

PLAT OF WILLOW SPRINGS PHASE 2

LOCATED IN THE SECOND QUARTER, TOWNSHIP 1N, RANGE 1W
U.S.M.L., WILLS TOWNSHIP, GUERNSEY COUNTY, OHIO

AREA IN LOTS = 44.8117 ACRES
AREA IN R/W = 4.2374 ACRES
AREA TOTAL = 49.0491 ACRES

Situated in the Second Quarter, Township 1N, Range 1W, U.S.M.L., Wills Township, Guernsey County, Ohio and being part of a 90.239 acre tract conveyed to Rodora McDonald by a deed recorded in Official Record Page of the Guernsey County Recorder's Office.

DEDICATION AND ACKNOWLEDGMENT:

I the undersigned, _____, the owner of the real estate shown, do hereby certify that I have caused the same to be surveyed and platted into lots and roadways as shown, and that said lots are numbered one to fourteen, inclusive, and that the roadways through said subdivision, as depicted, are hereby dedicated to the public for use as such.

This subdivision and plat are subject to the Covenants, Conditions and Restrictions for Willow Springs Phase One as filed for record in the Office of Recorder of Guernsey County, Ohio, and appearing in Official Records Volume _____, Page _____, and such Easements, Covenants and Restrictions will run with the land and will be applicable to all subsequent conveyances, regardless of whether or not the same are specifically mentioned therein.

We further certify that there are no unpaid taxes or special assessments against the land contained in this plat.

Mary Riederer
Witness

Rhodora McDonald
Owner

Witness

Owner

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

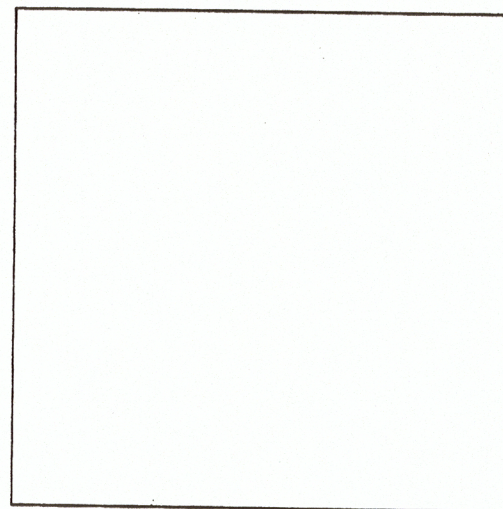
BE IT REMEMBERED, That on this 16th day of January, 2009, before me, a notary public in and for said county, personally appeared _____ who executed the forgoing instrument and acknowledged that he/she did sign the same and that it was his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Cheryl Edwards
Notary Public
County of Guernsey, State of Ohio

CHERYL EDWARDS
NOTARY PUBLIC, STATE OF OHIO
BY COMMISSION EXPIRES APRIL 6, 2012

Commission Expires _____



VICINITY MAP

Easements:

A twelve foot wide utility easement is to be located adjacent and parallel to all rights of way.

A fifty foot sign easement is to be located at the intersection of County Highway 59 and Willow Springs Way.

Covenants:

Zoning:

RESOLUTIONS OF GUERNSEY COUNTY, OHIO

Accepted and approved under the Ohio Revised Code Section 711.05 in that at least minimum specifications for subdivision thoroughfares and drainage must be met before application under Ohio Revised Code Section 711.091 is made.

Dated: 1/20/09 William J. Fisher Commissioner

Dated: 1/20/09 Steve A. Douglas Commissioner

Dated: 1/20/09 John C. Miller Commissioner

APPROVAL: GUERNSEY COUNTY DISTRICT BOARD OF HEALTH

Approved this 16th day of January, 2009 Randy Shepard M.D.
Health Commissioner

APPROVAL: GUERNSEY COUNTY ENGINEER

Approved this 16th day of JAN, 2009 Del Steiner
County Engineer

APPROVAL: GUERNSEY COUNTY PLANNING COMMISSION

Approved this _____ day of _____, 200____
Chairperson _____

Transferred this 16 day of JAN, 2009 Joy Brown
Auditor

Recorded this 27th day of January, 2009 Colleen Wheatley
Recorder

Filed for record this 27th day of January, 2009 Cabinet 4 Slide 506

Complied With
Joy Brown Auditor
Transfer Fee \$11.50

JAN 27 2009

Conv. Fee None
Transfer Fee
Section 319.54 Ohio R.C.

