

TRICKLE CREEK AT HOCKING HILLS

REPLAT OF LOT 5

BEING A SUBDIVISION OF 9.540 ACRES
NOW TO BE KNOWN AS LOTS 20 AND 21

SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 15N, RANGE 17W,
CONGRESS LANDS EAST OF THE SCIOTO RIVER
MARION TOWNSHIP, HOCKING COUNTY, OHIO

OWNERS STATEMENT

OWNERS: Trickle Creek, LLC

DEVELOPER: Trickle Creek, LLC.
8439 Voris Road, Logan, Ohio 43138

SURVEYOR: Arcadis/IBI Group
8101 N. High Street, Columbus, Ohio 43235

STATEMENTS: Situated in the State of Ohio, County of Hocking, Marion Township, being located in the East Half of the Southwest Quarter of Section 20, Township 15N, Range 17W, Congress Lands East of the Scioto River being 9.540 acres of land and being all of Lot 5 as shown and delineated on the plat entitled "Trickle Creek at Hocking Hills", a subdivision of record in Plat Cabinet 2, Pages 192 and 193, all references herein being to the records located at the Recorder's Office, Hocking County, Ohio and being more particularly described as follows:

The undersigned, Jon B. Adcock, Member/Manager of Trickle Creek, LLC, owner of Lot 5 shown hereon, do hereby certify that the attached plat correctly represents Lots 20 and 21 of "REPLAT OF LOT 5 OF TRICKLE CREEK AT HOCKING HILLS", a subdivision of 9.540 acres of land, and do hereby dedicate to public use all roads and public areas shown hereon. Furthermore, owner hereby dedicates all easement areas shown hereon for the exclusive use of utilities servicing the lots of "Trickle Creek at Hocking Hills."

The undersigned further agrees that any use or improvements made on the land shall be in conformity with all existing 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, Jon B. Adcock, Member/Manager has hereunto set his hand this 12th day of September 2024

Owner:
Jon B. Adcock
Trickle Creek, LLC
Jon B. Adcock, Member/Manager

STATE OF OHIO
COUNTY OF HOCKING

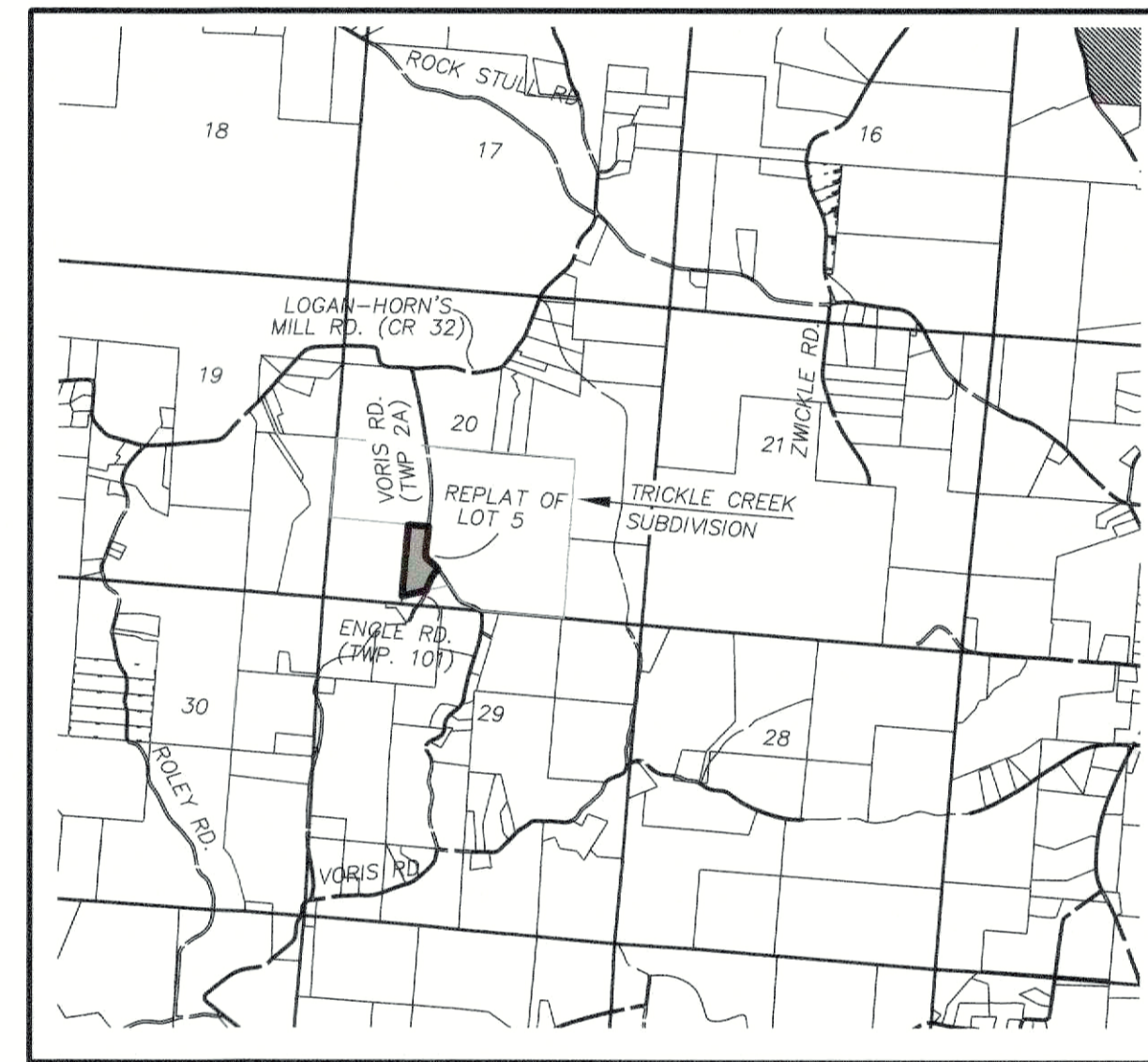
Before me a Notary Public in and for said County personally came Jon B. Adcock, Member/Manager of Trickle Creek, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed. IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 12th day of September, 2024.

