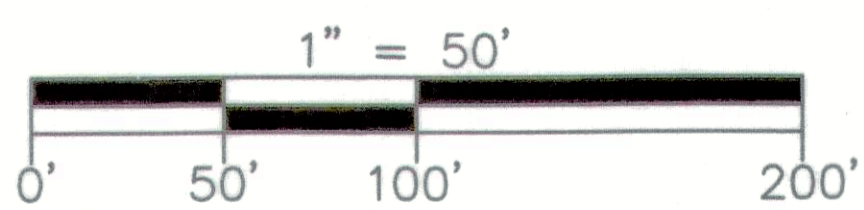


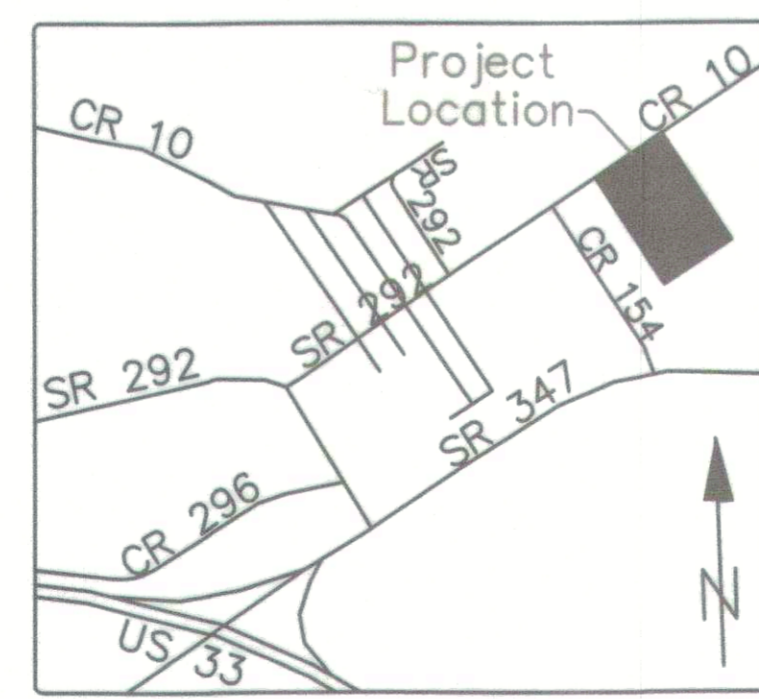
LEGEND:
 RL = Property Line
 Δ = RR Spike Found
 ○ = 5/8" Rebar Found
 ● = 5/8" Rebar Set with HEINTZ 7149 Cap

LOGAN COUNTY OHIO BOARD OF COMMISSIONERS DBA LOGAN COUNTY SEWER DISTRICT
 20.614 AC.
 O.R. 1403, PG. 4625
 M-1 ZONING



SURVEYOR'S CERTIFICATE: The accompanying plat represents a subdivision of land in VMS #4689, Perry Township, Logan County, Ohio. All measurements are in feet and decimals of a foot. All measurements on curves are arc distances. The subdivision contains 15.124 acres. Existing right-of-way along CR 10 is 0.413 acres and new right-of-way of Mossy Oak Drive is 1.017 acres leaving 13.694 acres net. I hereby certify that the accompanying plat is a correct representation of Otter Creek Commercial Park based on a survey by William D. Edwards, PS #7574, dated 11/22/2022 and that all monumentation was found or will be set prior to the sale of each lot.

Michael L. Heintz
 Michael L. Heintz, P.S. #7149
 12-20-23
 Date



Vicinity Map

DEDICATION: Know all men by these presents that JT Moss Properties owner of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate the streets, easements, and right-of-way to the Public forever.