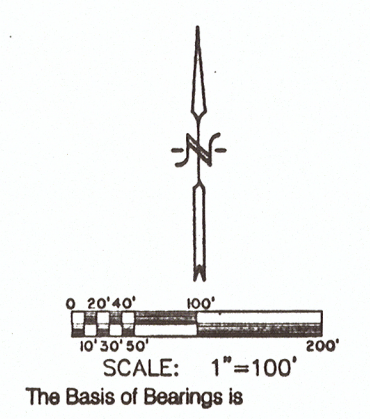
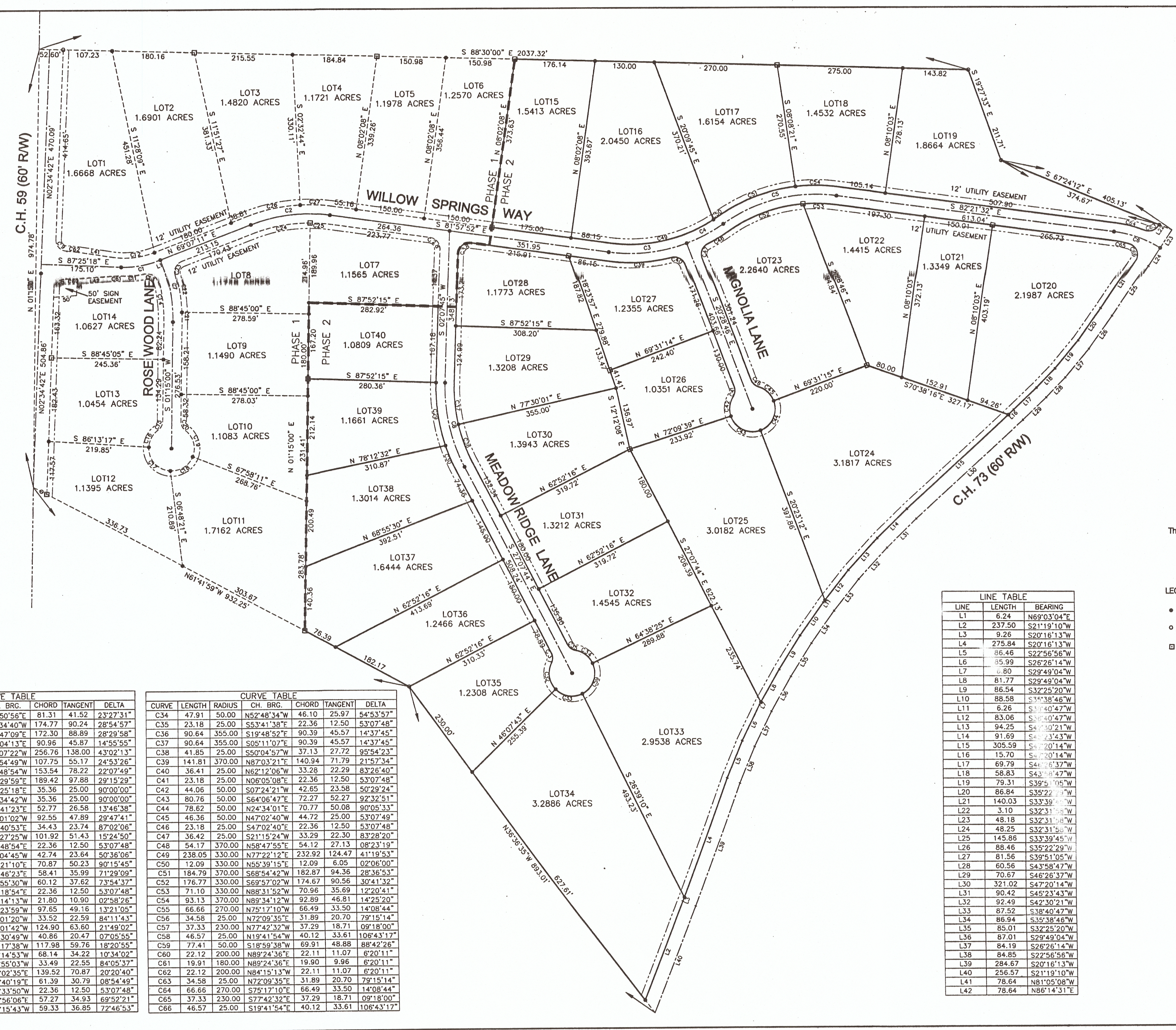
20090000397
Filed For Record in
GUERNSEY COUNTY, OHIO
COLLEEN WHEATLEY
01-27-2009 At 03:02 pm.
PLAT 40.00
OR Book 461 Page 1971 - 1972

