

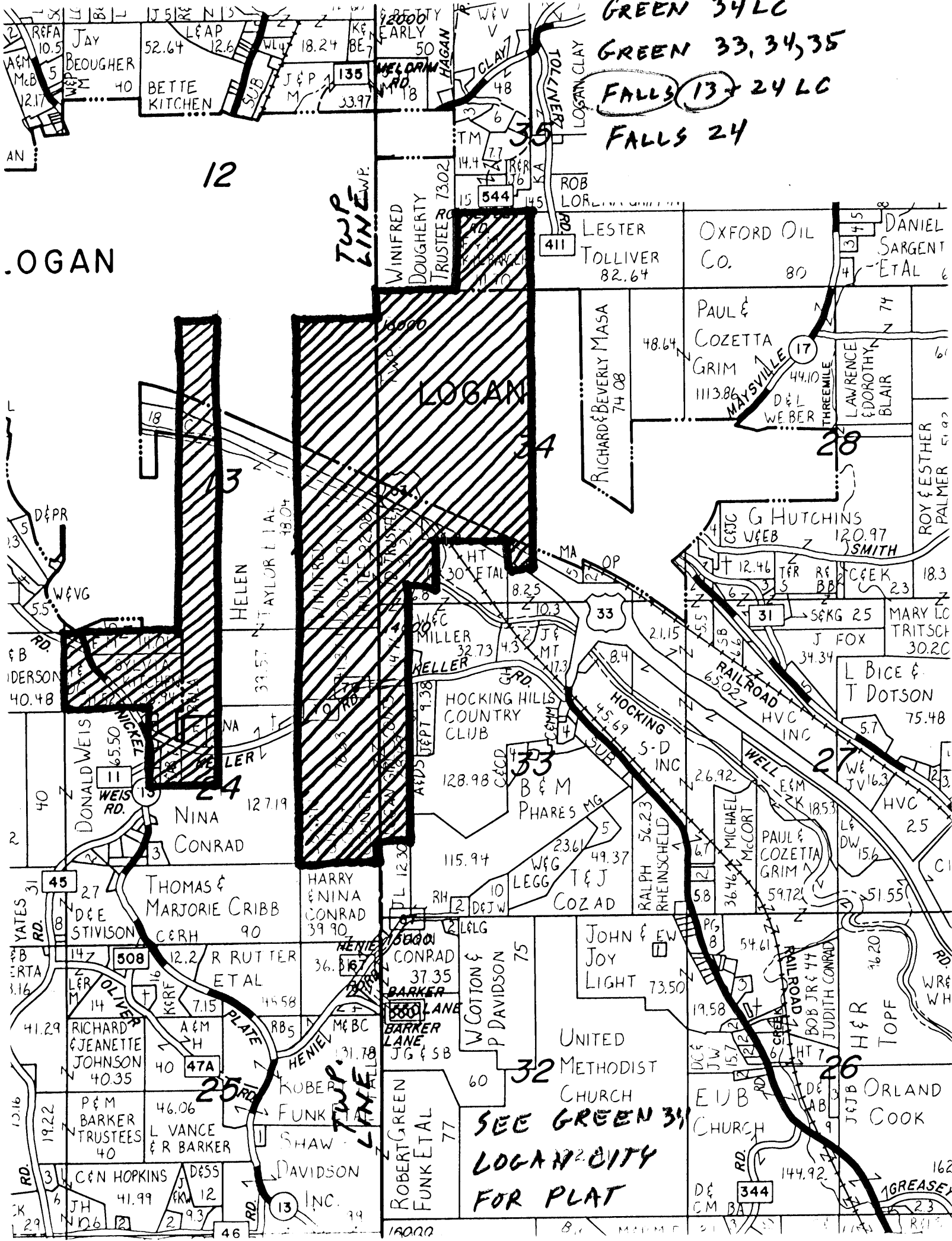
GREEN 34 LC
GREEN 33, 34, 35
FALLS 13 + 24 LC
FALLS 24

12

LOGAN

TWP. LINE W.P.

LOGAN



32 METHODIST CHURCH
SEE GREEN 31
LOGAN CITY
FOR PLAT

19000

FALLS (13) & 14

.26 Ac.

