# MILESTONE POINT DEVELOPMENT
## Phase One

Situated in the City of Logan, Section 9, T–14–N, R–17–W, Falls Township, Hocking County, Ohio

## SURVEY DESCRIPTION

Being all of the tract of land that is now or formerly in the name of E & D Assets, Ltd., as recorded in Official Record 247 at page 768, Hocking County Recorder's Office, said tract being situated in Section 9, T14N, R17W, The City of Logan, Falls Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning for reference at a 5/8" iron pin found on the Southwest corner of Fractional Lot 5 in Section 9, T14N, R17W;

Thence along the South line of Section 9, North 89 degrees 48 minutes 01 second East a distance of 336.90 feet to a point;

Thence leaving the South line of Section 9, North 00 degrees 11 minutes 59 seconds West a distance of 258.43 feet to a point in the center of Lake Logan Road (County Road 3), said point being the principle place of beginning of the tract herein described;

Thence leaving the center of said road, along the Grantor's West line and The City of Logan Corporation line, North 00 degrees 36 minutes 30 seconds East, passing through a 2 3/8" X 33 1/2" Berntsen #A2BR30 Break–Off Monuments with a 3 1/4" aluminum caps stamped "Seymour & Associates–6044" set at 29.14 feet and 1,325.07 feet, going a total distance of 1,405.50 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set on the Southerly limited access and right–of–way line of U.S. Route 33 and the Grantor's most Northerly corner;

Thence continuing along The City of Logan Corporation line, and the Southerly limited access and right–of–way line of U.S. Route 33, the following three courses:
1. South 56 degrees 00 minutes 56 seconds East, passing through a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set at a distance of 144.38 feet, going a total distance of 165.70 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set;
2. South 45 degrees 39 minutes 34 seconds East a distance of 386.19 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set, and;
3. South 39 degrees 06 minutes 24 seconds East, passing through 5/8" iron pins with a plastic identification cap stamped "Seymour & Associates" set at distances of 173.13 feet and 330.44 feet, going a total distance of 432.84 feet to a wood corner post found;

Thence leaving the Southerly limited access and right–of–way line of U.S. Route 33, and continuing along The City of Logan Corporation line, the following three courses:
1. South 48 degrees 23 minutes 06 seconds West a distance of 57.23 feet to a wood corner post found;
2. South 37 degrees 23 minutes 58 seconds East a distance of 129.31 feet to a wood corner post found, and;
3. North 52 degrees 27 minutes 01 second East a distance of 61.05 feet to a wood corner post found on the Southerly limited access and right–of–way line of U.S. Route 33;

Thence along the Southerly limited access and right–of–way line of U.S. Route 33 and leaving the City of Logan corporation line, South 39 degrees 01 minute 22 seconds East a distance of 68.04 feet to a 1" OD iron pipe found on the Grantor's Northeast line;

Thence leaving the Southerly limited access and right–of–way line of U.S. Route 33, and along the Grantor's East line, South 10 degrees 12 minutes 01 second West, passing through a 2 3/8" X 33 1/2" Berntsen #A2BR30 Break–Off Monument with a 3 1/4" aluminum cap stamped "Seymour & Associates–6044" set at 129.02 feet, going a total distance of 444.02 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set on the Northeast corner of a tract in the name of Camp–O Investments, LLC, as recorded in Official Record 240 page 174;

Thence leaving the Grantor's East line, and along the North line of the Camp–O Investments, LLC tract, North 79 degrees 39 minutes 01 second West a distance of 269.20 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set on the East right–of–way line of a proposed street, having a 60.00 foot wide right–of–way;

Thence along the East right–of–way line of said proposed street, and the West line of the Camp–O Investments, LLC tract, with a curve to the right, having a delta of 25 degrees 48 minutes 54 seconds, the radius being 530.00 feet and the chord bearing South 17 degrees 22 minutes 42 seconds West a distance of 236.78 feet to a 2 3/8" X 33 1/2" Berntsen #A2BR30 Break–Off Monument with a 3 1/4" aluminum cap stamped "Seymour & Associates–6044" set on the East right–of–way line of the proposed street and the West line of the Camp–O Investments, LLC tract, the right–of–way of said proposed street being 75.00 feet in width at this point;

