

RECORD PLAT
**THE COVE AT WALNUT CREEK
 CONDOMINIUM
 PHASE 5**
 PART OF THE N.E. AND S.E. QUARTER OF SECTION 19
 AND PART OF THE S.W. QUARTER OF SECTION 20
 TWP. 9, RANGE 5
 AND PART OF OUT LOTS 11, 12 AND 21
 IN THE VILLAGE OF WALNUT CREEK
**WALNUT CREEK TOWNSHIP
 HOLMES COUNTY, OHIO**

SCALE 1" = 60'
 APRIL 8, 2014
 EXHIBIT B-1
 201400089327
 B: 2 P: 538
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 06/30/2014 2:02 PM
 PLAT LARGE: 56.50
 PAGES: 1
 ORV 249 pg 2084

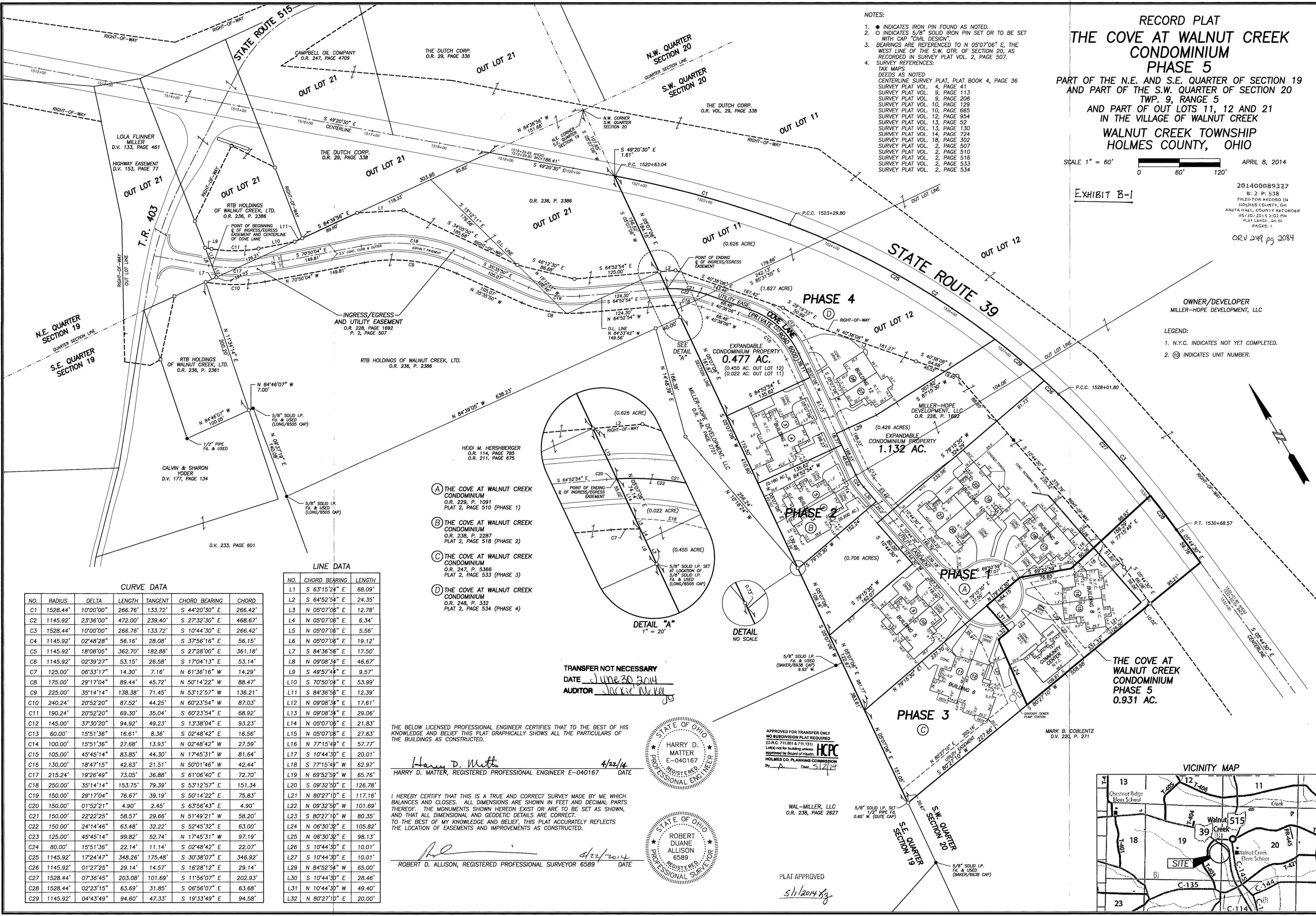
Civil Design Associates, Inc.
 Consulting Engineers & Surveyors
 1760 BRIGHTWOOD ROAD S.E.
 NEW PHILADELPHIA, OHIO 44663
 (330) 339-4242

