

**SURVEY DESCRIPTION**

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 42 and Lot 43 of the SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143, Hocking County Recorder's Office, now to be known as SCOTT CREEK ESTATES SUBDIVISION LOT 42 REVISED; being part of Section 23, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Northeast corner of said Lot 42;  
 Thence with the westerly line of 50 feet wide Hemlock Parkway, South 09 degrees 01 minutes 12 seconds West a distance of 20.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;  
 Thence with the westerly line of 50 feet wide Hemlock Parkway, with a curve to the right having a Delta angle of 31 degrees 22 minutes 54 seconds, a Radius of 175.00 feet, a Tangent of 49.16 feet, a length of 95.85 feet and a Chord which bears South 24 degrees 42 minutes 39 seconds West a distance of 94.66 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the Southeast corner of said Lot 42;  
 Thence with the westerly line of 50 feet wide Hemlock Parkway, South 40 degrees 24 minutes 06 seconds West a distance of 80.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at the south most corner of said Lot 43;  
 Thence with the southwesterly line of said Lot 43, North 49 degrees 35 minutes 54 seconds West a distance of 295.79 feet to a Point in the centerline of Scott Creek, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at a distance of 252.28 feet;  
 Thence with the centerline of Scott Creek, North 82 degrees 42 minutes 05 seconds East a distance of 24.58 feet to a Point;  
 Thence with the centerline of Scott Creek, North 16 degrees 14 minutes 05 seconds West a distance of 20.44 feet to a Point;  
 Thence South 80 degrees 58 minutes 48 seconds East a distance of 97.13 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 at the Northwest corner of said Lot 42, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found at a distance of 44.57 feet;  
 Thence South 80 degrees 58 minutes 48 seconds East a distance of 207.79 feet to the point of beginning, and containing 0.770 acres, more or less, and subject to any public or private easements of record.

The above 0.770 acre survey is intended to describe all of Lot 42 and Lot 43 of the SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143 to the City of Logan as deeded to Scott Creek Enterprises, LLC in Volume OR314, Page 926, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and an existing public road. The reference bearing for this survey is the north line of said Lot 42 and 43 as South 80 degrees 58 minutes 48 seconds East. Bearings are based upon an assumed meridian and are to denote angles only. The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127 on September 5, 2023.

I 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

**GENERAL NOTES:**

- 1) This Property is Zoned R-2.
- 2) Building setback lines are as shown.
- 3) See Original Recorded Plat, Plat Cabinet 2, Pages 141-143, for restrictions.
- 4) Utility easements are reserved 6' either side of all common lot lines and 12' around perimeter boundary of subdivision.
- 5) All monuments found are in good condition unless otherwise noted.
- 6) No occupation lines found

**LEGEND:**

- Point
- 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found
- 10' utility easement boundary (there is also a 6' side and 12' rear utility easement not shown)
- Building setback line
- Old Lot Line
- Boundary Line
- Adjacent Boundary Line

**REFERENCE BEARING:**

The north line of said Lots 42 and 43 as South 80 degrees 58 minutes 48 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

