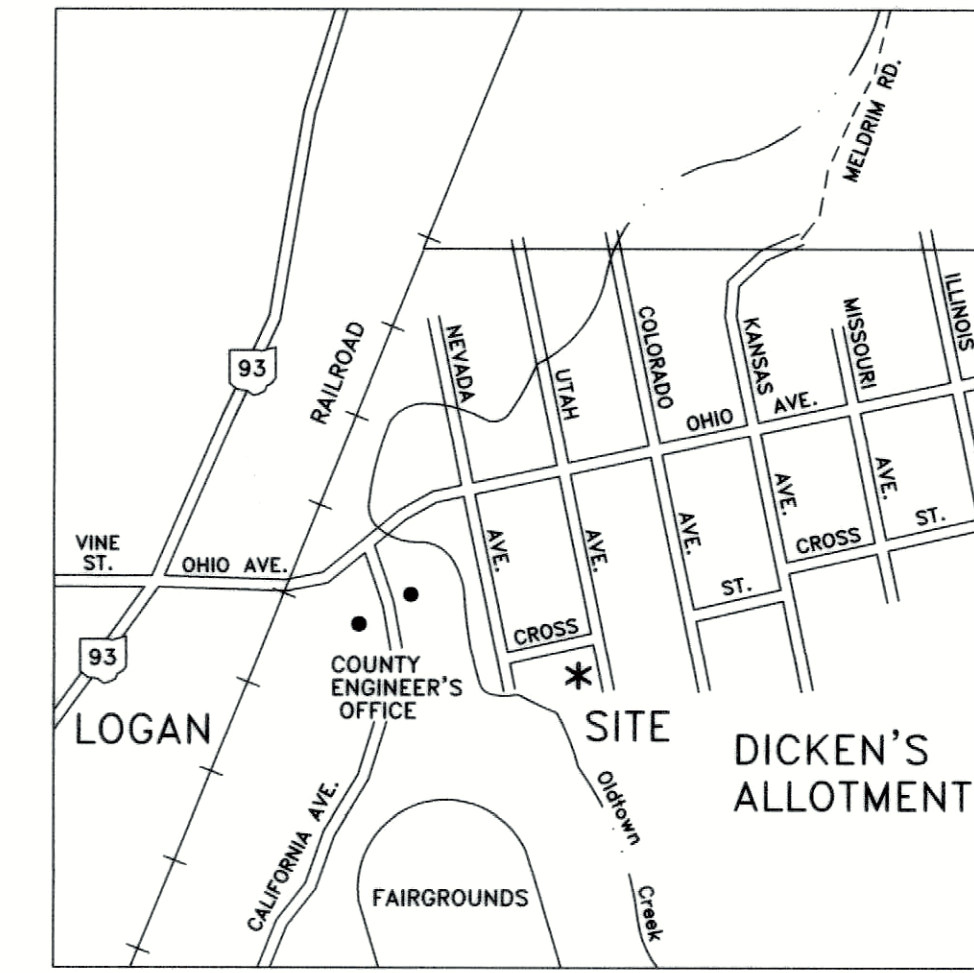
The north line of said Lot 52 as North 78 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

### REFERENCES:

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public roads  
No occupation lines were found

### FLOOD CERTIFICATION

A portion of this property is located in FEMA flood zone A which is inside of the 100-year flood plain as per FIRM Community Panel Number 39073C-0117D effective date November 4, 2010.



### LOCATION MAP

NOT TO SCALE

OWNER: Anthony Skaggs  
1185 Utah Avenue, Logan, Ohio 43138 (740)-823-1561  
DEVELOPER: Anthony Skaggs  
1185 Utah Avenue, Logan, Ohio 43138 (740)-823-1561  
SURVEYOR: S. Vince Evans, 64103 Woodgeard Road \* now recorded in Plat Cabinet 1, Creola, Ohio 45622, (740) 380-3884 Pages 2B and 3A

OWNERS STATEMENT: Situated in the City of Logan, <sup>Falls</sup>Green Township, Hocking County, Ohio; being part of Section 12, Township 14N, Range 17W; being part of the Ohio Company Purchase; containing 0.230 acres; being all of Lots 51 and 52 of DICKEN'S ALLOTMENT, Plat Book "B", Pages 38 and 39; being part of the same tract as conveyed in Volume OR755, Page 825 as recorded in the Hocking County Recorder's Office. The undersigned Anthony Skaggs hereby certifies that the attached plat correctly represents their DICKEN'S ALLOTMENT LOT 52 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 THEREOF Anthony Skaggs has hereunto set his/her hand this 22 day of August 2023.  
Witness: *Janice D. Smith* Owner: *Anthony Skaggs*  
Anthony Skaggs

STATE OF OHIO  
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Anthony Skaggs who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 30 day of August 2023.

*Cassie Cordle*  
Cassie Cordle  
Notary Public  
State of Ohio  
My Comm. Expires May 11, 2026

### APPROVALS:

Mathematically approved this 22 day of August 2023 *Janice D. Smith* County Engineer

Approved this 3 day of Jan 2024 *Kevin R. Ryan* County Planner

Approved this 3 day of Jan 2024 *Bruce M. Walsh* City Service Director

Transferred on tax duplicate this 8 day of January 2023  
*Christopher D. Robles* County Auditor

Filed for record this 8 day of January 2024 at 4:51 A.M.  
Recorded this 8 day of January 2024 in Plat Cabinet 3 at Page 16  
File No. 2023/144 Fee \$86.40  
*Simon K. Grach 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 16 day of August 2023, a resolution was duly passed approving this plat.

Approved this 5 day of January 2024 *Greg Zampalato* Chairman City of Logan Planning Commission

S. VINCE EVANS SURVEYING

64103 Woodgeard Road, Creola, Ohio 45622  
Phone (740)-380-3884  
FAX (740)-596-6831

PLAT OF DICKEN'S ALLOTMENT LOT 52 REVISED



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

REVISIONS

SCALE: 1" = 20'

JOB NO: 1759 DRAWN BY: SVE DATE: 8/7/23

SHEET

1/1