RECORD PLAT
**THE COVE AT WALNUT CREEK
 CONDOMINIUM PHASE 5**
 HOLMES COUNTY, OHIO

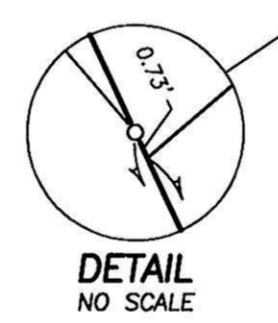
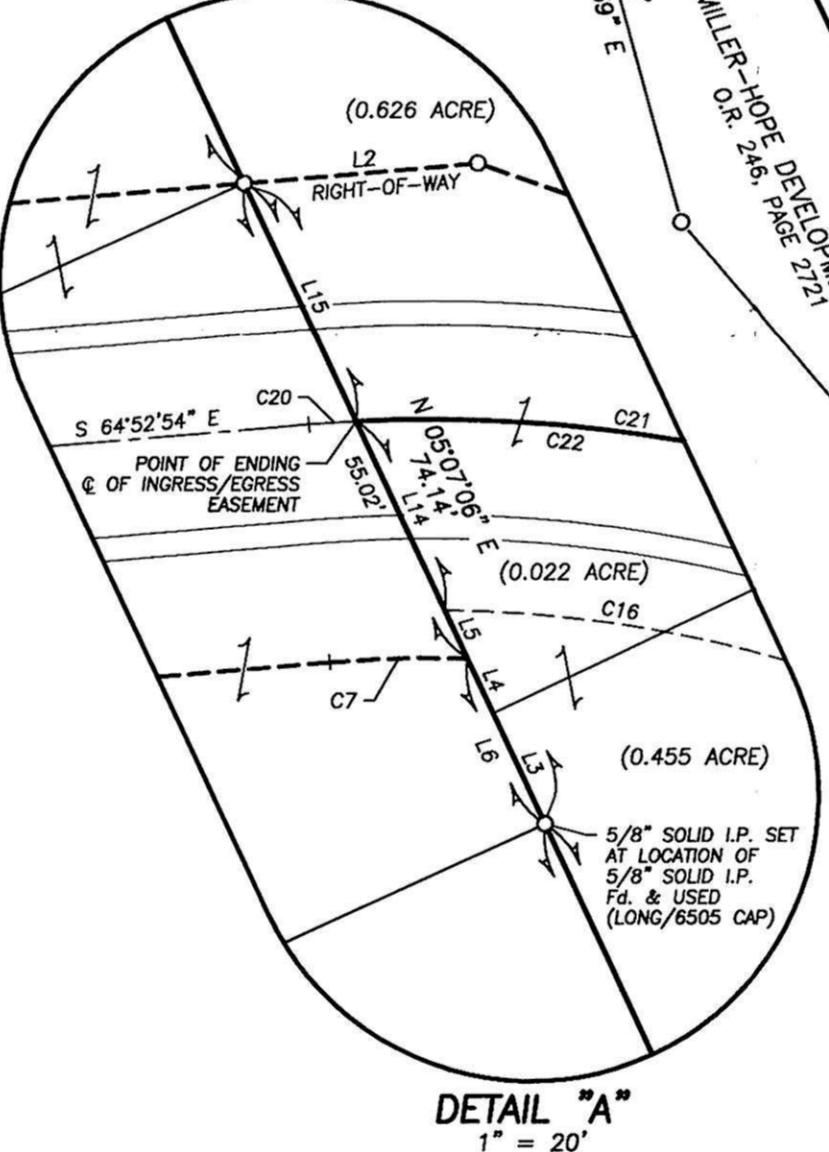
REVISIONS	DATE	BY	CHKD	DESCRIPTION

