

PLAT OF WILLOW SPRINGS PHASE 1 (REVISED)

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

AREA IN LOTS = 18.018 ACRES
AREA IN R/W = 2.551 ACRES
AREA TOTAL = 20.569 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 ~~Rebecca McDonald~~ by a deed recorded in Official Record , Page of the Guernsey County Records, Auditor's Parcel Number 44-00697.

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.

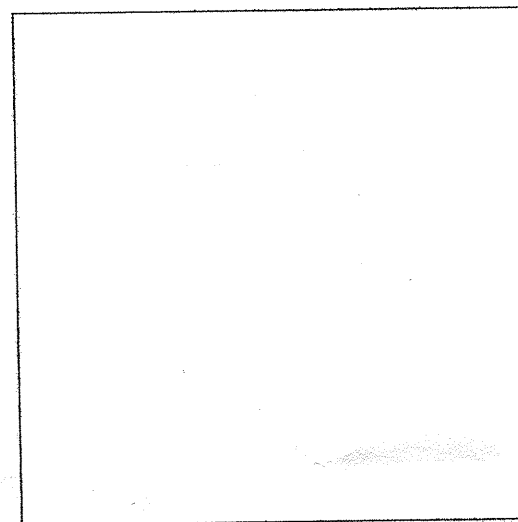
We further certify that there are no unpaid taxes or special assessments against the land contained in this plat.

Tammy McElroy
Witness

Rhodora's Creative Renovations LLC
Owner

Cheryl Perry
Witness

Rhodora Vidal
Ellie Welch R.O.A.
Owner



VICINITY MAP

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

BE IT REMEMBERED, That on this ___ day of _____, 20___, before me, a notary public in and for said county, personally appeared _____ who executed the foregoing 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.

Tammy McElroy May 24, 2016
Notary Public Commission Expires
County of Guernsey, State of Ohio



Tammy McElroy, Notary Public
in and For The State of Ohio
My Commission Expires
May 24, 2016

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:

ACCEPTANCE: COMMISSIONERS 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: 10/5/11 [Signature] Commissioner