CERTIFICATE OF SURVEYOR:

I hereby certify that at the direction of _____, owner of the real estate shown, I surveyed and platted 18.056 acres of the same into lots and 2.513 acres into roadways for a total of 20.569 acres as shown. Said lots have been numbered one to fourteen inclusive, and the foregoing real estate has been named Willow Springs Phase One, and the dimensions are given in feet and decimal parts thereof. Monuments are placed as shown for the regulation of future surveys.

Joseph J. Spilker 1-16-09
Surveyor Date





CURVE TABLE						
CURVE	LENGTH	RADIUS	CH. BRG.	CHORD	TANGENT	DELTA
C1	81.89	200.00	N80°50'56"E	81.31	41.52	23°27'31"
C2	176.64	350.00	S83°34'40"W	174.77	90.24	28°54'57"
C3	174.09	350.00	N83°47'09"E	172.30	88.89	28°29'58"
C4	91.21	350.00	N62°04'13"E	90.96	45.87	14°55'55"
C5	262.90	350.00	S76°07'22"W	256.76	138.00	43°02'13"
C6	108.61	250.00	N69°54'49"W	107.75	55.17	24°53'26"
C7	154.50	400.00	N09°48'54"W	153.54	78.22	22°07'49"
C8	191.49	375.00	S12°29'59"E	189.42	97.88	29°15'29"
C9	39.27	25.00	S42°25'18"E	35.36	25.00	90°00'00"
C10	39.27	25.00	S47°34'42"W	35.36	25.00	90°00'00"
C11	52.90	220.00	N85°41'23"E	52.77	26.58	13°46'38"
C12	93.60	180.00	S84°01'02"W	92.55	47.89	29°47'41"
C13	37.98	25.00	S57°40'53"E	34.43	23.74	87°02'06"
C14	102.23	380.00	N06°27'25"W	101.92	51.43	15°24'50"
C15	23.18	25.00	N27°48'54"E	22.36	12.50	53°07'48"
C16	44.16	50.00	S29°04'45"W	42.74	23.64	50°36'06"
C17	78.77	50.00	S41°21'10"E	70.87	50.23	90°15'45"
C18	62.38	50.00	N57°46'23"E	58.41	35.99	71°29'09"
C19	64.50	50.00	N14°55'30"W	60.12	37.62	73°54'37"
C20	23.18	25.00	S25°18'54"E	22.36	12.50	53°07'48"
C21	21.80	420.00	N00°14'13"W	21.80	10.90	02°58'26"
C22	97.87	420.00	N08°23'59"W	97.85	49.16	13°21'05"
C23	36.74	25.00	S27°01'20"W	33.52	22.59	84°11'43"
C24	125.66	330.00	S80°01'42"W	124.90	63.60	21°49'02"
C25	40.89	330.00	N85°30'49"W	40.86	20.47	07°05'55"
C26	118.49	370.00	S78°17'38"W	117.98	59.76	18°20'55"
C27	68.24	370.00	N87°14'53"W	68.14	34.22	10°34'02"
C28	36.69	25.00	N39°55'03"W	33.49	22.55	84°05'37"
C29	140.26	395.00	S08°02'35"E	139.52	70.87	20°20'40"
C30	61.45	395.00	S22°40'19"E	61.39	30.79	08°54'49"
C31	23.18	25.00	N00°33'50"W	22.36	12.50	53°07'48"
C32	60.98	50.00	S08°56'06"E	57.27	34.93	69°52'21"
C33	63.51	50.00	N80°15'43"W	59.33	36.85	72°46'53"

