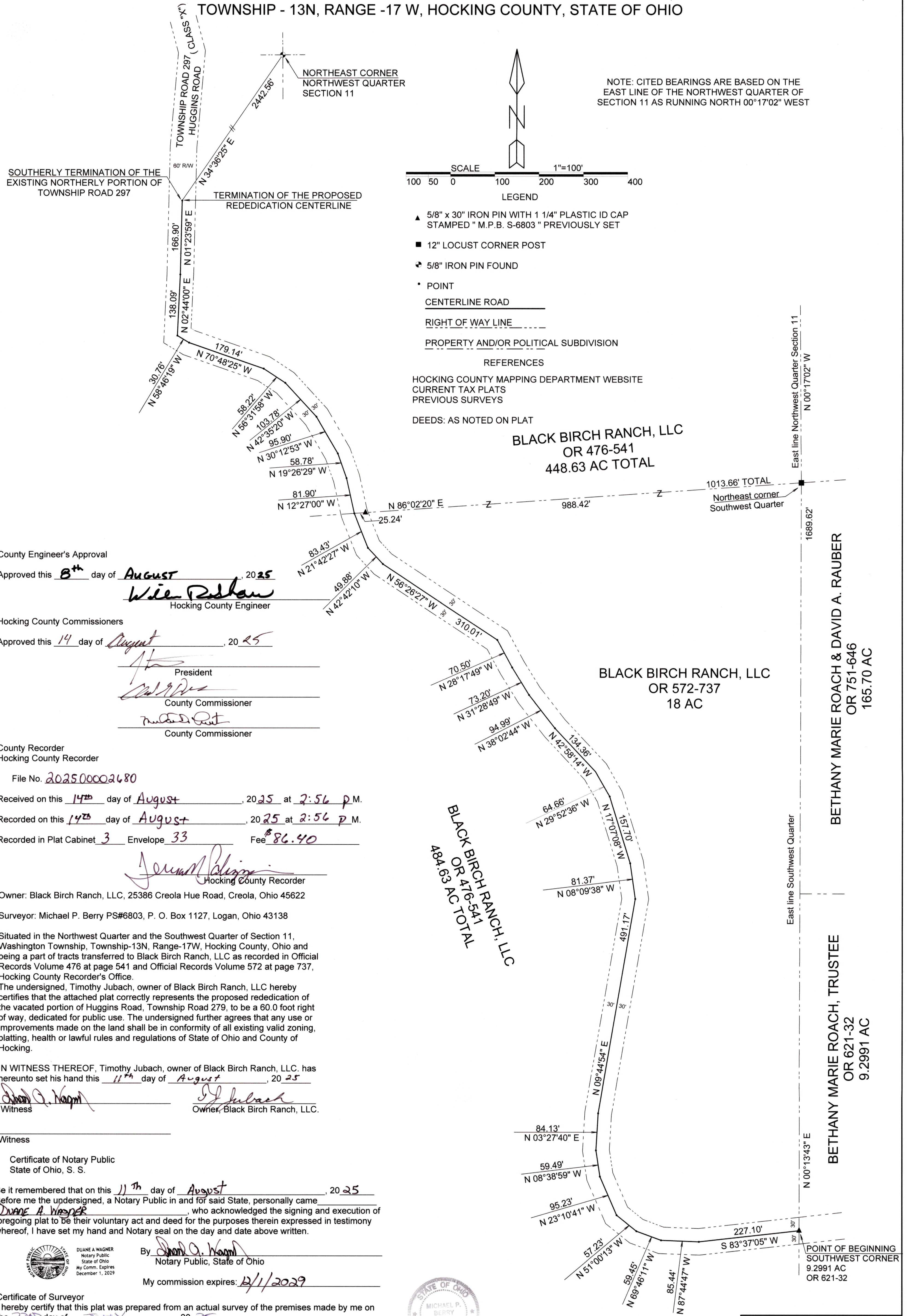


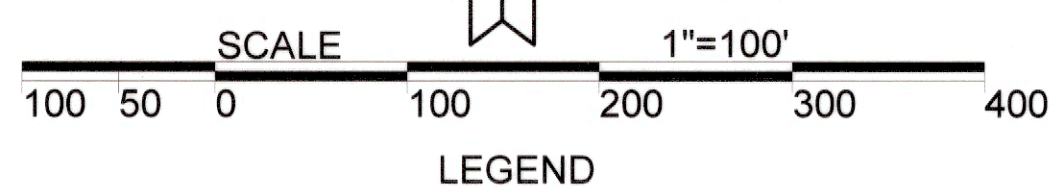
**PROPOSED REDEDICATION OF THE VACATED PORTION OF HUGGINS ROAD, TOWNSHIP ROAD No.297**

