REPLAT OF BEACON HILL II PHASE I

LOCATED IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, CITY OF LOGAN, TOWNSHIP OF FALLS, HOCKING COUNTY, OHIO

PERIMETER DESCRIPTION:

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, AND BEING ALL OF BEACON HILL II, PHASE I, A SUBDIVISION OF RECORD IN PLAT CABINET 2, PAGE 81, ALL RECORDS HEREIN OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO, AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR FOUND (SEYMOUR CAP) MARKING THE NORTHEAST CORNER OF THE RIGHT-OF-WAY OF EDGEHILL DRIVE, AS SHOWN AND DELINEATED ON THE RECORD PLAT OF BEACON HILL ADDITION IN PLAT CABINET 1, PAGE 116A, SAID PIN BEING IN THE WEST LINE OF LOT 6 OF SAID BEACON HILL ADDITION;

THENCE NORTH 86° 41' 46" WEST, A DISTANCE OF 260.92 FEET, ALONG THE SOUTH LINE OF SAID ORIGINAL BEACON HILL II SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINES OF THE RIGHT-OF-WAY OF SAID EDGEHILL DRIVE, AND THEN LOT 5 OF SAID BEACON HILL ADDITION, AND THEN A TRACT OWNED BY ROY AND ESTHER PALMER BY A DEED OF RECORD IN OFFICIAL RECORD 204, PAGE 559, TO A 5/8 INCH REBAR FOUND (SEYMOUR CAP) MARKING THE COMMON CORNER OF SAID ORIGINAL BEACON HILL II SUBDIVISION AND A TRACT OWNED BY LUCY SHAW BY A DEED OF RECORD IN OFFICIAL RECORD 120, PAGE 176;

THENCE NORTH 02° 23' 06" EAST, PASSING A CONCRETE MONUMENT SET AT A DISTANCE OF 5.00 FEET, A TOTAL DISTANCE OF 609.88 FEET, ALONG THE WEST LINE OF SAID ORIGINAL BEACON HILL II SUBDIVISION, SAID LINE ALSO BEING THE EAST LINES OF SAID SHAW TRACT, AND THEN WALNUT HILLS SUBDIVISION OF RECORD IN PLAT CABINET 1, PAGES 129A & 129B, TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID ORIGINAL BEACON HILL II SUBDIVISION AND THE SOUTHWEST CORNER OF LOT 9, OF PROPOSED BEACON HILL II, PHASE II, BY A SUBDIVISION OF RECORD PLAT CABINET ___, PAGE ____;

THENCE SOUTH 85° 47' 57" EAST, PASSING CONCRETE MONUMENTS SET AT 10.00 FEET AND 271.91 FEET, A TOTAL DISTANCE OF 474.81 FEET, ALONG THE NORTH LINE OF ORIGINAL BEACON HILL II SUBDIVISION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID PROPOSED BEACON HILL II, PHASE II, SUBDIVISION TO AN IRON PIN SET;

THENCE SOUTH 86° 23' 27" EAST, A DISTANCE OF 0.60 FEET, ALONG THE NORTH LINE OF ORIGINAL BEACON HILL II SUBDIVISION, TO AN IRON PIN FOUND MARKING A COMMON CORNER OF SAID ORIGINAL BEACON HILL II SUBDIVISION AND A 13.148 ACRE TRACT CONVEYED TO RAYMOND JR. AND KERI KUNKLER BY A DEED OF RECORD IN OFFICIAL RECORD 174, PAGE 813;

THENCE SOUTH 23° 20' 22" WEST, PASSING A CONCRETE MONUMENT SET AT A DISTANCE OF 588.23 FEET, A TOTAL DISTANCE OF 593.23 FEET , ALONG AN EAST LINE OF SAID ORIGINAL BEACON HILL II SUBDIVISION, SAID LINE ALSO BEING THE WEST LINE OF SAID 13.148 ACRE TRACT, TO AN IRON PIN FOUND MARKING A COMMON CORNER OF SAID ORIGINAL BEACON HILL II SUBDIVISION AND 13.148 ACRE TRACTS AT THE NORTHWEST CORNER OF LOT 6 OF SAID BEACON HILL ADDITION;

THENCE SOUTH 05° 05' 03" WEST, A DISTANCE OF 45.06 FEET, ALONG AN EAST LINE OF SAID ORIGINAL BEACON HILL II SUBDIVISION, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 6, TO THE POINT OF BEGINNING, CONTAINING 5.034 ACRES, MORE OR LESS.

