

TRICKLE CREEK AT HOCKING HILLS

REPLAT OF LOTS 12, 13, 14 AND 15
BEING A SUBDIVISION OF 19.471 ACRES
NOW TO BE KNOWN AS LOTS 17, 18 AND 19

SITUATED IN THE SOUTHERLY 1/2 OF SECTION 20, TOWNSHIP 15, RANGE 17, CONGRESS LANDS
MARION TOWNSHIP, HOCKING COUNTY, OHIO

DESCRIPTION OF LOTS 12, 13, 14 and 15
EAST OF VORIS ROAD (TWP. ROAD 2-A)
SOUTH OF LOGAN-HORN'S MILL ROAD (C.R.32)
MARION TOWNSHIP, HOCKING COUNTY, OHIO

Situated in the State of Ohio, County of Hocking, Marion Township, Southerly Half of Section 20, Township 15, Range 17, Congress Lands, being 19.471 acres of land and being all of Lots 12, 13, 14 and 15 of "Trickle Creek at Hocking Hills", a subdivision of record in Plat Cabinet 2, Pages 192 and 193, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the centerline of Voris Road, being the southwesterly corner of Lot 15 as shown and delineated on said "Trickle Creek at Hocking Hills", also being a point in the northerly line of a 10.58 acre tract of land as described in a deed to Willard F. Johnson, of record in Official Record 52, Page 873 and Deed Volume 201, Page 27 and the southeasterly corner of a 3.285 acre tract of land described as Tract Two in a deed to Thomas B. Miller, of record in Official Record Volume 115, Page 435 and Official Record 345, Page 1;

Thence along the centerline of said Voris Road and the easterly lines of said 3.285 acre tract the following courses:

1. North 56° 26' 48" West, a distance of 107.63 feet to a MAG nail found;
2. North 66° 28' 28" West, a distance of 255.35 feet to a MAG nail found;
3. North 39° 45' 28" West, a distance of 145.39 feet to a MAG nail found at the northeasterly corner of said 3.285 acre tract, also being the southeasterly corner of a 2.393 acre tract of land described as Tract One in said deed to Thomas B. Miller;

Thence North 31° 02' 26" West, continuing along the centerline of said Voris Road and along the easterly line of said 2.393 acre tract, a distance of 139.26 feet to a MAG nail found at the northeasterly corner of said tract, also being the southeasterly corner of Lot 16 of said "Trickle Creek at Hocking Hills";

Thence continuing along the centerline of said Voris Road and along the easterly line of said Lot 16 the following courses:

1. North 31° 37' 54" West, a distance of 258.44 feet to a MAG nail found at a point of curvature;
2. With the arc of a curve to the left, having a radius of 450.00 feet, a central angle of 16° 02' 37", an arc length of 126.01 feet, the chord of which bears North 39° 39' 13" West, a chord distance of 125.60 feet to a MAG nail found at the centerline intersection of Voris and Engle Roads, also being the southeasterly corner of Lot 5 of said Trickle Creek at Hocking Hills;

Thence continuing along the centerline of said Voris Road and along the easterly lines of said Lot 5 the following courses:

1. North 47° 40' 31" West, a distance of 248.52 feet to a MAG nail found at a point of curvature;
2. With the arc of a curve to the right, having a radius of 100.00 feet, a central angle of 54° 15' 28", an arc length of 94.70 feet, the chord of which bears North 20° 32' 47" West, a chord distance of 91.20 feet to a MAG nail found at a point of tangency;
3. North 6° 34' 57" East, a distance of 216.71 feet to a MAG nail found at the southwesterly corner of Lot 11 of said "Trickle Creek at Hocking Hills";

Thence South 83° 17' 24" East, along the southerly line of said Lot 11, passing a 5/8" iron pin found with a plastic cap inscribed "Jon Adcock S-8461" in the easterly right-of-way line of said Voris Road at a distance of 30.00 feet, a total distance of 529.14 feet to an iron pin found at the southeasterly corner of said Lot 11, also being a point in the westerly line of Lot 10 of said "Trickle Creek at Hocking Hills";

