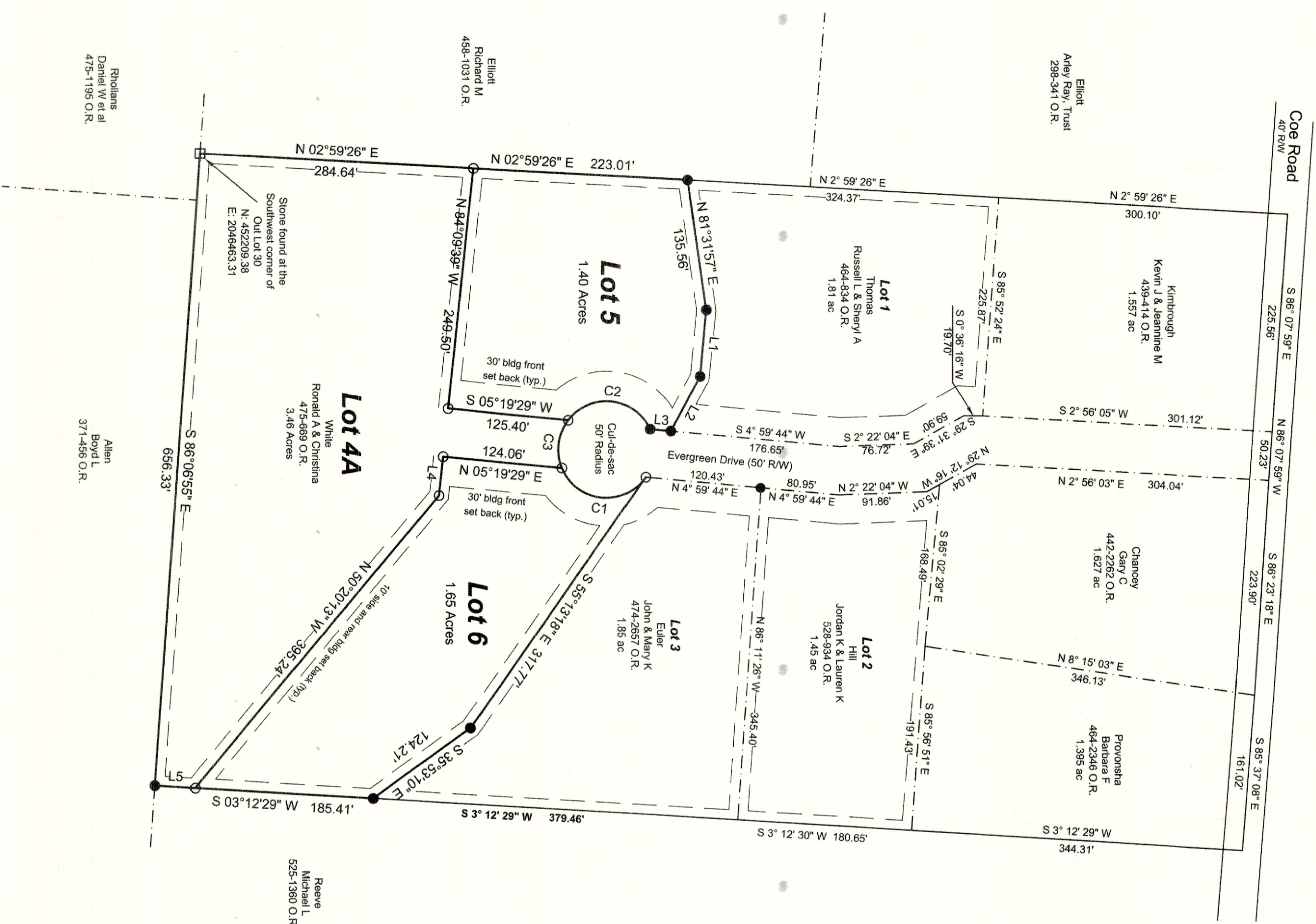
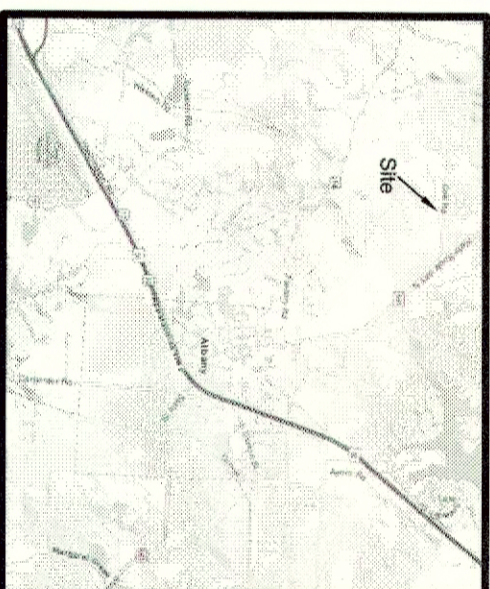


