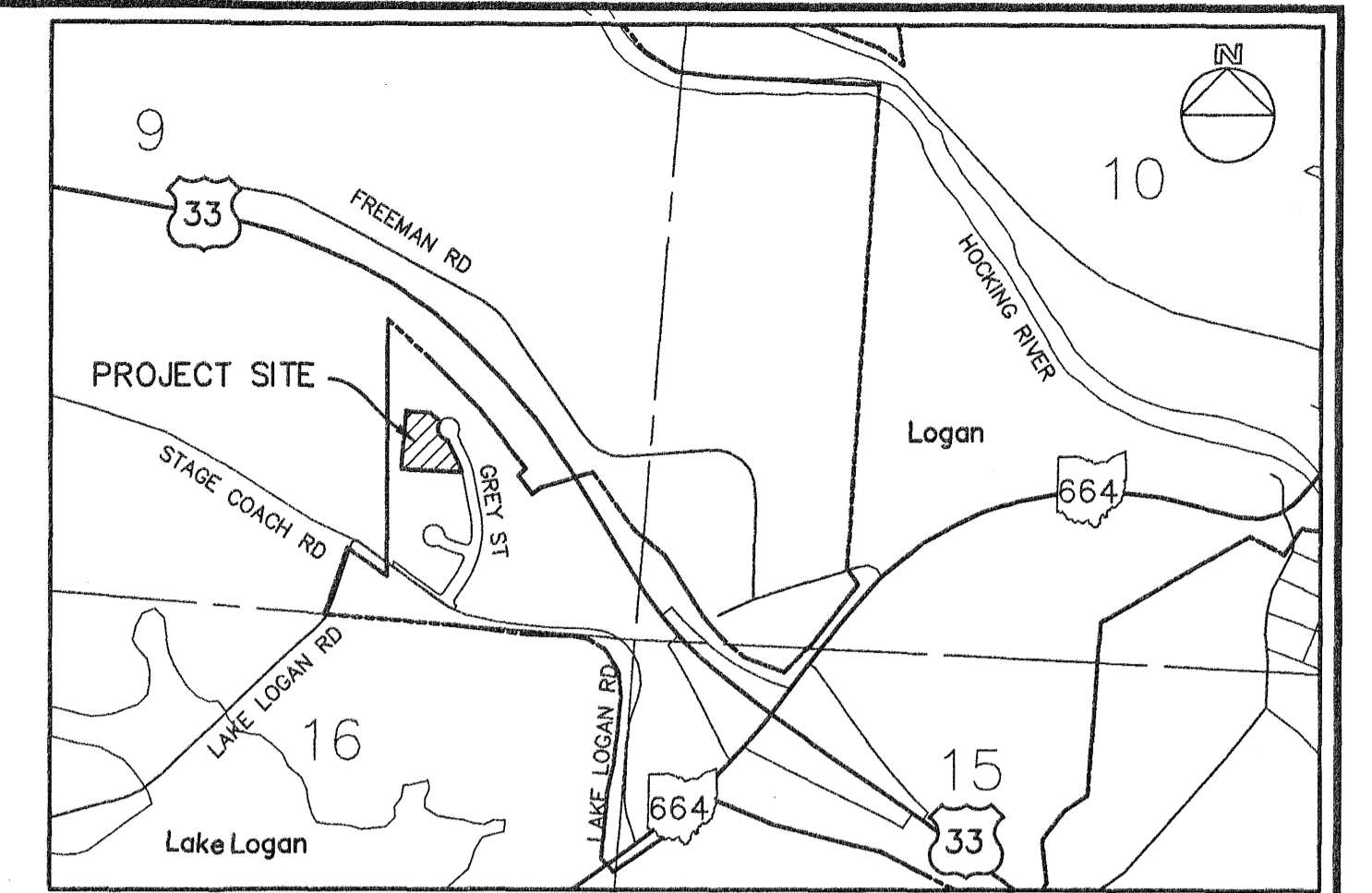


MILESTONE POINT DEVELOPMENT PHASE FIVE

FALLS TOWNSHIP, SECTION 9, TOWNSHIP 14N, RANGE 17W
CITY OF LOGAN, HOCKING COUNTY, OHIO



LOCATION MAP

5/8" IRON PIN WITH 3" ALUMINUM CAP STAMPED "SEYMOUR & ASSOCIATES"

BUFFALO PROPERTIES, LLC
O.R. 561, PAGE 89
ORIG. 9.5461 AC.
P.N. 04-003164.0000

FRACTIONAL LOT 5 FT.

