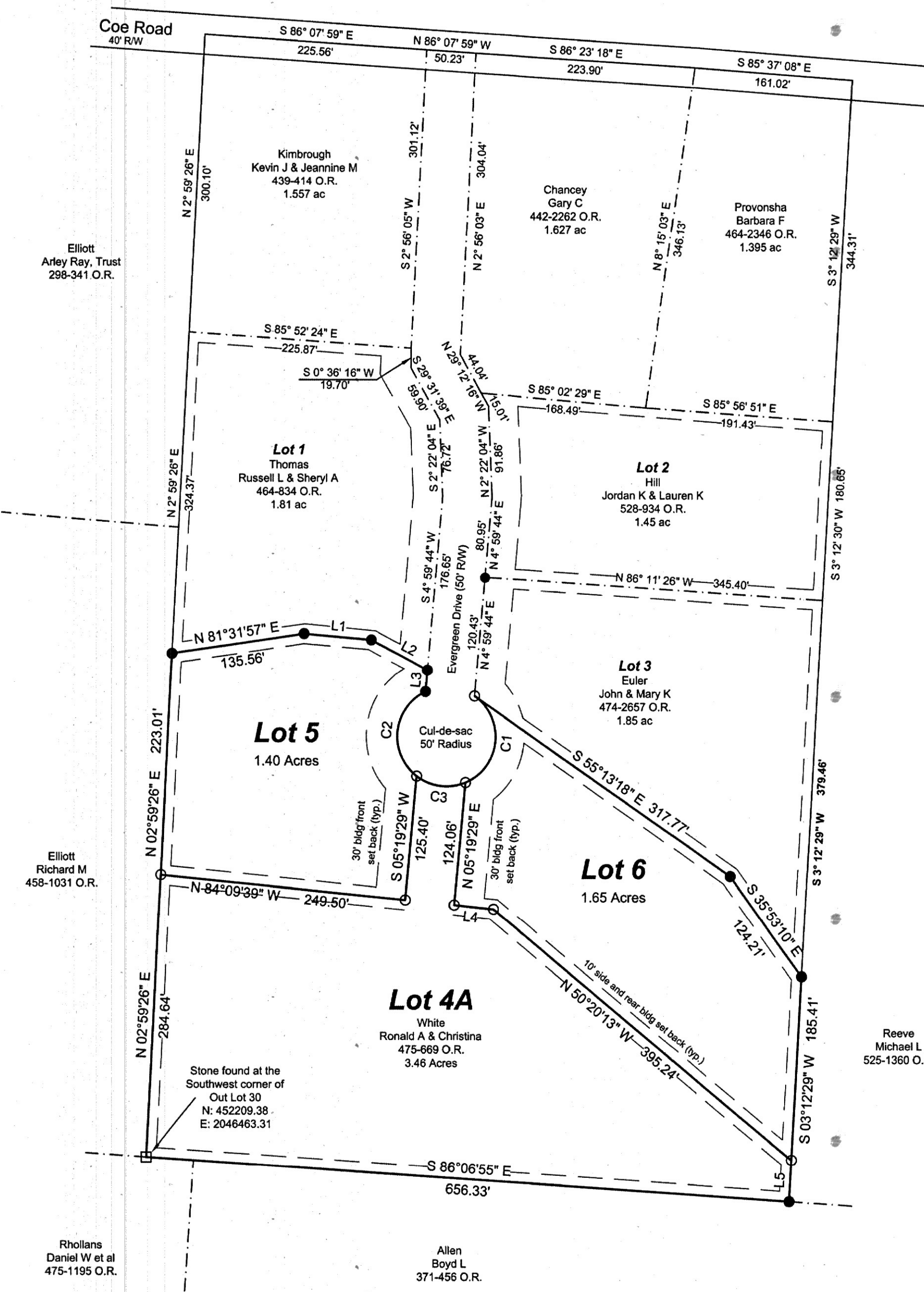
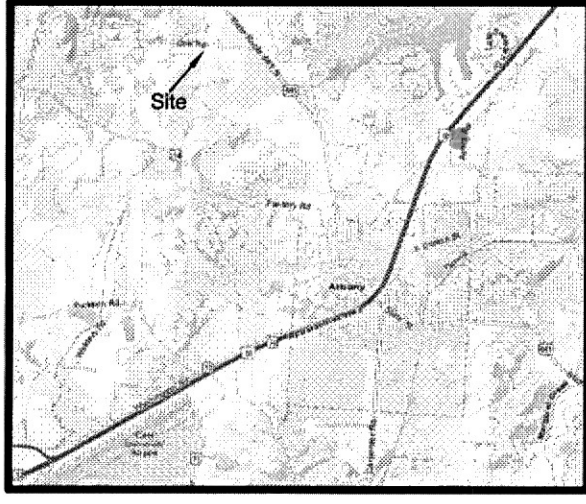
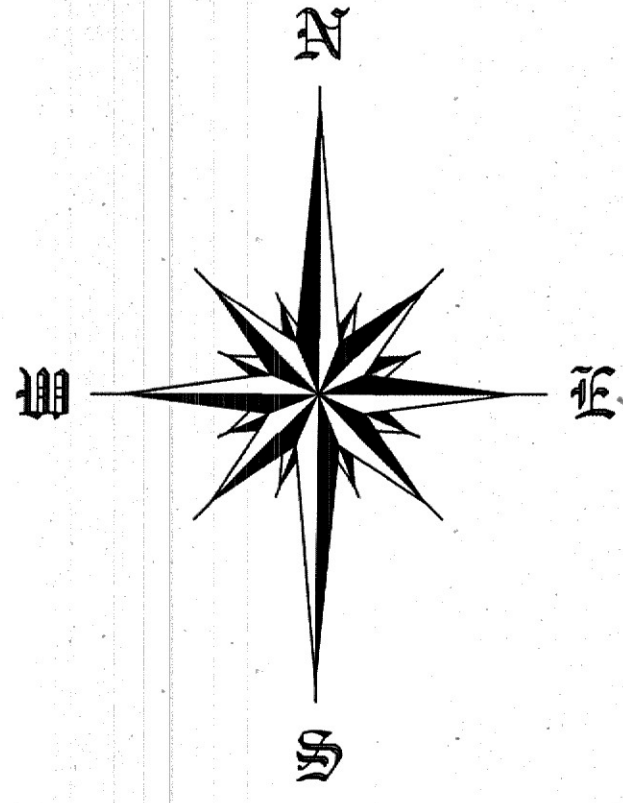


