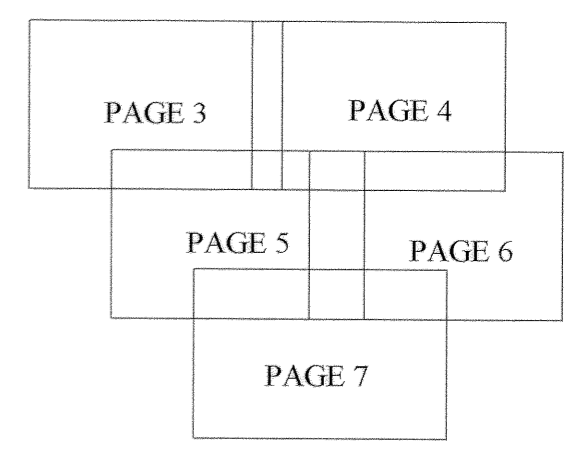


POTTS FARM SUBDIVISION (PRIVATE ROADS)

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP "ANTRIM"
 - (4) SURVEY PLAT BY K. F. MARCH
 - (5) SURVEY PLAT BY JOSEPH T. SPILKER
 - (6) SURVEY PLAT BY CLAUS SURVEYING
 - (7) SURVEY PLAT BY CHARLES W. HUNNELL
 - (8) SURVEY PLAT BY THOMAS W. TAYLOR
 - (9) SURVEY PLAT BY LOREN C. CAMP
 - (10) SURVEY PLAT BY RUSSELL NEITZELT
 - (11) SURVEY PLAT BY FRANK E. BAIR
 - (12) SURVEY PLAT BY WARD
 - (13) SURVEY PLAT BY STANLEY MCFARLAND

SITUATED IN THE STATE OF OHIO, COUNTY OF GUERNSEY, TOWNSHIP OF OXFORD, BEING PART IN THE NORTHEAST QUARTER OF SECTION 30, RANGE 7 WEST, TOWNSHIP 9 NORTH, BEING PART IN THE SOUTHWEST QUARTER OF SECTION 19, AND PART IN THE SOUTHEAST QUARTER OF SECTION 25, RANGE 7 WEST, TOWNSHIP 10 NORTH, OF "THE OLD SEVEN RANGES SURVEY".



AREA IN EXISTING R/W OF STATE ROUTE 513.....	2.703 ACRES
AREA OF SUBDIVISION IN SECTION 19 PARCEL NO. 28-00282	63.784 ACRES
AREA OF SUBDIVISION IN SECTION 30 PARCEL NO. 28-00281	3.287 ACRES
AREA OF SUBDIVISION IN SECTION 25 PARCEL NO. 28-00284	113.941 ACRES

TOTAL SUBDIVISION AREA.....	181.012 ACRES

AREA DEDICATED IN HEREFORD AVE IN SECTION 19	0.833 ACRES
AREA DEDICATED IN HEREFORD AVE IN SECTION 25	3.220 ACRES
AREA DEDICATED IN BRAFORD DRIVE IN SECTION 19	0.737 ACRES
AREA DEDICATED IN BRAFORD DRIVE IN SECTION 25	2.261 ACRES
AREA DEDICATED IN CHAROLAIS PLACE = ALL IN SECTION 19	1.037 ACRES

TOTAL AREA BEING DEDICATED IN ROADS.....	8.088 ACRES
AREA IN 43 LOTS.....	163.039 ACRES
COMMON USE EASEMENT AREA.....	9.885 ACRES

TOTAL SUBDIVISION AREA.....	181.012 ACRES

COUNTY AUDITOR
 TRANSFERRED BY GUERNSEY COUNTY AUDITOR
 DATE April 2, 2002
Tony Brown FEE \$21.50
 GUERNSEY COUNTY AUDITOR

GUERNSEY COUNTY RECORDER
 NO. 2482-88 See O.R. 311 Pg. 229-235
 RECEIVED FOR RECORD THIS 2nd DAY OF April, 2002.
 RECORDED IN PLAT CABINET 3, SLIDE 470- AT 2:39 P.M.
 FEE 140.00
Callean Wheatley
 GUERNSEY COUNTY RECORDER

GUERNSEY COUNTY ENGINEER
 APPROVED FOR RECORD THIS Delmar E. George
 DATE March 29, 2002
 GUERNSEY COUNTY ENGINEER

GUERNSEY COUNTY COMMISSIONERS
 APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.

