

DIVISION OF LOT NO. 6B OF WILSON'S ACRES SUBDIVISION

SURVEY DESCRIPTION OF A 8.253 ACRE TRACT

Situated in Laurel Township, Hocking County, Ohio; being all of Lot No. 6B of Section 13 and 24, Township 12, Range 18; and being more particularly described as follows:

Being all of an 8.253 acre tract known as Lot No. 6B of the DIVISION OF LOT 6 OF WILSON'S ACRES SUBDIVISION Lots 6A-6D, Plat Cabinet 2, Page 36, as described in Volume OR740, Page 85 to Larry P. Gerstner, Trustee.

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at the Southwest corner of said Lot No. 6B;

Thence with the west line of Lot No. 6B, North 12 degrees 50 minutes 30 seconds East a distance of 416.51 feet to a Point in the centerline of Township Road 232 (Rocky Fork Road)(60'R/W), passing a Point on the north line of Section 24 at a distance of 149.64 feet and passing a 5/8" 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found a distance of 386.51 feet;

Thence with the centerline of Township Road 232 (Rocky Fork Road)(60'R/W), the following 7 bearings and distances:

- 1) South 76 degrees 48 minutes 43 seconds East a distance of 543.56 feet to a Point;
- 2) South 77 degrees 06 minutes 36 seconds East a distance of 96.42 feet to a Point;
- 3) South 78 degrees 26 minutes 32 seconds East a distance of 112.26 feet to a Point;
- 4) South 56 degrees 31 minutes 40 seconds East a distance of 41.80 feet to a Point;
- 5) South 31 degrees 21 minutes 35 seconds East a distance of 38.54 feet to a Point;
- 6) South 00 degrees 35 minutes 37 seconds West a distance of 276.14 feet to a Point, passing a Point on the north line of Section 24 at a distance of 246.89 feet;
- 7) South 00 degrees 40 minutes 44 seconds West a distance of 119.84 feet to a Point;

Thence leaving the centerline of Township Road 232 (Rocky Fork Road)(60'R/W), North 76 degrees 17 minutes 15 seconds West a distance of 902.13 feet, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at a distance of 30.79 feet, to the point of Beginning and containing 8.253 acres (3.001 acres section 13)(5.252 acres section 24), more or less, subject to the public easement of said Township Road 232 (Rocky Fork Road) (60'R/W), and any other public or private easements of record.