Dated: 10/5/11 [Signature] Commissioner

Dated: 10/5/11 [Signature] Commissioner

APPROVAL: GUERNSEY COUNTY DISTRICT BOARD OF HEALTH

Approved this 3 day of October, 2001 [Signature]
Health Commissioner

APPROVAL: GUERNSEY COUNTY ENGINEER

Approved this 3rd day of October, 2001 [Signature]
County Engineer

APPROVAL: GUERNSEY COUNTY PLANNING COMMISSION

Approved this ___ day of _____, 200__
Chairperson

Transferred this 3 day of Oct, 2011 [Signature]
Auditor

Recorded this 19th day of Oct, 2011 [Signature]
Recorder

Filed for record this 19th day of Oct, 2011 Cabinet 4 Slide 510

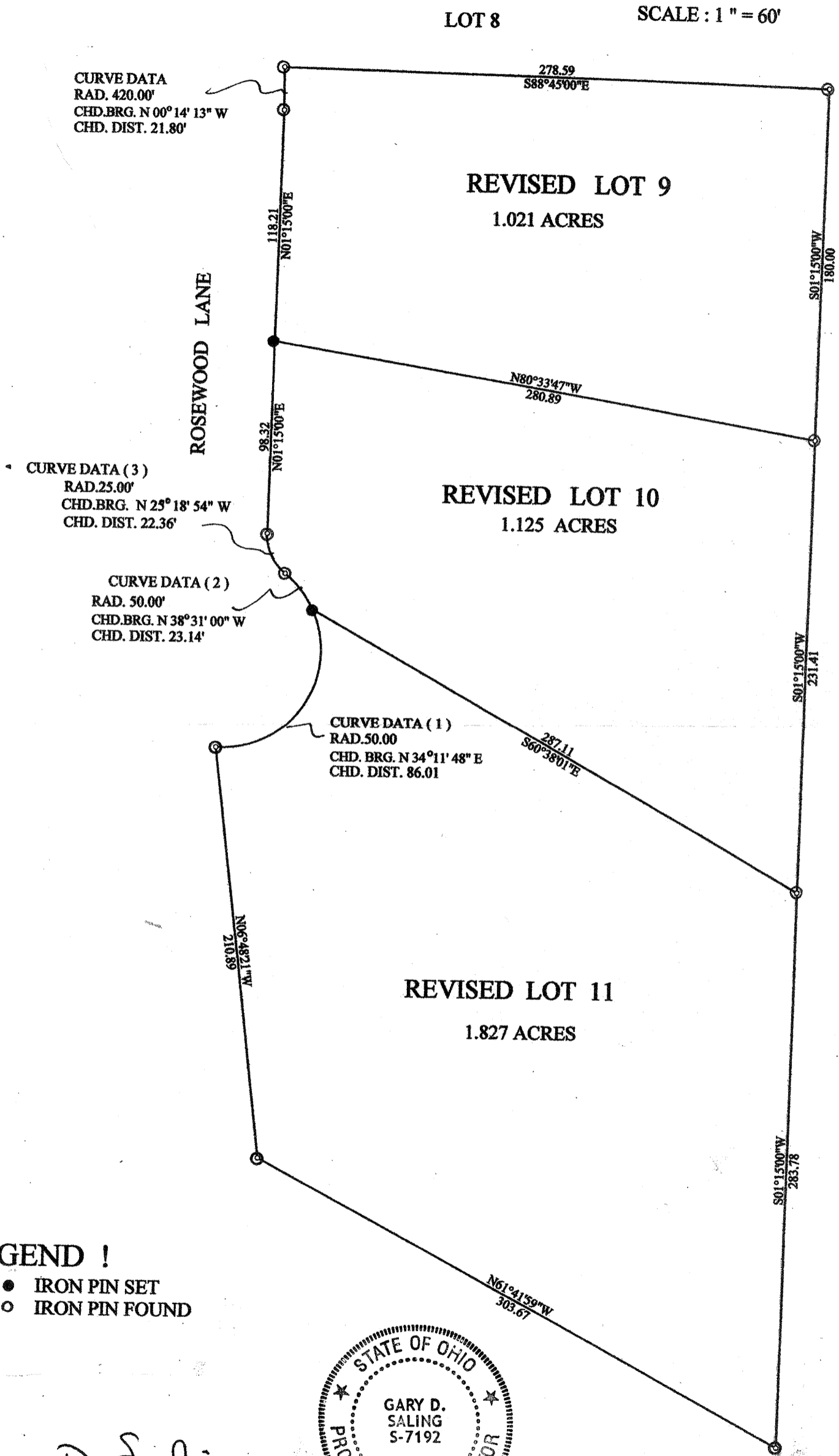
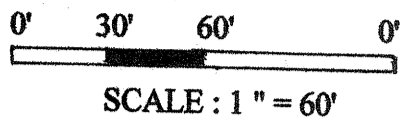
20110005998
Filed for Record in
GUERNSEY COUNTY, OHIO
COLLEEN WHEATLEY, RECORDER
10-19-2011 At 01:02 pm.
PLAT 40.00
OR Book 482 Page 106 - 106

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.

Surveyor Date

*
 REVISED PLAT OF LOTS 9-10 & 11
 OF WILLOW SPRINGS SUBDIVISION
 PHASE I
 WILLS TWP. GUERNSEY CO., OHIO
 2ND. QTR. T. 1 N. R. 1 W.



LEGEND !

- IRON PIN SET
- IRON PIN FOUND

Gary D. Saling
 SURVEYED BY:
 GARY D. SALING
 REGISTERED SURVEYOR
 # S - 7192



(105-11)

SURVEY CHECKED
 DELMAR E. GEORGE
 GUERNSEY COUNTY ENGINEER
 DATE: 8-30-11
 APPROVED BY: S.T.

R-1-1A-2