Thence along the westerly lines of said Lot 10 the following courses:

1. South 43° 50' 02" East, a distance of 311.21 feet to a 5/8" iron pin found with a plastic cap inscribed "Jon Adcock S-8461";
2. South 36° 38' 10" East, a distance of 488.48 feet to a 5/8" iron pin found with a plastic cap inscribed "Jon Adcock S-8461";
3. South 53° 33' 25" East, a distance of 478.42 feet to a 5/8" iron pin found with a plastic cap inscribed "Jon Adcock S-8461";
4. South 37° 44' 03" East, a distance of 340.98 feet to a 5/8" iron pin found with a plastic cap inscribed "Jon Adcock S-8461" in the northerly line of a 35.128 acre tract as described in a deed to Adam F. Johnson, of record in Official Record 541, Page 318, also being a point in the southerly line of Section 20 (northerly line of Section 29);

Thence North 85° 02' 25" West, along the northerly line of said 35.128 acre tract, the northerly line of a 2.181 acre tract of land as described in a deed to Corinne L. Johnson, of record in Official Record 39, Page 918, the northerly line of the previously mentioned 10.58 acre Johnson tract and the southerly line of said Section 20 (northerly line of said Section 29), passing a 1" iron pipe found at the northwesterly corner of said 2.181 acre tract (northeasterly corner of said 10.58 acre tract) at a distance of 699.72 feet, a total distance of 730.20 feet to the PLACE OF BEGINNING and containing 19.471 acres of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock, S-8461."

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is based on a field survey performed in April and May of 2015 and June 2021.

4.059 acres of the above described 19.471 acre tract is part of Hocking County Auditor's Parcel No. 10-0002581200, 3.802 acres is part of Hocking County Auditor's Parcel No. 10-0002581300, 4.033 acres is part of Hocking County Auditor's Parcel No. 10-0002581400 and 7.577 acres is part of Hocking County Auditor's Parcel No. 10-0002581500.

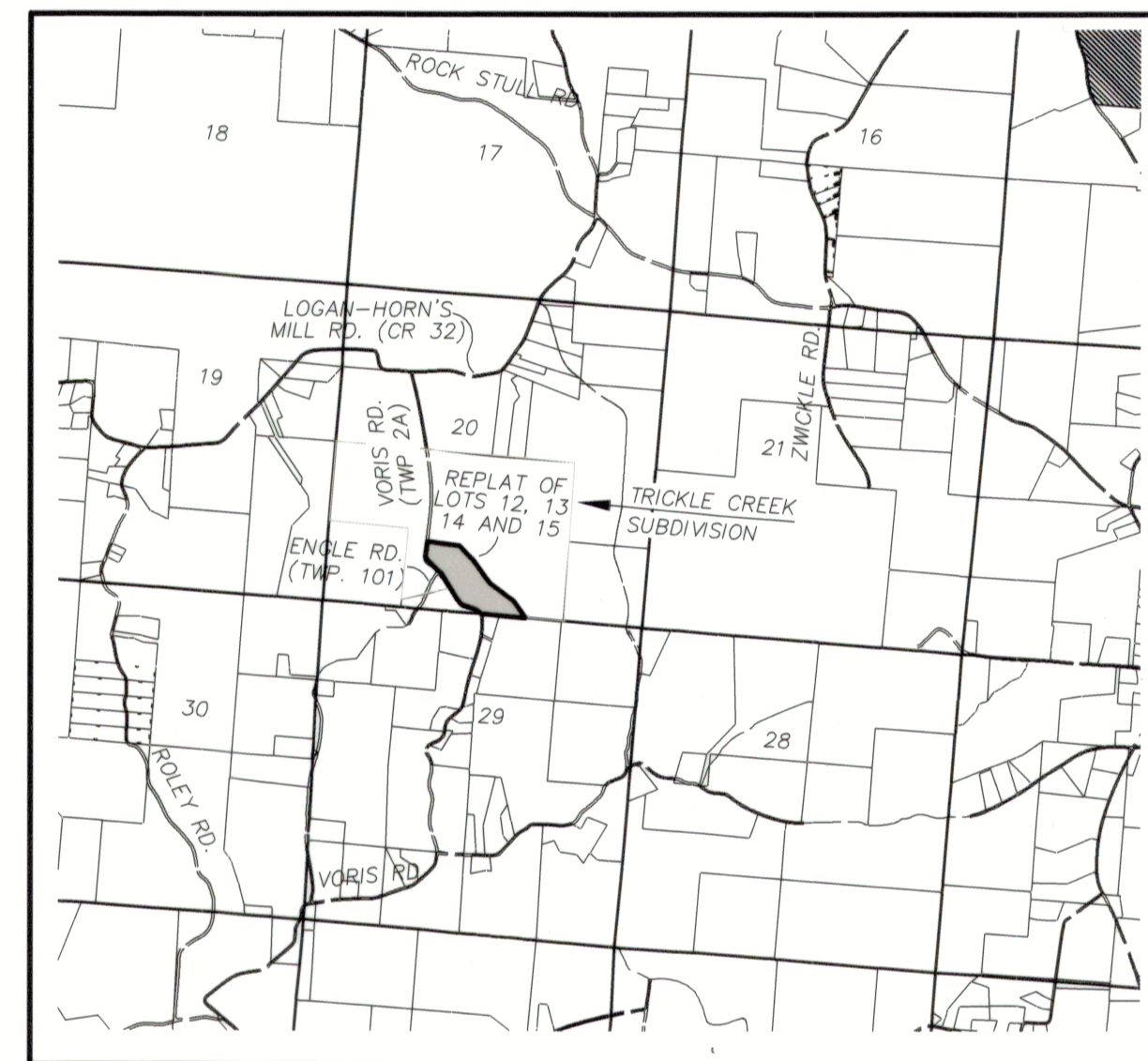
PROFESSIONAL SURVEYOR CERTIFICATION:

I hereby certify that this plat and description were prepared from an actual field survey of the premises in April and May of 2015 and June 2021 and that said plat correctly shows the limits of the re-platting of Lots 12, 13, 14 and 15. All monuments to be set upon the completion of site work 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.

Jon B. Adcock, Ohio Professional Surveyor No. 8461, Date 3/14/22



VICINITY MAP:
1"=3000'



RESTRICTIONS:

1. Restrictions hereon established by the developer, Trickle Creek, LLC. Trickle Creek, LLC reserves the right to amend the restrictions if necessary for the protection of the interests and value of this subdivision. At such time that a majority of the lots have been transferred to new ownership, a homeowners association will be established to govern the restrictions of this subdivision. Once a homeowners association has been established, each owner will be entitled to a single vote for each lot owned for matters involving the amendment of these restrictions.
2. All lots to be used for residential purposes only. No Commercial or manufacturing business shall be operated on or from said lots which includes cabin rentals. Cabin rentals will only be permitted with written permission from the developer (Trickle Creek, LLC). Trucks greater than 1 ton are not permitted to be kept on the premises.
3. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including loud motorized vehicles, use of firearms, nor shall any junk, abandoned or inoperative vehicles, etc. be allowed to accumulate on said premises. Rubbish, trash, garbage shall be kept in a refuse container. Fires must be contained, enclosed, and supervised.
4. No structure of a temporary character, mobile home, trailer, basement, tent, shack, barn, garage or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently. This restriction shall not be construed to ban the use of tents, campers, and motor homes by lot owners on a temporary basis for up to 72-hour period no more than 3 times per year. Campers, tents, and motor homes cannot be stored on the streets/road or within sight of the streets/roads, only upon approval of developer.
5. No more than one single family dwelling will be allowed on lots 17, 18, and 19. All necessary permits as required by Hocking County must be obtained before construction on any lots.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept providing that they are not kept, bred or maintained for commercial purposes. Household pets must be restricted from roaming freely.
7. No soil or trees shall be removed from the premises for any commercial use, which includes timbering and sale of trees. Cutting of trees shall be limited to the extent necessary for clearing of house and drives.
8. Use of firearms on premises is prohibited on lots under 10 acres. No hunting or trapping is permitted on lots under 10 acres.
9. "Trickle Creek at Hocking Hills" is intended to be a log cabin development. Any deviation from this intent will require written/notarized permission from the developer. All structures on Lots 17, 18 and 19 must have a minimum of 1000 sq. ft. of "main level" living space, including lofts and excluding basements.
10. All mailboxes will be identical in nature and will match those first established.
11. Oil, gas and mineral rights are reserved by the developer. No oil and gas wells will be permitted except on lots approved by the developer.
12. Building construction must be completed within 1 year of commencement. No construction is permitted to begin prior to the developers review and approval of plans.