GUERNSEY COUNTY COMMISSIONERS
Wendy L. Iberg
Joseph Johnson
Mark L. Allen
 COMMISSIONERS
 DATE April 1, 2002

OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION AND RECORDING OF SAID PLAT AND DEDICATE ALL ROADS AS PRIVATE ROADWAYS, EXCEPT FOR THE USE OF ALL ABUTTING PROPERTY OWNERS, TOGETHER WITH THEIR HEIRS, EXECUTORS, SUCCESSORS, AND ASSIGNS, AS A MEANS OF INGRESS AND EGRESS UNTIL SUCH TIME AS SAID PRIVATE ROAD IS DEDICATED FOR PUBLIC USE. THE RIGHT EXTENDS TO THE LICENCEES, INVITEES, AND BUSINESS INVITEES OF SAID ABUTTING PROPERTY OWNERS. WE ALSO AGREE TO TO FORM A PROPERTY OWNERS ASSOCIATION WITH EACH LOT OWNER BEING AN EQUAL MEMBER OF SAID ASSOCIATION. EACH LOT OWNER SHALL SHARE ALL ASSOCIATION COSTS EQUALLY BASED ON THE NUMBER OF LOTS HE OR SHE OWNS. SAID PROPERTY OWNERS ASSOCIATION SHALL BE THE OWNERS OF ALL THE ROADS WITHIN THIS SUBDIVISION AND THE 9.885 ACRES COMMON EASEMENT AREA. THE ASSOCIATION SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THIS PRIVATE ROADWAYS AND UNDERSTAND THAT, STATE, COUNTY, TOWNSHIP, OR OTHER GOVERNMENT AGENCIES WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID ROADWAYS UNTIL SUCH TIME THEY ARE DEDICATED TO PUBLIC USE IN ACCORDANCE WITH SUBDIVISION REGULATIONS.

Gregory F. Smith
 WITNESS Gregory F. Smith
Wendi L. Iberg
 WITNESS Wendi L. Iberg
Joe Detweiler
 OWNER Joe Detweiler-President
 WITNESS _____
 WITNESS _____
 OWNER _____

STATE OF OHIO
 GUERNSEY COUNTY SS:
STARK
 BE IT REMEMBERED THAT ON THIS 27th DAY OF February, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME:

Joe Detweiler

WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN.

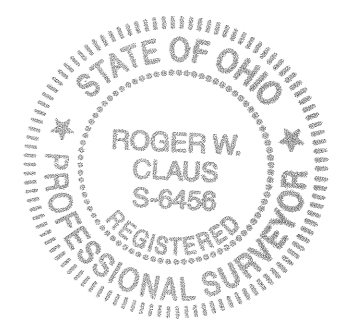
SEAL
Wendi L. Iberg
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
 MY COMMISSION EXPIRES 11-30-05

- ⊙ = 5/8" IRON PIN FOUND CAPPED "SPILKER 5862"
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ⊠ = 5/8" IRON PIN FOUND CAPPED "HUNNELL 6889"
- ⊙ = 1" IRON PIN FOUND W/ ALUM CAP "SPILKER 5862"
- ▲ = 5/8" IRON PIN FOUND CAPPED "WARD 7356"
- ⊕ = GAS WELL FOUND
- ⊞ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- +
- ▲ = RAILROAD SPIKE SET
- ⊙ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON THE 28 DAY OF JANUARY, 2002. ALL DIMENSIONS SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ON CURVES ARE ARC DISTANCES ON DRAWING AND CHORD DISTANCES IN THE CURVE TABLE.

Roger W. Claus 2-20-02
 ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
 33310 CHRISTMAN RIDGE ROAD
 LEWISVILLE, OHIO 43754
 1-740-567-3168
 1-740-567-3106 fax



DESCRIPTION
 APPROVED
Blair Date 4-2-02
 Tony Brown, Auditor
 Delmar E. George, Engineer