LEGEND:
- ● IPF IRON PIN FOUND
- ○ IPS 3/4" IRON PIN SET
- ⊡ CMS 3/4" IRON PIN SET IN CONCRETE

ACREAGE: TOTAL AREA = 5.034 ACRES
LOT AREA = 4.289 ACRES
R.O.W. AREA = 0.745 ACRES

COVENANTS AND DEED RESTRICTIONS: NONE

UTILITIES: WATER – CITY OF LOGAN
SEWER – CITY OF LOGAN

LAND USE: RESIDENTIAL

ZONING: R-1

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 86°46'31" WEST WITHIN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, FOR THE LINE COMMON TO SECTIONS 1 AND 12 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN APRIL 2001.

GENERAL NOTES:

1) UTILITY EASEMENTS ARE RESERVED AROUND ALL PERIMETER LINES OF THE SUBDIVISION AND EITHER SIDE OF ALL COMMON LOT LINES AND SHALL BE A MINIMUM OF 6 FEET ON EACH SIDE.

2) 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.

3) THE DEVELOPER INSURES THAT ELECTRICAL AND TELEPHONE SERVICES WILL BE PROVIDED IN THE SUBDIVISION.

SURVEYOR'S STATEMENT:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES (APRIL, 2001), PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4-INCH CAPPED IRON PINS, ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOL:

ALL IRON PINS SET ARE ¾" IRON PIPES, 30" IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE".

BY: Mark Alan Smith
MARK ALAN SMITH
OHIO REGISTERED SURVEYOR NO. S-8232 03/18/04

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

APPROVALS:

MATHEMATICALLY APPROVED THIS 19 DAY OF March, 2004
Chuck Wolfe
HOCKING COUNTY ENGINEER'S OFFICE

APPROVED THIS 19TH DAY OF MARCH, 2004
Dale A. Wyke
HOCKING COUNTY REGIONAL PLANNING

APPROVED THIS 19 DAY OF March, 2004
HOCKING COUNTY SANITARIAN

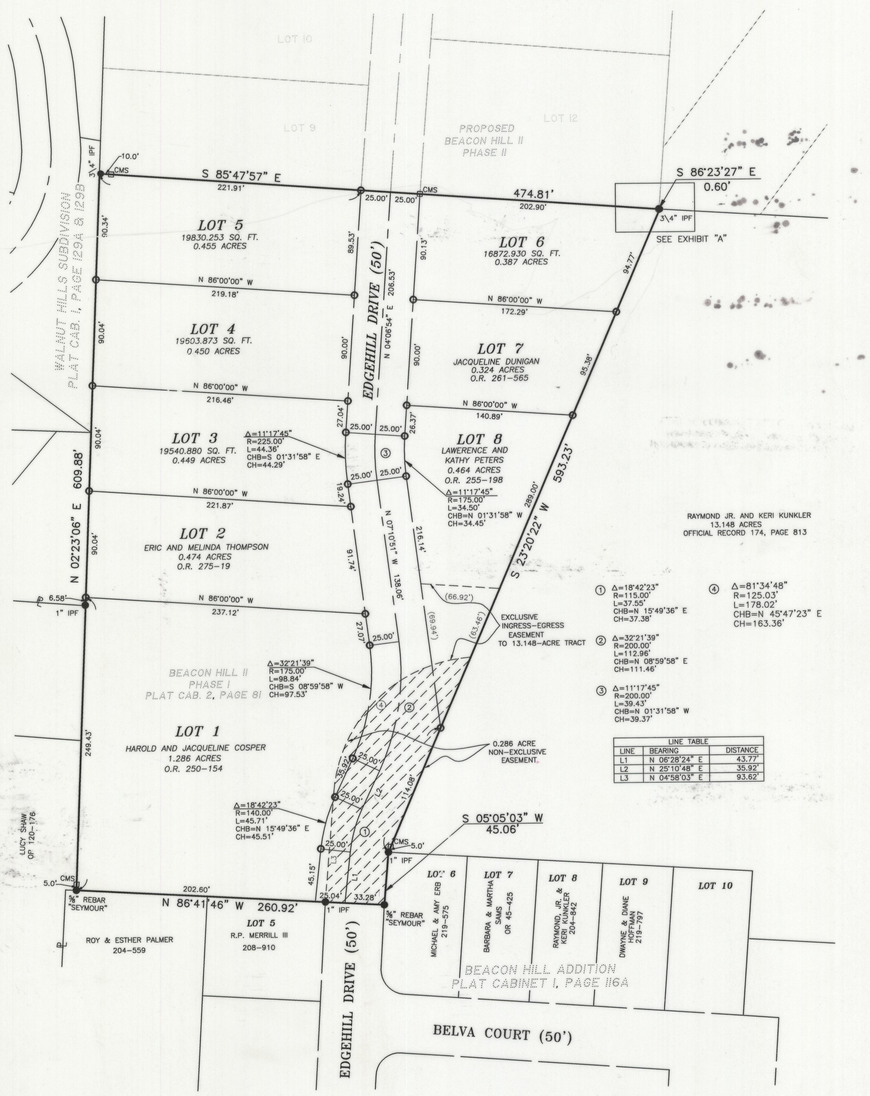
APPROVED THIS 19 DAY OF MARCH, 2004
Michael J Walsh
CHAIRMAN, LOGAN CITY PLANNING COMMISSION

