

BOWERS - ROKEITH 5th ADDITION

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN AND BEING PART OF FRACTIONAL LOTS 8, & 9 OF SECTION 13, TOWNSHIP 14, RANGE 17.

Roadway Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	001°57'05"	175.00'	5.96'	N 78°42'08" W	5.96'
C2	020°35'06"	60.00'	21.56'	N 69°23'08" W	21.44'
C3	043°33'47"	60.00'	43.62'	N 37°18'41" W	44.53'
C4	051°01'34"	60.00'	53.43'	N 09°59'00" E	51.69'
C5	056°52'49"	60.00'	59.56'	N 63°56'11" E	57.15'
C6	094°08'04"	60.00'	98.58'	N 40°33'23" W	87.86'
C7	075°47'33"	15.00'	19.84'	N 31°23'07" E	18.43'
C8**	024°54'29"	200.00'	86.95'	N 70°39'52" W	86.26'

** Sta. 0+61.58 to 1+48.54

Existing Drive Centerline Curve Data					
C9	012°44'10"	84.00'	18.67'	N 09°25'03" W	18.63'
C10	009°20'03"	678.12'	110.64'	N 01°37'03" E	110.52'
C11	021°45'52"	123.29'	46.83'	N 17°10'01" E	46.55'
C12	016°15'39"	87.53'	24.84'	N 36°10'46" E	24.76'

LEGEND

- 5/8" iron pin set 30" in length with a 1 1/4" plastic ID cap inscribed "DTK SITE SOLUTIONS"
- 5/8" Iron pin found
- 5/8" iron pin previously set with a 1 1/4" plastic ID cap inscribed "CASSELL S-6378"
- 1/2" Iron pipe found
- 6" Dia. Concrete Monument found, 30" in length with a 5/8" iron pin with a 1 1/4" Plastic ID cap inscribed CASSELL S-6378
- 6" Dia. Concrete Monument set, 30" in length with a 5/8" rebar and a 1 1/4" plastic ID cap Inscribed DTK SITE SOLUTIONS
- Point
- Existing Right of Way
- Proposed Right of Way
- Proposed Lot Lines
- Proposed Easement
- Existing Lot Lines
- Setback Lines
- Tract Line
- Proposed Curb & Gutter
- Exist. Curb & Gutter
- Edge of Drive

Line Table		
LINE	BEARING	DISTANCE
L1	N 88°34'59" W	2.38'
L2	S 68°53'09" W	53.43'
L3	N 21°06'51" W	20.00'
L4	N 68°53'09" E	57.41'
L5	S 88°34'59" E	7.11'
L6	N 09°34'37" E	60.54'
L7	S 80°24'12" E	20.00'
L8	S 01°02'16" W	42.18'
L9	N 87°27'49" W	112.42'

GENERAL NOTES

- This site to be developed under "R-2" zoning regulations. All lots depicted hereon are to be used for residential purposes only.
- Utility easements are reserved around all perimeter lines of the subdivision and either side of all common lot lines and shall be the same widths as the setback lines in Item 3 below, unless shown otherwise.
- Front yard and rear yard minimum building setback is to be 30 feet and side yard minimum setback is to be 8 feet.
- Sanitary & Water taps will be installed for each lot by the DEVELOPER/OWNER in accordance with sound construction procedures & are subject to approval of the Logan City Service Director's Office.
- Road name signs will be installed at all intersections by the developer and are subject to the approval of the Logan City Service Director's Office.
- The developer insures that electrical & telephone service will be provided in the subdivision.
- Omitted

- Covenants and restrictions for the individual lots shall be attached to the deed of record for each lot.

- Conditional Transfer
Lots 120 and 121 not to be used as a separate or as an independent parcel as per ORC 711.001.

- 12' Easement (or as noted hereon) for ingress and egress to and from the Norma Jean Smith Parcel.
- 20' Width Storm Sewer Easement from Huntley Ave. between Lots 104 & 105.
- 20' Width Storm Sewer Easement from Hobart Ct. Between Lots 118 & 119.

