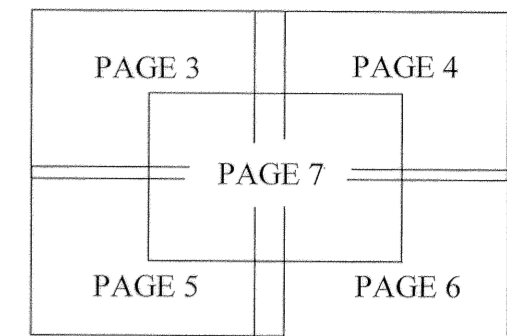


WINTERSET FARMS SUBDIVISION (PRIVATE ROADS)



PLAT SCHEMATIC LAYOUT

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "OLD WASHINGTON"
- (4) SURVEY PLAT BY STEVEN L. GARDNER
- (5) FIVE SURVEY PLATS BY JOSEPH T. SPILKER
- (6) SURVEY PLAT BY HOWARD E. SMITH
- (7) THREE SURVEY PLATS BY SAMUEL C. WARD
- (8) TWO SURVEY PLATS BY FRANK W. NEUHART
- (9) SURVEY PLAT BY ROBERT STERLING
- (10) SURVEY MAP IN O.R. VOL. 213, PG. 657
- (11) SURVEY PLAT BY CLAUS SURVEYING

SITUATED IN THE STATE OF OHIO, COUNTY OF GUERNSEY,
TOWNSHIP OF MADISON, BEING IN THE NORTHWEST
QUARTER OF SECTION 18, RANGE 1 WEST, TOWNSHIP 3
NORTH, OF "THE UNITED STATES MILITARY DISTRICT".

AREA IN EXISTING RIGHT-OF-WAY OF TOWNSHIP ROAD 7637 (WINTERSET LANE) 0.046 ACRE
TOTAL AREA OF SUBDIVISION IN SECTION 18 -- PARCEL NO. 22-00020 162.762 ACRES

AREA DEDICATED IN WINTERSET LANE EXTENSION 4.269 ACRES AREA DEDICATED IN FROSTY WAY 0.708 ACRE AREA DEDICATED IN SNOWFLAKE DRIVE 0.935 ACRE AREA DEDICATED IN HOLLY COURT 0.580 ACRE <hr/> TOTAL AREA BEING DEDICATED IN ROADS 6.492 ACRES
TOTAL AREA BEING DEDICATED IN ROADS 6.492 ACRES AREA IN EXISTING R/W OF T.R. 7637 (WINTERSET LANE) 0.046 ACRE AREA IN 38 LOTS 144.948 ACRES COMMON USE AREA "A" 6.350 ACRES COMMON USE AREA "B" 4.926 ACRES <hr/> TOTAL SUBDIVISION AREA 162.762 ACRES

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS,
EASEMENTS, RESTRICTIONS, RESERVATIONS,
AND ZONING REGULATIONS OF RECORD.
SUBJECT TO 100 YEAR FLOOD PLAIN
RESTRICTIONS, IF APPLICABLE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED
IN A FULL AND ACCURATE TITLE SEARCH.

- = GAS WELL FOUND
- ⊙ = 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.
- ◻ = " IRON PIN FOUND CAPPED "
- ⊕ = 5/8" IRON PIN FOUND CAPPED "GARDNER PS-6884"
- ▲ = " IRON PIN FOUND CAPPED "
- ⊗ = CONCRETE MONUMENT 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 March 16, 2004
Tony Brown /ajs FEE \$20.00
GUERNSEY COUNTY AUDITOR

GUERNSEY COUNTY RECORDER

NO. 1879
RECEIVED FOR RECORD THIS 19th DAY OF March, 2004.
RECORDED IN PLAT CABINET 3, SLIDE 480- AT 11:32 A.M.
FEE \$280.00
Colleen Wheatley
GUERNSEY COUNTY RECORDER

GUERNSEY COUNTY ENGINEER

APPROVED FOR RECORD THIS Delmar George
DATE 3/3, 2004 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 George
John Lucas
Wendi L. Iberg
COMMISSIONERS

DATE March 8, 2004

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 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 CONTAINING 6.492 ACRES, ALL OF COMMON EASEMENT AREAS "A" AND "B" CONTAINING 11.276 ACRES, AND ALL OF THE LAND IN EXISTING TOWNSHIP ROAD 7637 IN SECTION 18 CONTAINING 0.046 ACRE. 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 Lucas
WITNESS John Lucas
Wendi L. Iberg
WITNESS Wendi L. Iberg
Joe Detweiler
OWNER

WITNESS _____ OWNER _____

WITNESS _____ OWNER _____

STATE OF OHIO
GUERNSEY COUNTY SS:
STARK

BE IT REMEMBERED THAT ON THIS 19th DAY OF February, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME:

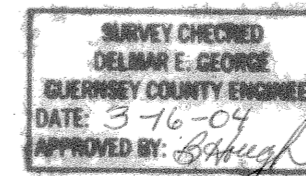
Joe Detweiler

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.

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 2ND DAY OF FEBRUARY, 2004. 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 02-12-04
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax



Complied With
Tony Brown, Auditor
Transfer Fee \$20.00

MAR 16 2004

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

200400001879
Filed for Record in
GUERNSEY COUNTY, OHIO
COLLEEN WHEATLEY
03-19-2004 At 11:32 am.
PLAT 280.00
OR Book 391 Page 899 - 900