BEACON HILL II

PHASE I

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

PERIMETER DESCRIPTION:

SITUATE IN THE STATE OF OHIO, COUNTY OF HOCKING, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, AND BEING A 5.025 ACRE TRACT OF LAND CONVEYED TO SEAJAY DEVELOPMENT LTD. BY A DEED OF RECORD IN OFFICIAL RECORD VOLUME 182, PAGE 146, ALL RECORDS HEREIN OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO, AND SAID 5.025 ACRE TRACT BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND 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 5.025 ACRE TRACT, 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 AN IRON PIN FOUND MARKING THE COMMON CORNER OF SAID 5.025 ACRE TRACT AND A TRACT OWNED BY LUCY SHAW BY A DEED OF RECORD IN OFFICIAL RECORD 120, PAGE 176;

THENCE NORTH 26° 28' 44" EAST, A DISTANCE OF 609.84 FEET, ALONG THE WEST LINE OF SAID 5.025 ACRE TRACT, 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 5.025 ACRE TRACT AND THE SOUTHWEST CORNER OF A 52.479 ACRE TRACT CONVEYED TO SEAJAY DEVELOPMENT, LTD., BY A DEED OF RECORD IN OFFICIAL RECORD 172, PAGE 834;

THENCE SOUTH 85° 45' 21" EAST, A DISTANCE OF 474.28 FEET, ALONG THE NORTH LINE OF SAID 5.025 ACRE TRACT, SAID LINE ALSO BEING THE SOUTH LINE OF SAID 52.479 ACRE TRACT, TO AN IRON PIN FOUND MARKING A COMMON CORNER OF SAID 5.025 ACRE TRACT AND A 13.15 ACRE TRACT CONVEYED TO RAYMOND JR. AND KERI KUNKLER BY A DEED OF RECORD IN OFFICIAL RECORD 174, PAGE 183;

THENCE SOUTH 23° 20' 22" WEST, A DISTANCE OF 592.84 FEET, ALONG AN EAST LINE OF SAID 5.025 ACRE TRACT, SAID LINE ALSO BEING THE WEST LINE OF SAID 13.15 ACRE TRACT, TO AN IRON PIN FOUND MARKING A COMMON CORNER OF SAID 5.025 AND 13.15 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 5.025 ACRE TRACT, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 6, TO THE POINT OF BEGINNING, CONTAINING 5.025 ACRES, MORE OR LESS.

LEGEND:
- ● IPF IRON PIN FOUND
- ○ IPS IRON PIN SET
- ◉ IRON PINS FOUND TO BE SET IN 6 IN. CONCRETE

ACREAGE: TOTAL AREA = 5.025 ACRES
LOT AREA = 4.271 ACRES
R.O.W. AREA = 0.754 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°07'45" WEST WITHIN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, FOR THE LINE COMMON TO SECTION 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:

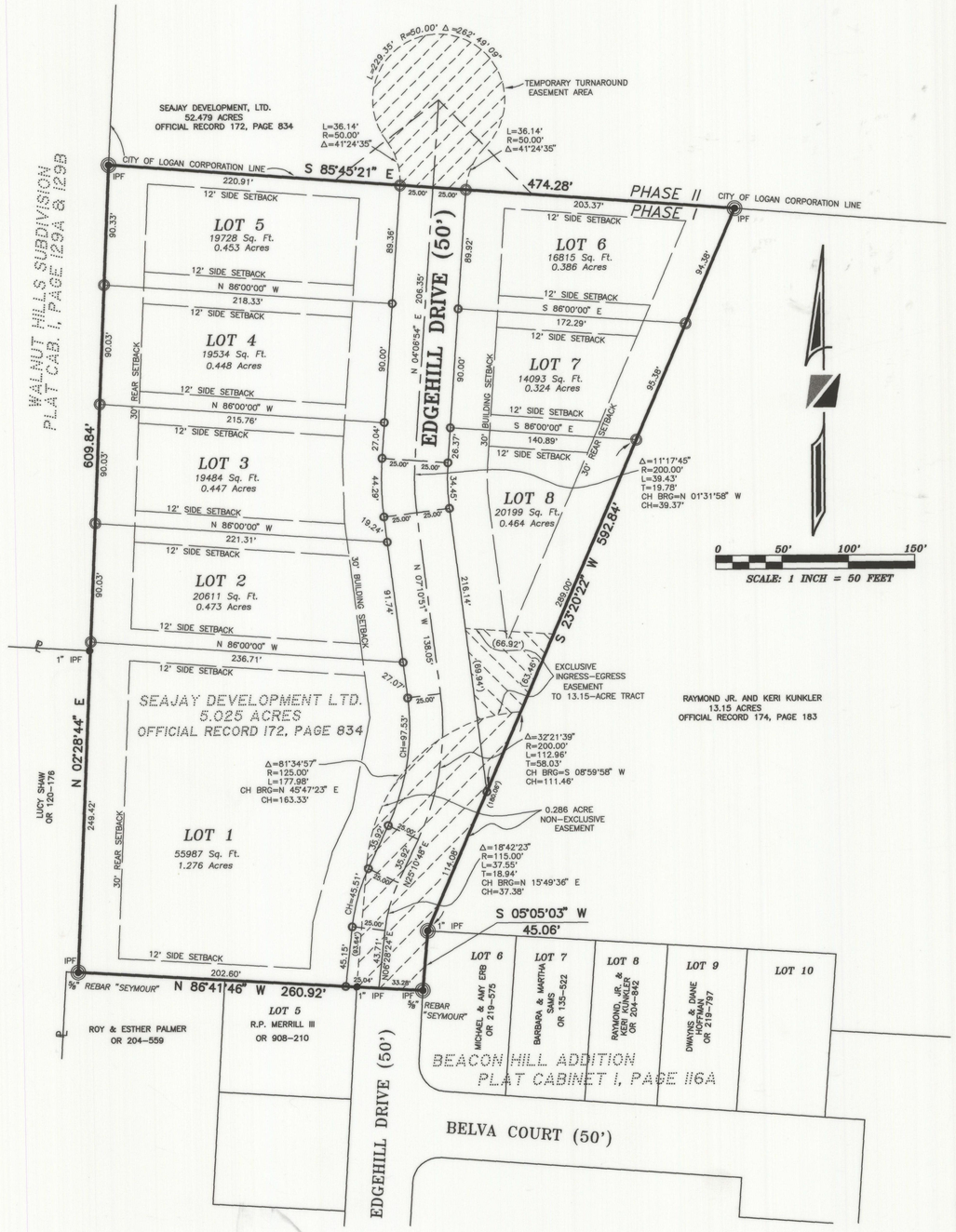
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4-INCH CAPPED IRON PINS, PERMANENT MONUMENTS, ARE TO BE PLACED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

