NICE SUBDIVISION
LOT 1 REVISED

Situated In The Northeast Quarter Section 31, Township, 14 North: Range, 16 West Of The Congress Lands East Of The Scioto River, Falls Gore Township, Hocking County, State Of Ohio

SURVEY DESCRIPTION

Being all of Lot 1, Nice Subdivision, Recorded in Plat Cabinet 2, Page 90 Hocking County Recorder's Office.

GRADING OF LAND (4.80):

NO LAND SHALL BE GRADED, CUT OR FILLED SO AS TO CREATE A SLOPE EXCEEDING ONE (1) FOOT VERTICAL IN TWO AND ONE-HALF (2 1/2) FEET HORIZONTAL WITHOUT THE PLACEMENT OF A RETAINING WALL OF SUFFICIENT HEIGHT AND THICKNESS TO RETAIN THE GRADED BANK. ANY NEW GRADE BY CUT OR FILL CREATING A SLOPE EXCEEDING ONE (1) F00T VERTICAL IN FIVE (5) FOOT HORIZONTAL SHALL BE BENCHED AS APPROVED BY THE COUNTY ENGINEER. ALL FILL SHALL BE MECHANICALLY COMPACTED TO A DENSITY OF NINETY (90) PERCENT OR GREATER.

TEMPORARY EROSION CONTROL:

1. Water bars should be installed on all roadways on sloped hillsides.
2. Vegetative cover should be left on the site to disrupt raindrop impact on bare, disturbed soils. Trees to be left on the site should be clearly marked to avoid damage from equipment during site preparation, material delivery and any and all phases of development. The root zone (which extends to just below the crown of the tree) should be flagged off, or otherwise marked, to keep the roots safe from excessive traffic or digging.
3. Stockpile topsoil in separate piles from subsoil for later use to re-establish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss due to erosion during the duration of construction.
4. Temporarily seed and mulch any denuded areas within seven (7) days of disturbance if the site is to remain dormant for longer than 45 days.
5. Maintain sediment control practices until completion of the construction phase.

Surveyor's Certification

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN FEBURARY OF 2004 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED. I certify that all permanent markers and monuments called for have been or will be set upon completion of site work.

THIS CERTIFICATION WAS MADE BY ME ON THIS 12 DAY OF APRIL, 2004.

George F. Seymour
OHIO PROFESSIONAL SURVEYOR NO. 6044
GEORGE F. SEYMOUR

STATE OF OHIO GEORGE F. SEYMOUR S-6044 REGISTERED SURVEYOR

The undersigned, Matthew & Kari Heidl owners of the real estate shown on this plat and presently known as Lot 1 of "Nice Subdivision" Recorded in plat cabinet 2, Page 90 Hocking County Recorder's Office, now to be known as Lot 1"A" & Lot 1"B" Revised of "Nice Subdivision" do hereby assent to and adopt this re-subdivision of the same and dedicate to public use all roads and utilties shown hereon and not heretofore dedicated.
IN WITNESS WHEREOF,Matthew & Kari Heidl hereunto cause this acknowledgment to be executed this 13 day of April, 2004.

Signed and acknowledged in the presence of:

Owner: Matthew L Heidl	Witness: H. Joan Bartow
Printed Name: Matthew L Heidl	Printed Name: H. Joan Bartow
Owner: Kari Heidl	Witness: William R. Webb
Printed Name: Kari Heidl	Printed Name: William R. Webb

Before me, GEORGE F. SEYMOUR a Notary Public, in and for said County and State, personally came Matthew and Kari Heidl 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 13 day of APRIL, 2004.

George F. Seymour — Notary Public
HOCKING — County

My Commission Expires: NOV 24 08

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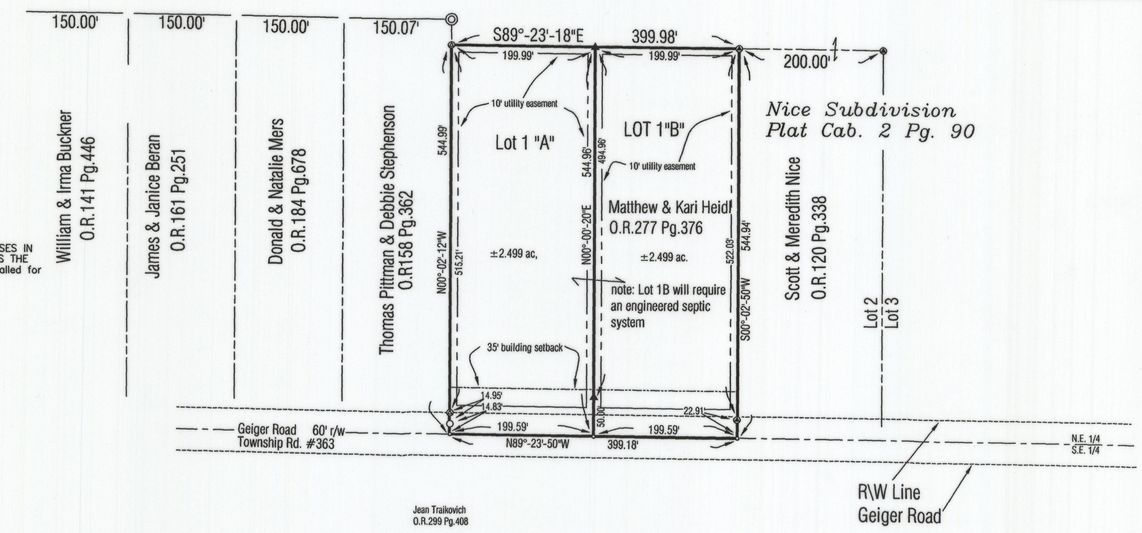
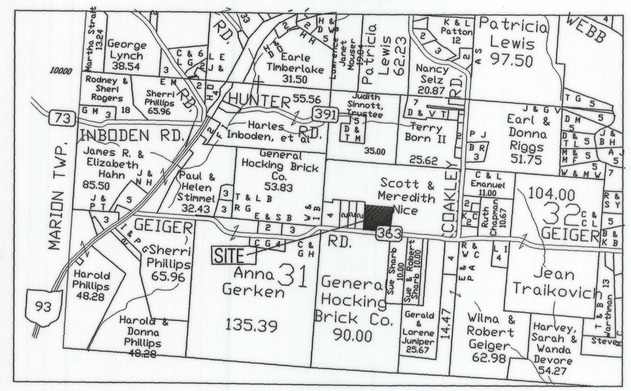


