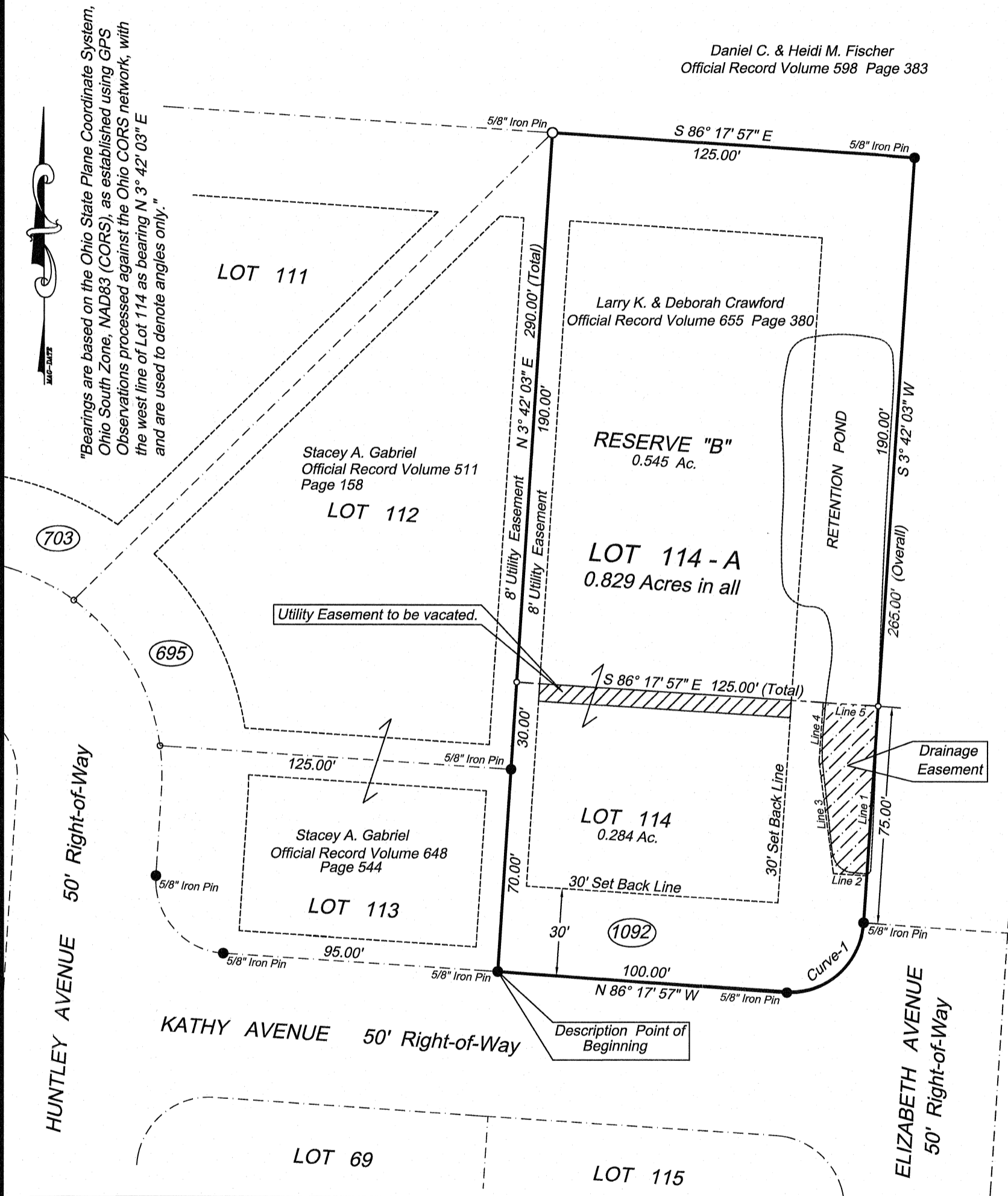


# BOWERS - ROKEITH 4 TH ADDITION RE - PLAT of LOT 114 & RESERVE "B" COMBINED to MAKE NEW LOT 114 - A

STATE of OHIO - HOCKING COUNTY - FALLS TOWNSHIP - CITY of LOGAN  
BOWERS - ROKEITH 4 TH ADDITION - PLAT CABINET 2 Pages 165-166  
ALL of LOT 114 & RESERVE "B"