SW SWPT

Charles Zeigler
from Emanuel Schaal

Pt. Sec. 13-14, Falls Township, Hocking County, Ohio

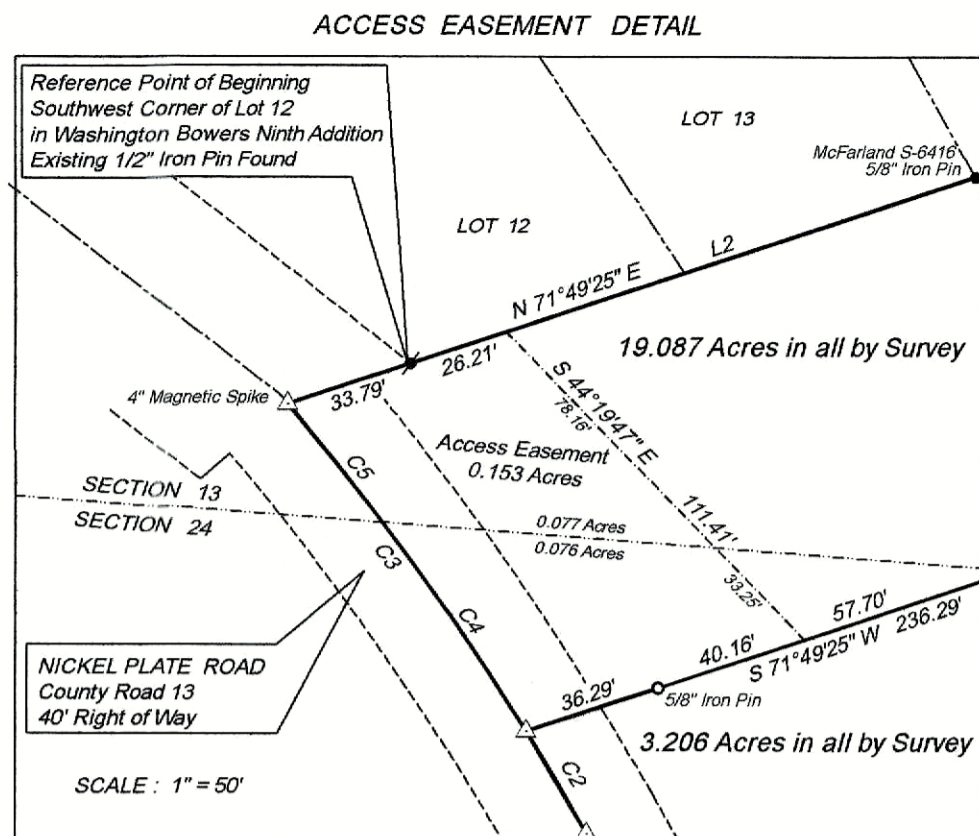
Being a part of Lot 7, in Section 13, and a part of Lot 1, in Section 14, Falls Township, T14N, R17W, Hocking County, and State of Ohio, and more particularly described as follows: Beginning at the iron pin set at the Southwest corner of said Section 13; thence South 83 degrees - 55 minutes East 166.46 feet to a point in the county road; thence with the center of said road the following seven courses: North 35 degrees - 37 minutes West 88.90 feet, North 54 degrees - 44 minutes West 109.23 feet, North 46 degrees - 33 minutes West 209.51 feet, North 34 degrees - 50 minutes West 122.75 feet, North 12 degrees - 59 minutes West 150.42 feet, North 35 degrees - 19 minutes West 144.79 feet, North 9 degrees - 18 minutes West 194.97 feet; thence leaving said road, South 47 degrees - 22 minutes West 178.78 feet to an iron pin, a 10 inch Red Oak bears South 8 degrees East 22.8 feet; thence continuing with said bearing South 47 degrees - 22 minutes West 331.86 feet to an iron pin set in the center of the township road; a five-sprouted 20 inch Beech bears South 81 degrees - 30 minutes East 16.5 feet, and a 14 inch Elm bears South 44 degrees - 15 minutes East 72.8 feet; thence with the center of said township road the following four courses: South 51 degrees - 31 minutes East 99.05 feet, South 48 degrees - 24 minutes East 335.68 feet, South 59 degrees - 19 minutes East 109.16 feet, South 44 degrees - 57 minutes East 112.51 feet; thence leaving said road South 84 degrees - 15 minutes East 211.85 feet to the place of beginning, containing 5.7418 Acres, of which 0.26 Acres lies in Section 13.