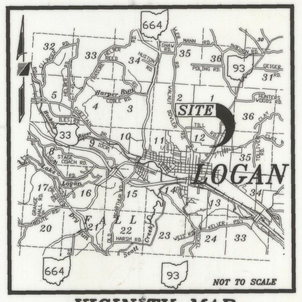
ALL PERMANENT MARKERS AND MONUMENTS CALLED FOR WILL BE SET UPON COMPLETION OF SITE WORK.
ALL IRON PINS SET ARE ¾" IRON PIPES, 30" IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE".

BY: Chris Y. Scheeres, P.S.
OHIO REGISTERED SURVEYOR NO. 7385

STATE OF OHIO
CHRIS Y. SCHEERES
S-7385
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
R.D. Zande & Associates
78 W. MAIN STREET LOGAN, OHIO 43138
(740) 380-2828 1-866-558-2828
FAX (740) 380-3535





VICINITY MAP

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, CITY OF LOGAN, AND LYING IN FRACTIONAL LOT 23, SECTION 12, TOWNSHIP 14 NORTH, RANGE 17 WEST, CONGRESS LANDS, AND BEING A 5.025 ACRE TRACT OF LAND CONVEYED TO SEAJAY DEVELOPMENT LTD. BY A DEED OF RECORD IN OFFICIAL RECORD VOLUME 182, PAGE 146, OF THE RECORDER'S OFFICE, HOCKING COUNTY, OHIO.

THE UNDERSIGNED, SEAJAY DEVELOPMENT LTD. HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR **BEACON HILL II**, 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 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:

PRINTED: Carey D. Silcott Jr.
PRINTED: Rita F. Cockley

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

STATE OF OHIO
COUNTY OF HOCKING } SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED Richard Johnson FOR SEAJAY DEVELOPMENT LTD., WHO ACKNOWDLEDGED THAT THEY SIGNED THIS INSTRUMENT ON BEHALF OF SEAYJAY DEELOPMENT, 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 21 DAY OF December 2001.

MY COMMISSION EXPIRES 2-25-02

Lucy A. Stickham
NOTARY PUBLIC, STATE OF OHIO

APPROVALS:

MATHEMATICALLY APPROVED THIS 21 DAY OF MARCH 2001 — Andi C. Wyk - Regional Planning

Frank A. Johnson
HOCKING COUNTY ENGINEER'S OFFICE

APPROVED THIS 22 DAY OF March 2001 — Gene Phillips, RS
HOCKING COUNTY SANITARIAN

APPROVED THIS 19 DAY OF March 2001 — Doug R. Whitley
CHAIRMAN, LOGAN CITY PLANNING COMMISSION

TRANSFERRED THIS 4TH DAY OF April, 2002

Kenneth R. Wilson
HOCKING COUNTY AUDITOR

FILED FOR RECORD THIS 18TH DAY OF MAY 2002 AT 9:05 M

RECORDED THIS 18 DAY OF MAY 2002 PLAT CABINET 2 PAGES 81

FILE No 200200002830 FEE $ 35.20

Donna R. Roach
HOCKING COUNTY RECORDER
ph

#6416 12/1/2004
REPLAT of BEACON Hills II
PLAT CABINET 2 Pg. 117

PLAT Layout NOV 19, 2001 8:22 AM