WOODLAND HEIGHTS

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, CITY OF NELSONVILLE AND BEING A SUBDIVISION OF LANDS LOCATED IN C. L. POSTON'S MOUND ADDITION TO NELSONVILLE AS RECORDED IN ENVELOPE 138B, SECTION 24, TOWNSHIP 12, RANGE 15.

DESCRIPTION

Being a portion of a tract of land that is now or formerly in the name of Scott A. and Susan K. Heskett as recorded in Official Record 295 at page 2665, Athens County Recorder's Office, said tract being situated in the City of Nelsonville, and being a subdivision of lands located in C. L. Poston's Mound Addition, as recorded in Envelope 138B, Athens County Recorder's Office, Section 24, T12N, R15W, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the north line of Mark Avenue having a 30.00 foot wide right-of-way from which the southwest corner of Lot 1269 in C. L. Poston's Mound Addition bears, South 82 degrees 26 minutes 30 seconds East a distance of 78.47 feet;

Thence along the north line of Mark Avenue, North 82 degrees 26 minutes 30 seconds West passing through a 5/8" X 30" iron pin with a plastic identification cap set at 107.05 feet, going a total distance of 118.51 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 07 degrees 33 minutes 30 seconds West passing through a 5/8" X 30" iron pin with a plastic identification cap set at 27.87 feet, and passing through another 5/8" X 30" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 32.50 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 82 degrees 26 minutes 30 seconds West a distance of 132.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 06 degrees 48 minutes 17 seconds West a distance of 122.62 feet to an iron pin found;

Thence North 80 degrees 31 minutes 04 seconds West a distance of 18.59 feet to an iron pin found;

Thence North 04 degrees 37 minutes 27 seconds East a distance of 465.99 feet to a 5/8" X 30" iron pin with a plastic indentification cap set;

Thence South 56 degrees 00 minutes 26 seconds East through the Grantor's lands a distance of 191.08 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 36 degrees 12 minutes 09 seconds West a distance of 18.35 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 26 degrees 07 minutes 32 seconds West a distance of 21.10 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 17 degrees 21 minutes 57 seconds West a distance of 23.04 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 00 degrees 36 minutes 56 seconds West a distance of 23.64 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 12 degrees 17 minutes 02 seconds East a distance of 24.01 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 24 degrees 31 minutes 08 seconds East a distance of 24.08 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 26 degrees 40 minutes 44 seconds East a distance of 23.22 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 25 degrees 13 minutes 34 seconds East a distance of 23.79 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 27 degrees 28 minutes 17 seconds East a distance of 21.68 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 31 degrees 14 minutes 17 seconds East a distance of 22.89 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 44 degrees 06 minutes 21 seconds East a distance of 23.73 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 68 degrees 30 minutes 05 seconds East a distance of 45.89 feet to the point of beginning containing 1.237 acres, more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

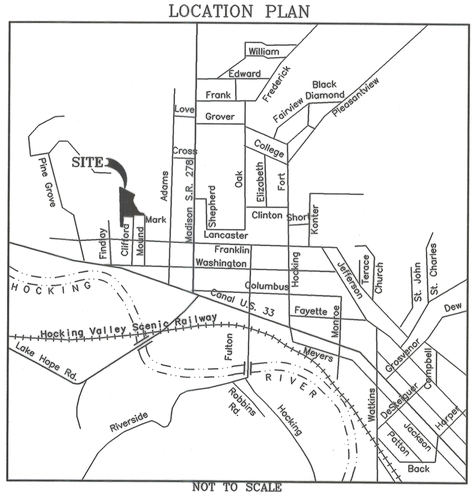
The bearings used in the above described tract were based on monumentation found on the north right-of-way line of Mark Avenue as bearing, North 82 degrees 26 minutes 30 seconds West and are for the determination of angles only.

SURVEYORS STATEMENT:

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon in March, 2000, and that the plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist 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 hereon.

George F. Seymour, P.S.
Professional Surveyor No. 6044.

LOCATION PLAN



NOT TO SCALE

OWNER'S STATEMENT:
OWNER: Scott A. and Susan K. Heskett
DEVELOPER: Same
SURVEYOR: Seymour & Associates– 830 W. Hunter St., Logan, Ohio 43138
STATEMENTS: Situated in the State of Ohio, County of Athens, Township of York, City of Nelsonville, being situated in Section 24, T12N, R15W, and being a portion of a tract of land in the name of Scott A. and Susan K. Heskett, as recorded in Official Record 295 at page 2665, all records of the Athens County Recorder's Office, said subdivision tract containing a total of 1.237 acres, more or less.

