

PLAT OF SAUNDERS SUBDIVISION LOT 2 REVISED, Lot 2A and 2B

SURVEY DESCRIPTION OF A 3.100 ACRE TRACT

Situated in Marion Township, Hocking County, Ohio; being part of the Southeast quarter of Section 1, Township 15, Range 17; being part of the Congress Lands East of the Scioto River; and being more particularly described as follows:

Being all of a 3.100 acre tract known as Lot 2 of SAUNDERS SUBDIVISION, Lots 1-7, Plat Cabinet 2, Pages 41 and 42, Hocking County Recorder's Office, as described in Volume OR647, Page 962 to Clarence Ray Saunders.

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at the Southwest corner of said Lot 2;

Thence with the west line of said Lot 2, North 31 degrees 46 minutes 00 seconds East a distance of 532.06 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at the Northwest corner of said Lot 2, passing a 5/8" iron pin set at a distance of 127.44 feet;

Thence North 87 degrees 52 minutes 27 seconds East a distance of 305.30 feet to a Point in the centerline of Township Road 95 (Saunders Road)(60'R/W), passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found at a distance of 275.30 feet;

Thence with the centerline of Township Road 95 (Saunders Road)(60'R/W), South 22 degrees 41 minutes 16 seconds East a distance of 57.55 feet to a Point;

Thence with the centerline of Township Road 95 (Saunders Road)(60'R/W), South 17 degrees 48 minutes 17 seconds East a distance of 6.36 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found;

Thence leaving the centerline of Township Road 95 (Saunders Road)(60'R/W), South 87 degrees 52 minutes 27 seconds West a distance of 227.23 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found;