TRANSFERRED THIS 1ST DAY OF December, 2004.
Kenneth R. Wilson
HOCKING COUNTY AUDITOR

FILED FOR RECORD THIS 1ST DAY OF DECEMBER, 2004 AT 10:06AM
RECORDED THIS 1ST DAY OF DECEMBER, 2004 PLAT CABINET 2 PAGES 117
FILE No. 64116 FEE $86.40
Sandra K. Leach-Hunt pH
HOCKING COUNTY RECORDER

20040000064116
File# FOR RECORD 10
Sandra K. LEACH-HUNT
12-01-2004 At 10:06 am.
PLAT 86.40
OR Book 2 Page 117

P:\LOGN\Surveys\Beacon Hill II Phase I\Replat.dwg Layout1 Mar 18, 2004 - 12:05:37pm dengrab



SCALE IN FEET
SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 06°28'24" E	43.77'
L2	N 25°10'48" E	35.92'
L3	N 04°58'03" E	93.62'

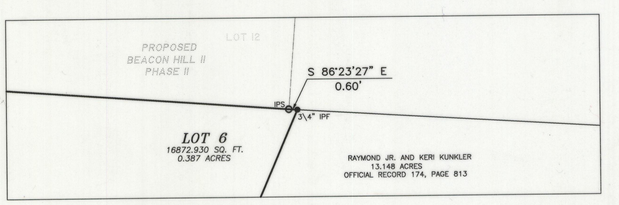
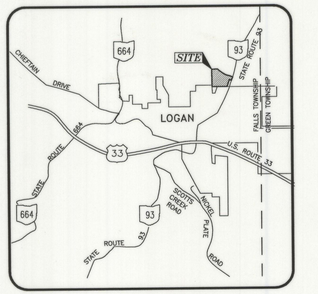


EXHIBIT "A"
SCALE: 1"=5'



VICINITY MAP
(NOT TO SCALE)

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Richard Johnson
PRINTED: RICHARD JOHNSON
Harold Cosper
PRINTED: HAROLD COSPER

OWNER LOT 7: JACQUELINE DUNIGAN
BY: Jacqueline Dunigan

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED Lucy Stockham, WHO ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF JACQUELINE DUNIGAN; AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF JACQUELINE DUNIGAN. FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 28 DAY OF NOVEMBER, 2004.
MY COMMISSION EXPIRES 2-25-07
Lucy A. Stockham
NOTARY PUBLIC, STATE OF OHIO
LUCY A. STOCKHAM
Notary Public, State of Ohio
My Commission Expires Feb. 25, 2007

