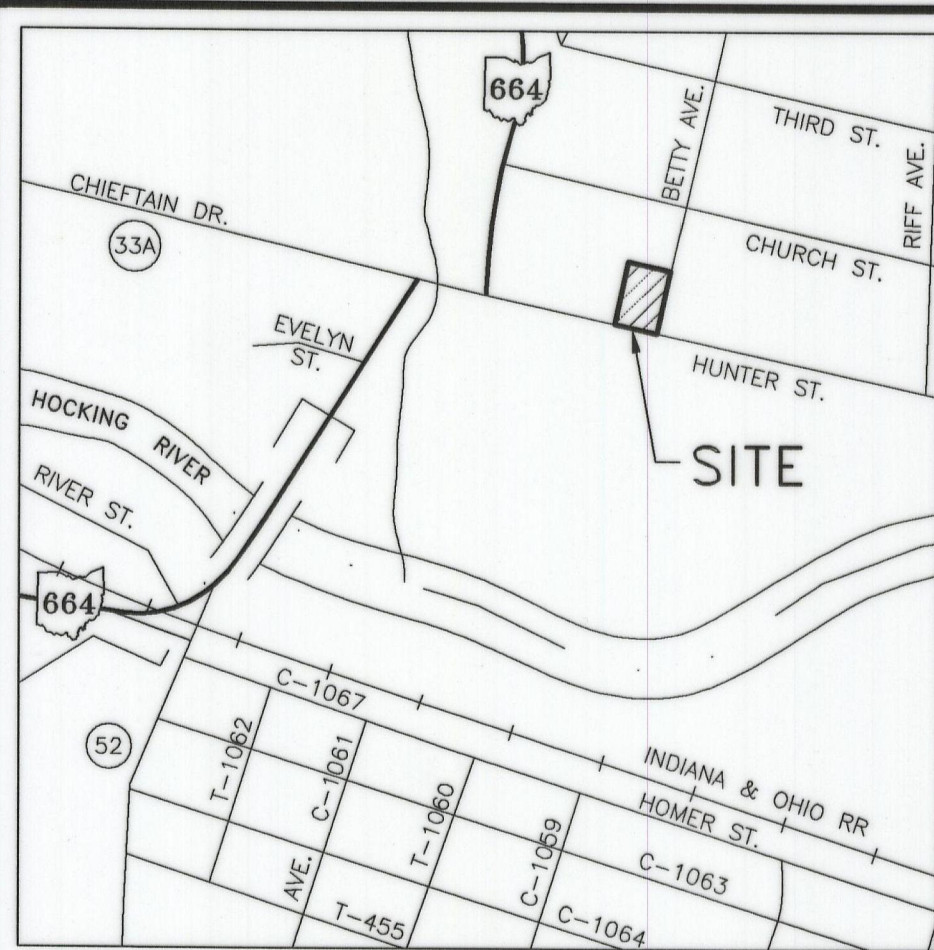


# C.H. BELL-C.F. SCHOLL & O.C. SCHOLL ADDITION TO THE CITY OF LOGAN LOTS 17, 18 AND 19 REVISED, NOW TO BE KNOWN AS LOT 17A

Situated in the City of Logan, Falls Township, Section 10, T-14-N, R-17-W, Hocking County, Ohio; being Lots 17, 18 and 19 of the C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan as recorded in Plat Book B, Page 53/Plat Cabinet 1, Page 11A, now to be known as Lot 17A of the C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan



**LOCATION MAP**  
NOT TO SCALE

## SURVEY DESCRIPTION

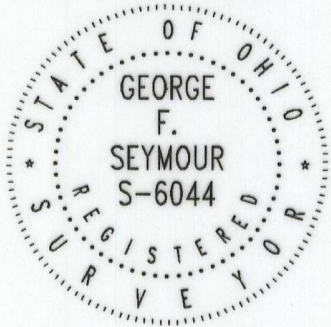
Lots 17, 18 and 19 of C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan as recorded in Plat Book B, Page 53/Plat Cabinet 1, Page 11A, Hocking County Recorder's Office.

## CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN FEBRUARY OF 2005 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED. 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.

THIS CERTIFICATION WAS MADE BY ME ON THIS 11 DAY OF JULY, 2005.

