

SCOTT CREEK ESTATES SUBDIVISION LOT 12 REVISED

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 11 and Lot 12 of the Scott Creek Estates Subdivision as recorded in Plat Cabinet 2, Pages 141-143, Hocking County Recorder's Office, now to be known as Scott Creek Estates Subdivision Lot 12 Revised; being part of Section 14, Township 14N, Range 17W; Congress Lands East of the Scioto River.

LEGEND:

- Point
- 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found
- 10' utility easement boundary (there is also a 6' side and 12' rear utility easement not shown)
- Building setback line
- Old Lot Line
- Boundary Line
- Adjacent Boundary Line

REFERENCE BEARING:

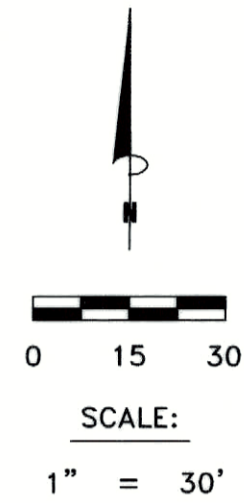
The west line of said Lot 12 as North 40 degrees 08 minutes 47 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public roads

No occupation lines found

All monuments found are in good condition unless otherwise noted



SURVEY DESCRIPTION

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 11 and Lot 12 of the SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143, Hocking County Recorder's Office, now to be known as SCOTT CREEK ESTATES SUBDIVISION LOT 12 REVISED; being part of Section 14, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southwest corner of said Lot 12;
 Thence with the west line of said Lot 12, North 40 degrees 08 minutes 47 seconds West a distance of 314.96 feet to a Point in the centerline of Scott Creek, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at a distance of 264.60 feet;

- Thence with the northerly line of said Lot 12 and the centerline of Scott Creek, the following bearings and distances:
- 1) North 19 degrees 04 minutes 11 seconds East a distance of 19.51 feet to a Point;
 - 2) North 61 degrees 45 minutes 32 seconds East a distance of 77.18 feet to a Point;
 - 3) North 37 degrees 15 minutes 56 seconds East a distance of 90.06 feet to a Point;
 - 4) North 78 degrees 05 minutes 32 seconds East a distance of 64.94 feet to a Point;
 - 5) South 67 degrees 14 minutes 36 seconds East a distance of 88.09 feet to a Point;
 - 6) South 35 degrees 33 minutes 02 seconds East a distance of 55.47 feet to a Point at the north corner of said Lot 11;
- Thence with the northeasterly line of said Lot 11 and the centerline of Scott Creek, South 35 degrees 33 minutes 02 seconds East a distance of 276.62 feet to a Point at the east corner of said Lot 11;
- Thence with the southeasterly line of said Lot 11, South 63 degrees 37 minutes 54 seconds West a distance of 208.34 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the south corner of said Lot 11;
- Thence with the southwesterly line of said Lot 11 and 50 feet wide Ash Lane, with a curve to the left having a Delta angle of 51 degrees 53 minutes 20 seconds, a Radius of 50.00 feet, a Tangent of 24.33 feet, a length of 45.28 feet and a Chord which bears North 52 degrees 18 minutes 46 seconds West a distance of 43.75 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southeast corner of said Lot 12;
- Thence with the south line of said Lot 12 and 50 feet wide Ash Lane, with a curve to the left having a Delta angle of 51 degrees 53 minutes 20 seconds, a Radius of 50.00 feet, a Tangent of 24.33 feet, a Length of 45.28 feet, a Chord of which bears South 75 degrees 47 minutes 54 seconds West a distance of 43.75 feet to the point of beginning, and containing 2.346 acres, more or less, and subject to any public or private easements of record.

The above 2.346 acre survey is intended to describe all of Lot 11 and Lot 12 of the SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143 to the City of Logan as deeded to Jay E. Dishong and Teresa M. Dishong in Volume OR775, Page 432, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and an existing public road. The reference bearing for this survey is the west line of said Lot 12 as North 40 degrees 08 minutes 47 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127 on May 21, 2024.

