

REVISION OF LOT No.677 AND LOT No. 678 OF THE LOGAN IRON COMPANY ADDITION

BEING A PART OF LOTS 677, 678 AND 679 OF THE LOGAN IRON COMPANY'S ADDITION TO THE CITY OF LOGAN
AS RECORDED IN VILLAGE PLAT BOOK 1 AT PAGE 98, SITUATED IN THE CITY OF LOGAN, SECTION 11, T-14N, R-17W,
FALLS TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.

Being the revision of Lot 677 of the Logan Iron Company Addition to the City of Logan recorded in Plat Book 1 at page 98 and being a part of the tract of land described in Volume 783 at page 740, Hocking County Official Records, situated in parts of Lot 667 and Lot 678 of said Logan Iron Company Addition, Section 11, Falls Township, T-14N, R-17W, City of Logan, Hocking County, Ohio and more particularly described as follows:

Beginning at an iron pin set on the NW corner of original Lot 677;
Thence with the north line of original Lot No. 677, S 85°31'55" E a distance of 79.07 feet to an iron pin set;
Thence with new lines the following two courses;
1. N 58°17'45" E a distance of 39.47 feet to an iron pin set;
2. S 89°52'25" E a distance of 28.60 feet to an iron pin set on the west right-of-way line of a 16.50 foot alley;
Thence with said right-of-way line, S 4°28'15" W, passing a point on the SE corner of Original Lot 678 at 25.46 feet, going a total distance of 54.17 feet to an iron pin previously set;
Thence with the north line of the tract described in O.R. Vol., 445, Pg. 832, N 78°59'00" W a distance of 24.56 feet to an iron pin previously set on the eastern-most corner of the 0.1176 acre tract described in O.R. Vol. 523, Pg. 666;
Thence with the north line of said 0.1176 acre tract, N 80°53'11" W a distance of 115.43 feet to an iron pin set on the east right-of-way line of 50.16 foot wide Furnace Street;
Thence with said east right-of-way line N 4°28'15" E a distance of 16.56 feet to the place of beginning containing 0.0959 acre (4175.6 Ft. square) more or less and being subject to all valid easements.

Being the revision of Lot 678 of the Logan Iron Company Addition to the City of Logan recorded in Village Plat Book 1 at page 98 and being part of the tract of land described in Vol. 783, Pg., 740, Hocking County Official Records, situate in parts of original lots 667, 678 and 679 of said Logan Iron Company Addition, Section 11, Falls Township, T-14N, R-17W City of Logan, Hocking County, Ohio and more particularly described as follows;
Beginning at an iron pin previously set on the SW corner of the 0.0053 acre tract described O.R. Vol. 755, Pg., 206 from which an iron pin previously set on the NW corner of original Lot No. 678 bears N 4°28'15" E a distance of 7.01 feet;
Thence with the south line of said 0.0053 acre tract and an extension thereof, N 88°23'44" E passing a point on the south line of original Lot No. 679 at 66.28 feet, going a total distance of 140.24 feet to an iron pin previously set on the NE corner of the 0.0066 acre tract described in O.R. Vol. 783, Pg. 740;
Thence with the west right-of-way line of a 16.5 foot alley, S 4°28'15" W passing an iron pin previously set on the SE corner of said 0.0066 acre tract at 7.83 feet, going a total distance of 31.87 feet to an iron pin set;
Thence with new lines the following two courses;
1. N 89°52'25" W a distance of 28.60 feet to an iron pin set;
2. S 58°17'45" W a distance of 39.47 feet to an iron pin set on the north line of the original Lot No. 677
Thence with said original north lot line, N 85°31'55" W a distance of 79.07 feet to an iron pin on the east right-of-way line of 50.16 foot wide Furnace Street;
Thence with said east right-of-way line N 4°28'15" E a distance of 42.49 feet to the place of beginning containing 0.1353 acre (5894.1 Ft. square) more or less and being subject to all valid easements.
Cited bearings are based on the east right-of-way line of Furnace Street as running N 4°28'15" E.
All iron pins described as being set or previously set are 5/8" X 30" with 1 1/4" plastic ID cap stamped "M.P.B. S-6803"
The above descriptions are the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on June 24, 2025

Owner : Loraine M. Helber, 42 Furnace Street, Logan, Ohio, 43138, 941-875-4370

Surveyor : Michael P. Berry, P.O.Box 1127, Logan, Ohio, 43138, 740-385-3279

Statement : Being the revision of Lots No. 677 and 678 of the Logan Iron Company Addition to the City of Logan, (Village Bk. 1, Pg.98) and being a part of the tract of land described in Vol. 783, Pg. 740, Hocking County Official Records, situated in parts of original lots 677, 678 and 679 of said Logan Iron Company Addition, Section 11, Falls Township, T-14N, R-17W, City of Logan, Hocking County, Ohio.
The undersigned, Loraine M. Helber, hereby certifies that the attached plat correctly represents her revision of Lots 677 and 678. And dedicate all utility easements as noted.

