

Location Map

Scale 1"=2000'

Legal Description:

Being a tract of land that is now or formerly in the name of Big Pine Properties, LLC, being all of Lot 27 as recorded in Official Record 234 at page 907, Hocking County Recorder's Office, a 0.5016 acre tract being a part of Lot 30 as recorded in Official Record 370 Page 777, Hocking County Recorder's Office, both Lot 27 & Lot 30 being in Big Pine Estates as recorded in plat Cabinet 2 at pages 85 & 86, Hocking County Recorder's Office, and being a 1.3006 Acre tract as recorded in Official Record 370 Page 783, Hocking County Recorder's Office, said tract being a part of the Northeast quarter of the Southeast quarter of Section 31, T14N, R17W, Falls Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found on the Northeast corner of Lot 27 in Big Pine Estates;

Thence South 19 degrees 30 minutes 18 seconds West, passing through a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set at 175.75 feet, going a total distance of 328.89 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set;

Thence North 65 degrees 49 minutes 09 seconds West a distance of 77.46 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set;

Thence North 76 degrees 55 minutes 43 seconds West a distance of 461.56 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set on the East right-of-way line of Collision Road (Township Road 60);

- Thence along the East right-of-way line of said road, the following five courses:
1. North 39 degrees 11 minutes 06 seconds East a distance of 44.55 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found;
2. North 37 degrees 11 minutes 41 seconds East a distance of 111.57 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found;
3. North 38 degrees 50 minutes 31 seconds East a distance of 97.49 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found;
4. North 29 degrees 17 minutes 39 seconds East a distance of 82.29 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found, and;
5. North 33 degrees 08 minutes 09 seconds East a distance of 41.38 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found;

Thence leaving the East right-of-way line of said road, along the North line of Lot 27 and the South line of Lot 26, South 72 degrees 11 minutes 32 seconds East a distance of 431.12 feet to the point of beginning containing 3.6732 acres, more or less, and subject to all easements of record.

The bearings used in this description were based on monumentation found on the North line of Lot 27 as bearing, South 72 degrees 11 minutes 32 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in June of 2006.

SURVEYOR'S STATEMENT:

SURVEYOR'S STATEMENT: I, George F. Seymour, P.S., hereby certify that a survey was made under my supervision of the premises shown hereon, during June 2006, and that the plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist and their location is correctly shown, I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the attached plat were based on the North Line of Lot 27 in "Big Pine Estates" as bearing South 72 degrees 11 minutes 32 seconds East and are for the determination of angles only.

George F. Seymour
George Seymour
Professional Surveyor No. 6044

"Big Pine Estates Revised"

Being a replat of Lot 27 & 30 as Recorded in Plat Cabinet 2, pages. 85, 86

OWNER'S STATEMENT

OWNER: Big Pine Properties, LLC - 14555 Bradford Drive, Logan, Ohio 43138
DEVELOPER: Same
SURVEYOR: Seymour & Associates - 830 West Hunter Street, Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Falls, being part of the Northeast quarter of the Southeast quarter of Section 31, T14N, R17W, as being part of the tract conveyed to Big Pine Properties, LLC, as per deeds of record in Official Record 234 page 907, O.R. 370, Page 783, and O.R. 370, Page 777. as recorded in the Hocking County Recorder's Office.

The undersigned, Big Pine Properties, LLC, does hereby certify that the attached Record Plat correctly represents their "Big Pine Estates Revised", a subdivision of Lots 27 & 30, inclusive, and does hereby accept this plat of same and dedicate to public use all roads and public areas shown herein and not heretofore dedicated. The undersigned further agree that any use of 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, Dannie M. Devol, Manager, Big Pine Properties, LLC, hereunto set his hand this 24 day of AUGUST, 2006.

Witness Susan Elser Owner Dannie M. Devol
Dannie M. Devol, Manager
Big Pine Properties, LLC

Witness George F. Seymour

STATE OF OHIO, COUNTY OF HOCKING

Before me, a Notary Public, in and for said county, personally came Dannie M. Devol, 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 24 day of AUGUST, 2006.

Notary Public George F. Seymour County HOCKING

My Commission Expires NOV 21 08

GENERAL NOTES

- 1. UTILITY EASEMENTS ARE RESERVED 10.0' IN WIDTH AROUND ALL PERIMETER LINES OF THE SUBDIVISION AND 10.0' IN WIDTH EITHER SIDE OF ALL COMMON LOT LINES.
2. 30.0' FRONT SETBACK REQUIRED FROM THE PUBLIC RIGHT-OF-WAY.
3. 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, LOGAN HOCKING HEALTH DISTRICT REGULATIONS.
4. THE DEVELOPER INSURES THAT ELECTRICAL AND TELEPHONE SERVICES WILL BE PROVIDED IN THE SUBDIVISION.
5. DRIVEWAY CULVERTS TO BE INSTALLED BY OWNER / DEVELOPER AT THE TIME OF CONSTRUCTION AS FOLLOWS:
12" MINIMUM DIAMETER
20' MINIMUM LENGTH
6. DRIVEWAY CULVERTS WILL BE INSTATED IN ACCORDANCE WITH SOUND CONSTRUCTION PROCEDURES AND ARE SUBJECT TO APPROVAL OF THE HOCKING COUNTY ENGINEER'S DEPARTMENT.