Approved - Mathematically
Hocking County Engineer's office
By _____ Date _____

Donated, June 1982, by
ALBERT W. SEABRIGHT, P.E., P.S.
COUNTY ENGINEER 1949 - 1964

BOUNDARY SURVEY and MINOR LOT SPLIT of the
JASON N. & EMILY R. MORGAN FARM

PART of SECTIONS 13 & 24. FALLS TOWNSHIP
TOWNSHIP 14 NORTH in RANGE 17 WEST in the
CONGRESS LANDS EAST of the SCIOTO RIVER
in HOCKING COUNTY, OHIO



ADJACENT PARCELS

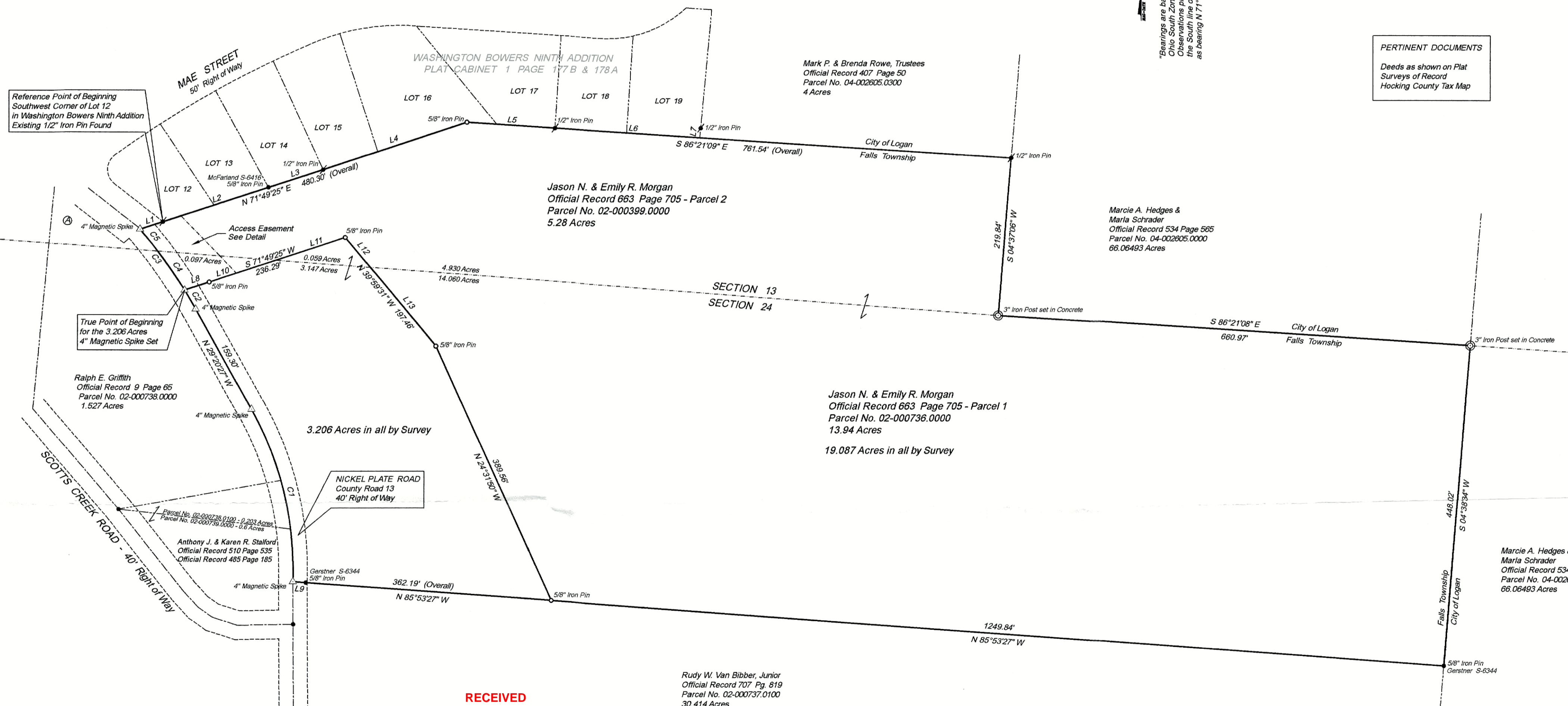
Ⓐ - Robert S. & Stephen G. Leaman	Parcel No. 02-000411.0000	Official Record 406 Page 573 & Official Record 487 Page 549
LOT 12 - Douglas E. & Misty J. Kitchen	Parcel No. 04-002796.1200	Official Record 294 Page 365
LOT 13 - Sue McBroom	Parcel No. 04-002796.1300	Official Record 686 Page 341
LOT 14 - Sue McBroom & Jacqueline G. Jones	Parcel No. 04-002796.1400	Official Record 654 Page 942 & Official Record 657 Page 117
LOT 15 - Matthew R. & Melissa N. Mahaffey	Parcel No. 04-002796.1500	Official Record 509 Page 732
LOT 16 - Andrew & Lindsey D. Skaggs	Parcel No. 04-002796.1600	Official Record 735 Page 723
LOT 17 - Gregory A. & Heidi D. Rimkas	Parcel No. 04-002796.1700	Official Record 294 Page 297
LOT 18 - Richard Gulliph Trust	Parcel No. 04-002796.1800	Official Record 219 Page 341
LOT 19 - Richard Gulliph Trust	Parcel No. 04-002796.1900	Official Record 219 Page 341