IN WITNESS THEREOF, Loraine M. Helber, has hereunto set her hand this 9th day of September, 2025.

Loraine M. Helber
Witness
Owner, Loraine M. Helber

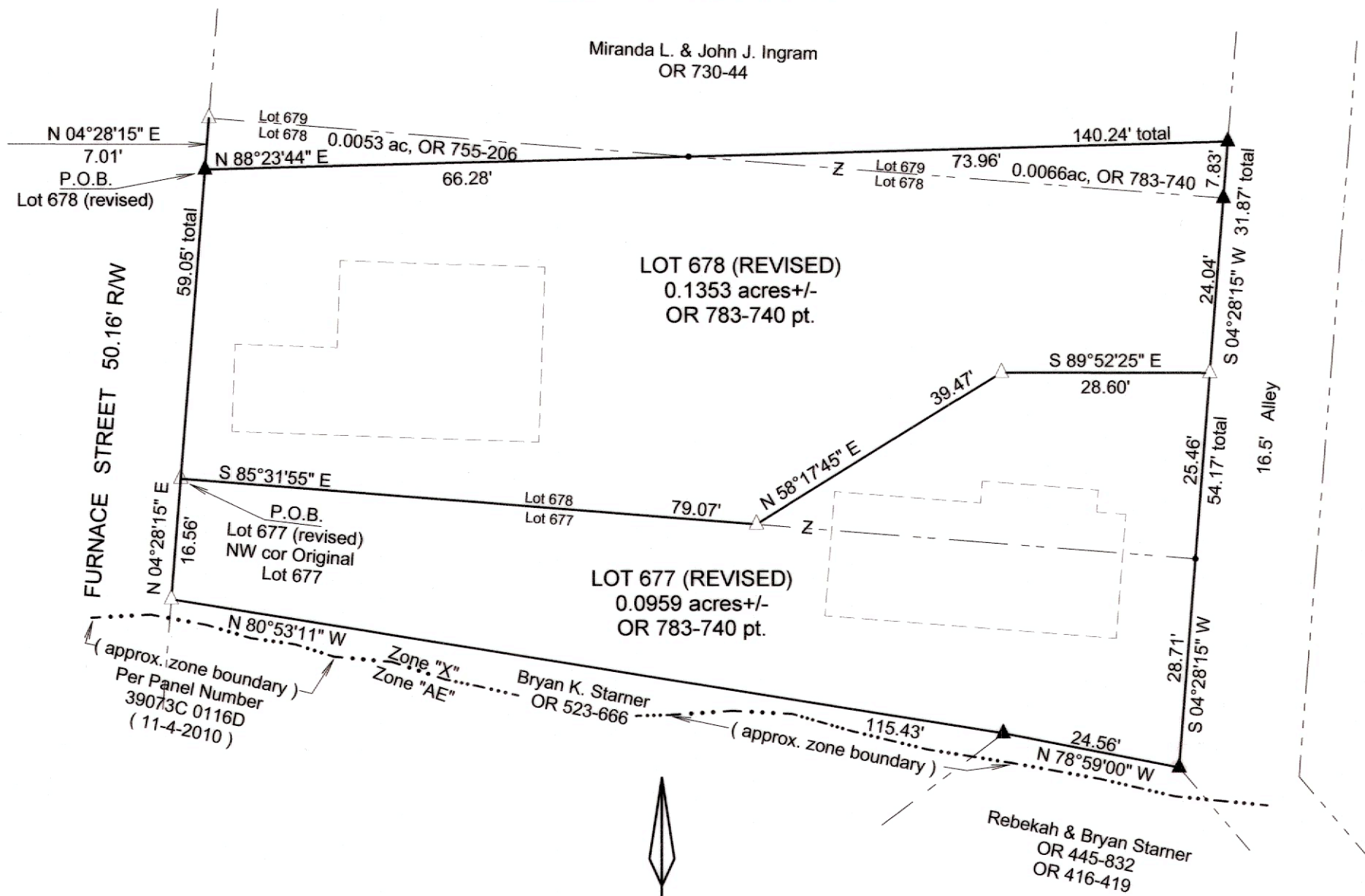
Certificate of Notary Public
State of Ohio, S.S

Be it remembered that on this 9th day of Sept., 2025, Before me the undersigned, a Notary Public in and for said State, personally came Loraine Helber, who acknowledged the signing and execution of foregoing plat to be their voluntary act and deed for the purposes therein expressed in testimony whereof, I have set my hand and Notary seal on the day and date above written.