*George F. Seymour*  
GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044



©2005 SEYMOUR & ASSOCIATES

## NOTES

- 1.) This property is zoned B2.
- 2.) Setbacks as shown above.
- 3.) Utility easements reserved 6' each side of rear and side lot lines.
- 4.) This property has no restrictions or covenants.
- 5.) Any existing, non-conforming structure that is damaged by more than 51% of its current fair market value must be rebuilt according to current zoning regulations, per City of Logan Zoning Code 157.088.

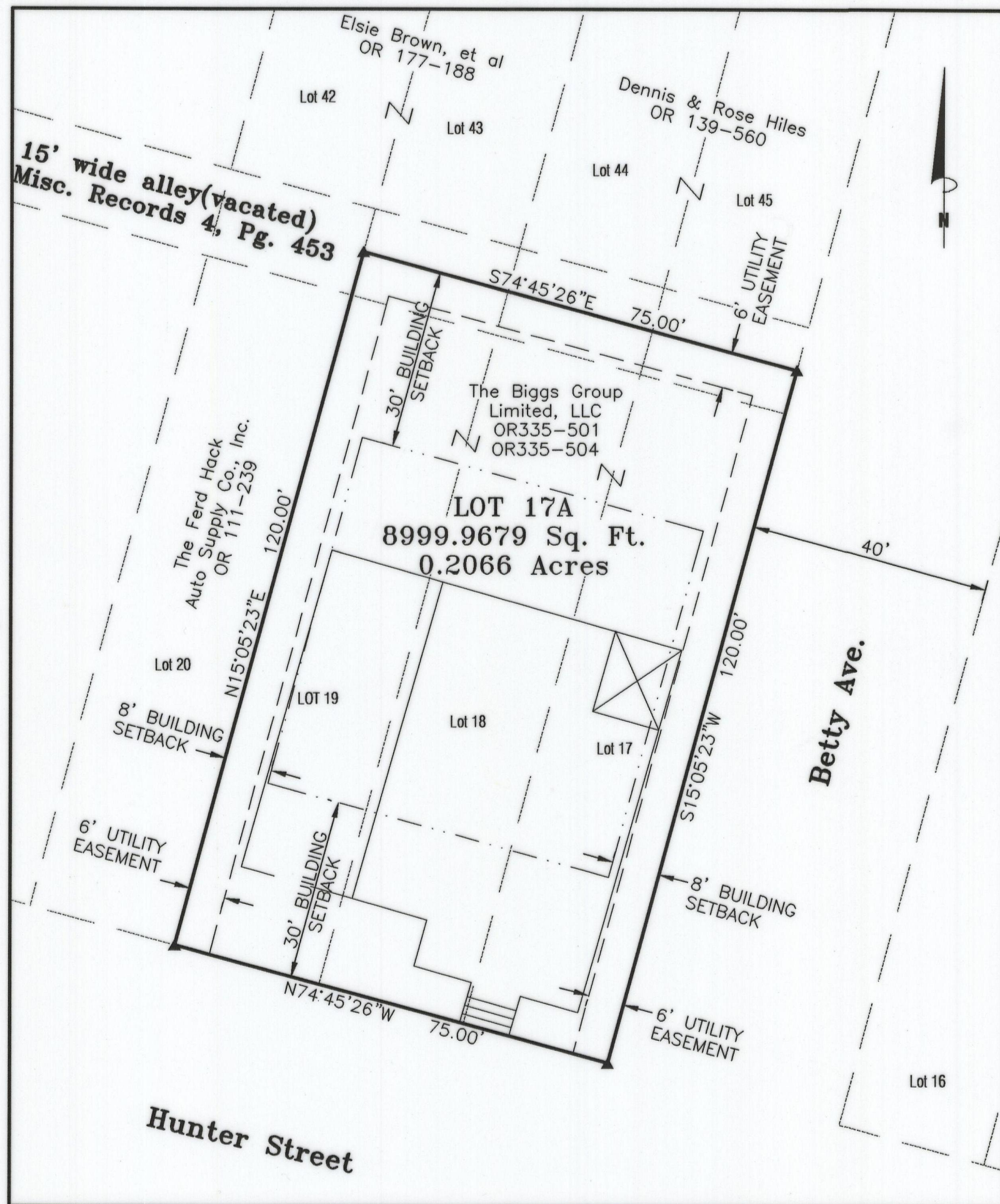
## REFERENCES

County tax maps  
Deeds as noted  
Previous surveys

## REFERENCE BEARING

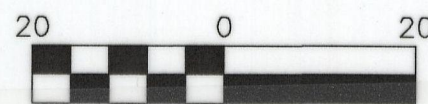
Bearings derived from monumentation found on the West line of Betty Avenue as bearing South 15 degrees 05 minutes 23 seconds West and are for the determination of angles only.