Jeff DeMoss
 Member
Patricia W. Myers
 WITNESS

STATE OF OHIO, COUNTY OF LOGAN
 Before me a Notary Public in and for said County personally came JT Moss Properties JEFF DEMOSS who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness whereof I have set my hand and affixed my official seal 9th day May 2024

By *Kevin Chapman*
 Kevin Chapman
 05/09/2024



P.O.C. Reviewed this 21 day of May, 2024
John Smith
 Chairman, Perry Township Trustee

Approved this 21 day of May, 2024
Michael L. Heintz
 Logan County Engineer

Approved this 23 day of MAY, 2024
Ben Schult
 Logan County Sewer District

Approved this 21 day of MAY, 2024
Travis Upton
 Logan County Health Department

Approved this 9th day of May, 2024
Michael E. Godwin
 Logan County Commissioners

Approved this ___ day of ___, 2024
Michael E. Godwin
 Logan County Commissioners

Approved this ___ day of ___, 2024
Michael E. Godwin
 Logan County Commissioners

Approved this 23 day of May, 2024
Summa M. Cochran
 Map Room Pre-Approval

Approved this 23 day of May, 2024
Summa M. Cochran
 Map Room Approval

Transferred this 23 day of May, 2024
Jeff DeMoss
 Logan County Auditor

Recorded in Plat Cabinet B Slide 161B-162A

Received for Record at 2:54 o'clock P. m
 this 24th day of May, 2024
Patricia W. Myers
 Logan County Recorder

Michael L. Heintz, P.E., P.S.
 231 Sandpiper Place
 Sidney, Ohio 45365
 Ph. 937-710-3310
 mikeheintz@gmail.com

HEINTZ ENGINEERING, LLC

JT MOSS PROPERTIES
 10331 Scott Road Sidney, Ohio 45365
 937-539-0664

SUBDIVISION PLAT
 Property Development dwg
 ISSUE DATE: 12/20/23
 REVISION DATE: _____

1

INDEXED ON MAP
 8954

20240002372 Cabinet: B Slide: 161B
 PLAT
 Filed in Logan County, OH
 Patricia Myers, Recorder 05/24/2024 02:54 PM

J-338

LEGAL DESCRIPTION FOR JT MOSS PROPERTIES 15.124 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Perry, and being a part of Virginia Military Survey 4689, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerline of County Road 10 (60' right-of-way) and the existing centerline of County Road 154 (variable width right-of-way), being at Station 29+25 of County Road 10;

Thence with the centerline of County Road 10, N-57°01'18"-E, 465.01'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 5.062 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract I, passing for reference a 1" diameter iron bar found at on the Original centerline of County Road 154 at Station 29+50 at 25.00'(feet);

Thence continuing with the centerline of County Road 10, N-57°01'18"-E, 600.00'(feet) to a Railroad Spike found at the Northwest corner of a 5.139 acre tract conveyed to Hankins Investments, LLC, by deed recorded in Official Record 1406, Page 3655, Parcel I;

Thence with the West line of the 5.139 acre tract, S-32°40'31"-E, 729.14'(feet) to a 5/8" diameter iron bar found at the Northwest corner of a 1.369 acre tract conveyed to Hankins Investments, LLC, by deed recorded in Official Record 1406, Page 3655, Parcel II, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 10 at 30.00'(feet) and a 5/8" diameter iron bar set at 485.77' (feet);

Thence with the West line of the 1.369 acre tract, S-28°51'03"-E, 293.47'(feet) to a 5/8" diameter iron bar found on a North line of a 20.614 acre tract conveyed to Logan County Ohio, Board of Commissioners DBA Logan County Sewer District, by deed recorded in Official Record 1403, Page 4625;

Thence with the bounds of the 20.614 acre tract the following two (2) courses:

1. S-8°34'41"-W, 142.04'(feet) to a 5/8" diameter iron bar found;
2. S-61°38'50"-W, 288.02'(feet) to a 5/8" diameter iron bar found passing a 5/8" diameter iron bar set at 142.18' (feet);

Thence continuing with the bounds of the 20.614 acre tract and with a North line of an 8.450 acre tract conveyed to Robinson Investments, LLC, by deed recorded in Official Record 1403, Page 4629, S-57°36'46"-W, 199.57'(feet) to an iron bar found at the Southeast corner of a 1.192 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract III, passing for reference a 5/8" diameter iron bar found at 81.36'(feet);

Thence with the East line of the 1.192 acre tract, and with the East line of a 5.051 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract II, and with the East line of aforementioned RHL Real Estate's 5.062 acre tract, N-32°40'28"-W, 1102.86'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found at 376.86'(feet), a 5/8" diameter rebar found at 620.27'(feet), and a 5/8" diameter iron bar found on the right-of-way line of County Road 10 at 1072.86'(feet).