S. Vince Evans
 S. Vince Evans, P.S.
 Registered Surveyor No. 8127

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

S. Vince Evans
 S. Vince Evans, P.S.
 Registered Surveyor No. 8127

CERTIFICATION:

The above property was based on a field survey by S. Vince Evans, Ohio Registered Surveyor No. 8127, on May 21, 2024.

S. Vince Evans
 S. Vince Evans, P.S.
 Registered Surveyor No. 8127

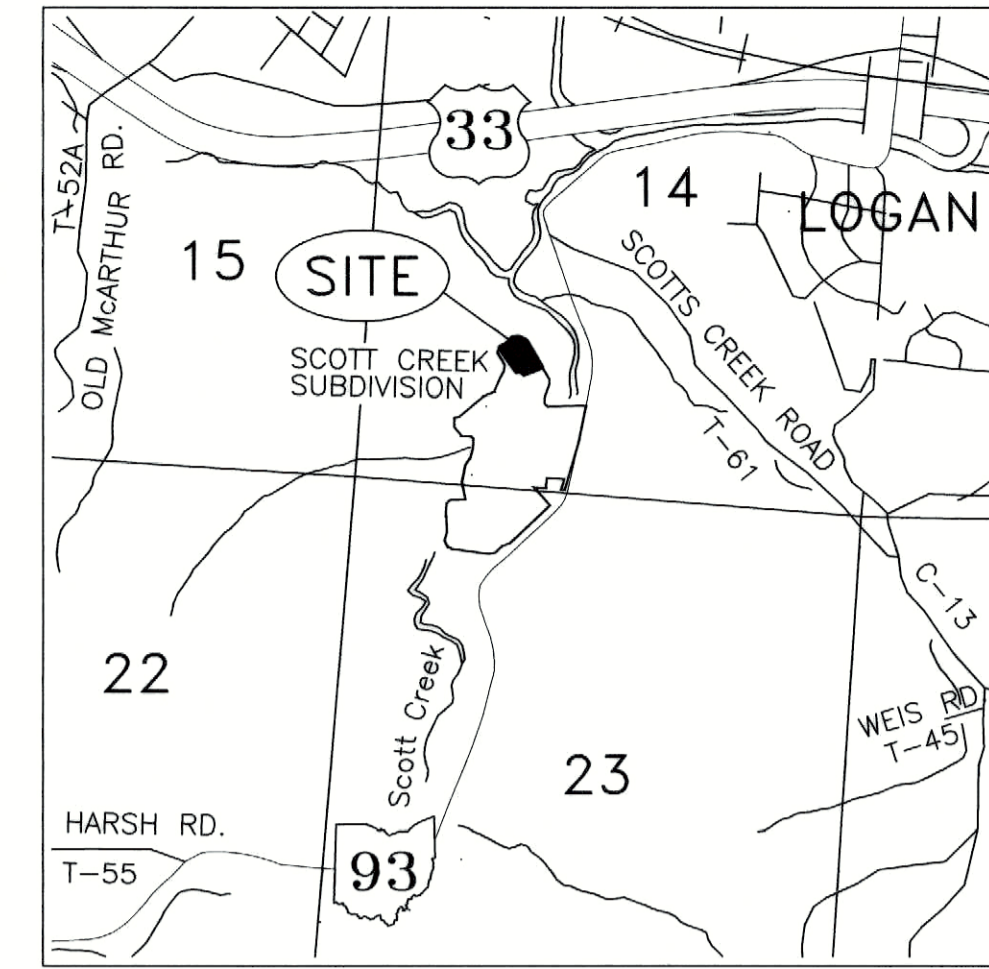
GENERAL NOTES:

- 1) This Property is Zoned R-2.
- 2) Building setback lines are as shown.
- 3) See Original Recorded Plat, Plat Cabinet 2, Pages 141-143, for platting restrictions.