Adale Grimes
NOTARY PUBLIC
MY COMMISSION EXPIRES
ADALE GRIMES
Notary Public, State of Ohio
My Commission Expires
November 28, 2026

GENERAL NOTES:

- All improvements, including driveways, shall make provisions for drainage along natural watercourses
- All lots will develop on-lot water supply and sewage disposal
- All driveway construction shall meet the minimum standards as adopted by Hocking County including culvert minimums and sizing
- Utilities will be provided within the subdivision

VICINITY MAP:
1"=3000'



APPROVALS:

Approved this 29th day of August 2024
Angela DeLeon
Hocking County Engineer

Approved this 29th day of August 2024
John S. ...
Hocking County Sanitation

Approved this 28th day of August 2024
John S. ...
President, Hocking County Commissioners
Michael R. ...
Commissioner
Andrea ...
Commissioner

REGIONAL PLANNING OFFICE APPROVAL

This plat approved by the Hocking County Regional Planning Office this 12th day of September 2024
Kevin ...
Director, Hocking County Planning Commission

LOGAN PLANNING COMMISSION APPROVAL

This plat approved by the City of Logan Planning Commission this 10th day of July 2024
Greg ...
Chairman, City of Logan Planning Commission

AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 12th day of September 2024.
Christopher D. ...
Hocking County Auditor

RECORDER'S CERTIFICATE

Filed for record this 16th day of Sept., 2024 at 2:12 P.M.
Recorded this 16th day of Sept., 2024 in Plat Cabinet 3 at Pages 20 & 21
File No. 2024/2024
Fee: \$76.50
Andrea ...
Hocking County Recorder

DESCRIPTION OF LOT 5 WEST OF VORIS ROAD (TWP. ROAD 2-A) SOUTH OF LOGAN-HORN'S MILL ROAD (C.R.32) MARION TOWNSHIP, HOCKING COUNTY, OHIO

Situated in the State of Ohio, County of Hocking, Marion Township, East Half of the Southwest Quarter of Section 20, Township 15N, Range 17W, Congress Lands East of the Scioto River, being 9.540 acres of land and being all of Lot 5 of "Trickle Creek at Hocking Hills", a subdivision of record in Plat Cabinet 2, Pages 192 and 193, and also described in a deed to Trickle Creek of record in Official Record 556, Page 131, all references herein being to the records located in the Recorder's Office, Hocking County, Ohio and being more particularly described as follows:

BEGINNING at a 1" pinched top iron pipe found at the southwesterly corner of said Lot 5, also being the northwesterly corner of a 2.393 acre tract of land described as Tract One in a deed to Thomas B. Miller, of record in Official Record Volume 115, Page 435 and Official Record 345, Page 1 and a point in the easterly line of a 40 acre tract of land described as Tract One in a deed to Tonia L. Tutwiler, of record in Official Record 260, Page 91 and Deed Volume 214, Page 642;

Thence North 3° 56' 21" East, a distance of 1176.13 feet to a 5/8" rebar found in concrete with a plastic cap inscribed "Jon Adcock S-8461" in the southerly line of Lot 4 of said "Trickle Creek at Hocking Hills" at the northeasterly corner of said Tonia L. Tutwiler tract;

Thence South 84° 59' 22" East, along the southerly line of said Lot 4, passing a 5/8" iron pin found with a plastic cap inscribed "Jon Adcock S-8461" in the westerly right-of-way line of Voris Road at a distance of 288.81 feet, a total distance of 318.82 feet to a railroad spike found in the centerline of said Voris Road, also being a point in the westerly line of Lot 11 of said "Trickle Creek at Hocking Hills";