Containing 15.124 acres, 0.413 acre of which is within the right-of-way of CR 10, 1.017 acre within the right-of-way of Mossy Oak Drive leaving 13.694 acres net and being subject to the rights of all legal highways and all easements of record.

Being all of a 5.005 acre tract, a 5.016 acre tract, and a 5.107 acre tract conveyed to JT Moss Properties, LLC, by deed recorded in Official Record 1409, Page 1338, Tracts I, II, & III, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, PS #7574, on November 22, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "HEINTZ PS 7149". Bearings are based on the centerline of County Road 10 per an assumed bearing of N-57°01'18"-E.

Michael L. Heintz 12-20-23
Michael L. Heintz, P.S. 7149

PROTECTIVE COVENANTS FOR OTTER CREEK COMMERCIAL PARK:

All lots within this subdivision shall be known and described as commercial/industrial lots and are to be used for commercial/industrial purposes only. No building or structure shall be erected for any other use or purpose.

Lots #1 and #2 shall have no direct vehicular or driveway access to County Road 10.

The drainage easements indicated on the plat shall be for the detention and transport of surface and storm waters for the benefit of all lot owners. All of these drainage areas and items shall be maintained by the owner of the lot on which they are located. This includes, but is not limited to mowing and maintaining lawns, clearing all debris, cleaning sediment that may accumulate over time, etc. The site design for Lots #3 and #4 must maintain positive drainage from the end of the cul-de-sac to the detention basin.

Easements shown on the plat around the cul-de-sac are for are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer, electric, telephone, or other utility lines or services and for the express privilege or removing any obstruction to the free use of said utilities and for providing of ingress or egress over the property for such purpose.

All utility lines such as telephone or power shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.

If lot line adjustments are made within the subdivision, a ten foot wide utility easement shall be established along both sides of a new side lot line and along the rear lot line. Also a twenty foot building setback line shall be established on both sides of said new side lot line and along the rear lot line.

No lots in this subdivision shall be used for any unlawful purpose or in any way which would constitute a legal nuisance to other property owners in said subdivision, as a discotheque, dance hall, or night club, as a massage parlor, funeral parlor, bingo parlor, car wash, or any use which emits a strong, unusual, offensive, or obnoxious odor, fumes, dust, or vapors, or any sound which can be heard outside of any buildings in said subdivision. Lot use also may not include a second-hand store, mobile home or trailer park, junk yard, dry cleaners, adult bookstore or establishment exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction. Lot use may not include pool halls, billiard hall, topless bar or other establishment exhibiting nude or partially nude persons including body paint, gun range, bar or tavern, or any use which creates fire, explosives, or other hazards. Service oriented businesses such as electric, plumbing, or HVAC companies, or other businesses that provide a service to the community or other businesses are permitted.

All buildings are to be steel structures. No pole barns are permitted. All buildings are to be properly maintained, free of rust, peeling paint, etc. with landscaping neat and trimmed, kept in a manner deemed attractive to the average person.

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

The restrictions above shall be for the benefit of all of the lot owners in Otter Creek Commercial Park. Enforcement of these restrictions shall be by proceedings at law or equity against any person or persons violating or attempting to violate any restriction, either to restrain any violation or to recover damages including attorney fees and court costs resulting from said violation.

The covenants and restrictions shall run with the land and shall be binding until January 1, 2032, at which time said covenants and restrictions shall be automatically renewed for successive ten year periods.

All easements and rights-of-way provided for public services or utilities. No permanent structures, plantings, etc. shall be permitted in the easement or right-of-way areas.



Michael L. Heintz, P.E., P.S.
231 Sandpiper Place
Sidney, Ohio 45365
Ph. 937-710-3310
mikeheintz0@gmail.com



JT MOSS PROPERTIES
10331 Scott Road Sidney, Ohio 45365
937-539-0664

LEGAL DESCRIPTION & PROTECTIVE COVENANTS
Property Development.dwg
ISSUE DATE: 12/20/23
REVISION DATE: -----