Thence continuing along the East line of the proposed street, and the West line of the Camp–O Investments, LLC tract, South 30 degrees 17 minutes 09 seconds West a distance of 106.89 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set;

Thence continuing along said right–of–way line, with a curve to the left, having a delta of 97 degrees 44 minutes 50 seconds, the radius being 25.00 feet and the chord bearing South 18 degrees 35 minutes 16 seconds East a distance of 37.66 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour & Associates" set on the proposed right–of–way of Lake Logan Road;

Thence leaving said right–of–way line, South 22 degrees 32 minutes 19 seconds West a distance of 25.00 feet to a point in the center of said road;

Thence along the center of said road, with a curve to the right, having a delta of 08 degrees 59 minutes 54 seconds, the radius being 458.00 feet and the chord bearing North 62 degrees 57 minutes 44 seconds West a distance of 71.86 feet to a point;

Thence continuing along the center of said road, North 58 degrees 27 minutes 47 seconds West a distance of 350.66 feet to the principle place of beginning 18.7120 acres, more or less, and subject to the right–of–way of Lake Logan Road (County Road 3) and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were derived from monumentation found on the South line of Section 9 as bearing, North 89 degrees 48 minutes 01 second 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 November of 2003.

The undersigned, E & D Assets LTD., hereby certifiy that the attached plat correctly represents **Milestone Point Development** and do hereby accept this plat of same and dedicate to public use all roads and utilties shown hereon and not heretofore dedicated.

IN WITNESS WHEREOF, E & D Assets LTD. hereunto caused this acknowledgment to be executed this 17 day of DECEMBER, 2003.

Signed and acknowledged in the presence of:

| | |
|---|---|
| Owner | Witness |
| ERIC B. MILLER | RICHARD A. CARTER |
| Printed Name | Printed Name |
| Owner | Witness |
| | JOAN BARTOW |
| Printed Name | Printed Name |

Before me, GEORGE F. SEYMOUR a Notary Public, in and for said County and State, personally came Donald Wood 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 seal this 17 day of DECEMBER, 2003.

Notary Public — HOCKING County

My Commission Expires: 11-21-08

## Surveyor's Certification

I certify that all permanent markers and monuments called for have been or will be set upon completion of site work.

STATE OF OHIO — GEORGE F. SEYMOUR S-6044 — REGISTERED SURVEYOR

George F. Seymour, P.S.
Registered Surveyor No. 6044

## NOTES:

1.) This property is zoned B–2.
2.) Reserves A and B are for signage as per annexation resolution.

