

OWNER'S STATEMENT

OWNER: Charles H. & Christina J. Keynes
Official record Book 431 Pg. 660
DEVELOPER: Same
SURVEYOR: Steven B. Walton S-7675- 137 Fountain St. Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, City of Logan, Township of Falls, Section 13 & 14 T14N, R17W, and being the Replat of Lots 2 & 3 Of The Mocking Bird Hill Addition , To The City Of Logan Logan, as recorded in Plat Cabinet 1, Page 188 A & B Hocking County Recorder's Office.

The undersigned, Charles Keynes, does hereby certify that the attached plat correctly represents "the replat of Lots 2 & 3, of the Mocking Bird Hill Addition to the City of Logan", 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 or improvements made on the land shall be in conformity with all existing valid zoning, platting, 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.

IN WITNESS WHEREOF, Charles Keynes hereunto set their hand this 29 day of June, 2009.

Owner: Charles H. Keynes
Printed Name: Charles H. Keynes
Owner: Christina J. Keynes
Printed Name: Christina J. Keynes
Witness: Steven B. Walton
Printed Name: Steven B. Walton
Witness: Steven B. Walton
Printed Name: Steven B. Walton

Before me, GEORGE F. SEYMOUR Notary Public, in and for said County and State, personally came Scott Heskett, 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 29 day of JUNE, 2009.

Notary Public: George F. Seymour
County: Hocking

My Commission Expires: 11-20-13

Mathematically approved this 24th day of June, 2009.

Wesley F. Baul
Hocking County Engineer's Office

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 24th day of June, 2009, a resolution was duly passed approving this plat.

PLANNING COMMISSION, CITY OF LOGAN, OHIO
Chairman: Michael J. Walsh

REGIONAL PLANNING OFFICE APPROVAL
This plat approved by the Hocking County Regional Planning Office this 24th day of June, 2009.

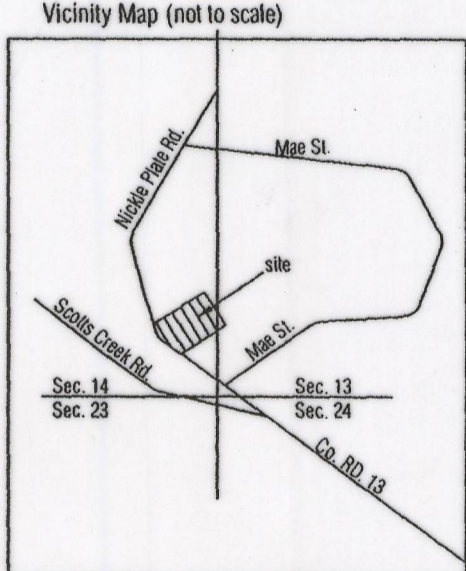
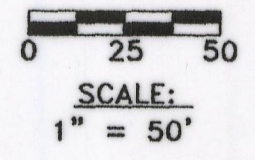
COUNTY HEALTH DEPARTMENT APPROVAL
This plat approved by the Board of Health, Hocking County, Ohio this 24 day of June, 2009.

Wendy H. R.S.
BOARD OF HEALTH, HOCKING COUNTY, OHIO

AUDITOR'S CERTIFICATE
Transferred on tax duplicate this 29th day of June, 2009.
Kenneth R. Wilson
Hocking County Auditor

RECORDER'S CERTIFICATE
Filed for record this 29 day of June, 2009 at 11:39 A.M.
Recorded this 29 day of June, 2009 in Plat Cabinet 2 at Page 176.
Sandra K. Leach-Hunt
Hocking County Recorder

**MOCKING BIRD HILL ADDITION
REVISED
Being lots 2 & 3 (NKA LOT 2 REVISED)
of Mocking Bird Hill Addition
Plat Cabinet 1, Page 188 A&B,
Hocking County Recorder's Office.**



CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JUNE OF 2009 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION IS CORRECTLY SHOWN. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY LINE OF THE PREMISES EXCEPT AS SHOWN.
THIS CERTIFICATION WAS MADE BY ME ON THIS 29th DAY OF June, 2009
Steven B. Walton
STEVEN B. WALTON
OHIO PROFESSIONAL SURVEYOR S-7675

LOT AREA:
44,784 sq.ft.
1.0281 ac.
5775.2678 sq.ft. Sec. 13
39,008.7322 sq.ft. Sec. 14

- LEGEND**
- Point
 - ▲ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped Walton S-7675 set
 - △ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
 - 5/8" iron pin with ID cap stamped LPG-6344 found
 - ⊙ 6" diameter concrete monument found

- NOTES**
- Building setback lines minimum 35' front, 10'sides & 35' back unless otherwise dimensioned
 - Utility easements—typically 10' around perimeter of Sub-div. and 6' either side of lot lines
 - Sanitary sewer easement 20' 10' either side of centerline

NOTE
property is zoned R-1

REFERENCE BEARING
Bearings derived from a previous survey and are for the determination of angles only

SURVEY DESCRIPTION

Being lots 2 & 3, of the Mocking Bird Hill Addition to the City Of Logan, Section 13 & 14, Falls Township Hocking County, State Of Ohio and being further described as follows.

Beginning at a concrete monument found on the common corner of lot 11 of Washington Bowers Ninth Addition (plat cabinet 1, pgs 177 A & 188 B) and Mocking Bird Hill Addition, (plat cabinet 1 pgs 188 A&B) Lot 2.

Thence along the right of way of Nickle Plate Road (Co. Rd. 13) North 46 degrees 55 minutes 37 seconds West 14.30 feet to a 5/8" iron pin with I.D. cap stamped "Seymour 6044" found.