LEGEND

- = Property Line
- - - = Adjacent Property Line
- - - = Section Line
- - - = Road Right of Way Line
- - - = Road Centerline
- - - = Access Easement Line
- ⊙ = 3" Iron Post set in Concrete
- ⦿ = Existing 1/2" (rebar) Iron Pin
- = Existing 5/8" (rebar) Iron Pin
- = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Boeshart S-6512" set
- △ = 4" Magnetic Spike Set

0 50 100 200
Scale: 1" = 100'

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, MAD83 (CORS) as established using GPS Observations processed against the Ohio CORS network with the South line of Lot 12 in Washington Bowers Ninth Addition as bearing N 71° 49' 25" E and are used to denote angles only."



PERTINENT DOCUMENTS

Deeds as shown on Plat
Surveys of Record
Hocking County Tax Map

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
Date: 09/26/2023

RECEIVED
September 26, 2023
Hocking County
Auditor's Office

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN OCTOBER, 2022.

Paul J. Boeshart
PAUL J. BOESHART, PLS - REG. NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	456.43'	250.89'	247.74'	N 13°35'38" W	31°29'39"
C2	689.21'	30.62'	30.62'	N 30°36'50" W	2°32'45"
C3	689.21'	105.30'	105.20'	S 36°15'49" E	8°45'14"
C4	689.21'	65.71'	65.69'	S 34°37'05" E	5°27'46"
C5	689.21'	39.59'	39.58'	S 38°59'42" E	3°17'28"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°49'25" E	33.79'
L2	N 71°49'25" E	154.94'
L3	N 71°49'25" E	80.30'
L4	N 71°49'25" E	211.27'
L5	S 86°21'08" E	123.15'
L6	S 86°21'08" E	202.41'
L7	N 05°18'38" E	13.30'
L8	S 71°49'25" W	36.29'
L9	N 85°53'27" W	18.00'
L10	S 71°49'25" W	97.86'
L11	S 71°49'25" W	102.14'
L12	N 39°59'31" W	54.35'
L13	N 39°59'31" W	143.11'

PAUL J. BOESHART, Professional Land Surveyor
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
Hebron, OH 43025

Ph: 740-928-4130

Revised : September 8, 2023

Job No. 22-7271

Surveyor's Description – **Part of Parcel No. 02-000399.0000 – 0.059 Acres and Part of Parcel No. 02-000736.0000 – 3.147 Acres ~ 3.206 Acres in all**

The parcel herein described is known as being Part of the same lands conveyed to **Jason N. & Emily R. Morgan** as described in Official Record 663 on Page 705 found recorded in the Hocking County Recorder's Office in Logan, Ohio and is situated in and being a part of Sections 13 & 24 in Falls Township, Township 14 North in Range 17 West in the Congress Lands East of the Scioto River in Hocking County, Ohio and is better described as follows:

Beginning for a reference at the Southwest Corner of Lot 12 in Washington Bowers Ninth Addition to the City of Logan (Plat Cabinet 1 on Page 177 B & 178 A) at an existing 1/2" (rebar) iron pin;