PROJECT No.
6066
 SHEET No.
1
 DATE:
APRIL 2014
 DRAWN BY:
RDA
 6066_Phase5-4-2014

- NOTES:
- INDICATES IRON PIN FOUND AS NOTED.
 - INDICATES 5/8" SOLID IRON PIN SET OR TO BE SET WITH CAP "CIVIL DESIGN".
 - BEARINGS ARE REFERENCED TO N 05°07'06" E, THE WEST LINE OF THE S.W. QTR. OF SECTION 20, AS RECORDED IN SURVEY PLAT VOL. 2, PAGE 507.
 - SURVEY REFERENCES:
 TAX MAPS
 DEEDS AS NOTED
 CENTERLINE SURVEY PLAT, PLAT BOOK 4, PAGE 36
 SURVEY PLAT VOL. 4, PAGE 41
 SURVEY PLAT VOL. 9, PAGE 113
 SURVEY PLAT VOL. 9, PAGE 206
 SURVEY PLAT VOL. 10, PAGE 129
 SURVEY PLAT VOL. 10, PAGE 665
 SURVEY PLAT VOL. 12, PAGE 954
 SURVEY PLAT VOL. 13, PAGE 130
 SURVEY PLAT VOL. 14, PAGE 724
 SURVEY PLAT VOL. 18, PAGE 302
 SURVEY PLAT VOL. 2, PAGE 507
 SURVEY PLAT VOL. 2, PAGE 510
 SURVEY PLAT VOL. 2, PAGE 516
 SURVEY PLAT VOL. 2, PAGE 533
 SURVEY PLAT VOL. 2, PAGE 534



- (A) THE COVE AT WALNUT CREEK CONDOMINIUM
O.R. 229, P. 1091
PLAT 2, PAGE 510 (PHASE 1)
- (B) THE COVE AT WALNUT CREEK CONDOMINIUM
O.R. 238, P. 2287
PLAT 2, PAGE 518 (PHASE 2)
- (C) THE COVE AT WALNUT CREEK CONDOMINIUM
O.R. 247, P. 5366
PLAT 2, PAGE 533 (PHASE 3)
- (D) THE COVE AT WALNUT CREEK CONDOMINIUM
O.R. 248, P. 332
PLAT 2, PAGE 534 (PHASE 4)

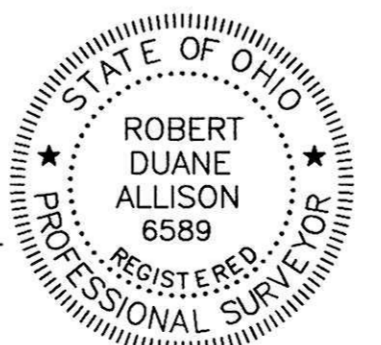


TRANSFER NOT NECESSARY
 DATE June 30, 2014
 AUDITOR Jackie Meyer

THE BELOW LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THIS PLAT GRAPHICALLY SHOWS ALL THE PARTICULARS OF THE BUILDINGS AS CONSTRUCTED.
Harry D. Matter 4/22/14
 HARRY D. MATTER, REGISTERED PROFESSIONAL ENGINEER E-040167 DATE