**REFERENCES:**

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

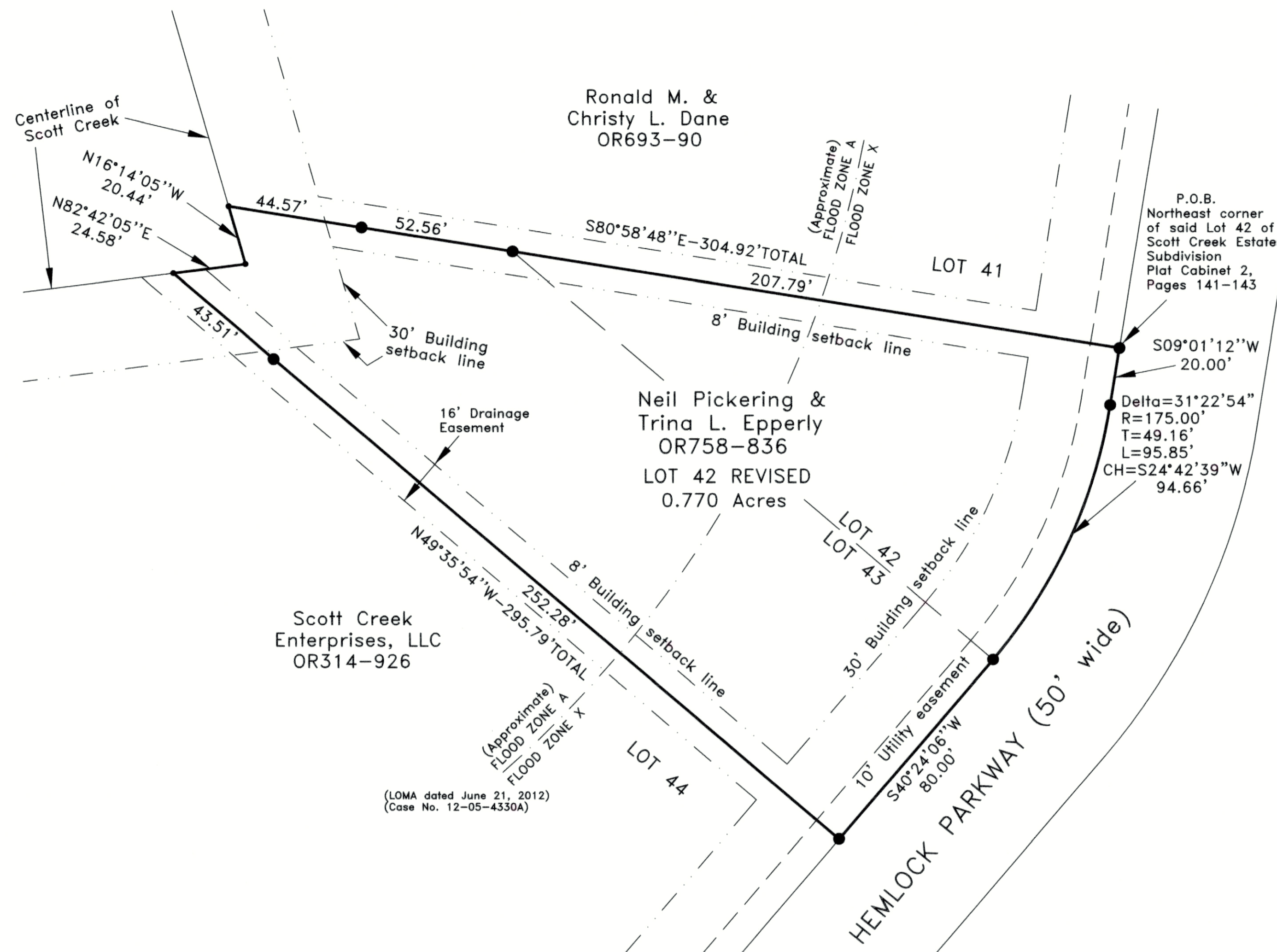
**CERTIFICATION:**

The above property was based on a field survey by S. Vince Evans, Ohio Registered Surveyor No. 8127, on September 5, 2023.

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

**SCOTT CREEK ESTATES SUBDIVISION LOT 42 REVISED**

Situated in the City of Logan, Falls Township, Hocking County, Ohio; being all of Lot 42 and Lot 43 of the Scott Creek Estates Subdivision as recorded in Plat Cabinet 2, Pages 141-143, Hocking County Recorder's Office; now to be known as Scott Creek Estates Subdivision Lot 42 Revised; being part of Section 23, Township 14N, Range 17W; Congress Lands East of the Scioto River.

