

Cab#1
185-A

Being all of the tract of land that is now or formerly in the name of Robert and Captolia Tripp as recorded in Official Record 13 at page 906, Hocking County Recorder's Office, said tract being situated in Fractional Lot 1 in Section 31 and the west half of the southwest quarter and southwest quarter of the northwest quarter of Section 32, T15N, R17W, Marion Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" iron pin with a plastic identification cap set on the southeast corner of the west half of the southwest quarter of Section 32 and on the grantor's southeast corner;

Thence along the south line of Section 32 and the grantor's south line the following three courses:

- [1] North 81 degrees 58 minutes 26 seconds West a distance of 441.16 feet to a 5/8" iron pin with a plastic identification cap set;
- [2] North 84 degrees 23 minutes 29 seconds West a distance of 613.32 feet to an iron pin found, and;
- [3] North 84 degrees 18 minutes 26 seconds West a distance of 394.33 feet to a point being in the center of the Hocking River, the south line of Section 31 the southwest corner of Fractional Lot 1 and the grantor's southwest corner;

Thence leaving the south line of Section 31 and along the west line of Fractional Lot 1 and the grantor's westerly line the following two courses:

- [1] North 03 degrees 13 minutes 23 seconds East a distance of 735.93 feet to a point, and;
- [2] North 01 degree 35 minutes 58 seconds West a distance of 1083.34 feet to a point being the northwest corner of Fractional Lot 1 on one of the grantor's northwest corners;

Thence along the north line of Fractional Lot 1 and one of the grantor's northerly lines, North 78 degrees 51 minutes 51 seconds East a distance of 141.69 feet to a railroad spike found in the center of County Road No. 2 and on a corner to the grantor, said railroad spike also being the northwest corner of a 4.0866 acre parcel as recorded in Official Record 2 at page 683;

Thence along the center of said road and the west line of the 4.0866 acre parcel the following two courses:

- [1] South 03 degrees 19 minutes 50 seconds West a distance of 189.66 feet to a railroad spike found, and;
- [2] South 03 degrees 00 minutes 10 seconds East a distance of 197.06 feet to a railroad spike found on the southwest corner of the 4.0866 acre parcel;

Thence leaving the center of County Road No. 2 and along the south line of the 4.0866 acre parcel, South 87 degrees 43 minutes 39 seconds East a distance of 433.33 feet to an iron pipe found on the southeast corner of said parcel;

Thence along the east line of the 4.0866 acre parcel the following two courses:

- [1] North 03 degrees 41 minutes 27 seconds East a distance of 279.37 feet to an iron pipe found, and;
- [2] North 45 degrees 58 minutes 31 seconds West a distance of 254.82 feet to a Beech tree at the most northerly corner of the 4.0866 acre parcel;

Thence along the north line of said parcel, South 78 degrees 51 minutes 51 seconds West a distance of 50.86 feet to a 5/8" iron pin with a plastic identification cap set on the west line of Section 32 and on a corner to the grantor;

Thence leaving the north line of 4.0866 acre parcel and along the west line of Section 32 and one of the grantor's west lines, North 07 degrees 10 minutes 45 seconds East a distance of 872.77 feet to a 5/8" iron pin with a plastic identification cap set on the grantor's northwest corner;