BRADLEY W. SAUNDERS RENTALS, LTD
O.R. 498, PAGE 654
5.610 AC.
P.N. 02-000255.0300

MILESTONE POINT DEVELOPMENT PHASE TWO
PLAT CABINET 2, PAGE 127

LOT No. 2

MILLSTONE GRILLE, LLC
O.R. 335, PAGE 143
LOT No. 2
P.N. 04-003164.0200

LOT No. 9
1.796 Ac.

LOT No. 3

LOT No. 8

MILESTONE POINT DEVELOPMENT PHASE FOUR
PLAT CABINET 2, PAGE 185

LOREN MICHAEL KELTY
O.R. 637, PAGE 89
LOT No. 8
P.N. 04-003164.0800

P.O.B. NORTHEASTERLY CORNER OF LOT NO. 8 OF MILESTONE POINT DEVELOPMENT PHASE FOUR (P.C. 2, PAGE 185)

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 336° 02' 01.0") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "OHIO" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 4, 2021, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (21302 12-06-21)

LEGAL DESCRIPTION
1.796 AC.

SITUATED IN THE CITY OF LOGAN, TOWNSHIP OF FALLS, COUNTY OF HOCKING, STATE OF OHIO, BEING A PART OF SECTION 9, TOWNSHIP 14N, RANGE 17W, AND BEING A PART OF WHAT REMAINS OF THE ORIGINAL 9.5461 ACRES TRACT (PARCEL NO. 04-003164.0000) AND LABELED AS "FUTURE DEVELOPMENT" AS SHOWN ON THE FINAL PLAT FOR MILESTONE POINT DEVELOPMENT PHASE ONE AND RECORDED IN PLAT CABINET 2, PAGE 95 AND AS CONVEYED TO BUFFALO PROPERTIES, LLC AND RECORDED IN OFFICIAL RECORD 561, PAGE 89 OF THE HOCKING COUNTY RECORDER'S OFFICE, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN (FOUND) IN THE WESTERLY LINE OF GREY STREET MARKING THE NORTHEASTERLY CORNER OF LOT NO. 8 OF MILESTONE POINT DEVELOPMENT PHASE FOUR (P.C. 2, PAGE 185) AS CONVEYED TO LOREN MICHAEL KELTY (O.R. 637, PAGE 89), SAID IRON PIN HAVING OHIO STATE PLANE COORDINATES NORTHING 561,757.570 FEET, EASTING 1,983,147.869 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);

THENCE WITH THE NORTHERLY LINE OF THE AFORESAID LOT NO. 8 OF MILESTONE POINT DEVELOPMENT PHASE FOUR N 86°43'13" W, A DISTANCE OF 342.70 FEET TO A 5/8" IRON PIN (FOUND) IN THE EASTERLY LINE OF A 5.610 ACRES TRACT AS CONVEYED TO BRADLEY W. SAUNDERS RENTALS, LTD (O.R. 498, PAGE 654);

THENCE WITH THE EASTERLY LINE OF THE AFORESAID 5.610 ACRES TRACT N 04°39'47" E, A DISTANCE OF 319.88 FEET TO A 5/8" IRON PIN (SET);

THENCE WITH A NEW DIVISION LINE S 85°08'47" E, A DISTANCE OF 134.29 FEET TO A 5/8" IRON PIN (SET);

THENCE WITH A NEW DIVISION LINE S 49°38'30" E, A DISTANCE OF 75.31 FEET TO A 5/8" IRON PIN (SET) IN THE LINE OF GREY STREET;

THENCE WITH THE LINES OF GREY STREET FOR THE NEXT 4 CALLS:

1) WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 122.23 FEET, A RADIUS OF 60.00 FEET, AND A CHORD BEARING S 18°00'00" E, A DISTANCE OF 102.16 FEET TO A 5/8" IRON PIN (FOUND);

2) WITH A REVERSE CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 21.88 FEET, A RADIUS OF 25.00 FEET, AND A CHORD BEARING S 51°31'08" E, A DISTANCE OF 21.00 FEET TO A 5/8" IRON PIN (FOUND);

3) S 26°40'44" E, A DISTANCE OF 124.83 FEET TO A 5/8" IRON PIN (FOUND);

4) WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 80.39 FEET, A RADIUS OF 270.00 FEET, AND A CHORD BEARING S 20°16'18" E, A DISTANCE OF 80.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.796 ACRES OF LAND.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 336° 02' 01.0") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "OHIO" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 4, 2021, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).

LAND SURVEYED IN DECEMBER 2021, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY (PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S21-302 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO.

ALL IRON PINS (SET) ARE 5/8" DIAMETER WITH 1-1/4" DIAMETER PLASTIC CAPS STAMPED "MCCARTY ASSOCIATES".

NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGEMENT

THE UNDERSIGNED, _____ DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "MILESTONE POINT DEVELOPMENT, PHASE FIVE" A SUBDIVISION OF ONE LOT FROM THE FUTURE DEVELOPMENT AREA AS DELINEATED ON MILESTONE POINT DEVELOPMENT, PHASE ONE AS RECORDED IN PLAT CABINET 2, PAGE 95 IN THE HOCKING COUNTY RECORDER'S OFFICE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL ROADS AND PUBLIC AREAS SHOWN HEREON AND NOT HERETOFORE DEDICATED. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENT MADE ON THE LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATING, HEALTH OR OTHER LAWFUL REGULATIONS OF THE STATE OF OHIO AND COUNTY OF HOCKING FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

WITNESSES: *Jason C. McConnaughey* (Buffalo Properties, LLC), *Matthew*

WITNESSES: *Adale Bringer*

STATE OF OHIO
COUNTY OF HIGHLAND
SIGNED IN MY PRESENCE ON THIS 12TH DAY OF July 2022

KEITH A HOOD
Notary Public, State of Ohio
My Commission Expires May 07, 2027

NOTES
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2021.

Jason C. McConnaughey
JASON C. MCCONNAUGHEY, P.S. 8509

DEED REFERENCE
BUFFALO PROPERTIES, LLC
O.R. 561, PAGE 89
ORIG. 9.5461 AC.
P.N. 04-003164.0000

SUBDIVISION PLAT OF
MILESTONE POINT DEVELOPMENT
PHASE 5
CITY OF LOGAN - FALLS TOWNSHIP
HOCKING COUNTY, OHIO
SECTION 9, TOWNSHIP 14N, RANGE 17W

McCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MAY 16, 2022	1"=30'	S21-302

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS NAD 83 (2011) OHIO SOUTH ZONE LATITUDE LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NORTHING EASTING	NAVD 88 ELEVATION
HOC GAR	39°32'10.87827"N 82°26'38.20547"W	659.474	559571.826 1984309.005	771.385
RESIDUALS		ΔH = 0.073 SFT	ΔV = 0.097 SFT	
734	39°32'55.09000"N 82°26'22.72000"W	622.016	564045.794 1985519.179	733.942
RESIDUALS		ΔH = 0.359 SFT	ΔV = -0.188 SFT	
HOCKING COUNTY CORNS OHIO	39°32'07.27633"N 82°26'37.87610"W	673.119	559207.411 1984335.035	-
LOCAL CONTROL MONUMENT "2001"	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS 39°32'35.49277"N 82°26'54.04964"W	686.607	562061.492 1983066.315	798.537
GROUND SCALE FACTOR: 1.00099310100159	LOCAL GROUND COORDINATES NORTHING EASTING	562061.492	1983066.315	798.537
GEOID MODEL: GEOD18 (CONUS)	UNITS ARE IN U.S. SURVEY FEET (SFT)			

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ▲ MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001"; 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

0 15 30 60 90

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