Nice Subdivision Phase II
Plat Cabinet 2 Page 101

Lot 4

SCALE: 1" = 100'

Location Map Scale 1"=2000'



APPROVALS

this plat approved this 13th day of April, 2004.

Hocking County Engineer

Mathematically approved this 12th day of April, 2004.

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 ____ day of _____, 2004, a resolution was duly passed approving this plat.

PLANNING COMMISSION, CITY OF LOGAN, OHIO

Chairman, Logan City Planning Commission

REGIONAL PLANNING OFFICE APPROVAL

Office this 12TH day of APRIL, 2004.

COUNTY HEALTH DEPARTMENT APPROVAL

This plat approved by the Board of Health, Hocking County, Ohio this 18 day of May, 2004.

BOARD OF HEALTH, HOCKING COUNTY, OHIO

AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 18th day of May, 2004.

Kenneth R. Wilson
Hocking County Auditor

RECORDER'S CERTIFICATE

Filed for record this 18th day of May, 2004 at 3:38 P.M.
Recorded this 18 day of May, 2004 in Plat Cabinet 2 at Page 105.

Sandra Leach-Hunt
Hocking County Recorder

GENERAL NOTES

1. Utility easements are reserved 10.0' in width along side and rear lot lines of the Subdivision and 25.0' in width along the front of the tracts, parallel and adjacent to the right-of-way lines of Township Road 363, Geiger Road, .
2. Building Setbacks: 35.0' front setback required from the northerly right-of-way of Township Road 363, Geiger Road; 10.0' required on all side and rear lot lines of the Subdivision.
3. Individual sewage disposal facilities and their locations, as well as the location of private water wells, must be approved by, as well as comply with, Hocking County Health Department Regulations.
4. The developer insures that electrical and telephone services will be provided in the Subdivision.
5. Driveway culverts when needed are to be installed by the owners/developers and are subject to all approval procedures of the Hocking County Engineer. Culverts where needed must be properly sized (12" minimum diameter and at least 30 feet long). The maximum driveway slope is 10 percent

LEGEND

- ∘ Point
- ▲ 5/8"X30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- △ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- ○ 5/8" iron pin with platic ID cap stamped LPG-6344 found
- ⊗ 5/8" iron pin found
- ⊗ 1-1/2" iron pipe found
- ⊗ 5/8" I.P. Found with I.D. cap Stamped Tootle 5318
- ⊗ 5/8" I.P. Found with plastic I.D. cap in concrete Stamped Tootle 5318
- ■ Railroad spike found
- □ 2 3/8" x 33 1/2" Berntsen #A2BR30 break-off monument with 3 1/4" aluminum cap stamped Seymour & Associates 6044 (set)
- ---------- Building setback line

REFERENCES:

County tax maps
Deeds as noted
Previous surveys

BASIS OF BEARINGS:

Bearings derived from monumentation found on the South line of the Northeast Quarter as bearing North 89 degrees 23 minutes 50 seconds West and are for the determination of angles only.

There are no restrictions on this replat of "Nice Subdivsion Lot 1" other than those in the notes above. Should there be any restrictions desired in the future, the Hocking County Planner and Regional Planning Commission would need to be consulted for there approval.

200400002745
Filed For Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
05-18-2004 At 03:38 pm.
PLAT 56.40
OR Book 2 Page 105 - 105

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SURVEYING ENGINEERING

STATE OF OHIO GEORGE F. SEYMOUR S-6044 REGISTERED SURVEYOR

PLAT OF SUBDIVISION

NICE SUBDIVISION LOT 1 REVISED

NAME

REVISIONS			
031031replat			
JOB NO.	DRAWN BY	CHKD.	DATE

SHEET 1 / 1