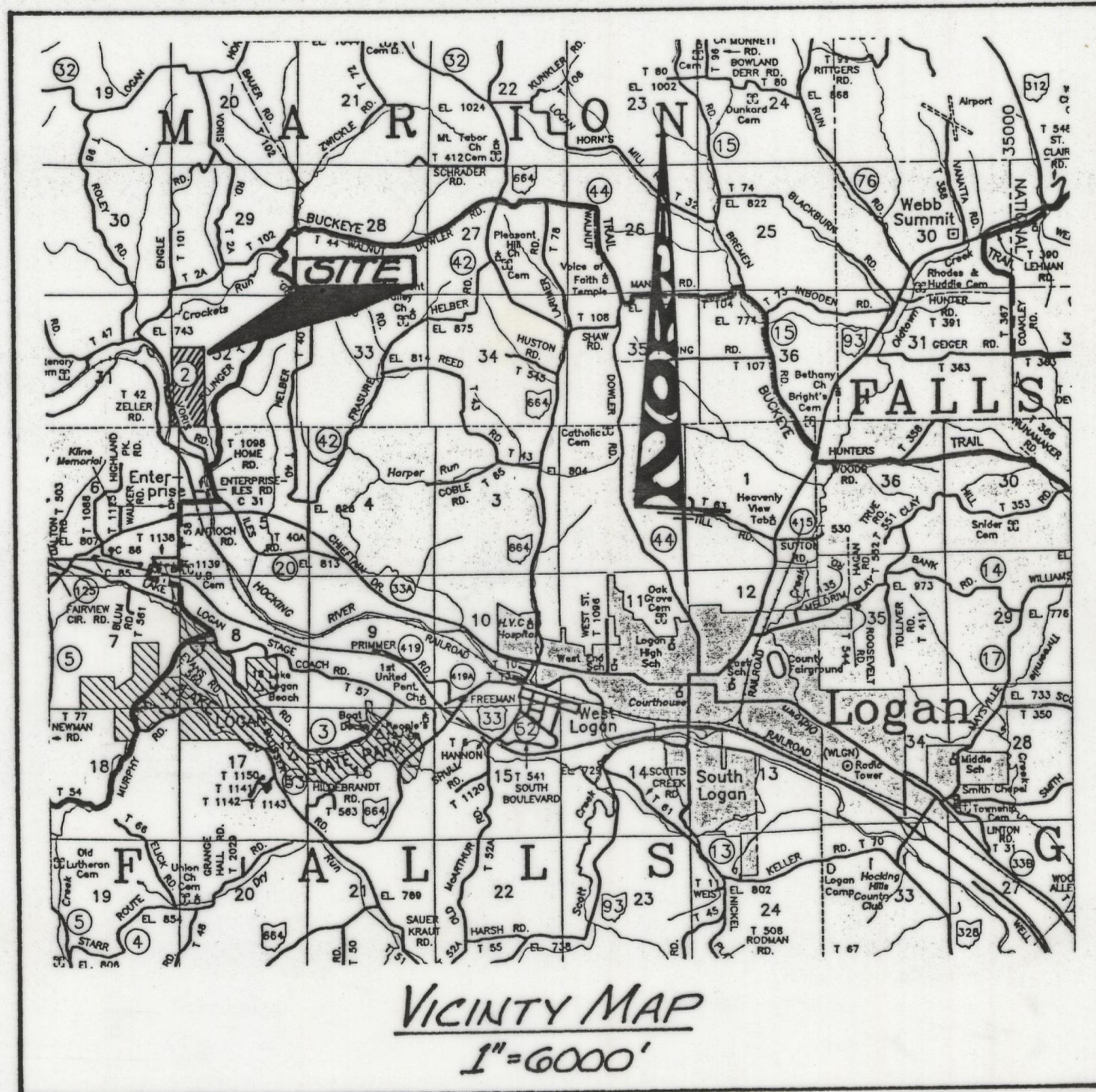
Thence leaving the west line of Section 32 and along the grantor's north line, South 82 degrees 28 minutes 54 seconds East a distance of 1320.00 feet to a 5/8" iron pin with a plastic identification cap set on the grantor's northeast corner;

Thence along the grantor's east line this being the east line of the west half of the southwest quarter South 07 degrees 10 minutes 51 seconds West a distance of 2763.33 feet to the place of beginning, containing 7.6502 acres in Section 31 and 81.6705 acres in Section 32, for a total of 89.3207 acres, more or less, and subject to the right of way of County Road No. 2 and all easements of record.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour-6044".

The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, April 28, 1993.



