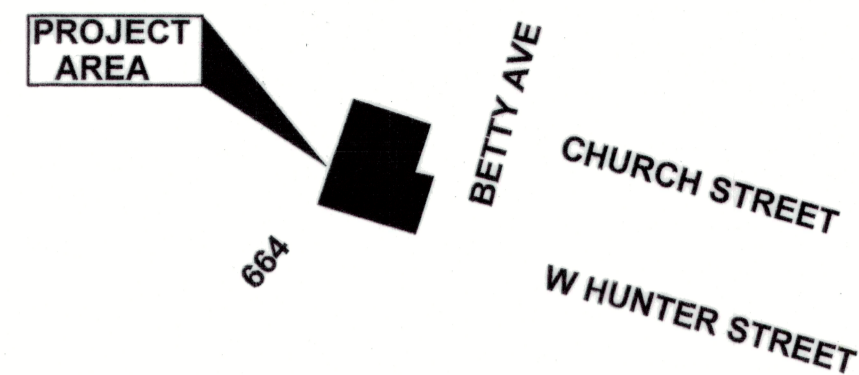


DON ROJO LOT CONSOLIDATION

REVISED LOT 20 OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM SUBDIVISION

BEING ALL OF LOTS 20-26 & 36-41 OF A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM PLAT BOOK B PAGE 53 NOW RECORDED IN PLAT CABINET 1, PAGE 11-A AND PART OF A VACATED ALLEY, SECTION 10, TOWN 14 N, RANGE 17 W CITY OF LOGAN, HOCKING COUNTY, OHIO



VICINITY MAP 1" = 510'

CITY OF LOGAN PLANNING COMMISSION

WE, THE PLANNING COMMISSION OF CITY OF LOGAN, OHIO HEREBY CERTIFY THAT AT A MEETING OF COMMISSION ON THE 19 DAY OF April, 2023 A RESOLUTION WAS DULY PASSED APPROVING THIS PLAT

Greg Franke
CHAIRMAN OF LOGAN PLANNING COMMISSION

HOCKING COUNTY ENGINEER

HEREBY APPROVE THIS PLAT ON THIS 25 DAY OF APRIL, 2023

Christopher Della
ENGINEER'S OFFICE

HOCKING COUNTY AUDITOR

APPROVED AND TRANSFERRED April 25, 2023

Christopher D. Roles
HOCKING COUNTY AUDITOR BY DEPUTY AUDITOR

HOCKING COUNTY RECORDER

FILE NO. 2023/1260 [Plat Cabinet]

RECEIVED ON THIS 26th DAY OF April, 2023 AT 8:35 A.M.

RECORDED ON THIS 26th DAY OF April, 2023 AT 8:35 A.M.

RECORDED IN PLAT BOOK NO. 3 PAGE 9

FEE \$8.40 OR BOOK # 9 P. 947

Sandra K. Leach-Hunt *Rebecca J. Topf*

HOCKING COUNTY RECORDER BY DEPUTY

Sandra K. Leach-Hunt *Rebecca J. Topf*
PRINTED NAME PRINTED NAME

HOCKING COUNTY HEALTH DEPARTMENT

I HEREBY APPROVE THIS PLAT ON THIS 25 DAY OF April, 2023

James Smith
HEALTH DEPARTMENT

HOCKING COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE HOCKING COUNTY REGIONAL PLANNING COMMISSION ON THIS 27 DAY OF April, 2023

Kevin W. Wynn
EXECUTIVE DIRECTOR

PLAT AUTHORIZATION AND DEDICATION

DON ROJO LLC, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF LOGAN, HOCKING COUNTY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS DON ROJO LOT CONSOLIDATION. FURTHERMORE, DON ROJO LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

[Signature]
SIGNATURE

ROGER BECK MEMBER DON ROJO LLC

STATE OF Ohio

COUNTY OF Hocking

BE IT REMEMBERED THAT ON THIS 25 DAY OF April, 2023 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

ROGER BECK, WHO IS THE MEMBER OF DON ROJO LLC, AN OHIO LIMITED LIABILITY COMPANY

WHO, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, ACKNOWLEDGE THE SIGNING AND EXECUTION OF THIS PLAT TO BE HIS/THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC *[Seal]* MINDY STOUT
Notary Public
State of Ohio
My Comm. Expires
September 13, 2027