Phase II: Lots 4A, 5 & 6 subdivided from Lot 4

Developer: Ron White 4555 Coe Road, Albany, Ohio 45710 740-698-2057



Curve Table					
	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C3	50.00'	52.40"	50.03'	S 82° 31.28' E	60° 02.35"

Curve Table					
	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	106.78'	87.61'	N 08° 10.30' E	122° 13.92'
C2	50.00'	106.78'	65.35'	S 06° 14.6' W	117° 35.85'
C3	50.00'	52.40"	50.03'	S 82° 31.28' E	60° 02.35"

Line Table					
	LINE BEARING	CHORD BEARING	DELTA ANGLE	DELTA DISTANCE	
L1	S 84° 13.92' E	88.72'			
L2	S 61° 38.56' E	64.51'			
L3	S 04° 56.44' W	21.51'			
L4	N 84° 09.39' W	40.32'			
L5	N 03° 12.29' E	41.93'			

0' 100' 200' 300'

Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats., Deeds, Existing Surveys

Prepared By:  
Jeb Branner  
under the supervision of  
John M. Branner P.S. 6805  
P.O. Box 274  
The Plains, OH 45780  
3/20/2020

**Whispering Pines Subdivision Lot Owner's Approval as per 711.24 O.R.C.**

Current Owner Lot 1  
 Thomas & Thomas Shugr A. Thomas  
 Current Owner Lot 2  
 John K. Nix Lower Hill  
 Current Owner Lot 3  
 Mary K. Bales  
 Current Owner Lot 4 (aka 4A)  
 Pamela A. Bales

A. Deed Reference Situated in O.L. 30, Fraction 12 Section 9, Lee Township, Athens County, Ohio, containing 6.51 acres and being part of the same tract as conveyed to Ronald A. and Christina White and described in the deed recorded in (Official Records) Vol. 475, Page 669, Athens County, Ohio.

**B. Certificate of Ownership**  
We, the undersigned, do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners, we have caused the said above described property to be surveyed and subdivided as shown.

County  
State of Ohio, SS

We, the undersigned, being all the owners and lien holders of the lands herein parcelled, do hereby voluntarily consent to the execution of the said plan and do dedicate the streets, paths or open spaces shown hereon to the public use forever, unless such areas are specifically marked "private" on the final plan. Easements shown on this plan, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable or other utility lines, stormwater disposal and to the free use of said easements for the installation, operation, maintenance, repair, replacement or removal of any and all pipes or adjacent streets and for loading and unloading of goods and passengers. The easements herein maintained as such forever. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the easements; or (4) create a hazard.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations for the benefit of himself or herself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Witness: \_\_\_\_\_ Signed: \_\_\_\_\_

D. Certificate of Notary Public  
State of Ohio, S.S.

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me the undersigned, a Notary Public in and for said State, personally came \_\_\_\_\_, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

By: \_\_\_\_\_  
NOTARY PUBLIC  
State of Ohio

*Acknowledgment Certificate*  
*Attended*

By: John M. Branner  
John M. Branner P.S. 6805  
Registered Surveyor

F: Regional Planning Commission Approval  
REGIONAL PLANNING COMMISSION  
This plan is recommended for County Commissioner approval by the Regional Planning Commission on this 11/11/2020 day of November.

Representative, Title Planning Director  
G. County Health Department Approval  
ATHENS COUNTY HEALTH DISTRICT  
I hereby approve this plan on this 12 day of May, 2022  
Pat McElrath  
Athens County Board of Health

ctin

**Athens County will**

[illegible]

Mathematically approved this 13 day of MAY, 20 20

**Athens County Engineer Dept**

### Construction of road improvements as per Athens County Subdivision Regulations

**Athens County Engineer**

## 1. Township Trustees Review

**Lee TOWNSHIP TRUSTEES**

  
\_\_\_\_\_  
(President)

J. Athens County Commissioners Approval

Acceptance of the dedication of the right-of-way does not constitute an obligation on the part of any government entity to maintain and/or improve said right-of-way. Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat. (Section 711 O.R.C.)

We hereby approve this plat on this 20<sup>th</sup> day of Oct, 2020.

**Athens County Commissioners(President)**

Transferred on this 4<sup>th</sup> day of June, 2020

By Jill Thompson Transfer fee  
County Auditor

L. County Recorder:  
 File No. 2022-2434  
 Received on this 8 day of June, 2022 at 2:17 P. M.  
 Recorded on this 8 day of June, 2022 at 2:17 P. M.  
 Recorded in Plat Book No. 2022 Page 2434 5794  
 Fee \$6.40

By   
Deputy County Recorder

M. Acceptance of Public Improvements for Maintenance  
It is resolved by the Board of County Commissioners, that subdivision roadway improvements have been inspected and approved for permanent maintenance by local government on this 15<sup>TH</sup> day of MAY 2019.

Ken Go.  
Antonia Goody Commissioners (President)

302000002734  
F. Lee F. Inc. in  
ATHEHE COUNTY, OHIO