Thence, with the south line of Lots 12, in the said Washington Bowers Ninth Addition, extended westerly, **South 71 degrees 49 minutes 25 seconds West, 33.79 feet** to a set 4" Magnetic Spike in the center of construction of Nickel Plate Road (County Road 13 – 40' Right of Way);

Thence, with the center of construction of the said road on a curve to the right, Curve Data: Delta = 8 degrees 45 minutes 14 seconds, Radius = 689.21 feet, Arc = 105.30 feet, **South 36 degrees 15 minutes 49 seconds East, 105.20 feet** along the chord to a set 4" Magnetic Spike and the **True Point of Beginning** for the herein described parcel;

Thence, leaving the said road and on new lines through the Morgan lands, the following (3) three courses:

- 1.) **North 71 degrees 49 minutes 25 seconds East**, passing a set 5/8" (rebar) iron pin at 36.29 feet, crossing the section line between Section 13 and Section 24 at 134.15 feet, a total distance of **236.29 feet** to a set 5/8" (rebar) iron pin;
- 2.) **Thence, South 39 degrees 59 minutes 31 seconds East**, crossing the section line between Section 13 and Section 24 at 54.35 feet, a total distance of **197.46 feet** to a set 5/8" (rebar) iron pin;
- 3.) **Thence, South 24 degrees 31 minutes 50 seconds East, 389.56 feet** to a set 5/8" (rebar) iron pin on the north line of Rudy W. Van Bibber, Junior (Official Record 707 Page 819);

Thence, with the north line of Rudy W. Van Bibber, Junior (Official Record 707 Page 819), **North 85 degrees 53 minutes 27 seconds West**, passing an existing 5/8" (rebar) iron pin (Gerstner S-6344) at 344.19 feet, a total distance of **362.19 feet** to a set 4" Magnetic Spike in the center of construction of Nickel Plate Road (County Road 13 – 40' Right of Way);

Thence, with the center of construction of the said road and on the east line of Anthony J. & Karen R. Stalford (Official Record 485 Page 185 and O.R. Vol. 510 Pg. 535) and Ralph E. Griffith (Official Record 9 Page 65), on a curve to the left, Curve Data: Delta = 31 degrees 29 minutes 39 seconds, Radius = 456.43 feet, Arc = 250.89 feet, **North 13 degrees 35 minutes 38 seconds West, 247.74 feet** along the chord to a set 4" Magnetic Spike;

Thence, continuing with center of construction of the said road and Griffith's east line, the following (2) two courses:

- 1.) **North 29 degrees 20 minutes 27 seconds West, 159.30 feet** to a set 4" Magnetic Spike;
- 2.) **Thence**, on a curve to the left, Curve Data: Delta = 2 degrees 32 minutes 45 seconds, Radius = 689.21 feet, Arc = 30.62 feet, **North 30 degrees 36 minutes 50 seconds West, 30.62 feet** along the chord to the **True Point of Beginning**.

Containing **3.206 ACRES**, of which, 0.059 acres are in Parcel No. 02-000399.0000 (Section 13), 3.147 acres are in Parcel No. 02-000736.0000 (Section 24) and being subject to all legal roads, easements and restrictions of record.

All iron pins set are 5/8" x 30" rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

ALSO – An **Access Easement** better described as follows:

The Access Easement herein described is known as being Part of the same lands conveyed to **Jason N. & Emily R. Morgan** as described in Official Record 663 on Page 705 found recorded in the Hocking County Recorder's Office in Logan, Ohio and is situated in and being a part of Sections 13 & 24 in Falls Township, Township 14 North in Range 17 West in the Congress Lands East of the Scioto River in Hocking County, Ohio and is better described as follows:

Beginning for a reference at the Southwest Corner of Lot 12 in Washington Bowers Ninth Addition to the City of Logan (Plat Cabinet 1 on Page 177 B & 178 A) at an existing 1/2" (rebar) iron pin;

Thence, with the south line of Lot 12 in the said Washington Bowers Ninth Addition, **North 71 degrees 49 minutes 25 seconds East, 26.21 feet** to a point;

Thence, through the said Morgan lands, on a new line, **South 44 degrees 19 minutes 47 seconds East**, crossing the section line between Section 13 and Section 24 at 78.16 feet, a total distance of **111.41 feet** to a point on the new north line of the above described 3.206 Acres;