APPROVALS:

Approved this 29th day of July, 2025
Willie Robson
Hocking County Engineer

Approved this 29th day of July, 2025
Kevin S. Smith
Hocking County Planner

Approved this 29th day of July, 2025
Kevin S. Smith
Hocking County Health Department

Approved this 29th day of July, 2025
Greg Hamilton
Chairman, Logan City Planning Commission

Approved this 29th day of July, 2025
Barry D. Hill
Logan City Service Director

TRANSFER AND RECORDING:

HOCKING COUNTY AUDITOR
Transferred on tax duplicate this 30 day of July, 2025
Christopher Robson
Hocking County Auditor

HOCKING COUNTY RECORDER
Filed for record this 30th day of July, 2025 at 12:05 P.M.
Recorded this 30th day of July, 2025 in Plat Cab. 3 Pg. 27
File No. 2025-2473 Fee 686.40
James Bohlin
Hocking County Recorder

GENERAL NOTES:

Setback Lines:
30 feet front and rear lot lines
8 feet side lot lines

Utilities:
All utility lines shall lie within the right of way of Hobart Court.
16' Storm Easement along lots 118 and 119, as shown for Lot 118 and 119.

Zoned R-2

BASIS OF BEARINGS

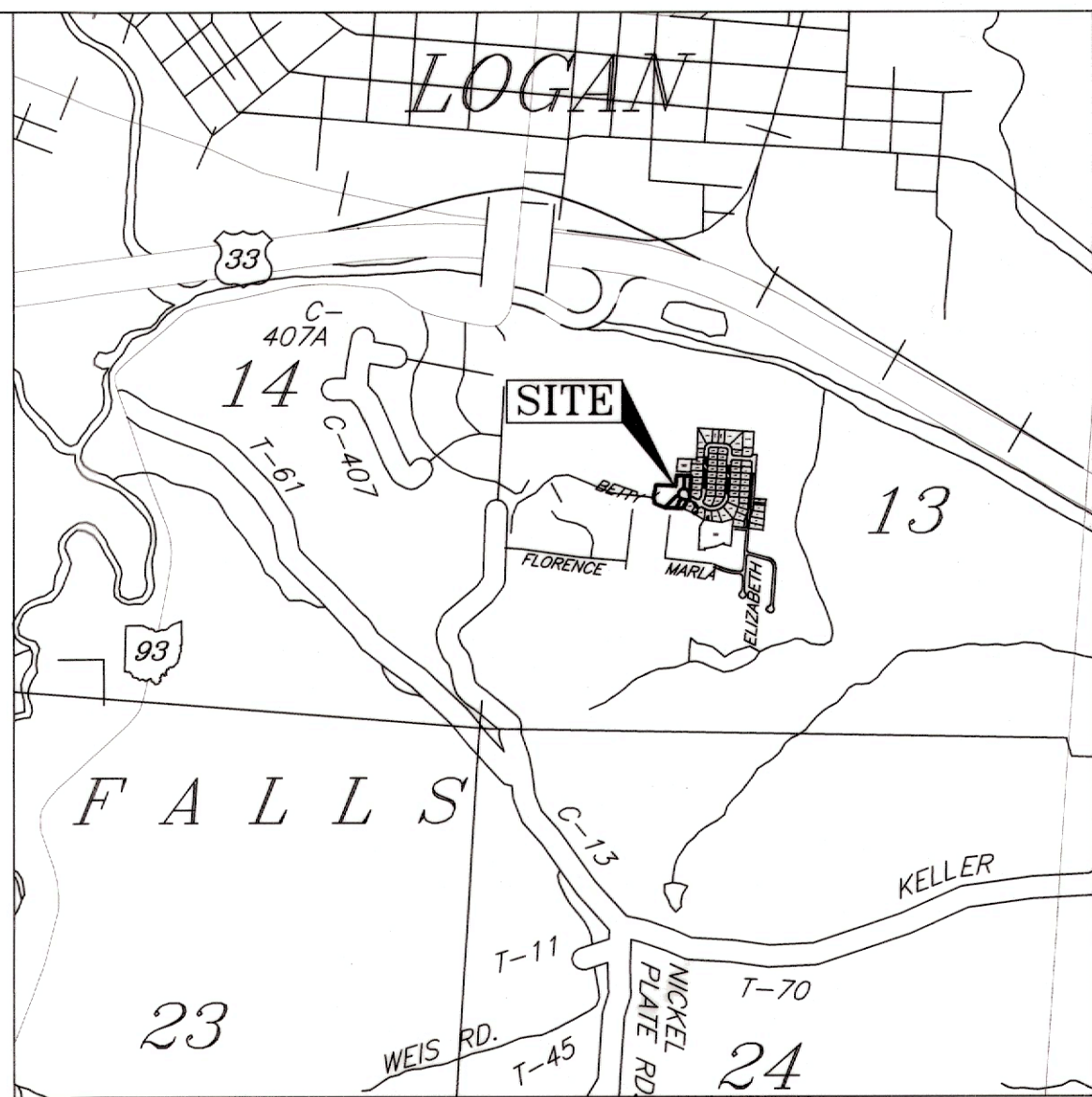
The bearing system for this description is based on evidence found on the Northerly line of Lots 42 and 43 of the Washington Bowers Fifth Addition having a bearing of N 66° 57' 25" W and is designated the "basis of bearing" for this survey.