TOTAL PROPOSED LENGTH: 3192.81 FEET CONTAINING 4.398 ACRES+/-

SITUATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, WASHINGTON TOWNSHIP, TOWNSHIP - 13N, RANGE -17 W, HOCKING COUNTY, STATE OF OHIO



NOTE: CITED BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11 AS RUNNING NORTH 00°17'02\"/>



- LEGEND
- ▲ 5/8" x 30" IRON PIN WITH 1 1/4" PLASTIC ID CAP STAMPED " M.P.B. S-6803 " PREVIOUSLY SET
  - 12" LOCUST CORNER POST
  - ◆ 5/8" IRON PIN FOUND
  - POINT
  - CENTERLINE ROAD
  - - - RIGHT OF WAY LINE
  - PROPERTY AND/OR POLITICAL SUBDIVISION
- REFERENCES
- HOCKING COUNTY MAPPING DEPARTMENT WEBSITE
  - CURRENT TAX PLATS
  - PREVIOUS SURVEYS
  - DEEDS: AS NOTED ON PLAT

County Engineer's Approval  
 Approved this 8<sup>th</sup> day of August, 2025  
*Wileen Redman*  
 Hocking County Engineer

Hocking County Commissioners  
 Approved this 14 day of August, 2025  
 \_\_\_\_\_ President  
 \_\_\_\_\_ County Commissioner  
 \_\_\_\_\_ County Commissioner

County Recorder  
 Hocking County Recorder  
 File No. 202500002680  
 Received on this 14<sup>th</sup> day of August, 2025 at 2:56 p.m.  
 Recorded on this 14<sup>th</sup> day of August, 2025 at 2:56 p.m.  
 Recorded in Plat Cabinet 3 Envelope 33 Fee \$86.40

*Jessica Bliggen*  
 Hocking County Recorder

Owner: Black Birch Ranch, LLC, 25386 Creola Hue Road, Creola, Ohio 45622  
 Surveyor: Michael P. Berry PS#6803, P. O. Box 1127, Logan, Ohio 43138

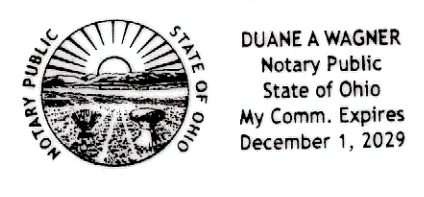
Situated in the Northwest Quarter and the Southwest Quarter of Section 11, Washington Township, Township-13N, Range-17W, Hocking County, Ohio and being a part of tracts transferred to Black Birch Ranch, LLC as recorded in Official Records Volume 476 at page 541 and Official Records Volume 572 at page 737, Hocking County Recorder's Office.

The undersigned, Timothy Jubach, owner of Black Birch Ranch, LLC hereby certifies that the attached plat correctly represents the proposed rededication of the vacated portion of Huggins Road, Township Road 279, to be a 60.0 foot right of way, dedicated for public use. The undersigned further agrees that any use or improvements made on the land shall be in conformity of all existing valid zoning, platting, health or lawful rules and regulations of State of Ohio and County of Hocking.

IN WITNESS THEREOF, Timothy Jubach, owner of Black Birch Ranch, LLC, has hereunto set his hand this 11<sup>th</sup> day of August, 2025  
*Timothy Jubach*  
 Witness \_\_\_\_\_  
 Owner, Black Birch Ranch, LLC.

Witness  
 Certificate of Notary Public  
 State of Ohio, S. S.

Be it remembered that on this 11<sup>th</sup> day of August, 2025  
 Before me the undersigned, a Notary Public in and for said State, personally came Duane A. Wagner, who acknowledged the signing and execution of foregoing plat to be their voluntary act and deed for the purposes therein expressed in testimony whereof, I have set my hand and Notary seal on the day and date above written.  
 By *Duane A. Wagner*  
 Notary Public, State of Ohio  
 My commission expires: 12/1/2029



Certificate of Surveyor  
 I hereby certify that this plat was prepared from an actual survey of the premises made by me on the 22<sup>nd</sup> day of July, 2025.  
 This certification was made by me on the 5<sup>th</sup> day of August, 2025  
 By *Michael P. Berry*  
 Michael P. Berry Ohio Professional Surveyor No. 6803

Surveyed & platted by  
 Michael P. Berry  
 Ohio Professional Surveyor #6803  
 P.O.Box 1127, Logan Ohio 43138  
 740-385-3279

BETHANY MARIE ROACH & DAVID A. RAUBER  
 OR 751-646  
 165.70 AC

BETHANY MARIE ROACH, TRUSTEE  
 OR 621-32  
 9.2991 AC

BLACK BIRCH RANCH, LLC  
 OR 476-541  
 484.63 AC TOTAL

BLACK BIRCH RANCH, LLC  
 OR 572-737  
 18 AC

BLACK BIRCH RANCH, LLC  
 OR 476-541  
 448.63 AC TOTAL