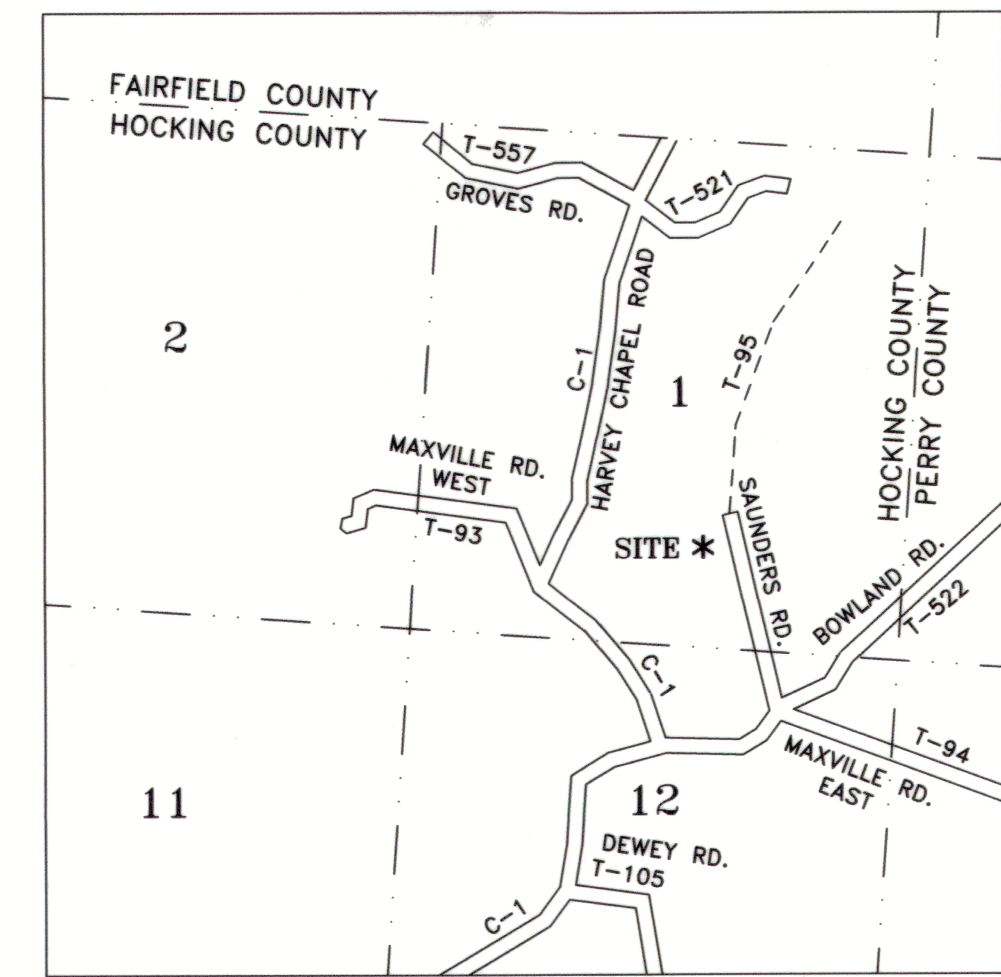
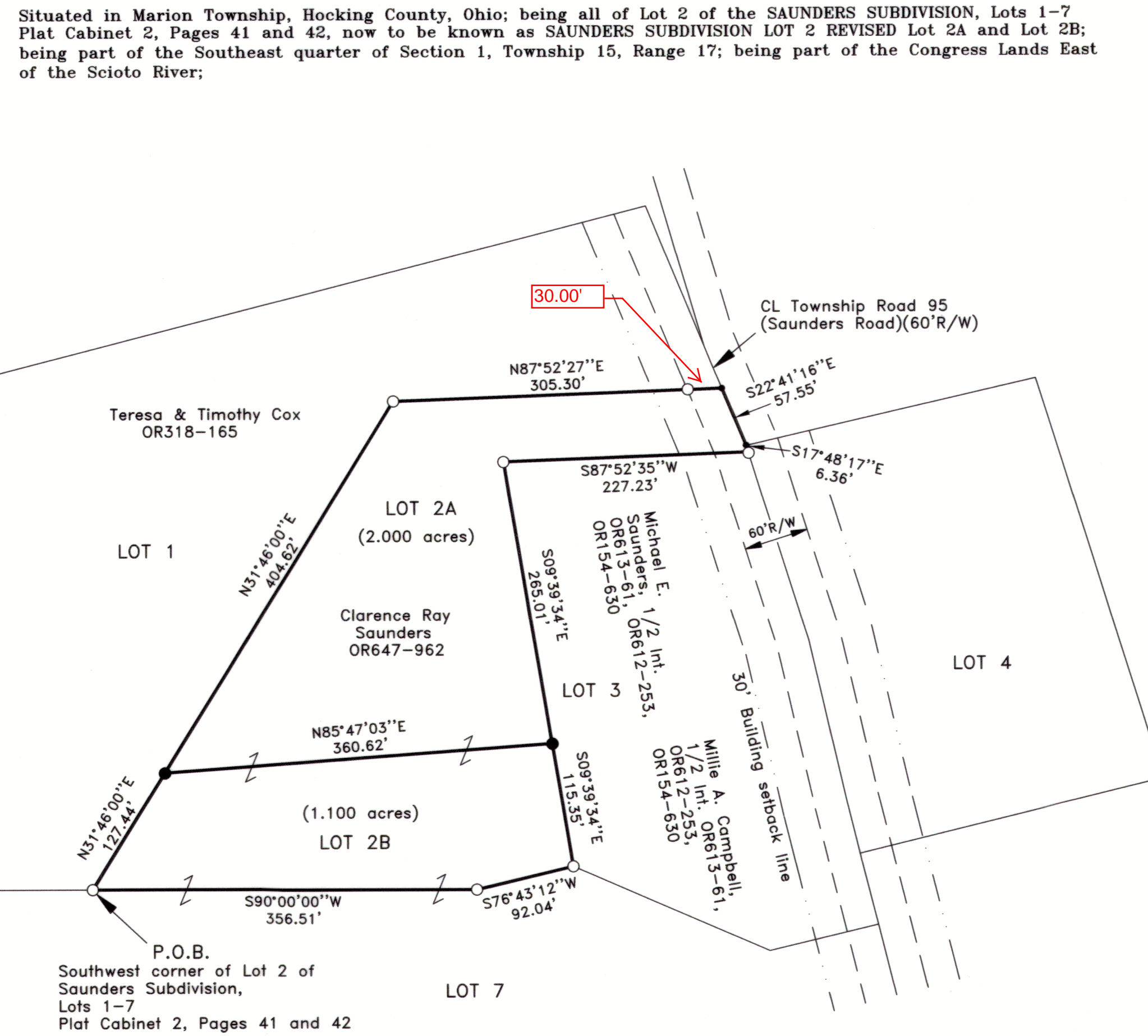
Thence South 09 degrees 39 minutes 34 seconds East a distance of 380.36 feet, passing a 5/8" iron pin set at a distance of 265.01 feet to the point of Beginning and containing 3.100 acres, more or less, subject to the public easement of said Township Road 95 (Saunders Road)(60'R/W) and any other public or private easements of record.

The above 3.100 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and existing public roads.

The reference bearing for this survey the west line of said Lot 2 as North 31 degrees 46 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on April 21, 2023.



LOCATION MAP

SCALE: 1" = 2000'
LAUREL TOWNSHIP

GENERAL NOTES:

- Utility easement reservations. 10.0 feet around perimeter of subdivision 10.0 feet either side of all common lot lines.
- Driveway culverts to be installed by owner/developer at the time of construction as follows: 12" minimum diameter 20' minimum length
- Driveway culverts will be installed in accordance with sound construction procedures and are subject to approval of the Township Trustees.
- 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, Hocking County Health Department Regulations.
- The developer will insure that electrical service will be provided in the subdivision.
- All lots depicted hereon are to be used for residential purposes only.
- All driveways must include grading and sloping of frontage to allow clear site distance and be approved by the County Engineer / Township Trustees.
- All lots shall have a 30' building setback line from the proposed right of way line.
- CONDITIONAL TRANSFER LOT 2B: Not to be used as a separate building site or as an independent parcel as per O.R.C. 711.001.