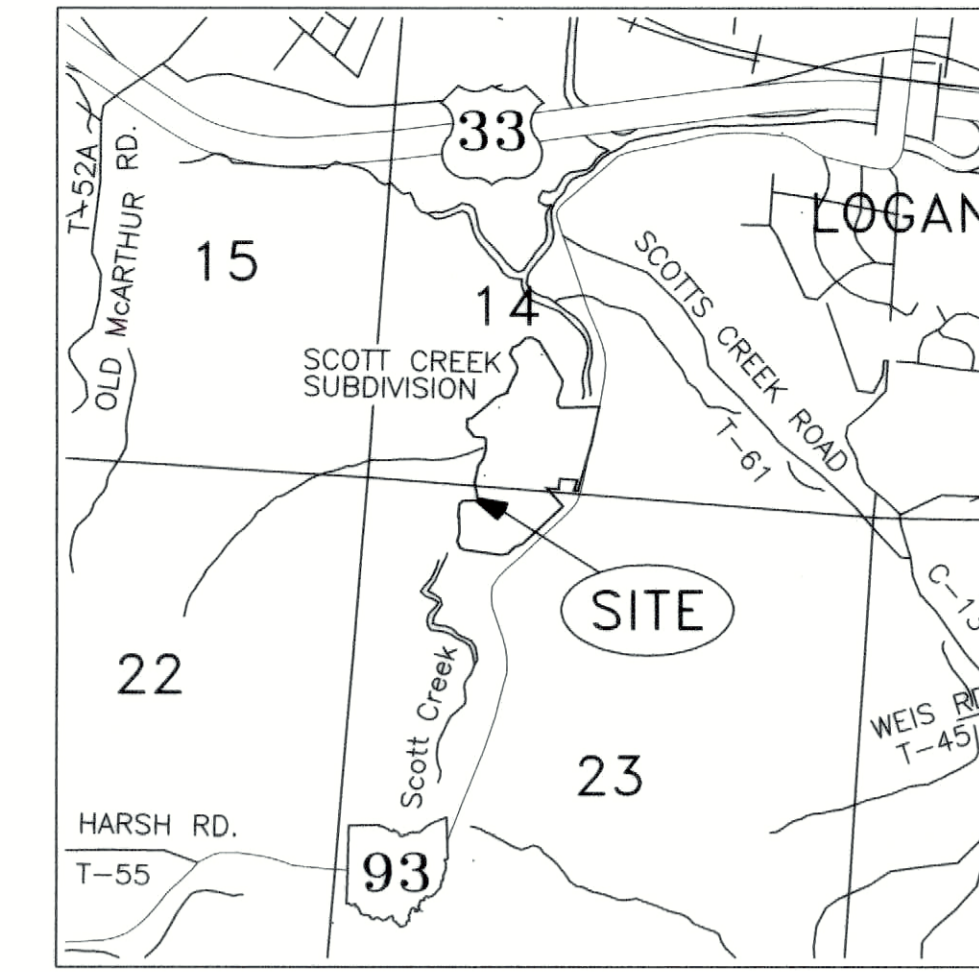


(LOMA dated June 21, 2012)  
 (Case No. 12-05-4330A)

**FLOOD CERTIFICATION**

A portion of this property is located in FEMA flood zone A which is inside of the 100-year flood plain as per FIRM Community Panel Number 39073C-0118D effective date November 4, 2010.

LOMA dated June 21, 2012  
 Case No. 12-05-4330A



**LOCATION MAP**

SCALE: 1" = 2000'

OWNER: Neil Pickering & Trina L. Epperly  
 110 West Main Street, P.O. Box 371, Kirkersville, Ohio 43033 (614)-537-3437  
 DEVELOPER: Neil Pickering & Trina L. Epperly  
 110 West Main Street, P.O. Box 371, Kirkersville, Ohio 43033 (614)-537-3437  
 SURVEYOR: S. Vince Evans, 64103 Woodgeard Road  
 Creola, Ohio 45622, (740) 380-3884

**OWNERS STATEMENT:** Situated in the City of Logan, Falls Township, Hocking County, Ohio; being part of Section 23, Township 14N, Range 17W; Congress Lands East of the Scioto River; containing 0.770 acres; being all of Lot 42 and Lot 43 of SCOTT CREEK ESTATES SUBDIVISION, Plat Cabinet 2, Pages 141-143; being part of the same tract as conveyed in Volume OR314, Page 926 as recorded in the Hocking County Recorder's Office. The undersigned Neil Pickering and Trina L. Epperly hereby certifies that the attached plat correctly represents their SCOTT CREEK ESTATES SUBDIVISION LOT 42 REVISED, and do hereby accept this plat of the same and dedicate to public use all roads and public areas shown hereon and not heretofore dedicated. The undersigned further agrees that any use or 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 THEREOF Neil Pickering and Trina L. Epperly has hereunto set his/her hand this 27 day of December 2023.

Witness: *Alicia Davis* Owner: *Neil Pickering*  
 Witness: *Trina L. Epperly* Owner: *Trina L. Epperly*

STATE OF OHIO  
 COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Neil Pickering and Trina L. Epperly 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 27 day of December 2023.

Notary Public

STEPHEN E. PROCTOR  
 Attorney At Law  
 Notary Public, State of Ohio  
 My Commission Expires 12/31/2024  
 My Commission Has No Expiration Date  
 O.R.C. 147.03

**APPROVALS:**

Mathematically approved this 28 day of December 2023 by *Samuel Douglas* County Engineer  
 Approved this 2 day of Jan 2024 by *John H. W. L.* County Planner  
 Approved this 24 day of October 2023 by *Gene A. Smith* City Service Director  
 Transferred on tax duplicate this 2 day of January 2024 by *Christopher D. Robert* County Auditor

Filed for record this 2 day of January 2023 at 10:36 A.M.  
 Recorded this 8 day of January 2023 in Plat Cabinet 3 at Page 15  
 File No. 2024/0004 Fee 386.40

*Simcha K. Karpach-Hunt*  
 County Recorder

**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 27 day of October 2023, a resolution was duly passed approving this plat.  
 Approved this 24 day of October 2023 by *John H. W. L.* Chairman, City of Logan Planning Commission

**S. VINCE EVANS SURVEYING**

64103 Woodgeard Road, Creola, Ohio 45622  
 Phone (740)-380-3884  
 FAX (740)-596-5831

**PLAT OF SCOTT CREEK ESTATES  
 SUBDIVISION LOT 42 REVISED**



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

REVISIONS

SCALE: 1" = 30'

JOB NO: 1765 DRAWN BY: SVE DATE: 9/05/23

SHEET  
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