FLOOD CERTIFICATION

A portion of this property is located in FEMA flood zone A which is inside of the 100-year flood plain as per FIRM Community Panel Number 39073C-0118D effective date November 4, 2010.

LOMA dated June 21, 2012
 Case No. 12-05-4330A



LOCATION MAP

SCALE: 1" = 2000'

OWNER: Jay E. Dishong and Teresa M. Dishong
 13786 Ash Lane, Logan, Ohio 43138 (470)-279-1548
 DEVELOPER: Jay E. Dishong and Teresa M. Dishong
 13786 Ash Lane, Logan Ohio 43138 (470)-279-1548
 SURVEYOR: S. Vince Evans, 64103 Woodgeard Road
 Creola, Ohio 45622, (740) 380-3884

OWNERS STATEMENT: Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of Section 14, Township 14N, Range 17W; Congress Lands East of the Scioto River; containing 2.346 acres; being all of Lot 11 and Lot 12 of SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143; being part of the same tract as conveyed in Volume OR775, Page 432 as recorded in the Hocking County Recorder's Office. The undersigned Jay E. Dishong and Teresa M. Dishong hereby certifies that the attached plat correctly represents their SCOTT CREEK ESTATES SUBDIVISION LOT 12 REVISED, and do hereby accept this plot of the same and dedicate to public use all roads and public areas shown hereon and not heretofore dedicated. 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 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 THEREOF Jay E. Dishong and Teresa M. Dishong has hereunto set his/her hand this 2nd day of July 2024.

Witness: *Jay E. Dishong* Owner: *Jay E. Dishong*
Teresa M. Dishong Owner: *Teresa M. Dishong*

STATE OF OHIO
 COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Jay E. Dishong and Teresa M. Dishong 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 2nd day of July 2024.

Stephen E. Proctor
 Notary Public
 My Commission Expires Lifetime

APPROVALS:

Mathematically approved this 28 day of JUNE 2024 *David J. ...* County Engineer

Approved this 20 day of July 2024 *Kevin ...* County Planner

Approved this 2nd day of July 2024 *Paul ...* City Service Director

Transferred on tax duplicate this 2 day of July 2024

Christopher D. Robas
 County Auditor

Filed for record this 9 day of July 2024 at 9:04 A.M.

Recorded this 9 day of July 2024 in Plat Cabinet 3 at Page 19

File No. 2024 2126 Fee \$ 86.40
Sandra K. ...
 County Recorder

Sandra K. ...
 County Recorder

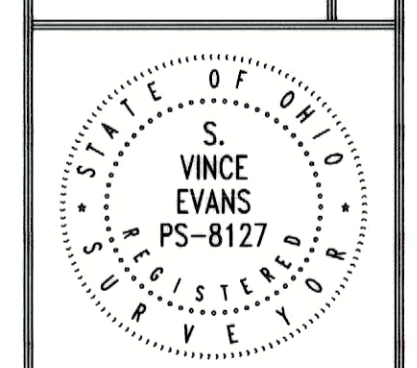
CERTIFICATE OF PLANNING COMMISSION:

We, the Planning Commission of the City of Logan, Ohio hereby certify that at a meeting of the Commission held on the 15th day of July 2024, a resolution was duly passed approving this plat.

Approved this 2nd day of July 2024 *Greg ...*
 Chairman of Logan Planning Commission

S. VINCE EVANS SURVEYING
 64103 Woodgeard Road, Creola, Ohio 45622
 Phone (740)-360-3884
 FAX (740)-596-6831

**PLAT OF SCOTT CREEK ESTATES
 SUBDIVISION LOT 12 REVISED**



S. Vince Evans
 S. Vince Evans
 Ohio P.S. #8127

REVISIONS

SCALE: 1" = 30'

JOB NO: 1790 DRAWN BY: SVE DATE: 5/21/24

SHEET 1/1