## REFERENCES:

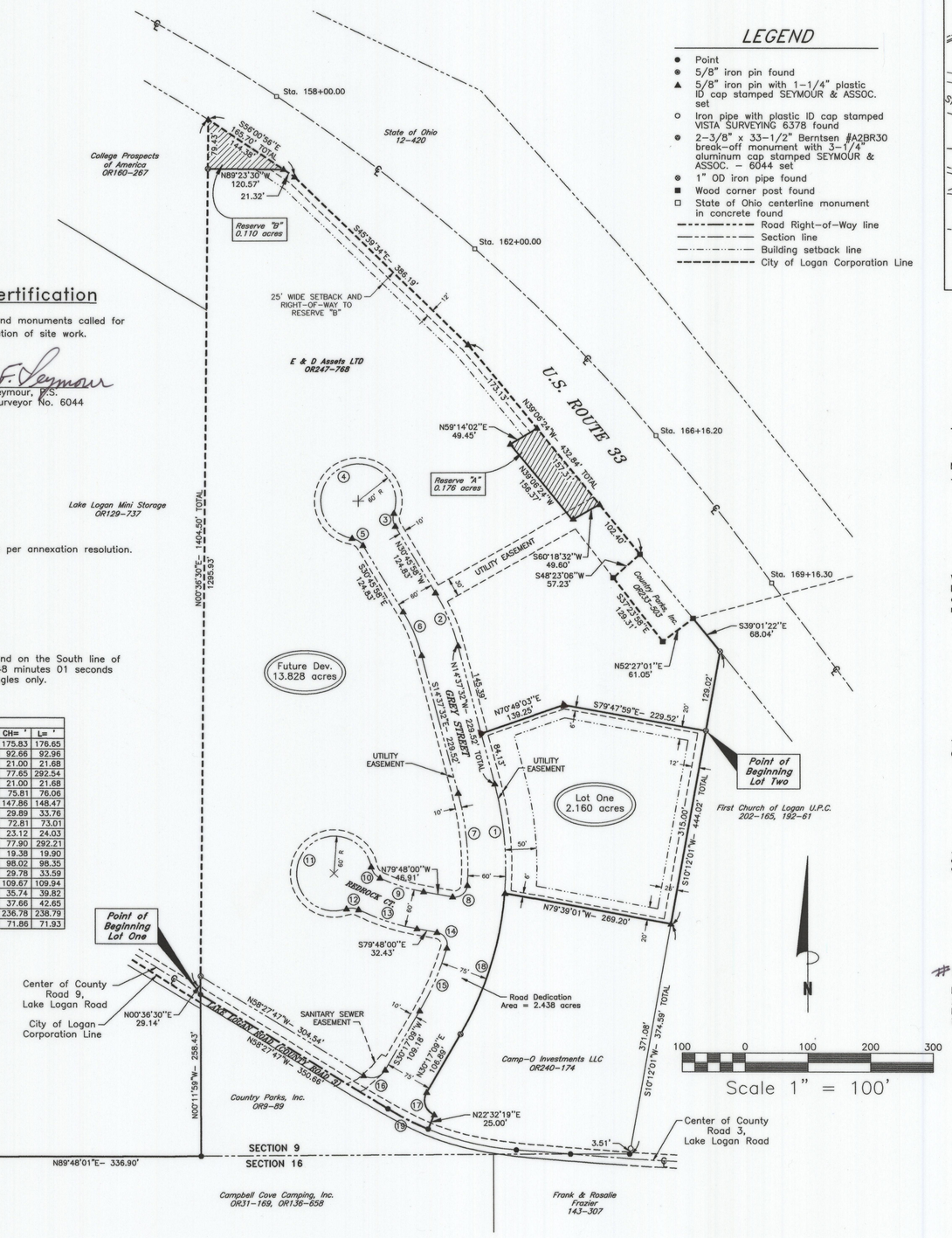
County tax maps
Deeds as noted
Previous surveys

## REFERENCE BEARING:

Bearings derived from monumentation found on the South line of Section 9 as bearing North 89 degrees 48 minutes 01 seconds East and are for the determination of angles only.

