

RECORD PLAT  
**THE COVE AT WALNUT CREEK  
 CONDOMINIUM  
 PHASE 4**  
 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' JANUARY 29, 2014

**EXHIBIT B-1**

201400087623  
 R. P. 534  
 HOLMES COUNTY, OH  
 ANITA HALL COUNTY RECORDER  
 12500 STATE ROUTE 39  
 PLAT LARGE 25.10  
 W/BOOK 1  
 ORV 248 Pg 333

Civil Design Associates, Inc.  
 Consulting Engineers & Surveyors  
 1760 BRIGHTWOOD ROAD S.E.  
 NEW PHILADELPHIA, OHIO 44663  
 (330) 359-4242

RECORD PLAT  
**THE COVE AT WALNUT CREEK  
 CONDOMINIUM PHASE 4**  
 HOLMES COUNTY, OHIO

REVISIONS	DESCRIPTION	DATE	BY	CHKD

PROJECT No.  
6066

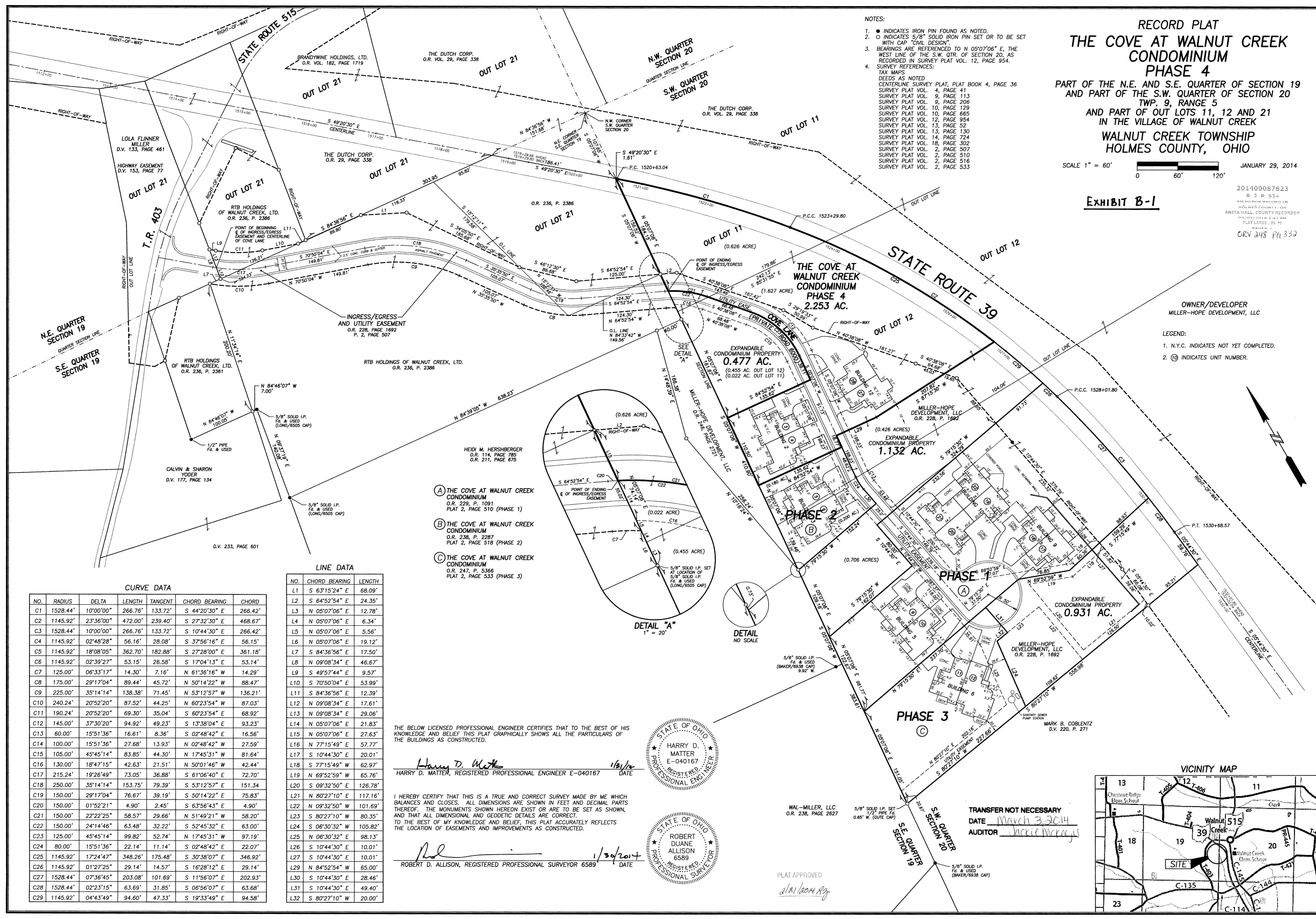
SHEET No.  
1

DATE:  
JANUARY, 2014

DRAWN BY:  
RDA

6066\_Phase4-Jan-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. 12, PAGE 954.
  - 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 254  
 SURVEY PLAT VOL. 13, PAGE 52  
 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



OWNER/DEVELOPER  
 MILLER-HOPE DEVELOPMENT, LLC

LEGEND:  
 1. N.Y.C. INDICATES NOT YET COMPLETED.  
 2. Ⓢ INDICATES UNIT NUMBER.

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT	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'	S 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	N 77°15'49" W	62.97'
L19	N 69°52'59" W	65.76'
L20	S 09°32'50" E	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	S 06°30'32" W	105.82'
L25	N 06°30'32" E	98.13'
L26	S 10°44'30" E	10.01'
L27	S 10°44'30" E	10.01'
L29	N 84°52'54" W	65.00'
L30	S 10°44'30" E	28.46'
L31	S 10°44'30" E	49.40'
L32	S 80°27'10" W	20.00'

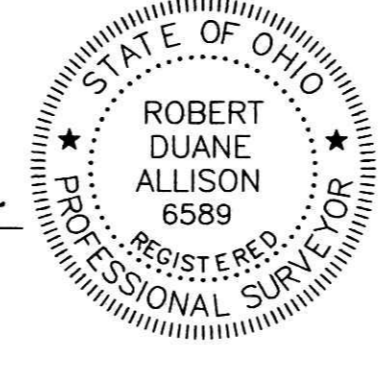
THE BELOW LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THIS PLAT GRAPHICALLY SHOWS ALL THE PARTICULARS OF THE BUILDINGS AS CONSTRUCTED.

*Harry D. Matter*  
 HARRY D. MATTER, REGISTERED PROFESSIONAL ENGINEER E-040167 1/31/14 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.

*Robert D. Allison*  
 ROBERT D. ALLISON, REGISTERED PROFESSIONAL SURVEYOR 6589 1/30/2014 DATE



TRANSFER NOT NECESSARY  
 DATE March 3, 2014  
 AUDITOR Jacqui Nicorajus