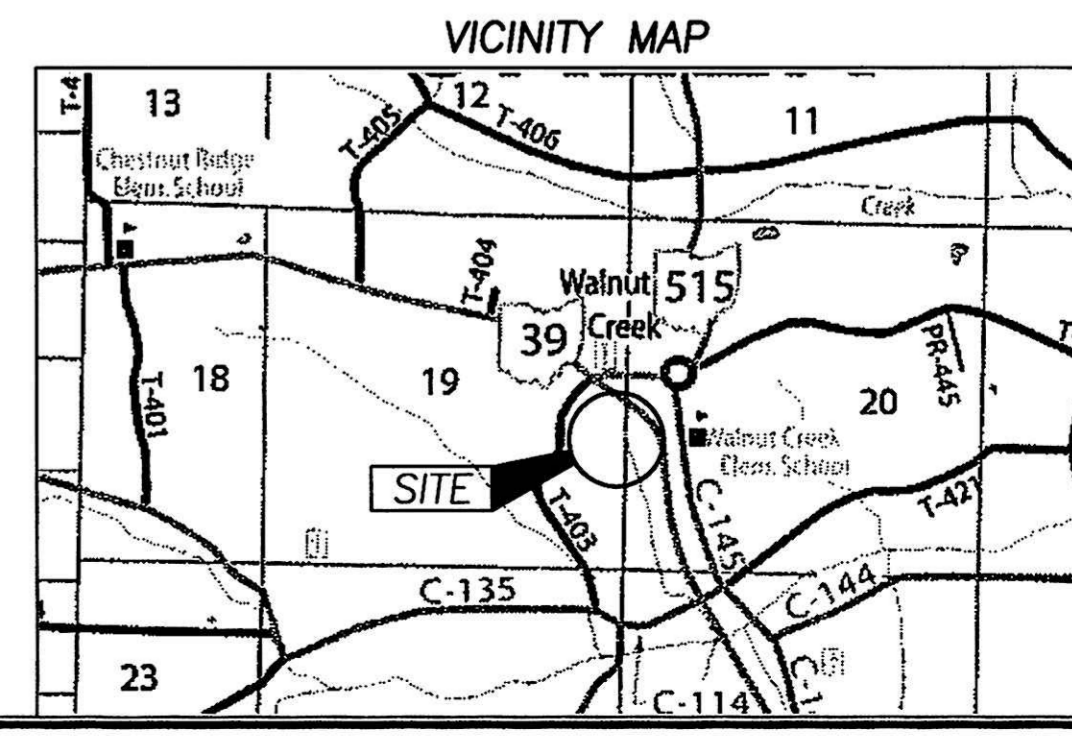
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY MADE BY ME WHICH BALANCES AND CLOSES. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE MONUMENTS SHOWN HEREON EXIST OR ARE TO BE SET AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT ACCURATELY REFLECTS THE LOCATION OF EASEMENTS AND IMPROVEMENTS AS CONSTRUCTED.
Robert D. Allison 4/22/2014
 ROBERT D. ALLISON, REGISTERED PROFESSIONAL SURVEYOR 6589 DATE



APPROVED FOR TRANSFER ONLY
 NO REDUCTION PLAT REQUIRED
 (O.R.C. 711.001 & 711.131)
 Lot(s) not for building unless approved by Board of Health.
HPC
 HOLMES CO. PLANNING COMMISSION
 By: [Signature] Date: 5/12/14