Thence along the centerline of said Voris Road, along the westerly line of said Lot 11 and the westerly line of Lot 17 of of the Replat of Lots 12, 13, 14 and 15 of "Trickle Creek at Hocking Hills" as shown and delineated in Plat Cabinet 3, Pages 3 and 4, the following courses;

- South 6° 34' 57" West, a distance of 424.40 feet to a railroad spike found at a point of curvature;
- With the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 54° 15' 28", an arc length of 94.70 feet, the chord of which bears South 20° 32' 47" East, a chord distance of 91.20 feet to a railroad spike found at a point of tangency;
- South 47° 40' 31" East, a distance of 248.52 feet to a railroad spike found in the centerline of Engle Road (Twp. Rd. 101 ~ 60' wide), also being a point in the northerly most corner of Lot 16 of said "Trickle Creek at Hocking Hills";

Thence along the centerline of said Engle Road and the northwesterly line of said Lot 16 the following courses;

- South 42° 19' 29" West, a distance of 39.77 feet to a railroad spike found at a point of curvature;
- With the arc of a curve to the left, having a radius of 300.00 feet, a central angle of 14° 40' 08", an arc length of 76.81 feet, the chord of which bears South 34° 59' 24" West, a chord distance of 76.60 feet to a railroad spike found at a point of tangency;
- South 27° 39' 20" West, a distance of 354.17 feet to a railroad spike found in the northerly line of the previous mentioned 2.393 acre Miller tract;

Thence South 78° 49' 01" West, along said northerly line, passing a 5/8" iron pin with a 1-1/4" plastic cap inscribed "Jon Adcock S-8461" in the westerly right-of-way line of said Engle Road at a distance of 38.52 feet, a total distance of 336.81 feet to the PLACE OF BEGINNING and containing 9.540 acres of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

This description was reviewed and approved by the Arcadis/IBI Group, David L. Chiesa Ohio Licensed Professional Surveyor No. 7740 and is based on field information performed in July of 2024 and a review of the field information performed in April and May of 2015 and March 2024.

The above described 9.540 acre tract is all of Hocking County Auditor's Parcel No. 10-000258.0500.

PROFESSIONAL SURVEYOR CERTIFICATION:

I hereby certify that this plat and description were prepared from an actual field survey of the premises in July of 2024 and that said plat correctly shows the limits of the re-platting of Lot 5. All monuments to be set upon the completion of site work 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.

David L. Chiesa 7/16/24
David L. Chiesa Ohio Professional Surveyor No. 7740 Date



RESTRICTIONS:

- Restrictions hereon established by the developer, Trickle Creek, LLC. Trickle Creek, LLC reserves the right to amend the restrictions if necessary for the protection of the interests and value of this subdivision. At such time that a majority of the lots have been transferred to new ownership, a homeowners association will be established to govern the restrictions of this subdivision. Once a homeowners association has been established, Each owner will be entitled to a single vote for each lot owned for matters involving the amendment of these restrictions.
- All lots to be used for residential purposes only. No Commercial or manufacturing business shall be operated on or from said lots which includes cabin rentals. Cabin rentals will only be permitted with written permission from the developer (Trickle Creek, LLC). Trucks greater than 1 ton are not permitted to be kept on the premises.
- No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including loud motorized vehicles, use of firearms, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises. Rubbish, trash, garbage shall be kept in a refuse container. Fires must be contained, enclosed, and supervised.
- No structure of a temporary character, mobile home, trailer, basement, tent, shack, barn, garage or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently. This restriction shall not be construed to ban the use of tents, campers, and motor homes by lot owners on a temporary basis for up to 72-hour period no more than 3 times per year. Campers, tents, and motor homes cannot be stored on the streets/road or within sight of the streets/roads, only upon approval of developer.
- No more than one single family dwelling will be allowed on lots 20 AND 21. All necessary permits as required by Hocking County must be obtained before construction on any lots.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept providing that they are not kept, bred or maintained for commercial purposes. Household pets must be restricted from roaming freely.
- No soil or trees shall be removed from the premises for any commercial use, which includes timbering and sale of trees. Cutting of trees shall be limited to the extent necessary for clearing of house and drives.
- Use of firearms on premises is prohibited on lots under 10 acres. No hunting or trapping is permitted on lots under 10 acres.
- "Trickle Creek at Hocking Hills" is intended to be a log cabin development. Any deviation from this intent will require written/notarized permission from the developer. All structures on Lots 20 and 21 must have a minimum of 1000 sq. ft. of "main level" living space, including lofts and excluding basements.
- All mailboxes will be identical in nature and will match those first established.
- Oil, gas and mineral rights are reserved by the developer. No oil and gas wells will be permitted except on lots approved by the developer.
- Building construction must be completed within 1 year of commencement. No construction is permitted to begin prior to the developers review and approval of plans.

ARCADIS
IBI GROUP

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FIELD	DRAFT	CHECK
DLC	DLC	DLC
JOB NO.:		
DATE:	JULY 16, 2024	
SCALE:	N/A	