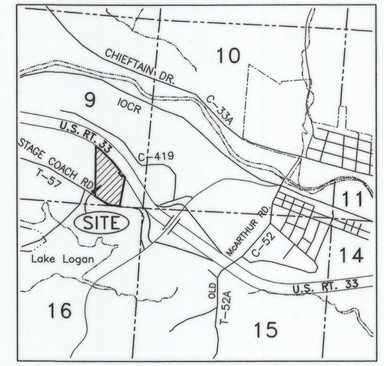
CURVE TABLE

| No. | Delta | R= ' | Bearing | CH= ' | L= ' |
|---|---|---|---|---|---|
| 1 | 19°05'48" | 530.00 | N05°04'38"W | 175.83 | 176.65 |
| 2 | 16°08'26" | 330.00 | N22°41'45"W | 92.66 | 92.96 |
| 3 | 49°40'47" | 25.00 | N05°55'34"W | 21.00 | 21.68 |
| 4 | 279°21'34" | 60.00 | S59°14'02"W | 77.65 | 292.54 |
| 5 | 49°40'47" | 25.00 | S55°36'21"E | 21.00 | 21.68 |
| 6 | 16°08'26" | 270.00 | S22°41'45"E | 75.81 | 76.06 |
| 7 | 18°06'00" | 470.00 | S05°34'32"E | 147.86 | 148.47 |
| 8 | 96°43'33" | 20.00 | S51°50'14"W | 29.89 | 33.76 |
| 9 | 14°40'36" | 285.00 | N72°27'42"W | 72.81 | 73.01 |
| 10 | 55°04'57" | 25.00 | N37°34'55"W | 23.12 | 24.03 |
| 11 | 279°02'11" | 60.00 | S30°26'28"W | 77.90 | 292.21 |
| 12 | 45°36'40" | 25.00 | S86°16'17"E | 19.38 | 19.90 |
| 13 | 16°20'03" | 345.00 | S71°37'59"E | 98.02 | 98.35 |
| 14 | 96°14'32" | 20.00 | S31°40'44"E | 29.78 | 33.59 |
| 15 | 13°50'37" | 455.00 | S23°21'50"W | 109.67 | 109.94 |
| 16 | 91°15'04" | 25.00 | S75°54'41"W | 35.74 | 39.82 |
| 17 | 97°44'50" | 25.00 | N18°35'16"W | 37.66 | 42.65 |
| 18 | 25°48'54" | 530.00 | N17°22'42"E | 236.78 | 238.79 |
| 19 | 08°59'54" | 458.00 | N62°57'44"W | 71.86 | 71.93 |




## LEGEND

- Point
- 5/8" iron pin found
- 5/8" iron pin with 1–1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- Iron pipe with plastic ID cap stamped VISTA SURVEYING 6378 found
- 2–3/8" x 33–1/2" Berntsen #A2BR30 break–off monument with 3–1/4" aluminum cap stamped SEYMOUR & ASSOC. – 6044 set
- 1" OD iron pipe found
- Wood corner post found
- State of Ohio centerline monument in concrete found
- Road Right–of–Way line
- Section line
- Building setback line
- City of Logan Corporation Line




## LOCATION MAP

Scale: 1" = 2000'

## APPROVALS

Mathematically approved this 18th day of December, 2003.

Wesley F. Barber
Hocking County Engineer's Office
Dale R. Wyk 1-7-04

### 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 5 day of January, 2004, a resolution was duly passed approving this plat.

PLANNING COMMISSION, CITY OF LOGAN, OHIO

Michael J. Walsh
Chairman, Logan City Planning Commission

### COUNTY HEALTH DEPARTMENT APPROVAL

This plat approved by the Board of Health, Hocking County, Ohio this 5 day of January, 2004.

BOARD OF HEALTH, HOCKING COUNTY, OHIO

W. Hanna, R.S.

### AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 2nd day of January, 2004.

Kenneth R. Wilson
Hocking County Auditor

#154

### RECORDER'S CERTIFICATE

Filed for record this 9th day of JANUARY, 2004 at 10:14 A M.
Recorded this 9th day of JANUARY, 2004 in Plat Cabinet 2 at Page 95.

Donna R. Roach
Hocking County Recorder PH

Seymour & Associates
836 West Home Street
Lancaster, Ohio 43130
T 740.653.4349
FAX 740.653.5014
SURVEYING ENGINEERING
email: seymour@vistaonline.net

STATE OF OHIO — GEORGE F. SEYMOUR S-6044 — REGISTERED SURVEYOR

# PLAT OF SUBDIVISION

MILESTONE POINT DEVELOPMENT

FOR: E & D Assets LTD.

REVISIONS

| | | | |
|---|---|---|---|
| JOB NO. | DRAWN BY | DATE | |
| FOR CRD | INC | 18 Dec 03 | |

SHEET 1/1

12/17/2003 14:55:32, © Seymour & Associates 2003