CURVE TABLE						
CURVE	LENGTH	RADIUS	CH. BRG.	CHORD	TANGENT	DELTA
C34	47.91	50.00	N52°48'34"W	46.10	25.97	54°53'57"
C35	23.18	25.00	S53°41'38"E	22.36	12.50	53°07'48"
C36	90.64	355.00	S19°48'52"E	90.39	45.57	14°37'45"
C37	90.64	355.00	S05°11'07"E	90.39	45.57	14°37'45"
C38	41.85	25.00	S50°04'57"W	37.13	27.72	95°54'23"
C39	141.81	370.00	N87°03'21"E	140.94	71.79	21°57'34"
C40	36.41	25.00	N62°12'06"W	33.28	22.29	83°26'40"
C41	23.18	25.00	N06°05'08"E	22.36	12.50	53°07'48"
C42	44.06	50.00	S07°24'21"W	42.65	23.58	50°29'24"
C43	80.76	50.00	S64°06'47"E	72.27	52.27	92°32'51"
C44	78.82	50.00	N24°34'01"E	70.77	50.08	90°05'33"
C45	46.36	50.00	N47°02'40"W	44.72	25.00	53°07'48"
C46	23.18	25.00	S47°02'40"E	22.36	12.50	53°07'48"
C47	36.42	25.00	S21°15'24"W	33.29	22.30	83°28'20"
C48	54.17	370.00	N58°47'55"E	54.12	27.13	08°23'19"
C49	238.05	330.00	N77°22'12"E	232.92	124.47	41°19'53"
C50	12.09	330.00	N55°39'15"E	12.09	6.05	02°06'00"
C51	184.79	370.00	S68°54'42"W	182.87	94.36	28°36'53"
C52	176.77	330.00	S69°57'02"W	174.67	90.56	30°41'32"
C53	71.10	330.00	N88°31'52"W	70.96	35.69	12°20'41"
C54	93.13	370.00	N89°34'12"W	92.89	46.81	14°25'20"
C55	66.66	270.00	N75°17'10"W	66.49	33.50	14°08'44"
C56	34.58	25.00	N72°09'35"E	31.89	20.70	79°15'14"
C57	37.33	230.00	N77°42'32"W	37.29	18.71	09°18'00"
C58	46.57	25.00	N19°41'54"W	40.12	33.61	106°43'17"
C59	77.41	50.00	S18°59'38"W	69.91	48.88	88°42'26"
C60	22.12	200.00	N89°24'36"E	22.11	11.07	6°20'11"
C61	19.91	180.00	N89°24'36"E	19.90	9.96	6°20'11"
C62	22.12	200.00	N84°15'13"W	22.11	11.07	6°20'11"
C63	34.58	25.00	N72°09'35"E	31.89	20.70	79°15'14"
C64	66.66	270.00	S75°17'10"E	66.49	33.50	14°08'44"
C65	37.33	230.00	S77°42'32"E	37.29	18.71	09°18'00"
C66	46.57	25.00	S19°41'54"E	40.12	33.61	106°43'17"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.24	N69°03'04"E
L2	237.50	S21°19'10"W
L3	9.26	S20°16'13"W
L4	275.84	S20°16'13"W
L5	86.46	S22°56'56"W
L6	85.99	S26°26'14"W
L7	6.80	S29°49'04"W
L8	81.77	S29°49'04"W
L9	86.54	S32°25'20"W
L10	88.58	S35°38'46"W
L11	6.26	S38°40'47"W
L12	83.06	S38°40'47"W
L13	94.25	S42°30'21"W
L14	91.69	S42°30'21"W
L15	305.59	S47°20'14"W
L16	15.70	S47°20'14"W
L17	69.79	S47°20'14"W
L18	58.83	S43°58'47"W
L19	79.31	S39°51'05"W
L20	86.84	S35°22'29"W
L21	140.03	S33°39'45"W
L22	3.10	S32°31'56"W
L23	48.18	S32°31'56"W
L24	48.25	S32°31'56"W
L25	145.86	S33°39'45"W
L26	88.46	S35°22'29"W
L27	81.56	S39°51'05"W
L28	60.56	S43°58'47"W
L29	70.67	S46°26'37"W
L30	321.02	S47°20'14"W
L31	90.42	S45°23'43"W
L32	92.49	S42°30'21"W
L33	87.52	S38°40'47"W
L34	86.94	S35°38'46"W
L35	85.01	S32°25'20"W
L36	87.01	S29°49'04"W
L37	84.19	S26°26'14"W
L38	84.85	S22°56'56"W
L39	284.67	S20°16'13"W
L40	256.57	S21°19'10"W
L41	78.64	N81°05'08"W
L42	78.64	N86°14'31"E

- LEGEND:
- 5/8" REBAR SET - CAP MARKED "SPILKER"
 - IRON PIN FOUND - AS NOTED
 - 1" REBAR SET IN BOX