FLOOD CERTIFICATION

This entire property is located in FEMA flood zone X which is outside of the 100-year flood plain as per FIRM Community Panel Number 39073C-0020D effective date November 4, 2010.

APPROVALS

Approved this 15 day of June, 2023. *Rewa*
County Planner

Approved this 17 day of May, 2023. *Joseph Palm*
County Engineer

Approved this 30 day of May, 2023. *Jess*
County Sanitarian

Approved this 18 day of May, 2023. *Sandra Cah*
Chairman - Regional Planning Comm.

Approved this 18 day of May, 2023. *Sandra Palm*
President, County Commissioner

Janice Debert
County Commissioner

M
County Commissioner

Transferred on tax duplicate this 15 day of June, 2023.
Christopher D. Robb
County Auditor

Filed for record this 22 day of June, 2023 at 9:18 A.M.

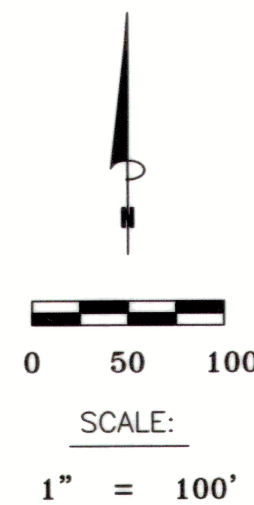
Recorded this 22 day of June, 2023 in Plat Cabinet 3 at Page 12

File No. 2023/1996 Fee \$86.40
Sandra Spach-Hunt
County Recorder

SURVEYOR'S CERTIFICATION

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

S. Vince Evans
S. Vince Evans, P. S.
Registered Surveyor No. 8127



LEGEND:

- Point
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- Boundary Line
- Adjacent Boundary Line
- Road Right of Way
- 30' building setback line

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

REFERENCE BEARING:

The west line of said Lot 2 as North 31 degrees 46 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

OWNERS STATEMENT:

Situated in Marion Township, Hocking County, Ohio; being part of the Southeast quarter of Section 1, Township 15, Range 17; being part of the Congress Lands East of the Scioto River; containing 3.100 acres; being part of the same tract as conveyed in Official Record 642, Page 962, as recorded in the Hocking County Recorder's Office. The undersigned Clarence Ray Saunders hereby certifies that the attached plat correctly represents "SAUNDERS SUBDIVISION LOT 2 REVISED" a subdivision of Lot 2A and Lot 2B inclusive and does hereby accept this plat of the same and dedicate to public use all roads and utilities shown hereon and not improvements made on the land, shall be in conformity with all existing valid zoning, platting health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all of the subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility or private access purposes.

IN WITNESS WHEREOF, Clarence Ray Saunders has hereunto caused this acknowledgment to be executed this 30th day of May, 2023.

Signed and acknowledged in the presence of:

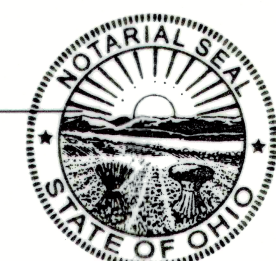
Clarence Ray Saunders
Owner
Witness as to all

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Clarence Ray Saunders who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed. IN WITNESS I have hereunto set my hand and affixed my seal this 30th day of May, 2023.

Brian M. Doerr
Notary Public

My Commission Expires Sept 4th 2023



BRIANA N. DOERR
Notary Public, State of Ohio
My Commission Expires September 4, 2023

SUBJECT TO: Restrictive Covenants as recorded in Plat Cabinet 2, Page 42, Hocking County Recorder's Office

OWNER: Clarence Ray Saunders
5769 Saunders Road, Logan, Ohio 43138
DEVELOPER: Clarence Ray Saunders
5769 Saunders Road, Logan, Ohio 43138
SURVEYOR: S. Vince Evans
64103 Woodgeard Road, Creola, Ohio 45622

S. VINCE EVANS
SURVEYING
64103 Woodgeard Road, Creola, Ohio 45622
(740) 380-3884

PLAT OF SAUNDERS SUBDIVISION
LOT 2 REVISED, Lot 2A and Lot 2B



S. Vince Evans
S. Vince Evans
Ohio P.S. #8127

REVISIONS

SCALE: 1" = 100'

JOB NO. 1747 DRAWN BY: SVE DATE: 4/21/23

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