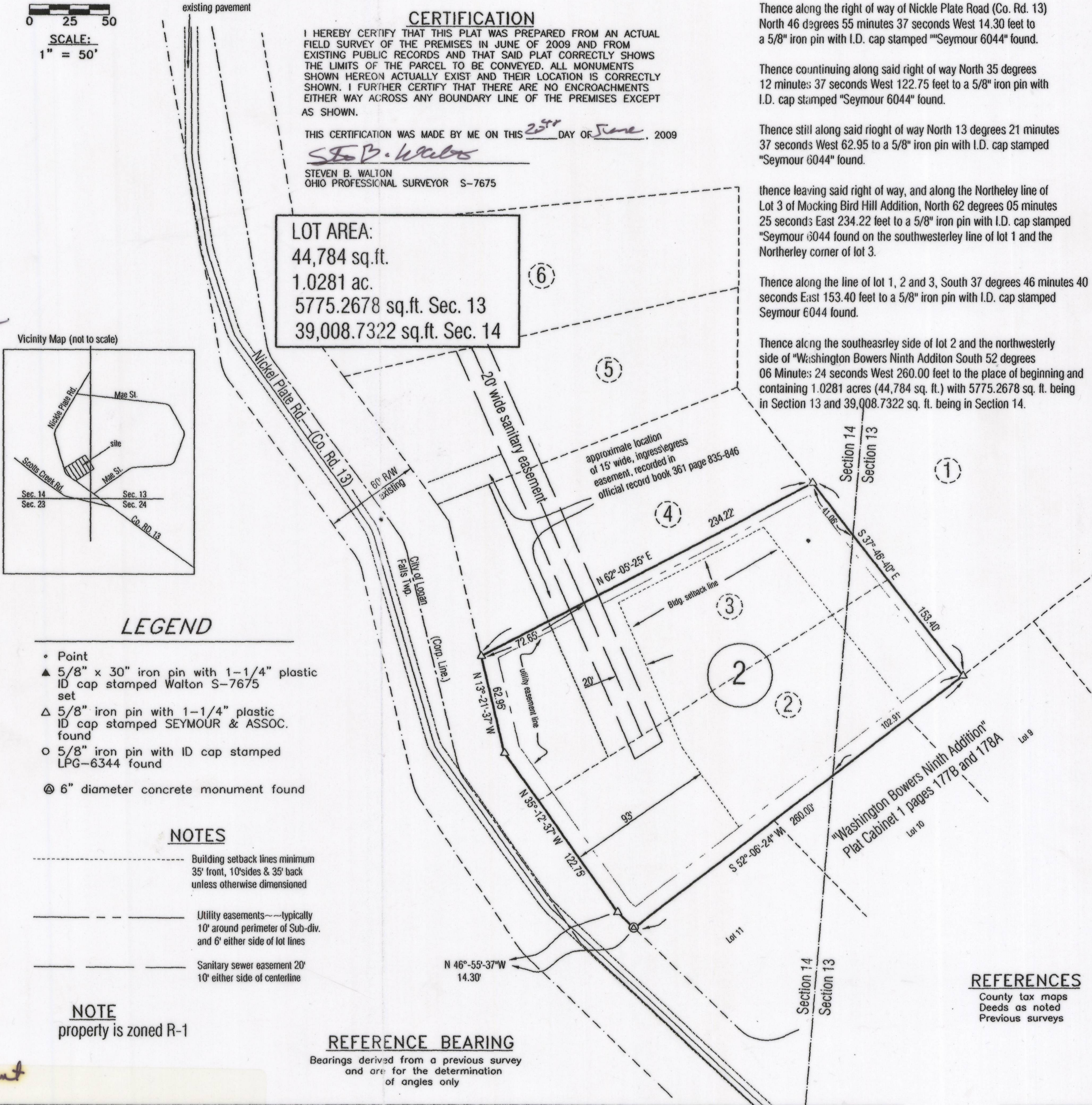
Thence continuing along said right of way North 35 degrees 12 minutes: 37 seconds West 122.75 feet to a 5/8" iron pin with I.D. cap stamped "Seymour 6044" found.

Thence still along said right of way North 13 degrees 21 minutes 37 seconds West 62.95 to a 5/8" iron pin with I.D. cap stamped "Seymour 6044" found.

thence leaving said right of way, and along the Northeley line of Lot 3 of Mocking Bird Hill Addition, North 62 degrees 05 minutes 25 seconds East 234.22 feet to a 5/8" iron pin with I.D. cap stamped "Seymour 6044" found on the southwesterly line of lot 1 and the Northerley corner of lot 3.

Thence along the line of lot 1, 2 and 3, South 37 degrees 46 minutes 40 seconds East 153.40 feet to a 5/8" iron pin with I.D. cap stamped Seymour 6044 found.

Thence along the southeasrley side of lot 2 and the northwesterly side of "Washington Bowers Ninth Addition South 52 degrees 06 Minutes: 24 seconds West 260.00 feet to the place of beginning and containing 1.0281 acres (44,784 sq. ft.) with 5775.2678 sq. ft. being in Section 13 and 39,008.7322 sq. ft. being in Section 14.



STEVEN B. WALTON
137 FOUNTAIN ST.
Logan, Ohio 43138
740-407-8698
SURVEYING AND MAPPING



**REPLAT OF SUBDIVISION
LOTS 2 & 3, MOCKING BIRD HILL
TO BE KNOWN AS LOT 2 REVISED**

REVISIONS	DATE

SHEET 1/1

REFERENCES
County tax maps
Deeds as noted
Previous surveys