MY COMMISSION EXPIRES September 13, 2027

Mindy Stout

[Seal] MINDY STOUT
Notary Public
State of Ohio
My Comm. Expires
September 13, 2027

DESCRIPTION FOR CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 20-26 AND LOTS 36-41 OF A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM IN AS SHOWN IN PLAT BOOK B, PAGE 53, NOW RECORDED IN PLAT CABINET 1, PAGE 11-A AND PART OF AN ALLEY AS VACATED IN MISCELLANEOUS RECORD 4, PAGE 453 OWNED BY DON ROJO LLC AS DESCRIBED IN OFFICIAL RECORD 735, PAGE 937, SITUATE IN SECTION 10, TOWN 14 NORTH, RANGE 17 WEST, CITY OF LOGAN, HOCKING COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 89 OF THE A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM AS SHOWN IN PLAT BOOK B, PAGE 53, NOW RECORDED IN PLAT CABINET 1, PAGE 11-A;

THENCE, SOUTH 74°28'59" EAST, 137.95 FEET, ALONG THE NORTH RIGHT-OF-WAY OF CHURCH STREET, TO A POINT;

THENCE, SOUTH 15°31'02" WEST, 50.00 FEET, TO AN IRON PIN SET ON THE NORTHEAST CORNER OF LOT 35 OF SAID A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM AND ON THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET AND BEING THE PRINCIPAL POINT OF BEGINNING;

THENCE, SOUTH 74°28'59" EAST, 151.41 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET TO AN IRON PIN WITH CAP SET ON THE NORTHWEST CORNER OF LOT 42 OF A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM;

THENCE, SOUTH 15°20'25" WEST, 128.60 FEET, ALONG THE WEST LINE OF SAID LOT 42 TO AN IRON PIN WITH CAP SET;

THENCE, SOUTH 74°31'18" EAST, 25.00 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF LOT 20 OF SAID A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM;

THENCE, SOUTH 15°20'25" WEST, 120.48 FEET, ALONG THE WEST LINE OF SAID LOT 20, TO A MAG NAIL FOUND AT THE SOUTHEAST CORNER OF SAID LOT 20, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST HUNTER STREET;

