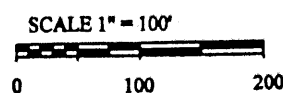


# PLAT OF COUNTRY CLUB ESTATES PHASE 2

GUERNSEY COUNTY, JACKSON TOWNSHIP SECTION 19, RANGE 3 WEST, TOWNSHIP 1 NORTH OF "THE UNITED STATES MILITARY DISTRICT".



### OWNER'S CONSENT AND DEDICATION

We, the undersigned, being all of the owners of the lands herein platted, do hereby voluntarily consent to the association and receipt of the said plat and do dedicate the streets as shown hereon to the public use forever. We also hereby dedicate easements, to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines or services under, on or over those certain strips of land designated hereon as "Utility Easements".

*James M. George*  
Owner

"COUNTRY CLUB ESTATES" O.R. VOL. 208, PAGES 616-617

"BASIS OF BEARINGS"  
N 87°23'08"W 693.96'

12 | 21  
19 | 20

### STATE OF OHIO, GUERNSEY COUNTY

Be it remembered that on this 14 day of July, 2008 before me the undersigned, a notary public in and for said county and state, personally came

James M. George

who acknowledged they did sign the foregoing plat 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.

*Conrad S. Baker*  
Notary Public in and for the State of Ohio

Conrad S. Baker  
Notary Public in and for the State of Ohio  
My Commission Expires 11-16-09

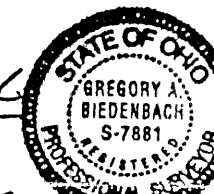
### CERTIFICATE OF SURVEYOR

George by Deed Volume 281, Page 393 (Parcel No. 11-00274) and conveyed to James & Betty George by Deed Volume 314, Page 430 (Parcel No. 11-02311) of the deed records of Guernsey County, Ohio.

Acreage dedicated to C.R. 46 is 1.456 acres  
Acreage dedicated to roads is 4.093 acres  
Acreage contained in lots is 35.438 acres  
Acreage in Reserves A-B-C is 8.237 acres  
Total acreage is 49.224 acres

I hereby certify that this plat is a true and correct survey made by me on July 14, 2008 and that all monuments set out are shown.

*Gregory K. Biedenbach*  
Gregory K. Biedenbach  
Ohio Registered Surveyor No. 7881.



COUNTY ENGINEER

Approved for record Delmar E. George  
Guernsey County Engineer

Date 8/28/08, 2008.

COUNTY RECORDER

No. \_\_\_\_\_

Received for record \_\_\_\_\_, 2008 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded Aug 28, 2008.

In Guernsey County Record of Plats Book 4, Page 505

*Colleen Wheatley* Recorder.

COUNTY AUDITOR

Approved for record Tony Brown  
Guernsey County Auditor

Date 8-28-08, 2008.

COUNTY COMMISSIONERS

Approved for record \_\_\_\_\_  
Guernsey County Commissioners

Date 8-12-08, 2008.

Guernsey County Commissioner

Date 8/27, 2008.

GUERNSEY COUNTY PLANNING COMMISSION

Approved for record \_\_\_\_\_

Date \_\_\_\_\_, 2008.