By Timothy M. Finley
Notary Public, State of Ohio

My commission expires: 11/12/2029

ZONING: R-2



SCALE 1"=20'
LEGEND

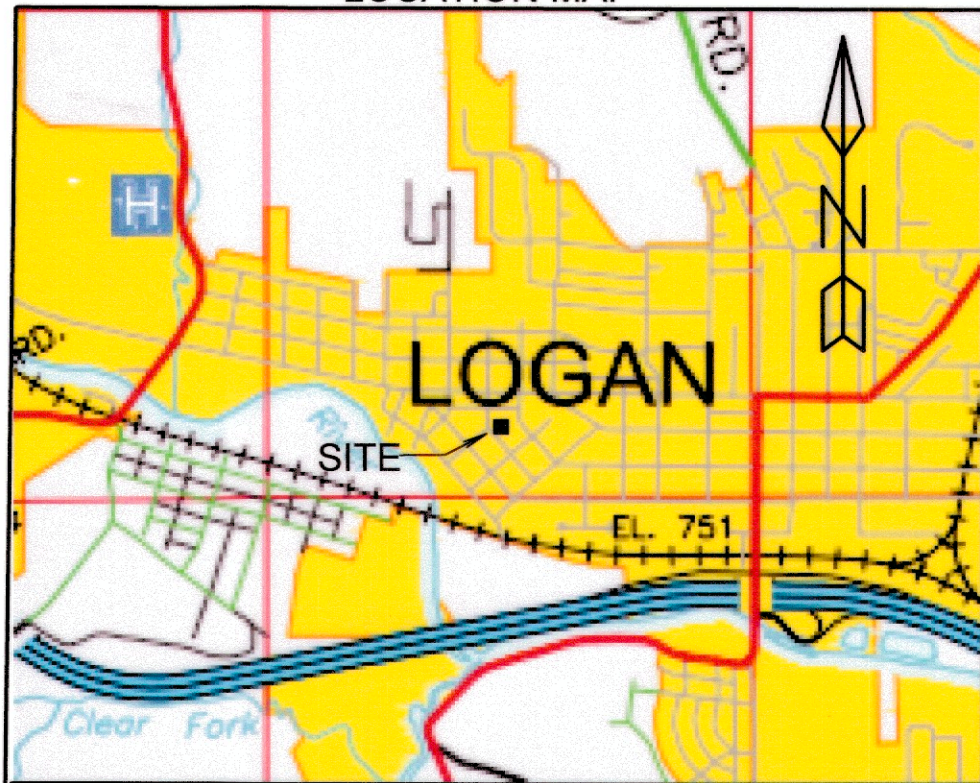
- △ 5/8" x 30" iron pin with 1 1/4" plastic ID cap stamped "M.P.B. S-6803" set
- ▲ 5/8" x 30" iron pin with 1 1/4" plastic ID cap stamped "M.P.B. S-6803" previously set
- point

REFERENCES

Hocking County Mapping Department website
Previous surveys
Village Book 1, Page 98
Deeds: as noted on plat

Note: Cited bearings are based on the east right of way line of Furnace Street as running N 04° 28'15" E.

LOCATION MAP



(NOT TO SCALE)

Additional Notes:

Restrictions:
All utility easements are 6' along common lines and 10' along rear lines.

New construction set backs: 30' front and back and 8' along each side line.

County Engineer's Approval
Hocking County Engineer's Office

Mathematically approved this 10th day of September, 2025
Wally P. Shum
Hocking County Engineer's Office

Hocking County Planner

This plat approved by the Hocking County Planner on this 17th day of Sept., 2025.

CONDITIONAL TRANSFER
Not to be used as a separate building site or as an independent parcel as per O.R.C. 711.001
Note: per settlement
5-29-25 pm 2024 cv 0155

Wally P. Shum
Hocking County Planner

Certificate of Planning Commission Sept 17 2023 GET

We, the Planning Commission of the City of Logan, Ohio hereby certify that at a meeting of the commission held on the 17th day of September, 2025, a resolution was duly passed approving this plat.

Guy Trampette
Chairman, Logan City Planning Commission

Approved this 25th day of SEPTEMBER, 2023
25th BDW
Chris D. Miller
Logan Service Director

County Auditor Transfer
Hocking County Auditor

Transferred on this 26 day of September, 2025
By Christopher Robert
Hocking County Auditor

County Recorder
Hocking County Recorder

File No. 202500003215

Received on this 26th day of September, 2025 at 1:47 P.M.

Recorded on this 26th day of September, 2025 at 1:47 P.M.

Recorded in Plat Cabinet Envelope 3 page 36 Fee \$86.40

By Rebecca G. Joffe Veresa M. Salizzoni
Deputy Recorder Hocking County Recorder

Certificate of Surveyor
I hereby certify that this plat was prepared from an actual survey of the premises made by me on the 24th day of June, 2025, and from existing public records and that said plat correctly show the limits of the newly created parcels. All monuments shown are certified as being set.

This certification was made by me on the 24th day of Sept., 2025.

By Michael P. Berry
Michael P. Berry, Ohio Professional Surveyor No. 6803