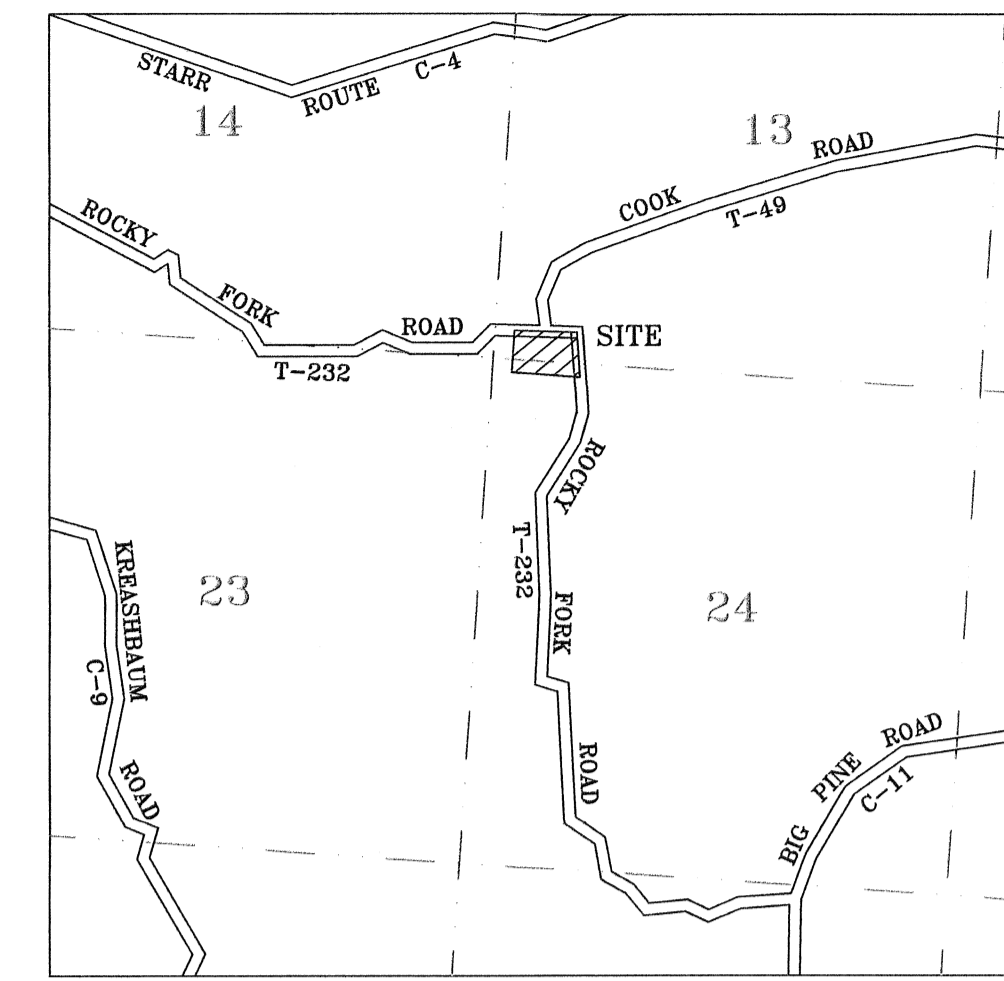
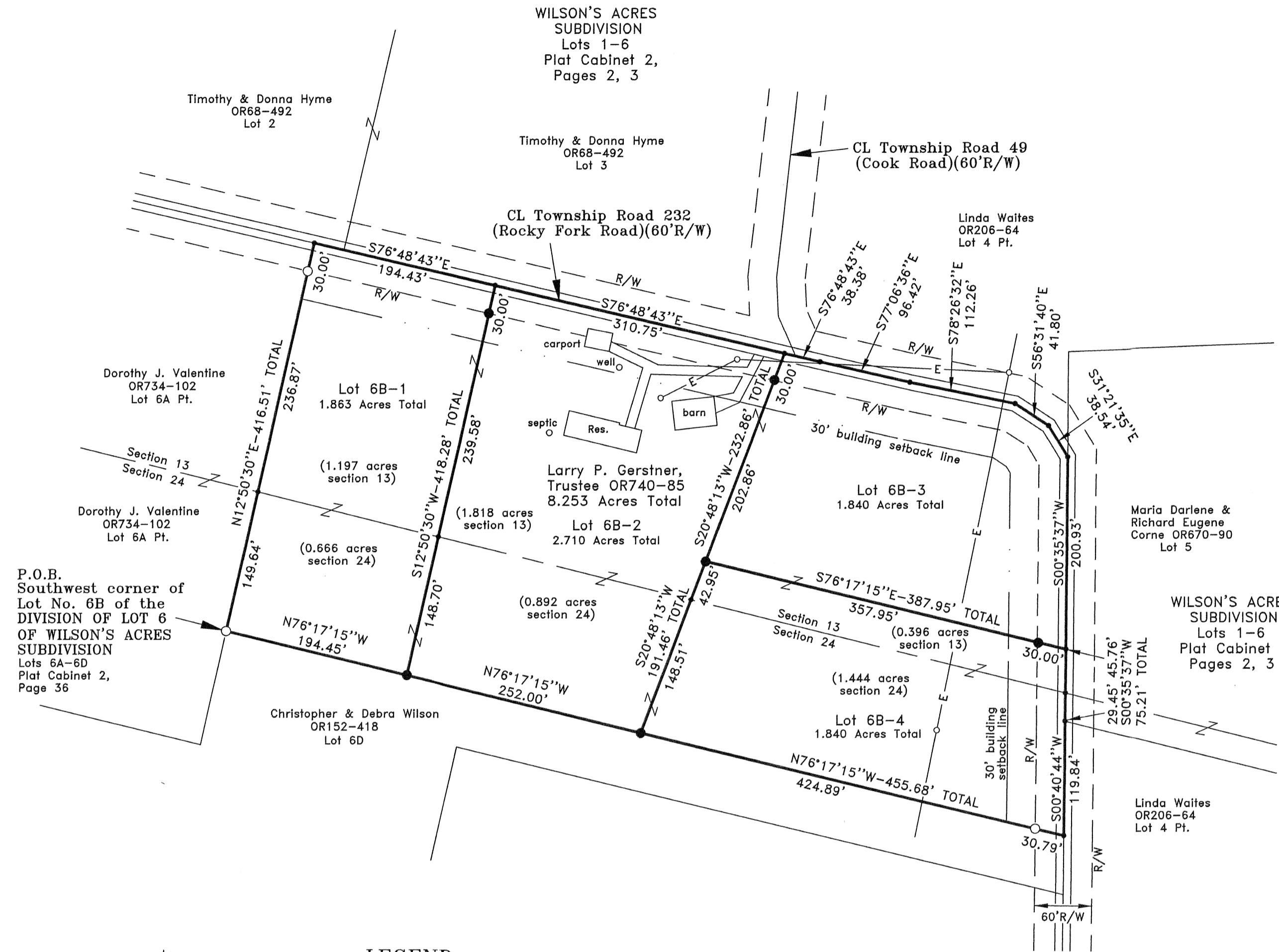
The above 8.253 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and existing public roads.

The reference bearing for this survey the south line of said Lot No. 6B as North 76 degrees 17 minutes 15 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on January 2nd, 2023.

Situated in Laurel Township, Hocking County, Ohio; being all of Lot 6B of the DIVISION OF LOT 6 OF WILSON'S ACRES SUBDIVISION Lots 6A-6D, Plat Cabinet 2, Page 36, now to be known as the DIVISION OF LOT 6B OF WILSON'S ACRES SUBDIVISION, Lot 6B-1, Lot 6B-2, Lot 6B-3, Lot 6B-4; being part of the Southwest quarter of Section 13 and part of the Northwest quarter of Section 24, both of Township 12, Range 18.