WAL-MILLER, LLC
 O.R. 238, PAGE 2627

PLAT APPROVED
5/11/2014



CURVE DATA					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1528.44'	10°00'00"	266.76'	133.72' S 44°20'30" E	266.42'
C2	1145.92'	23°36'00"	472.00'	239.40' S 27°32'30" E	468.67'
C3	1528.44'	10°00'00"	266.76'	133.72' S 10°44'30" E	266.42'
C4	1145.92'	02°48'28"	56.16'	28.08' S 37°56'16" E	56.15'
C5	1145.92'	18°08'05"	362.70'	182.88' S 27°28'00" E	361.18'
C6	1145.92'	02°39'27"	53.15'	26.58' S 17°04'13" E	53.14'
C7	125.00'	06°33'17"	14.30'	7.16' N 61°36'16" W	14.29'
C8	175.00'	29°17'04"	89.44'	45.72' N 50°14'22" W	88.47'
C9	225.00'	35°14'14"	138.38'	71.45' N 53°12'57" W	136.21'
C10	240.24'	20°52'20"	87.52'	44.25' N 60°23'54" W	87.03'
C11	190.24'	20°52'20"	69.30'	35.04' S 60°23'54" E	68.92'
C12	145.00'	37°30'20"	94.92'	49.23' S 13°38'04" E	93.23'
C13	60.00'	15°51'36"	16.61'	8.36' S 02°48'42" E	16.56'
C14	100.00'	15°51'36"	27.68'	13.93' N 02°48'42" W	27.59'
C15	105.00'	45°45'14"	83.85'	44.30' N 17°45'31" W	81.64'
C16	130.00'	18°47'15"	42.63'	21.51' N 50°01'46" W	42.44'
C17	215.24'	19°26'49"	73.05'	36.88' S 61°06'40" E	72.70'
C18	250.00'	35°14'14"	153.75'	79.39' S 53°12'57" E	151.34'
C19	150.00'	29°17'04"	76.67'	39.19' S 50°14'22" E	75.83'
C20	150.00'	01°52'21"	4.90'	2.45' S 63°56'43" E	4.90'
C21	150.00'	22°22'25"	58.57'	29.66' N 51°49'21" W	58.20'
C22	150.00'	24°14'46"	63.48'	32.22' S 52°45'32" E	63.00'
C23	125.00'	45°45'14"	99.82'	52.74' N 17°45'31" W	97.19'
C24	80.00'	15°51'36"	22.14'	11.14' S 02°48'42" E	22.07'
C25	1145.92'	17°24'47"	348.26'	175.48' S 30°38'07" E	346.92'
C26	1145.92'	01°27'25"	29.14'	14.57' S 16°28'12" E	29.14'
C27	1528.44'	07°36'45"	203.08'	101.69' S 11°56'07" E	202.93'
C28	1528.44'	02°23'15"	63.69'	31.85' S 06°56'07" E	63.68'
C29	1145.92'	04°43'49"	94.60'	47.33' S 19°33'49" E	94.58'

LINE DATA		
NO.	CHORD BEARING	LENGTH
L1	S 63°15'24" E	68.09'
L2	S 64°52'54" E	24.35'
L3	N 05°07'06" E	12.78'
L4	N 05°07'06" E	6.34'
L5	N 05°07'06" E	5.56'
L6	N 05°07'06" E	19.12'
L7	S 84°36'56" E	17.50'
L8	N 09°08'34" E	46.67'
L9	S 49°57'44" E	9.57'
L10	S 70°50'04" E	53.99'
L11	S 84°36'56" E	12.39'
L12	N 09°08'34" E	17.61'
L13	N 09°08'34" E	29.06'
L14	N 05°07'06" E	21.83'
L15	N 05°07'06" E	27.63'
L16	N 77°15'49" E	57.77'
L17	S 10°44'30" E	20.01'
L18	S 77°15'49" W	62.97'
L19	N 69°52'59" W	65.76'
L20	S 09°32'50" W	126.78'
L21	N 80°27'10" E	117.16'
L22	N 09°32'50" W	101.69'
L23	S 80°27'10" W	80.35'
L24	N 06°30'32" E	105.82'
L25	N 06°30'32" E	98.13'
L26	S 10°44'30" E	10.01'
L27	S 10°44'30" W	10.01'
L28	N 84°52'54" W	65.00'
L29	S 10°44'30" E	28.46'
L30	S 10°44'30" W	49.40'
L31	N 10°44'30" W	20.00'
L32	N 80°27'10" E	20.00'