This tract is located in Zone B as per FIRM Community Panel Number 390274 0001C Effective date: January 17, 1986



## LEGEND

- ▲ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- Building setback line
- - - Utility easement



20050003696  
Filed for Record in  
HOCKING COUNTY, OHIO  
SANDRA K LEACH-HUNT  
07-26-2005 At 10:54 am.  
PLAT 43.20  
OR Book 2 Page 130 - 130

## OWNER'S STATEMENT

OWNER: The Biggs Group Limited, LLC,  
1320 W. Hunter St., Logan, OH 43138  
DEVELOPER: Same  
SURVEYOR: Seymour & Associates - 830 Hunter St.,  
Logan, Ohio 43138  
STATEMENTS: Situated in the State of Ohio, County of Hocking, City of Logan, Township of Falls, Section 10, T14N, R17W, and being Lots 17, and 18 as recorded in OR 335, Pg. 501 and Lot 19 as recorded in OR 335, Pg. 504 of the C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan, as recorded in Plat Book B, Page 53/Plat Cabinet 1, Page 11A, Hocking County Recorder's Office.

The undersigned, Jason Biggs, does hereby certify that the attached plat correctly represents "Lots 17, 18 and 19 of the C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan", and does hereby accept this plat of same and dedicate to public use all roads and public areas 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 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 WHEREOF, Jason Biggs hereunto set their hand this 19 day of JULY, 2005.

Owner,  
*Jason D. Biggs*  
Printed Name

Witness,  
*Tammy Shriner*  
Printed Name

Owner

Witness

Printed Name

Printed Name

Before me, \_\_\_\_\_ a Notary Public, in and for said County and State, personally came Jason Biggs, 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 19 day of JULY, 2005.

*George F. Seymour* HOCKING  
Notary Public County

My Commission Expires: NOV. 21 08

## APPROVALS

Mathematically approved this 26<sup>th</sup> day of July, 2005.

*Wesley F. Borsh*  
Hocking County Engineer's Office

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 2005, a resolution was duly passed approving this plat.

PLANNING COMMISSION, CITY OF LOGAN, OHIO

*Michael J. Wahl*  
Chairman, Logan City Planning Commission

## REGIONAL PLANNING OFFICE APPROVAL

This plat approved by the Hocking County Regional Planning Office this 22 day of July, 2005.

*Alicia D. Wynn*

## COUNTY HEALTH DEPARTMENT APPROVAL

This plat approved by the Board of Health, Hocking County, Ohio this 25 day of July, 2005.

BOARD OF HEALTH, HOCKING COUNTY, OHIO

*Wesley F. Borsh, R.S.*

## AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 26<sup>th</sup> day of July, 2005.

*Kenneth R. Wilson*  
Hocking County Auditor

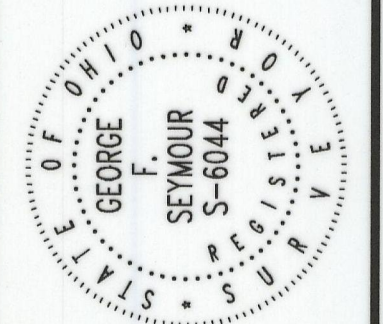
## RECORDER'S CERTIFICATE

Filed for record this 26 day of July, 2005 at 10:54 A.M.

Recorded this 26 day of July, 2005 in Plat Cabinet 2 at Page 130

*Sandra K. Leach-Hunt*  
Hocking County Recorder *mc*

**Seymour & Associates**  
830 West Hunter Street  
Logan, Ohio 43138  
740-385-4349  
740-385-5854  
FAX: 740-385-5854  
SURVEYING  
ENGINEERING  
email: seysurv@hocking.net



# PLAT OF SUBDIVISION

Situated in the City of Logan, Falls Township, Section 10, T-14-N, R-17-W, Hocking County, Ohio; being Lots 17, 18 and 19 of the C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan as recorded in Plat Book B, Page 53/Plat Cabinet 1, Page 11A, now to be known as Lot 17A of C.H. Bell-C.F. Scholl & O.C. Scholl Addition to the City of Logan

The Biggs Group Limited, LLC

REVISIONS

DATE	6/15/05
DRAWN	T.S.
CHECKED	
JOB	

SHEET