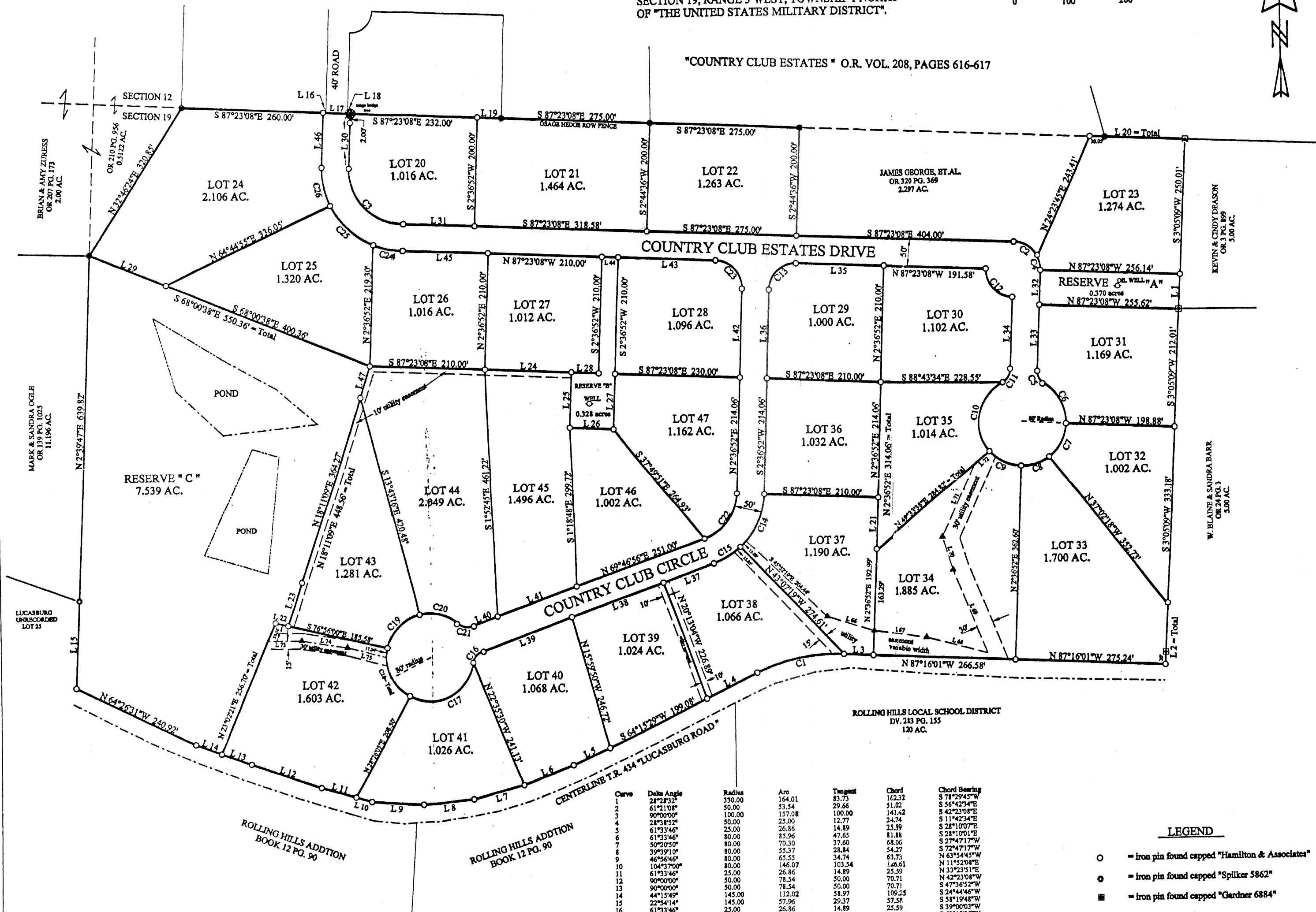
GUERNSEY COUNTY HEALTH DEPARTMENT

Approved for record Kandy Shapard  
Guernsey County Health Department

Date 8-12-08, 2008.

SURVEY CHECKED  
DELMAR E. GEORGE  
GUERNSEY COUNTY ENGINEER  
DATE: 2-2006  
APPROVED BY: *Maury Redden*

SURVEY PLAT FILE: OB-607-2RP



Line	Bearing	Distance
1	S 70°09'W	63.00'
2	S 3°01'09"W	110.00'
3	N 87°16'01"W	54.30'
4	S 64°12'22"W	103.34'
5	S 65°41'22"W	73.98'
6	S 68°09'22"W	97.79'
7	S 74°02'22"W	95.81'
8	S 84°07'22"W	94.67'
9	N 85°21'31"W	94.22'
10	N 73°37'31"W	66.13'
11	N 73°37'31"W	30.00'
12	N 70°36'31"W	133.00'
13	N 69°51'47"W	50.07'
14	N 69°51'47"W	159.87'
15	N 23°34'7"	5.00'
16	S 87°23'08"W	5.00'
17	S 87°23'08"W	40.00'
18	S 87°23'08"W	5.00'
19	S 87°23'08"W	44.03'
20	S 87°23'08"W	174.00'
21	N 7°36'52"E	35.438 acres
22	S 76°56'00"E	24.54'
23	S 87°23'08"W	84.23'
24	N 87°11'09"E	160.00'
25	S 23°36'52"W	100.00'
26	S 87°23'08"W	100.00'
27	S 87°23'08"W	100.00'
28	N 87°23'08"W	50.00'
29	S 68°00'37"E	150.00'
30	S 23°36'52"W	100.00'
31	S 87°23'08"W	132.00'
32	S 23°36'52"W	63.00'
33	S 23°36'52"W	119.67'
34	N 2°36'52"E	132.67'
35	N 2°36'52"E	160.00'
36	S 23°36'52"W	100.00'
37	S 69°46'56"W	100.00'
38	S 69°46'56"W	177.67'
39	S 69°46'56"W	50.00'
40	N 69°46'56"E	160.00'
41	N 69°46'56"E	180.00'
42	N 87°23'08"W	30.00'
43	N 87°23'08"W	158.00'
44	N 87°23'08"W	158.00'
45	N 87°23'08"W	100.00'
46	N 2°36'52"E	100.00'
47	N 87°11'09"E	60.00'
48	S 63°06'29"E	157.26'
49	S 66°29'27"E	102.61'
50	S 69°00'33"E	101.40'
51	S 70°18'33"E	89.82'
52	S 72°42'26"E	59.00'
53	S 73°32'22"E	40.45'
54	S 83°12'42"E	58.00'
55	N 86°52'51"E	59.82'
56	N 82°28'14"E	57.49'
57	N 79°19'44"E	58.29'
58	N 73°26'27"E	59.31'
59	N 68°17'46"E	53.95'
60	N 66°46'51"E	58.05'
61	N 63°28'43"E	77.51'
62	N 74°49'54"E	79.25'
63	N 84°11'53"E	67.64'
64	S 85°16'53"E	138.53'
65	S 86°02'39"E	179.63'
66	S 72°50'31"E	102.94'
67	S 82°11'33"E	116.08'
68	S 74°42'46"E	166.15'
69	N 21°44'26"W	64.00'
70	N 16°02'03"W	150.77'
71	N 49°33'38"E	36.79'
72	S 89°27'25"E	61.64'
73	S 81°05'26"E	88.83'
74	S 73°20'53"E	69.39'