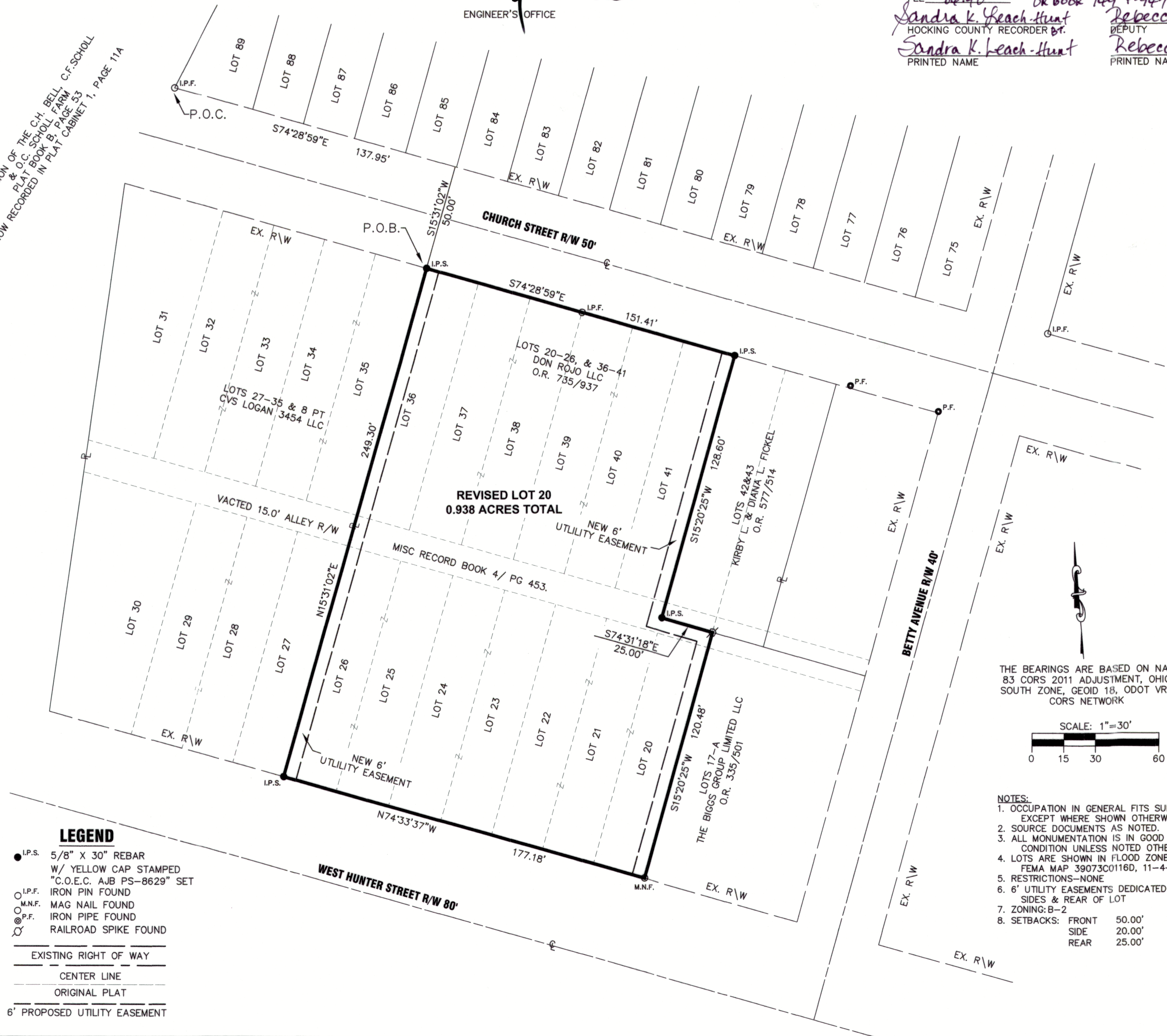
THENCE, NORTH 74°33'37" WEST, 177.18 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST HUNTER TO AN IRON PIN WITH CAP SET AT THE SOUTHEAST CORNER OF LOT 27 OF SAID A SUBDIVISION OF THE C.H. BELL, C.F. SCHOLL & O.C. SCHOLL FARM;

THENCE, NORTH 15°31'02" WEST, 249.30 FEET, ALONG THE EAST LINE OF SAID LOT 27 AND ITS CONTINUANCE TO THE PLACE OF BEGINNING.

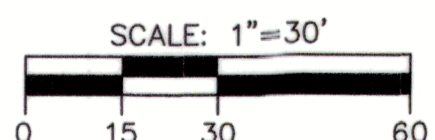
CONTAINING 0.938 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD. THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED OCTOBER 14, 2022.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAPS READING "C.O.E.C. AJB PS-8629."



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



- NOTES:
- OCCUPATION IN GENERAL FITS SURVEY EXCEPT WHERE SHOWN OTHERWISE.
 - SOURCE DOCUMENTS AS NOTED.
 - ALL MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 - LOTS ARE SHOWN IN FLOOD ZONE X, PER FEMA MAP 39073C0116D, 11-4-2010
 - RESTRICTIONS-NONE
 - 6' UTILITY EASEMENTS DEDICATED AT THE SIDES & REAR OF LOT
 - ZONING: B-2
 - SETBACKS: FRONT 50.00'
SIDE 20.00'
REAR 25.00'

LEGEND

- I.P.S. 5/8" X 30" REBAR
- W/ YELLOW CAP STAMPED "C.O.E.C. AJB PS-8629" SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- P.F. IRON PIPE FOUND
- RAILROAD SPIKE FOUND

- EXISTING RIGHT OF WAY
- CENTER LINE
- ORIGINAL PLAT
- 6' PROPOSED UTILITY EASEMENT

CERTIFICATION
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION. THIS PLAT MADE PURSUANT TO SECTION 5713.16 OF THE OHIO REVISED CODE.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

4-14-2023
DATE

PREPARED BY:	DATE:
ChoiceOne Engineering	04-14-2023
DRAWN BY:	JJW
JOB NUMBER:	HOCLOG2201
SHEET NUMBER:	1 OF 1

www.CHOICEONEENGINEERING.com