The undersigned, Steve Heskett, does hereby certify that the attached plat correctly represents "Woodland Heights", a subdivision of Lots 1 thru 9 inclusive, and does hereby accept this plat of same and dedicate to public use all roads and public areas shown herein and not heretofore dedicated. The undersigned further agree 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 Athens for the benefit of himself and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, hereunto set his hand this 11 day of MAY, 2000.

Witnesses
Geo. F. Seymour
Joan Barton

Owners
1) Scott A. Heskett
2) Susan K. Heskett

Geo. F. Seymour
Joan Barton

STATE OF OHIO, COUNTY OF ATHENS

Before me, a Notary Public, in and for said county, personally came Scott A. and Susan K. Heskett who acknowledged the signing of the forgoing instrument to be his voluntary act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal this 11 day of MAY, 2000.

Notary Public George F. Seymour County HOCKING
My Commission Expires Nov. 4 2003

NOTARIAL SEAL STATE OF OHIO

GENERAL NOTES

1) This site to be developed under "R-1" zoning regulations for future annexation. All lots depicted hereon are to be used for residential purposes only.

2) Utility easements are reserved around all perimeter lines of the subdivision and either side of all common lot lines and shall be the same widths as the setback lines in Item 3 below.

3) Front yard minimum building setback is to be 15 feet, rear yard minimum building setback is to be 10 feet and side yard minimum setback is to be 8 feet.

4) Sanitary & Water taps will be installed by the DEVELOPER/OWNER in accordance with sound construction procedures & are subject to approval of the Nelsonville City Service Director's Office.

5) Road name signs will be installed at all intersections by the developer and are subject to the approval of the Nelsonville City Service Director's Office.

6) The developer insures that electrical & telephone service will be provided in the subdivision.

WOODLAND HEIGHTS SUBDIVISION
SEC 24 YORK TWP
ENV 507 A

APPROVALS:

Mathmatically approved this 2nd day of May, 2000 by the
Julia Stanley
Athens County Engineer's Office

Approved this _____ day of _____, 20___ by the
_____

Approved this 10 day of May, 2000 by the
City Manager, Nelsonville

$200 Transferred on tax duplicate this 15 day of May, 2000 by the
David L. Lovett Jr.
Athens County Auditor

Filed for record this 15 day of May, 2000, at 11:02 a.m.
Recorded this 15 day of May, 2000, in Plat ENV
Cabinet 507A+B at page _____
File No. 2000-3296 2000-3297 Fee 98.40 by the
Julia Michael Scott
Athens County Recorder

200000003296
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 05-15-2000 11:02 am.
PLAT 43.20
ENV 507 A

PROFESSIONAL LAND SURVEYORS
SEYMOUR & ASSOCIATES
P.O. Box 624
830 W. Hunter St.
Logan, Ohio 43138
740-385-4349

STATE OF OHIO
GEORGE F. SEYMOUR
S-6044
REGISTERED SURVEYOR

WOODLAND HEIGHTS
SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, CITY OF NELSONVILLE AND BEING A SUBDIVISION OF LANDS LOCATED IN C. L. POSTON'S MOUND ADDITION TO NELSONVILLE AS RECORDED IN ENVELOPE 138B, SECTION 24, TOWNSHIP 12, RANGE 15.