TEMPORARY EROSION CONTROL

- Water bars should be installed on all roadways on sloped hillsides.
- Vegetative cover should be left on site to disrupt raindrop impact on bare, disturbed soils. Trees to be left on site should be clearly marked to avoid damage from equipment during the site preparation, material delivery, and any and all phases of development. The root zone (which extends to just below the crown of the trees), should be flagged or otherwise marked to keep the roots safe from excessive traffic or from digging.
- 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 to erosion during construction time.
- Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than forty-five days.
- Maintain sediment control practices until completion of the construction phase.

I hereby certify that this plat was prepared from an actual field survey of the premises in June of 2020 and from existing public records and that said plat correctly shows the limits of the parcel, roads and easements to be conveyed.

This certification was made by me on this 23rd day of July, 2025.
Jerry L. Cassell
Ohio Professional Surveyor No. 6378



OWNER'S STATEMENT:

OWNER: Rokeith Enterprises, Inc., an Ohio Corporation, P.O. Box 587, Logan, Ohio 43138
DEVELOPER: Same
SURVEYOR: DTK Site Solutions, Ltd, 4315 Professional Pkwy, Groveport, Ohio 43125
Sited in the State of Ohio, County of Hocking, Township of Falls and the City of Logan and being all of a parcel of land conveyed to Rokeith Enterprises, Inc. in Official Record 18, Page 743 and Official Record 29, Page 558 and part of Reserve C, being part of Bowers-Rokeith 4th Addition as recorded in Plat Cabinet 2, pages 165 and 166 and located in Fractional Lots 8 and 9 in the Southwest quarter Section 13, Township 14N, Range 17W, Congress Lands East of the Scioto River.

The undersigned, Roger K. Shaw, President of Rokeith Enterprises, Inc., does hereby certify that the plat correctly represents "Bowers - Rokeith 5th Addition" and it's roadways and utilities and does hereby accept this plat of same. All roads are dedicated for public use.

The undersigned further agrees 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 thereof, Roger K. Shaw hereunto set his hand this 26 day of July, 2025