OWNERS STATEMENT

OWNERS: Trickle Creek, LLC

DEVELOPER: Trickle Creek, LLC
8439 Voris Road, Logan, Ohio 43138

SURVEYOR: American Land Surveyors, LLC
8439 Voris Road, Logan, Ohio 43138

STATEMENTS: Situated in the State of Ohio, County of Hocking, Marion Township, being located in the southerly 1/2 of Section 20, Township 15, Range 17, Congress Lands, being 19.471 acres of land and being all of Lots 12, 13, 14 and 15 as shown and delineated on the plat entitled "Trickle Creek at Hocking Hills", a subdivision of record in Plat Cabinet 2, Pages 192 and 193, all references herein being to the records located at the Recorder's Office, Hocking County, Ohio and being more particularly described as follows:

The undersigned, Jon B. Adcock, Member/Manager of Trickle Creek, LLC, owner of Lots 12, 13, 14 and 15 shown hereon, do hereby certify that the attached plat correctly represents Lots 17 through 19 of "REPLAT OF LOTS 12, 13, 14 AND 15 OF TRICKLE CREEK AT HOCKING HILLS", a subdivision of 19.471 acres of land, and do hereby dedicate to public use all roads and public areas shown hereon. Furthermore, owner hereby dedicates all easement areas shown hereon for the exclusive use of utilities servicing the lots of "Trickle Creek at Hocking Hills."

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 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: Jon B. Adcock, Member/Manager has hereunto set his hand this 16th day of March, 2022

Owner: Jon B. Adcock, Member/Manager
Trickle Creek, LLC

STATE OF OHIO
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Jon B. Adcock, Member/Manager of Trickle Creek, LLC 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 16th day of March, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES



GENERAL NOTES:

1. All improvements, including driveways, shall be subject to the provisions for drainage along natural watercourses
2. All lots will develop on-lot water supply and sewage disposal
3. All driveway construction shall meet the minimum standards as adopted by Hocking County including culvert minimums and sizing
4. Utilities will be provided within the subdivision

APPROVALS:

Mathematically approved this 16th day of March, 2022.

Hocking County Mapping Department

Approved this 16th day of March 2022
Hocking County Engineer

Approved this 16th day of March 2022
Hocking County Sanitation

Approved this 24th day of March 2022
President, Hocking County Commissioners

Commissioner

REGIONAL PLANNING OFFICE APPROVAL

This plat approved by the Hocking County Regional Planning Office this 16th day of March, 2022

Chairman, Hocking County Planning Commission

LOGAN PLANNING COMMISSION APPROVAL

This plat approved by the City of Logan Planning Commission this 16th day of March, 2022

Chairman, City of Logan Planning Commission

AUDITOR'S CERTIFICATE

Transferred on tax duplicate this 28th day of March, 2022.

Hocking County Auditor

RECORDER'S CERTIFICATE

Filed for record this 28th day of March, 2022 at 10:41 A.M.

Recorder: this 28th day of March, 2022 in Plat Cabinet 3 at Page 2

File No. 2022111485
Fee \$172.50

Hocking County Recorder

8439 Voris Road
Logan, OH 43138
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:		
DATE:	JANUARY 5, 2022	
SCALE:	N/A	