REVISIONS	DRAWN	DATE
04/19/00 Mylar Plot	JLC	3/22/00

JOB A19724

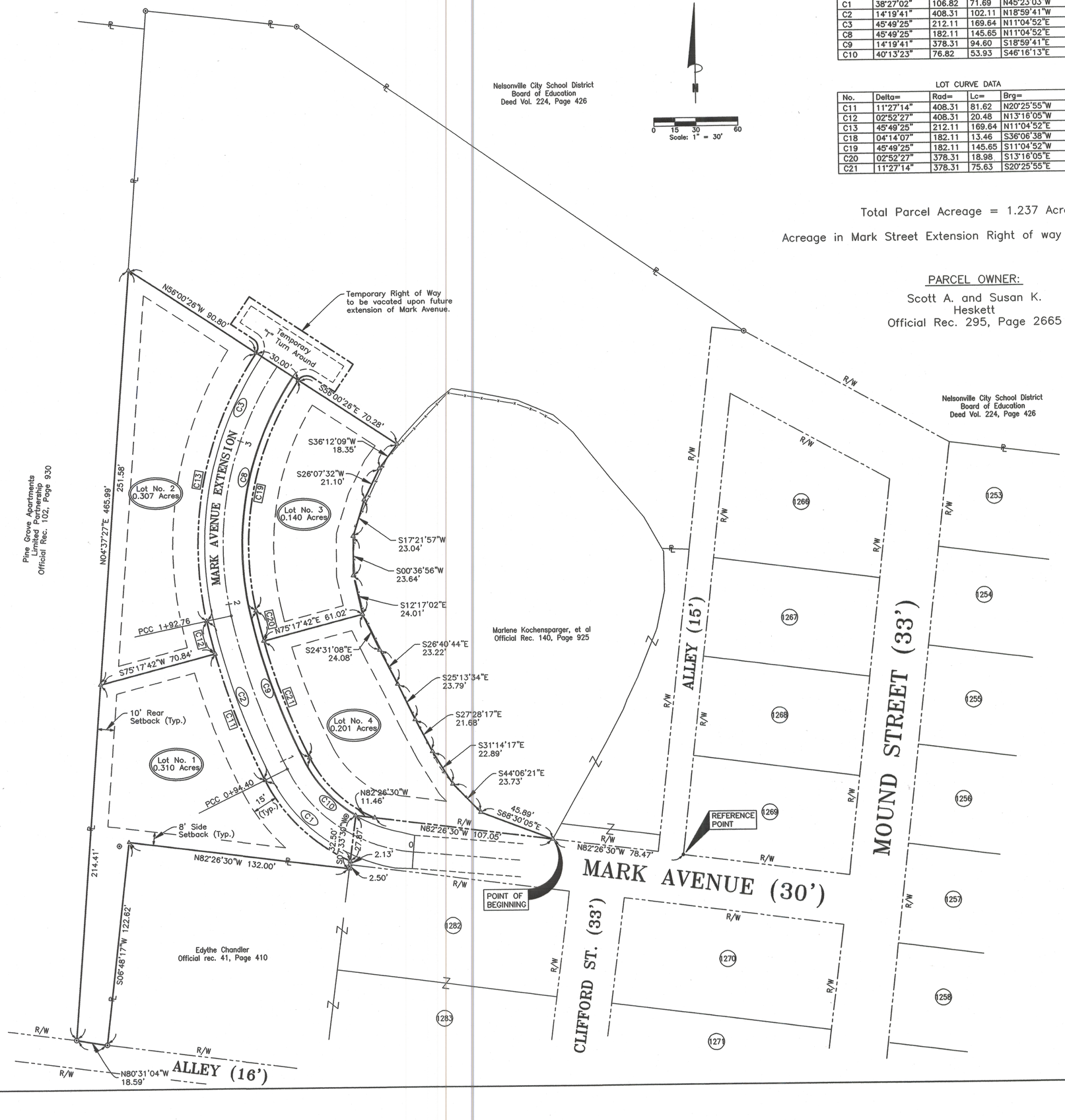
SHEET 1/2

WOODLAND HEIGHTS SUBDIVISION

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SEYMOUR & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 624
830 W. Hunter St.
Logan, Ohio 43138
740-385-4349

STATE OF OHIO
GEORGE F. SEYMOUR
S-6044
REGISTERED SURVEYOR



ROADWAY CURVE DATA

No.	Delta=	Rad=	Lc=	Brg=	Chd=
C1	38°27'02"	106.82	71.69	N45°23'03"W	70.35
C2	14°19'41"	408.31	102.11	N18°59'41"W	101.84
C3	45°49'25"	212.11	169.64	N11°04'52"E	165.16
C8	45°49'25"	182.11	145.65	N11°04'52"E	141.80
C9	14°19'41"	378.31	94.60	S18°59'41"E	94.36
C10	40°13'23"	76.82	53.93	S46°16'13"E	52.83

LOT CURVE DATA

No.	Delta=	Rad=	Lc=	Brg=	Chd=
C11	11°27'14"	408.31	81.62	N20°25'55"W	81.49
C12	02°52'27"	408.31	20.48	N13°16'05"W	20.48
C13	45°49'25"	212.11	169.64	N11°04'52"E	165.16
C18	04°14'07"	182.11	13.46	S36°06'38"W	13.46
C19	45°49'25"	182.11	145.65	S11°04'52"W	141.80
C20	02°52'27"	378.31	18.98	S13°16'05"E	18.98
C21	11°27'14"	378.31	75.63	S20°25'55"E	75.50

Total Parcel Acreage = 1.237 Acres

Acreage in Mark Street Extension Right of way = 0.216 Acres

PARCEL OWNER:

Scott A. and Susan K. Heskett
Official Rec. 295, Page 2665

LEGEND

△ 5/8" iron pin set 30" in length with plastic ID cap inscribed "SEYMOUR & ASSOC."

⊙ 5/8" iron pin found

• Point

NOTE:
The bearing system for this plat is based on evidence found on the North Right of Way line of Mark Street and bears N 82° 26' 30" W and is for the determination of angles only.

REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

WOODLAND HEIGHTS SUBDIVISION
SEC 24 YORK TWP
ENV 507 B

200000003297
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 05-15-2000 11:02 am.
PLAT 43.20

ENV 507B

REVISIONS	DRAWN	DATE
04/19/00 Mylar Plotted	JLC	3/22/00

JOB #197724

SHEET 2/2