Thence, with the said new north line, **South 71 degrees 49 minutes 25 seconds West**, passing a set 5/8" (rebar) iron pin at 40.16 feet, a total distance of **76.45 feet** to a set 4" Magnetic Spike in the center of construction of Nickel Plate Road (County Road 13 – 40' Right of Way);

Thence, with the center of construction of the said road on a curve to the left, Curve Data: Delta = 8 degrees 45 minutes 14 seconds, Radius = 689.21 feet, Arc = 105.30 feet crossing the section line between Section 13 and Section 24 at an arc distance of 65.71 feet, **North 36 degrees 15 minutes 49 seconds West, 105.20 feet** along the chord to a set 4" Magnetic Spike;

Thence, leaving the said road, **North 71 degrees 49 minutes 25 seconds East, 33.79 feet** to the **Point of Beginning**.


Containing **0.153 ACRES**, of which, 0.077 acres are in Parcel No. 02-000399.0000, 0.076 acres are in Parcel No. 02-000736.0000 and being subject to all legal roads, easements and restrictions of record.

"**Bearings** are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Lot 12 in Washington Bowers Ninth Addition to Logan (Plat Cabinet 1 Page 177 B & 178 A) as bearing **North 71 degrees 49 minutes 25 seconds East**, and are used to denote angles only."

I, **Paul J. Boeshart**, (Reg. No. S-6512), hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in November, 2022.


Paul J. Boeshart, P.L.S.
Registration No. S-6512

RECEIVED
September 26, 2023
Hocking County
Auditor's Office

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By:  Date: **MO. 26. 2023**



PAUL J. BOESHART, Professional Land Surveyor
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
Hebron, OH 43025

Ph: 740-928-4130

Revised : September 8, 2023

Job No. 22-7271

Surveyor's Description – **Part of Parcel No. 02-000399.0000 – 4.930 Acres and Part of Parcel No. 02-000736.0000 – 14.157 Acres ~ 19.087 Acres in all**

The parcel herein described is known as being Part of the same lands conveyed to **Jason N. & Emily R. Morgan** as described in Official Record 663 on Page 705 found recorded in the Hocking County Recorder's Office in Logan, Ohio and is situated in and being a part of Sections 13 & 24 in Falls Township, Township 14 North in Range 17 West in the Congress Lands East of the Scioto River in Hocking County, Ohio and is better described as follows:

Beginning for a reference at the Southwest Corner of Lot 12 in Washington Bowers Ninth Addition to the City of Logan (Plat Cabinet 1 on Page 177 B & 178 A) at an existing 1/2" (rebar) iron pin;

Thence, with the south line of Lots 12 through Lot 16 in the said Washington Bowers Ninth Addition, **North 71 degrees 49 minutes 25 seconds East**, passing an existing 5/8" (rebar) iron pin (stamped McFarland S-6416) at 154.94 feet, an existing 1/2" (rebar) iron pin at 235.24 feet, a total distance of **446.51 feet** to a set 5/8" (rebar) iron pin;

Thence, with the south line of Lots 16 through 19 of said Washington Bowers Ninth Addition and the south line of Mark P. & Brenda Rowe, Trustees (Official Record 407 Page 50), the same being the line between the City of Logan and Falls Township, **South 86 degrees 21 minutes 09 seconds East**, passing an existing 1/2" (rebar) iron pin at 123.15 feet, a total distance of **761.54 feet** to an existing 1/2" (rebar) iron pin;

Thence, with the lines of Marcie A. Hedges Marla Schrader (Official Record 534 Page 565), the same being the line between the City of Logan and Falls Township, the following (3) three courses:

- 1.) **South 4 degrees 37 minutes 06 seconds West, 219.84 feet** to an existing 3" Iron Post set in Concrete;
- 2.) **Thence, South 86 degrees 21 minutes 08 seconds East, 660.97 feet** to an existing 3 Inch Iron Post set in Concrete;
- 3.) **Thence, South 4 degrees 38 minutes 34 seconds West, 448.02 feet** to an existing 5/8" (rebar) iron pin (stamped Gerstner S-6344);

Thence, with the north line of Rudy W. Van Bibber, Junior (Official Record 707 Page 819), **North 85 degrees 53 minutes 27 seconds West, 1249.84 feet** to a set 5/8" (rebar) iron pin;

