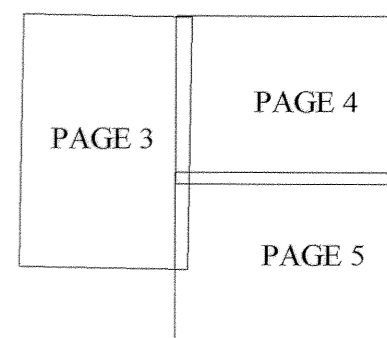


POTTS FARM SUBDIVISION PHASE II

(PRIVATE ROADS)

200200009607
Filed for Record in
GUERNSEY COUNTY, OHIO
COLLEEN WHEATLEY
12-17-2002 02:23 PM.
PLAT 20.00
OR Book 340 Page 253 - 253

SITUATED IN THE STATE OF OHIO, COUNTY OF GUERNSEY, TOWNSHIP OF OXFORD,
BEING IN THE SOUTHWEST QUARTER OF SECTION 19, RANGE 7 WEST, TOWNSHIP
10 NORTH, OF "THE OLD SEVEN RANGES SURVEY".



PLAT SCHEMATIC LAYOUT

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

AREA OF SUBDIVISION IN SECTION 19 PARCEL NO. 28-00282 105.790 ACRES

TOTAL SUBDIVISION AREA..... 105.790 ACRES

AREA DEDICATED IN HEREFORD AVE WITHIN COMMON USE	
AREA OF POTTS FARM SUBDIVISION PHASE I	0.562 ACRES
AREA DEDICATED IN HEREFORD AVE.....	3.888 ACRES
AREA DEDICATED IN JERSEY COURT.....	0.502 ACRES

TOTAL AREA BEING DEDICATED IN ROADS.....	4.952 ACRES
AREA IN 26 LOTS.....	90.953 ACRES
COMMON USE EASEMENT AREA.....	9.885 ACRES

TOTAL SUBDIVISION AREA.....	105.790 ACRES

Complied With
Tony Brown, Auditor
Transfer Fee \$1350

DEC 17 2002
Conv. Fee none
Transferred
Section 319.54 Ohio R.C.

- ⊙ = 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
- + = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ▲ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

COUNTY AUDITOR

TRANSFERRED BY GUERNSEY COUNTY AUDITOR

DATE Dec. 17, 2002
Tony Brown, Auditor
GUERNSEY COUNTY AUDITOR FEE \$1350

GUERNSEY COUNTY RECORDER

NO. 9607 O.R. 340 Pg. 253
RECEIVED FOR RECORD THIS 17th DAY OF December, 2002.
RECORDED IN PLAT CABINET 3, SLIDE 475 AT 2:23 P. M.
FEE \$20.00
Colleen Wheatley
GUERNSEY COUNTY RECORDER

GUERNSEY COUNTY ENGINEER

APPROVED FOR RECORD THIS Delmar E. George
DATE NOVEMBER 20, 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

Delmar E. George
John H. Lucas
Wendi L. Iberg
COMMISSIONERS

DATE November 25, 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 A 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.

John H. Lucas
WITNESS John H. Lucas
Wendi L. Iberg
WITNESS Wendi L. Iberg
Joe J. Detweiler
OWNER Joe J. Detweiler - President

WITNESS
OWNER
WITNESS

STATE OF OHIO
GUERNSEY COUNTY SS:
Stark

BE IT REMEMBERED THAT ON THIS 1st DAY
OF NOVEMBER, 2002, BEFORE ME THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, PERSONALLY CAME:

Joe J. 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

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 10 DAY
OF SEPTEMBER, 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 10-25-02
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"
By Stark Date 11-18-02
Tony Brown, Auditor
Delmar E. George, Engineer