LOCATION MAP

SCALE: 1" = 2000'  
LAUREL TOWNSHIP

GENERAL NOTES:

- 1) Utility easement reservations. 10.0 feet around perimeter of subdivision 10.0 feet either side of all common lot lines.
- 2) Driveway culverts to be installed by owner/developer at the time of construction as follows: 12" minimum diameter 20' minimum length
- 3) Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Township Trustees.
- 4) 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.
- 5) The developer will insure that electrical service will be provided in the subdivision.
- 6) All lots depicted hereon are to be used for residential purposes only.
- 7) All driveways must include grading and sloping of frontage to allow clear site distance and be approved by the County Engineer / Township Trustees.
- 8) All lots shall have a 30' building setback line from the proposed right of way line.

FLOOD CERTIFICATION

This entire property is located in FEMA flood zone X which is outside of the 100-year flood plain as per FIRM Community Panel Number 39073C-0100D effective date November 4, 2010.

APPROVALS

Approved this 26<sup>th</sup> day of January, 2023. *[Signature]*  
County Planner

Approved this 21<sup>st</sup> day of July, 2023. *[Signature]*  
County Engineer

Approved this 21<sup>st</sup> day of July, 2023. *[Signature]*  
County Sanitarian

Approved this 27<sup>th</sup> day of July, 2023. *[Signature]*  
Chairman - Regional Planning Comm.

Approved this 27<sup>th</sup> day of July, 2023. *[Signature]*  
President, County Commissioner

*[Signature]*  
County Commissioner

*[Signature]*  
County Commissioner

Transferred on tax duplicate this 31 day of July, 2023. *[Signature]*  
County Auditor

Filed for record this 31 day of July, 2023 at 12:40 P.M.

Recorded this 31 day of July, 2023 in Plat Cabinet 3 at Page 14

No. 2023/2385 Fee \$86.40

*[Signature]*  
County Recorder

EXISTING RESTRICTIONS:

- 1) Said premises or any building erected thereon shall not at any time be used for the purpose of manufacture.
- 2) 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, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises.
- 3) No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently.
- 4) Invalidation of any one of these restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

SURVEYOR'S CERTIFICATION

I hereby certify that all permanent markers and monuments called for have been or will be set upon completion of site work.

*[Signature]*  
S. Vince Evans, P. S.  
Registered Surveyor No. 8127

OWNERS STATEMENT:

Situated in Laurel Township, Hocking County, Ohio; being part of the Southwest quarter of Section 13 and part of the Northwest quarter of Section 24, both of Township 12, Range 18; containing 8.253 acres; being part of the same tract as conveyed in Official Record 740, Page 85, as recorded in the Hocking County Recorder's Office. The undersigned Larry P. Gerstner, Trustee hereby certifies that the attached plat correctly represents "DIVISION OF LOT NO. 6B OF WILSON'S ACRES SUBDIVISION", a subdivision of Lots 6B-1 through 4 inclusive and does hereby accept this plat of the same and dedicate to public use all roads and utilities shown hereon and not improvements made on the land, shall be in conformity with all existing valid zoning, platting health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all of the subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility or private access purposes.

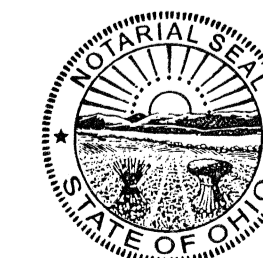
IN WITNESS WHEREOF, Larry P. Gerstner, Trustee has hereunto caused this acknowledgment to be executed this 31<sup>st</sup> day of July, 2023.

Signed and acknowledged in the presence of:  
*[Signature]* *[Signature]*  
Owner Witness as to

STATE OF OHIO  
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Larry P. Gerstner, Trustee who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed. IN WITNESS I have hereunto set my hand and affixed my seal this 31 day of July, 2023.

*[Signature]*  
Notary Public  
My Commission Expires 04/16/2026



KAULA MARIE FUNK  
Notary Public, State of Ohio  
My Commission Expires  
April 16, 2025

LEGEND:

- Point
- 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- Boundary Line
- - - - - Adjacent Boundary Line
- - - - - Road Right of Way
- - - - - 30' building setback line
- - - - - - Utility pole & electric line

REFERENCES:

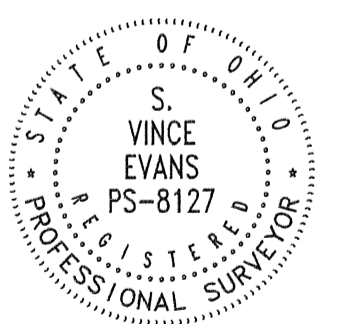
Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road

REFERENCE BEARING:

The south line of said Lot No. 6B as North 76 degrees 17 minutes 15 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

S. VINCE EVANS  
SURVEYING  
64103 Woodgeard Road, Creola, Ohio 45622  
(740) 380-3884

DIVISION OF LOT NO. 6B OF  
WILSON'S ACRES SUBDIVISION



*[Signature]*  
S. Vince Evans  
Ohio P.S. #8127

REVISIONS

SCALE: 1" = 100'

1727 SVE 1/04/23