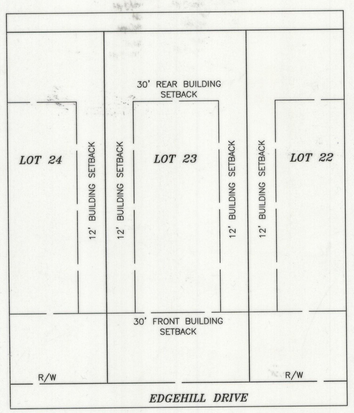
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Richard Johnson
PRINTED: RICHARD JOHNSON
Harold Cosper
PRINTED: HAROLD COSPER

OWNER LOT 8: LAWERENCE AND KATHY PETERS
BY: Lawrence Peters
BY: Kathy E. Peters

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED Lucy Stockham WHO ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF LAWERENCE AND KATHY PETERS AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF LAWERENCE AND KATHY PETERS FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 28 DAY OF NOVEMBER, 2004.
MY COMMISSION EXPIRES 2-25-07
Lucy A. Stockham
NOTARY PUBLIC, STATE OF OHIO
LUCY A. STOCKHAM
Notary Public, State of Ohio
My Commission Expires Feb. 25, 2007



BEACON HILL II
TYPICAL BUILDING SETBACKS
SCALE: 1"=30'

OWNER: SEAJAY DEVELOPMENT LTD., P.O. BOX 71, LOGAN, OHIO 43138

DEVELOPER: SEAJAY DEVELOPMENT LTD., P.O. BOX 71, LOGAN, OHIO 43138

SURVEYOR & ENGINEER: R.D. ZANDE & ASSOCIATES, INC. – 78 WEST MAIN STREET, LOGAN, OHIO 43138

STATEMENTS:

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, AND BEING ALL OF BEACON HILL II PHASE 1 AS RECORDED IN PLAT CABINET 2, PAGE 81 OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO.

THE UNDERSIGNED, OWNERS, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR BEACON HILL II, PHASE I, A SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVE AND UTILITY EASEMENTS SHOWN HEREON 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 RULES AND 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.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Jim Boyle
PRINTED: Ginger Brown
George Dennis
PRINTED: GEORGE DENNIS

OWNER: SEAJAY DEVELOPMENT LTD
BY: Richard Johnson
TITLE: Managing Partner

TERESA K. SMITH
Notary Public, State of Ohio
My Commission Expires Nov. 6, 2007

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED [illegible], FOR SEAJAY DEVELOPMENT LTD., WHO ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF SEAYJAY DEVELOPMENT, LTD.; AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF SEAJAY DEVELOPMENT, LTD. FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 22nd DAY OF March, 2004.
MY COMMISSION EXPIRES 11-6-07
Teresa K. Smith
NOTARY PUBLIC, STATE OF OHIO

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Richard Johnson
PRINTED: Richard Johnson
George Dennis
PRINTED: GEORGE DENNIS

OWNER LOT 1: HAROLD AND JACQUELINE COSPER
BY: Harold Cosper
BY: Jacqueline L. Cosper

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED [illegible], WHO ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF HAROLD AND JACQUELINE COSPER AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF HAROLD AND JACQUELINE COSPER FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 1st DAY OF December, 2004.
MY COMMISSION EXPIRES 11-6-2007
Teresa K. Smith
NOTARY PUBLIC, STATE OF OHIO

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Richard Johnson
PRINTED: RICHARD JOHNSON
Harold Cosper
PRINTED: HAROLD COSPER

OWNER LOT 2: ERIC AND MELINDA THOMPSON
BY: Eric Thompson
BY: Melinda Thompson

TERESA K. SMITH
Notary Public, State of Ohio
My Commission Expires Nov. 6, 2007

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED Lucy Stockham WHO ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF ERIC AND MELINDA THOMPSON AND THEY EXECUTED THIS INSTRUMENT AS THE ACT OF SERIC AND MELINDA THOMPSON FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 28 DAY OF NOVEMBER, 2004.
MY COMMISSION EXPIRES 2-25-07
Lucy A. Stockham
NOTARY PUBLIC, STATE OF OHIO
LUCY A. STOCKHAM
Notary Public, State of Ohio
My Commission Expires Feb. 25, 2007

PREPARED BY:
R.D. Zande & Associates
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(740) 380-2828 1-866-558-2828
FAX (740) 380-3535