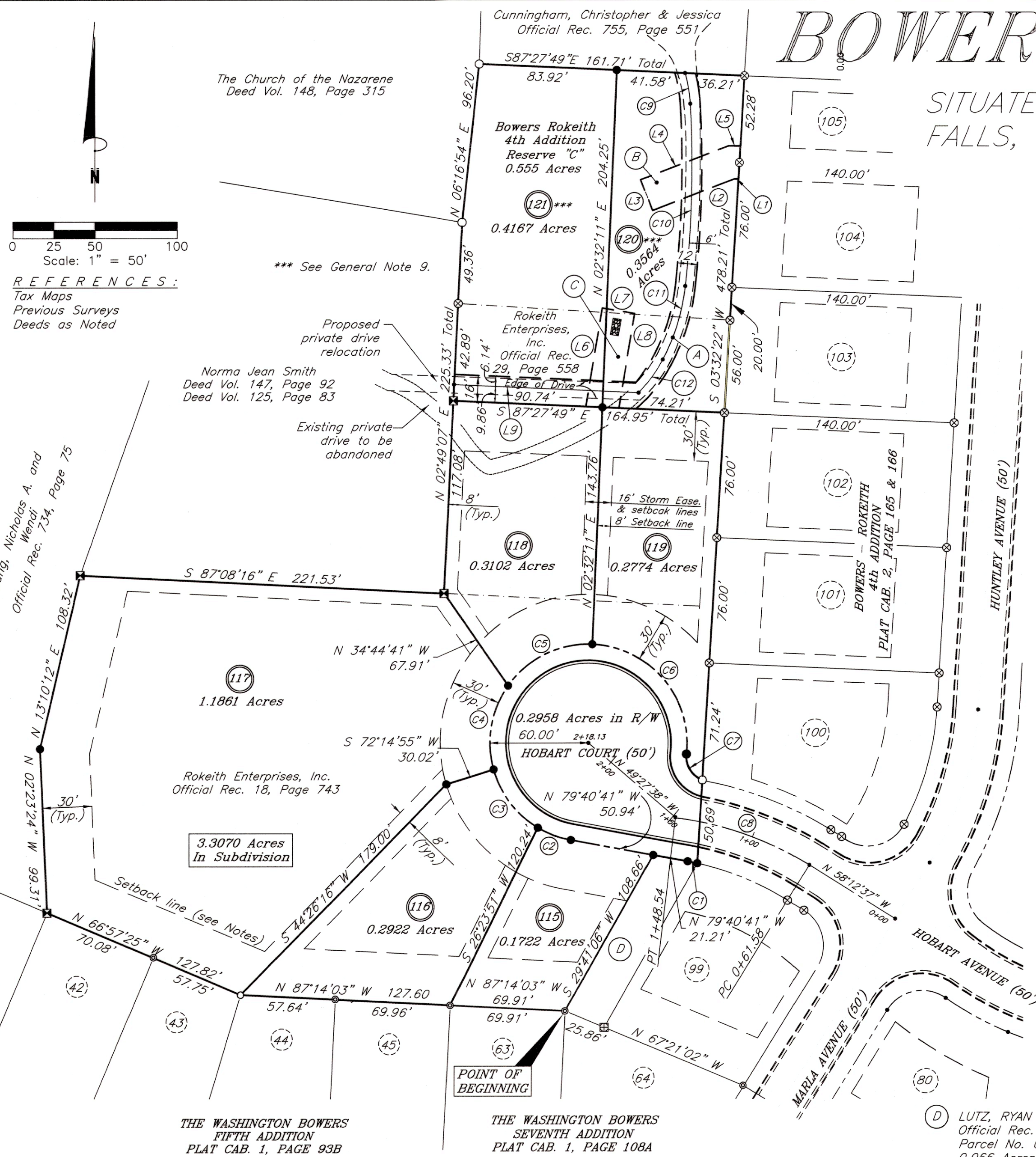
Robert A. Beiter
Witnesses
Robert A. Beiter
Printed Name
Roger K. Shaw
Owner
Roger K. Shaw
Printed Name

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came Roger K. Shaw, 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 official seal this 26th day of July, 2025
Jennifer M. Wahl
Notary Public
My Commission Expires 5/16/27

PLAT OF SURVEY

Situated in the State of Ohio, County of Hocking, Township of Falls, City of Logan and being a part of Fractional Lots 8 & 9 of Section 13, Township 14, Range 17.

FOR: Rokeith Enterprises, Inc. BY: Jerry L. Cassell, P.S.
DATE: July 23, 2025 PROJ. NO.: 1067 DTK
REV:
REV:



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Hocking, Township of Falls, City of Logan and being all of parcels of land conveyed to Rokeith Enterprises, Inc. in Official Record 29, Page 558 and Reserve "C" of the Bowers-Rokeith Fourth Addition as recorded in Plat Cabinet A, Page 165 and 166 (herein after referred to as "Grantor") and located in Fractional Lots 8 and 9, Section 13, Township 14, Range 17 and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found at the Northwestern corner of Lot No. 64 of the Washington Bowers Seventh Addition as recorded in Plat Cabinet 1, Page 108A, the Southwesterly property corner of a parcel of land conveyed to Ryan and Amber Lutz in Official Record 660, Page 668 and the Southeasterly property corner of the Grantor;

Thence along the Grantor's Southerly property line, the Northerly line of The Washington Bowers Seventh Addition as recorded in Plat Cabinet 1, Page 108A and the Northerly line of The Washington Bowers Fifth Addition as recorded in Plat Cabinet 1, Page 93B the following two (2) courses:

