WINTERSET FARMS SUBDIVISION

= GAS WELL FOUND
= 1/2" X 30" IRON PIN FD. 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 FD. 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
= FENCE EVIDENCE FOUND
= LINES OF THIS SURVEY

SHOWER HOUSE
GAS WELL
POND
GAS LINE
GAS LINE

WINTERSET LANE EXT.
FROSTY WAY
WINTERSET LANE EXTENSION
WINTERSET LANE EXTENSION
SNOWFLAKE DRIVE

30' BUILDING SETBACK LINE
S 12°39'55"E 264.27'
N 12°39'55"W 264.27'
S 77°38'51"W 273.44'
N 77°38'51"E 306.24'
N 67°11'55"E 192.98'
N 68°40'05"W 479.22'
S 68°40'05"E 202.00'
S 68°40'05"E 218.04'
N 71°13'30"W 449.27' TOTAL
349.27'
S 42°44'14"W 142.98'
S 16°02'58"W 350.00' TOTAL
225.00'
S 16°02'58"E 325.00' TOTAL
N 16°02'58"W 350.00' TOTAL
S 16°02'58"E 236.09'
S 16°02'58"E 261.09' TOTAL
N 75°50'39"W 239.44'
N 75°50'39"W 315.00' TOTAL
215.00'
S 75°50'39"E 554.44' TOTAL
100.00'
S 14°49'52"W 188.55'
S 14°49'52"W 270.00'
N 16°34'52"E 316.45' TOTAL
216.45'
N 86°39'12"W 574.19' TOTAL
214.19'
S 86°39'12"E 314.19' TOTAL
S 86°39'12"E 260.00'
S 9°54'55"E 301.03'
N 9°54'55"W 301.03'
S 47°09'32"W 195.04'
S 47°09'32"W 245.70'
N 47°09'32"E 260.36'
S 79°25'59"E 594.24' TOTAL
N 79°25'59"W 467.54'
S 73°51'05"E 233.55' TOTAL
N 83°42'18"W 510.11'
S 83°42'18"E 510.11'
S 88°17'00"E 815.92' TOTAL
715.92'
N 7°29'03"W 409.62' TOTAL
S 76°32'45"E 659.10' TOTAL
255.48'
N 76°32'45"W 300.98' TOTAL
200.98'
303.62'
100.00'

14 2.318 AC.
30 2.774 AC.
29 2.603 AC.
28 2.079 AC.
31 2.704 AC.
26 3.014 AC.
27 3.207 AC.
32 3.037 AC.
33 3.022 AC.
26 4.019 AC.
25

SUBJECT TO 0.468 AC. NON-EXCLUSIVE R/W FOR ACCESS TO LOT 25

TOGETHER WITH 0.468 AC. NON-EXCLUSIVE R/W ACROSS LOT 26

STATE OF OHIO
ROGER W. CLAUS
S-6456
REGISTERED
PROFESSIONAL SURVEYOR

Roger W. Claus
02-12-04

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18 USED AS SOUTH 87°48'08" EAST.

0' 100' 200'
SCALE 1" = 100'

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PLAT SCHEMATIC LAYOUT

SURVEY PLAT FILE: 030709-R7