Daniel C. & Heidi M. Fischer  
Official Record Volume 598 Page 383



### OWNER'S STATEMENT

OWNER : Larry K. & Deborah Crawford, 720 Huntley Avenue, Logan, OH 43138  
DEVELOPER : Same  
PROPERTY ADDRESS : LOT 114 & Reserve "B", Kathy Avenue, Logan, OH 43138  
SURVEYOR : Paul J. Boeshart, 94 Canyon Villa Drive, Hebron, OH 43025

STATEMENT : Situated in the State of Ohio, County of Hocking, Township of Falls, City of Logan and being all of Lot 114 and all of Reserve "B" in the Bowers - Rokeith 4TH Addition, Plat Cabinet 2 Pages 165-166 and located in Section 13, Township 14, Range 17 and being two parcels of land in the name of Larry K. & Deborah Crawford as recorded in Official Record 655 on Page 380.

The undersigned agrees that any use or improvements made on the land shall be in conformity with all existing valid zoning, platting, health or other regulations of the State of Ohio, County of Hocking and City of Logan for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

THE UNDERSIGNED, OWNERS OF ABOVE LISTED LANDS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE REVISION OF LOT 114 & RESERVE "B" TO BE PLATTED INTO LOT 114 - A (0.829 Acres).

IN WITNESS THERE OF THIS 20<sup>th</sup> DAY OF April, 2021

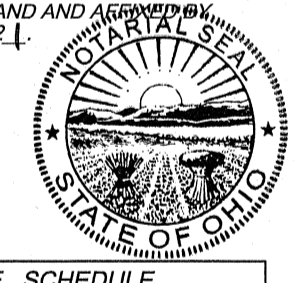
*Larry K. Crawford*  
Larry K. Crawford  
*Deborah Crawford*  
Deborah Crawford  
*Paul J. Hammon*  
Paul J. Hammon  
*Paul J. Hammon*  
Paul J. Hammon

### STATE OF OHIO, COUNTY OF HOCKING

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED NAMED Larry & Deborah Crawford WHO ACKNOWLEDGE THE SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED

IN WITNESS WHEREOF I HAVE HEREUNTO SET HAND AND AFFIRMED MY OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF April, 2021.

BY: *Paul J. Hammon*  
Paul J. Hammon  
MY COMMISSION EXPIRES 6-24-2023



CURVE - 1 DATA	
Delta = 90° 00' 00" Right	
Radius = 25.00'	
Arc = 39.27'	
Tangent = 25.00'	
Chord = 35.36'	
Chord Bearing = S 48° 42' 03" W	

LINE SCHEDULE	
Line 1 = S 03° 42' 03" W	58.71'
Line 2 = N 86° 17' 57" W	11.50'
Line 3 = N 07° 19' 58" W	39.03'
Line 4 = N 03° 42' 03" E	20.40'
Line 5 = S 86° 17' 57" E	18.97'

### APPROVALS :

Mathematically Approved this 20<sup>th</sup> day of April, 2021.

*Wesley F. Bunt*  
Wesley F. Bunt  
COUNTY MAPPING DEPARTMENT

Approved this 20<sup>th</sup> day of April, 2021.

*Paul J. Hammon*  
Paul J. Hammon  
COUNTY PLANNER

Approved this 20<sup>th</sup> day of April, 2021.

*Wanda Huns*  
Wanda Huns, RS  
HEALTH DEPARTMENT

### CERTIFICATE of PLANNING COMMISSION :

We, the Planning Commission of the City of Logan, Ohio, hereby certify that a meeting of the Commission on the 16<sup>th</sup> day of December, 2020, a resolution was duly passed approving this plat. RESOLUTION \_\_\_\_\_

Approved this 20<sup>th</sup> day of April, 2021.