GENERAL NOTES

- 1) Building front yard setback lines are as follows:
Lots 1-7 are 180.0' setback from centerline.
Lots 8-14 are 190.0' setback from centerline.
Lot 15 is 80.0' setback from centerline.
- 2) Rear yard minimum setback is 50.0'.
- 3) Side yard minimum setback is 8.0'.
- 4) Utility easements are reserved 8.0' either side of all common lot lines and 10.0' around perimeter boundary of subdivision.
- 5) Individual sewage disposal facilities and their locations as well as the location of private water wells must be approved as well as comply with Health Department regulations.
- 6) The developer will insure that electrical service will be provided within the subdivision.
- 7) Driveway culverts will be installed by the developer. Minimum diameter is to be 12". Minimum length is to be 20.0'. Culverts will be installed in accordance with sound construction techniques and subject to approval of the Hocking County Engineer's Office.
- 8) The 100 year flood elevation for this subdivision as per F.I.R.M. Community Panel No. 390272-0025-C (effective date: 11/16/90) has been determined to be 748.5, therefore any new construction must be at least a minimum elevation of 749.5.

OWNER'S STATEMENT:

OWNER: Robert and Captolia Tripp, 29332 Enterprise-Isles Rd. Logan, Ohio 43134
DEVELOPER: Same
SURVEYOR: Seymour & Associates- 69 S. Market St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Marion, being situated in PR Lot 1 (Section 31) and Section 32, T15N, R17W, and being a tract of 89.3207 acres, more or less, and being all of the tract as conveyed to Robert and Captolia Tripp by deed of record in Official Record 13 at page 906 as recorded in the Hocking County Recorder's Office.

The undersigned Robert and Captolia Tripp do hereby certify that the attached plat correctly represents "RiverView Estates", a subdivision of Lots 1 to 15 inclusive, and do hereby accept this plat of same and dedicate to public use all roads and public areas shown herein 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 and City of Logan for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Robert and Captolia Tripp hereunto set their hands this 24 day of May, 1993.

Witness: [Signature] [Signature]
Owners: [Signature] [Signature]

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Robert and Captolia Tripp who acknowledged the signing of the forgoing instrument to be their voluntary act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal this 24 day of May, 1993.

[Signature] Notary Public
[Signature] Hocking County
My Commission Expires 9-3-96

SURVEYOR'S STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 28th day of April, 1993, and that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the above plat were derived from a previous survey and are for the determination of angles only.

[Signature]
Professional Surveyor No. 6044

APPROVALS:

- Mathematically approved this 26th day of May, 1993, By [Signature] Hocking County Engineer's Office
- Approved this 24th day of May, 1993, By [Signature] Hocking County Sanitarian
- Approved this 18 day of May, 1993, By [Signature] Chairman, Logan City Planning Commission
- Transferred on tax duplicate this 27 day of May, 1993, By [Signature] Hocking County Auditor

Filed for record this 27 day of May, 1993, at 8:58 A.M.
Recorded this 27 day of May, 1993, in File Cabinet "A" at page 185-A-185-B-186 A
File No. 96507 Fee \$72.45 By [Signature] Hocking County Recorder

NOTE: #99126 - October 28, 1993
See Deed Restrictions filed in Official Record 27 at page 406 in the Hocking County Recorder's Office.
7645 - 5/2/95 - Notice - OR V. 55 P. 390
10241 - 10/3/95 - AFFIDAVIT (LOT 7) ORU-64 P-119
10502 - 10/17/95 - Amendment - ORU-64 P-781 (LOT 7)
10611 - 10/20/95 - Amendment - ORU-65 P-167
11674 - 12/15/95 - Agreement - ORU-68 P-447
16684 - 9/23/96 - Amendment - OR V. 84 P. 154

sheet	revisions	
1/3		
job	drawn	date
M32031	EB	4/28/93

RIVERVIEW ESTATES
SUBDIVISION
RECORD PLAT

seymour & assoc. consultants
(614)-385-4349
69 s. market logan, ohio 43138