- N 87° 14' 03" W a distance of 197.51 feet to a 5/8-inch iron pin found (passing a 1/2 inch iron pipes at 69.91 feet and 139.87 feet);
- N 66° 57' 25" W a distance of 127.82 feet to a monument set Passing a 1/2 inch iron pipe at 57.75 feet), said monument being the Grantor's Southwesterly property corner, the Northwestern corner of Lot No. 42 of the aforementioned Washington Bowers Fifth Addition and the Southeasterly property corner of a parcel of land conveyed to Nicholas A. and Wendi Gang in Official Record 734, Page 75;

Thence along the Grantor's Westerly property lines and the Easterly property lines of the aforementioned Gang parcel the following two (2) courses:

- N 02° 23' 24" W a distance of 99.31 feet to an iron pin set;
- N 13° 10' 12" E a distance of 108.32 feet to a monument set, said monument being a property corner of the Grantor and the Southwesterly property corner of a parcel of land conveyed to Norma Jean Smith in Deed Volume 147, Page 92 and Deed Volume 125, Page 83;

Thence along the Grantor's property lines and the property lines of the aforementioned Smith parcel the following two (2) courses:

- S 87° 08' 16" E a distance of 221.53 Feet to a monument set;
- N 02° 49' 07" E a distance of 225.33 feet to a 5/8 inch iron pin found (passing a monument set at 173.08 feet and an iron pin previously set at 173.97 feet), said iron pin being the Northeasterly property corner of the aforementioned Smith parcel, the Southeasterly property corner of a parcel of land Conveyed to The Church of the Nazarene in Deed Volume 148, Page 315 and an angle point in the Grantor's Westerly property line;

Thence N 06° 16' 54" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Church of the Nazarene a distance of 96.20 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Northwesterly property corner and the Southwesterly property corner of a parcel of land conveyed to Christopher and Jessica Cunningham in Official Record 755, Page 551;

Thence S 87° 27' 49" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Cunningham parcel a distance of 161.71 feet to an iron pin previously set (passing an iron pin set at 83.92 feet), said iron pin being the Grantor's Northeasterly property corner, the Southeasterly property corner of the aforementioned Cunningham parcel and the Northwestern property corner of Lot No. 105 of the Bowers-Rokeith 4th Addition as recorded in Plat Cabinet 2, Page 165 and 166;

Thence S 03° 32' 22" W along the Grantor's Easterly property line and the Westerly line of the aforementioned Bowers-Rokeith 4th Addition a distance of 478.21 feet to an iron pin set (passing iron pins previously set at 52.28 feet, 128.28 feet, 148.28 feet, 204.28 feet, 280.28 feet, 356.28 feet, 427.52 feet), said iron pin being a property corner of the Grantor, the Northwestern property corner of Lot No. 99 of the aforementioned Bowers-Rokeith 4th Addition and the Northeasterly property corner of the aforementioned Lutz parcel;

Thence with a curve to the left having a delta angle of 01° 57' 05", a radius of 175.00 feet, and an arc length of 5.96 feet and having a chord bearing of N 78° 42' 08" W and a chord distance of 5.96 feet to an iron pin set;

Thence N 79° 40' 41" W along the Grantor's property line and the Northerly property line of the aforementioned Lutz parcel a distance of 21.21 feet to an iron pin set, said iron pin being a property corner of the Grantor and the Northwestern property corner of the aforementioned Lutz parcel;

Thence S 29° 41' 06" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Lutz parcel a distance of 108.66 feet to the point of beginning, containing 3.3070 acres, more or less (0.2958 Acres in road right of way).

All iron pins set are 5/8-inch iron pins 30" in length with 1 1/4" plastic identification caps inscribed "DTK SITE SOLUTIONS."

All iron pins previously set are 5/8-inch iron pins 30" in length with 1 1/4" plastic identification caps inscribed "CASSELL S-6378".

All monuments set are 6 inches in diameter concrete, 30" in length, with a 5/8 inch iron pin with 1 1/4" plastic identification caps inscribed "DTK SITE SOLUTIONS."

The bearing system for this description is based on evidence found on the North line of Lots 42 and 43 of the Washington Bowers Fifth Addition having a bearing of N 66° 57' 25" W and is designated the "basis of bearing" for this survey.

This description was prepared on June 26, 2025 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in June of 2020 and existing public records.