*Ben Franklin*  
Ben Franklin  
Chairman, City of Logan Planning Commission

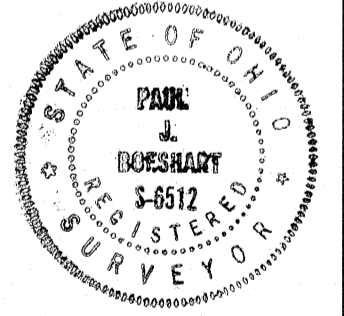
### CERTIFICATE of ACCURACY

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF HOCKING AND STATE OF OHIO, GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT. THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATION AND MATERIAL ARE CORRECTLY SHOWN.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

*Paul J. Boeshart*  
Paul J. Boeshart

PREPARED BY : PAUL J. BOESHART, PROFESSIONAL LAND SURVEYOR  
94 CANYON VILLA DRIVE, HEBRON, OHIO 43025 REG. NO. S-6512  
PHONE : 740-928-4130 CELL : 740-616-0812



**DESCRIPTION for Revised LOT 114-A**  
Situating in the State of Ohio, County of Hocking, Township of Falls, City of Logan and being all of Lot 114 and all of Reserve "B" in the Bowers - Rokeith 4TH Addition, Plat Cabinet 2 Pages 165-166 and located in Section 13, Township 14, Range 17 and being more particularly described as follows:  
Beginning at the Southwest Corner of Lot 114 on the north line of Kathy Avenue (50' Right-of-Way) at an existing 5/8" iron pin;  
Thence, leaving the said road and with the west line of Lot 114 and Reserve "B", North 3° 42' 03" East, passing an existing 5/8" iron pin at the Northeast corner of Lot 113 at 70.00 feet, passing the Northwest corner of Lot 114 at 100.00 feet, a total distance of 290.00 feet to a set 5/8" iron pin at the Northwest Corner of Reserve "B";  
Thence, with the north line of Reserve "B", South 86° 17' 57" East, 125.00 feet to an existing 5/8" iron pin at the Northeast Corner of Reserve "B";  
Thence, with the east line of Reserve "B" and Lot 114, South 3° 42' 03" West, passing the Northeast corner of Lot 114 at 190.00 feet, a total distance of 265.00 feet to an existing 5/8" iron pin at a point curve to the right on the east line of Lot 114 and the west line of Elizabeth Avenue (50' Right-of-Way);  
Thence, with the said curve to the right, Curve Data : Delta = 90° 00' 00", Radius = 25.00 feet, Arc = 39.27 feet, Tangent = 25.00 feet, South 48° 42' 03" West, 35.36 feet along the chord to an existing 5/8" iron pin on the north line of Kathy Avenue;  
Thence, with the north line of Kathy Avenue and the south line of Lot 114, North 86° 17' 57" West, 100.00 feet to the point of beginning.  
Containing 0.829 Acres, of which, 0.545 Acres are in Reserve "B", 0.284 Acres are in Lot 114 and being subject to all legal roads, easements and restrictions of record.

~ LEGEND ~

- (400) = Address
- = Retention Pond Outline
- ▨ = Drainage Easement
- ▧ = Easement to be vacated
- - - = Setback and Easement Lines
- - - = Adjacent Property Line(s)
- = Subject Parcel Property Line(s)
- o = Unmarked Corner
- = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Boeshart S-6512" set
- = Existing Iron Pin as noted

0 20 40 80  
SCALE : 1" = 40'

**GENERAL NOTES :**

- This site was developed under "R-2" zoning regulations. The newly created lot is to be used for residential purposes only.
- Covenants and restrictions for the newly created lot shall be attached to the deed of record for the lot.

### CERTIFICATE OF RECORD

TRANSFERRED THIS 21<sup>st</sup> DAY OF April, 2021.  
*Kenneth R. Wilson*  
Kenneth R. Wilson  
AUDITOR, HOCKING COUNTY, OHIO

FILED FOR RECORD THIS 21 DAY OF April, 2021 AT 10:00 AM (PM)  
RECORDED THIS 21 DAY OF April, 2021, IN PLAT CABINET 3 PAGE 2

INSTRUMENT NO. 20211616  
*Samha K. Beach-Hunt*  
Samha K. Beach-Hunt  
HOCKING COUNTY RECORDER