GRADING OF LAND (4.80)

NO LAND SHALL BE GRADED, CUT OR FILLED SO AS TO CREATE A SLOPE EXCEEDING ONE (1) FOOT VERTICAL IN TWO AND ONE-HALF (2 1/2) FEET HORIZONTAL WITHOUT THE PLACEMENT OF A RETAINING WALL OF SUFFICIENT HEIGHT AND THICKNESS TO RETAIN THE GRADED BANK. ANY NEW GRADE BY CUT OR FILL CREATING A SLOPE EXCEEDING ONE (1) FOOT VERTICAL IN FIVE (5) FOOT HORIZONTAL SHALL BE BENCHED AS APPROVED BY THE COUNTY ENGINEER. ALL FILL SHALL BE MECHANICALLY COMPACTED TO A DENSITY OF NINETY (90) PERCENT OR GREATER.

RESTRICTIONS

3147 05-15-2003 SEE DECLARATION OF RESTRICTIVE COVENANTS IN O.R. 269 PAGE 61

TEMPORARY EROSION CONTROL

- 1. WATER BARS SHOULD BE INSTALLED ON ALL ROADWAYS ON SLOPED HILLSIDES.
2. VEGETATIVE COVER SHOULD BE LEFT ON THE SITE TO DISRUPT RAINDROP IMPACT ON BARE, DISTURBED SOILS. TREES TO BE LEFT ON THE SITE SHOULD BE CLEARLY MARKED TO AVOID DAMAGE FROM EQUIPMENT DURING SITE PREPARATION, MATERIAL DELIVERY AND ANY AND ALL PHASES OF DEVELOPMENT. THE ROOT ZONE (WHICH EXTENDS TO JUST BELOW THE CROWN OF THE TREE) SHOULD BE FLAGGED OFF, OR OTHERWISE MARKED, TO KEEP THE ROOTS SAFE FROM EXCESSIVE TRAFFIC OR DIGGING.
3. 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 DUE TO EROSION DURING THE DURATION OF CONSTRUCTION.
4. TEMPORARILY SEED AND MULCH ANY DENUDED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE IF THE SITE IS TO REMAIN DORMANT FOR LONGER THAN FORTY-FIVE (45) DAYS.
MAINTAIN SEDIMENT CONTROL PRACTICES UNTIL COMPLETION OF THE CONSTRUCTION PHASE.

APPROVALS

Mathematically approved this 27th day of September, 2006

Charles Worthington
Hocking County Engineer's Office

APPROVAL OF HOCKING COUNTY ENGINEER

Approved this 27th day of SEPT, 2006

Walter Shaw
Hocking County Engineer

REGIONAL PLANNING OFFICE APPROVAL

This plat approved by the Hocking County Regional Planning Office this 26th day of Sept., 2006.

Dale D. Wyle
Regional Planning Office

APPROVAL OF HOCKING COUNTY COMMISSIONERS

Approved this 26 day of SEPTEMBER, 2006.

John Walker
President, Hocking County Commissioners
Commissioner
Gary Harner
Commissioner

LOGAN HOCKING HEALTH DISTRICT APPROVAL

This plat approved by the Board of Health, Hocking County, Ohio this 27 day of September, 2006.

BOARD OF HEALTH, HOCKING COUNTY, OHIO
Wendy H...
Hocking County Health District

AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 2nd day of October, 2006.

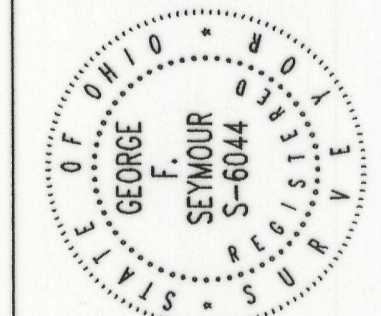
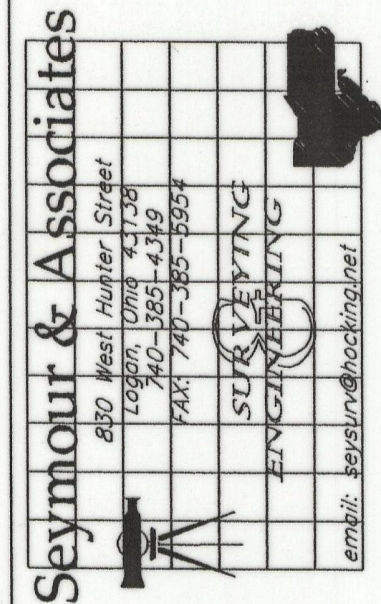
Kenneth R. Wilson
Hocking County Auditor

RECORDER'S CERTIFICATE

Filed for record this 2ND day of OCTOBER, 2006 at 2:54 M.
Recorded this 2ND day of OCTOBER, 2006 in Plat Cabinet 2 at Page 144-145

Sandra K. Leach-Hunt
Hocking County Recorder

200600004809
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
10-02-2006 At 02:54 pm.
PLAT 86.40
DR Book 2 Page 144 - 145



"Big Pine Estates"

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF FALLS, AND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 17 WEST

Table with columns for REVISIONS, SHEET (1/2), JOB, and DATE (07-10-06).