### LEGEND

- = iron pin found capped "Hamilton & Associates"
- = iron pin found capped "Spilker 5862"
- = iron pin found capped "Gardner 6884"
- ▲ = survey angle point

NOTE: THERE SHALL BE A 30.00 FEET SET-BACK LINE FROM ALL STREETS AND THERE SHALL BE A 20.00 FEET SET BACK LINE FROM ALL SIDE LOT LINES.

NOTE: FOR RESTRICTIVE COVENANTS SEE INDIVIDUAL DEEDS.

BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
(740) 472-1262

Curve	Date	Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	2/27/02	164.01	330.00	83.73	162.52	162.52	S 78°29'45"W
2	6/12/08	50.00	50.00	35.34	29.66	51.02	S 56°42'34"E
3	9/06/00	100.00	100.00	157.08	100.00	141.42	S 43°33'02"E
4	2/8/04	25.00	25.00	12.77	24.74	24.74	S 11°42'34"E
5	6/13/46	25.00	26.86	14.89	25.59	28.84	S 28°10'07"E
6	6/13/46	80.00	85.96	47.65	81.84	81.84	S 21°00'10"E
7	5/9/59	80.00	70.30	37.60	68.06	68.06	S 27°47'17"W
8	3/9/59	55.37	80.00	55.37	28.84	54.27	S 72°47'17"W
9	4/6/56	80.00	65.35	34.74	63.75	63.75	N 63°54'15"W
10	1/4/57	80.00	146.07	103.24	146.07	146.07	N 11°52'08"E
11	6/13/46	25.00	26.86	14.89	25.59	28.84	N 33°23'11"E
12	9/06/00	50.00	78.54	50.00	70.71	70.71	N 42°33'08"W
13	9/06/00	50.00	78.54	50.00	70.71	70.71	S 47°36'52"W
14	4/4/54	109.23	112.02	58.97	109.23	109.23	S 24°44'46"W
15	2/25/41	145.00	145.00	57.96	57.96	57.96	S 51°19'48"W
16	6/13/46	25.00	26.86	14.89	25.59	28.84	S 39°00'03"W
17	11/01/23	80.00	153.89	114.71	131.24	131.24	S 63°19'35"W
18	7/43/77	80.00	104.21	60.98	96.99	96.99	N 24°14'05"W
19	6/13/46	80.00	88.26	49.23	83.85	83.85	N 44°40'22"E
20	5/9/59	80.00	76.89	41.70	73.96	73.96	S 76°11'15"E
21	6/13/46	25.00	26.86	14.89	25.59	28.84	S 79°28'11"E
22	6/13/46	80.00	111.37	63.08	105.10	105.10	N 36°11'54"E
23	6/13/46	80.00	78.54	50.00	70.71	70.71	N 42°33'08"W
24	2/01/70	150.00	53.10	26.83	52.83	52.83	N 77°14'38"W
25	4/15/02	150.00	109.56	37.36	107.13	107.13	N 46°10'58"W
26	2/25/57	150.00	72.95	37.21	72.24	72.24	N 11°19'06"W