Thence, on new lines through the Morgan lands, the following (3) three courses:

- 1.) **North 24 degrees 31 minutes 50 seconds West, 389.56 feet** to a set 5/8" (rebar) iron pin;
- 2.) **Thence, North 39 degrees 59 minutes 31 seconds West**, crossing the section line between Section 13 and Section 24 at 143.11 feet, a total distance of **197.46 feet** to a set 5/8" (rebar) iron pin;
- 3.) **Thence, South 71 degrees 49 minutes 25 seconds West**, crossing the section line between Section 13 and Section 24 at 102.14 feet, passing a set 5/8" (rebar) iron pin at 200.00 feet, a total distance of **236.29 feet** to a set 4" Magnetic Spike in the center of construction of Nickel Plate Road (County Road 13 – 40' Right of Way);

Thence, with the center of construction of the said road on a curve to the left, Curve Data: Delta = 8 degrees 45 minutes 14 seconds, Radius = 689.21 feet, Arc = 105.30 feet, crossing the section line between Section 13 and Section 24 at an arc distance of 65.71 feet, **North 36 degrees 15 minutes 49 seconds West, 105.20 feet** along the chord to a set 4" Magnetic Spike;

Thence, leaving the said road, **North 71 degrees 49 minutes 25 seconds East, 33.79 feet** to the **Point of Beginning**.

Containing **19.087 ACRES**, of which, 4.930 acres are in Parcel No. 02-000399.0000, 14.157 acres are in Parcel No. 02-000736.0000 and being subject to all legal roads, easements and restrictions of record.

All iron pins set are 5/8" x 30" rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

SAVE and EXCEPT – An access easement better described as follows:

The Access Easement herein described is known as being Part of the same lands conveyed to **Jason N. & Emily R. Morgan** as described in Official Record 663 on Page 705 found recorded in the Hocking County Recorder's Office in Logan, Ohio and is situated in and being a part of Sections 13 & 24 in Falls Township, Township 14 North in Range 17 West in the Congress Lands East of the Scioto River in Hocking County, Ohio and is better described as follows:

Beginning for a reference at the Southwest Corner of Lot 12 in Washington Bowers Ninth Addition to the City of Logan (Plat Cabinet 1 on Page 177 B & 178 A) at an existing 1/2" (rebar) iron pin;

Thence, with the south line of Lot 12 in the said Washington Bowers Ninth Addition, **North 71 degrees 49 minutes 25 seconds East, 26.21 feet** to a point;

Thence, through the said Morgan lands, on a new line, **South 44 degrees 19 minutes 47 seconds East**, crossing the section line between Section 13 and Section 24 at 78.16 feet, a total distance of **111.41 feet** to a point on the new north line of the above described 3.206 Acres;

Thence, with the said new north line, **South 71 degrees 49 minutes 25 seconds West**, passing a set 5/8" (rebar) iron pin at 40.16 feet, a total distance of **76.45 feet** to a set 4" Magnetic Spike in the center of construction of Nickel Plate Road (County Road 13 – 40' Right of Way);

Thence, with the center of construction of the said road on a curve to the left, Curve Data: Delta = 8 degrees 45 minutes 14 seconds, Radius = 689.21 feet, Arc = 105.30 feet crossing the section line between Section 13 and Section 24 at an arc distance of 65.71 feet, **North 36 degrees 15 minutes 49 seconds West, 105.20 feet** along the chord to a set 4" Magnetic Spike;

Thence, leaving the said road, **North 71 degrees 49 minutes 25 seconds East, 33.79 feet** to the **Point of Beginning**.

Containing **0.153 ACRES**, of which, 0.077 acres are in Parcel No. 02-000399.0000, 0.076 acres are in Parcel No. 02-000736.0000 and being subject to all legal roads, easements and restrictions of record.

"**Bearings** are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Lot 12 in Washington Bowers Ninth Addition to Logan (Plat Cabinet 1 Page 1778) as bearing **North 71 degrees 49 minutes 25 seconds East**, and are used to denote angles only."

I, **Paul J. Boeshart**, (Reg. No. S-6512), hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in November, 2022.


Paul J. Boeshart, P.L.S.
Registration No. S-6512

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By:  Date: **09/26/2023**



RECEIVED
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