Whispering Pines Subdivision

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

Situated in O.L. 30, Fraction 12, Section 9, T.10, R.15 Lee Township, Athens County, Ohio
 Developer: Ron White 4555 Coe Road, Albany, Ohio 45710 740-698-2057



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	50.00'	52.40'	50.03'	S 82°37'28" E	60°02'33"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	106.78'	87.61'	N 06°10'30" E	122°21'32"
C2	50.00'	102.62'	85.54'	S 06°11'48" W	117°35'55"
C3	50.00'	52.40'	50.03'	S 82°37'28" E	60°02'33"

LINE	BEARING	DISTANCE
L1	S 84°53'52" E	68.72'
L2	S 81°39'50" E	64.51'
L3	S 04°59'44" W	21.51'
L4	N 84°09'39" W	40.32'
L5	N 03°12'29" E	141.93'



Scale 1"=100'
 O = 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:
 Job 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.

Russell L. Thomas Sheryl A. Thomas
 Current Owner Lot 1
Jordan K. Hill Lauren K. Hill
 Current Owner Lot 2
John & Mary K. Euler
 Current Owner Lot 3
Ronald A. & Christina White
 Current Owner Lot 4 (nka 4A)

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.

Seal
 Seal

County
 State of Ohio, SS

C. Owner's Consent and Dedication
 We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, parks or open space as shown hereon to the public use forever, unless such areas are specifically marked "private" on the final plat. Easements shown on this plat, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and to the free use of said easements or adjacent streets and for providing ingress and egress to the property for said purposes and are to be 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 facilities 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.

In witness thereof this ____ day of ____.

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
 My commission expires _____

Acknowledgment Certificates Attached

E. Certificate of Surveyor
 I hereby certify that this map is a true and complete survey made by me (under my supervision) on March, 2020 and that all monuments and lot corner pins are set as shown.

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

F. Regional Planning Commission Approval
 REGIONAL PLANNING COMMISSION
 This plat is recommended for County Commissioner approval by the Regional Planning Commission on this 22 day of May, 2020

John M. Branner
 Representative,
 Regional Planning Director

G. County Health Department Approval
 ATHENS COUNTY HEALTH DISTRICT
 I hereby approve this plat on this 22 day of May, 2020

Pat Wiley
 Athens County Board of Health

H. County Engineer Approval
 Athens County will only accept a dedicated public roadway after it has been built to county standards effective at the time a petition by the adjoining property owners or the subdivider is presented to the Athens County Commissioners. Acceptance of the roadway by the County Commissioners will take place only after the Athens County Engineer has approved construction of the improvements. Approval of this plat in no way constitutes approval of construction of any site improvements. The County Engineer assumes no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat. The easement area of each lot and all improvements within it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

Mathematically approved this 13 day of MAY, 2020.

Rex Wiley
 Athens County Engineer Dept.

Construction of road improvements as per Athens County Subdivision Regulations:
 Approved this ____ day of ____, 20__.

Athens County Engineer

I. Township Trustees Review

Lee TOWNSHIP TRUSTEES
 We have reviewed this plat on this 19 day of MAY, 2020

Joe Tom
 (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 day of May, 2020

John M. Branner
 Athens County Commissioners (President)

K. County Auditor's Transfer:
 Transferred on this 4 day of June, 2020.

By: *John M. Branner* #150 Transfer fee
 County Auditor

L. County Recorder:
 File No. #2020-2934
 Received on this 5 day of June, 2020 at 2:17 P.M.
 Recorded on this 5 day of June, 2020 at 2:17 P.M.
 Recorded in plat book No. 2020, Page 2934 - 579A

Fee \$6.40

By: *John M. Branner*
 Deputy County Recorder

M. Acceptance of Public Improvements for Maintenance
 Be it resolved by the Board of County Commissioners, that subdivision roadway improvements have been inspected and approved for permanent maintenance by local government on this 12 day of March, 2019.

John M. Branner
 Athens County Commissioners (President)

20200002934
 Filed for Record in
 ATHENS COUNTY, OHIO
 JESSICA HARKINS, RECORDER
 06-05-2020 at 02:17 PM
 PLAT 86.40