

# WOLF CREEK

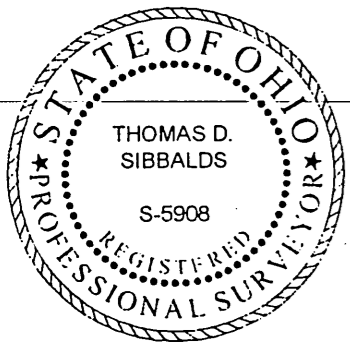
Situated in Northwest Quarter of Section 9  
in the 1st Quarter of Township 7N, Range 9W, U.S.M.L.,  
Tiverton Township, Coshocton County, Ohio.

## SURVEYOR CERTIFICATE

whereby certify that we have prepared the attached plat, and that said plat is correct, based on a survey by A to Z Surveying of the attached premises in September 2002. All dimensions are shown in feet and decimal parts thereof. Distance along curves are chord measurements. Location and type of monuments are as shown hereon.

By GGC Engineers

*Thomas D. Sibbalds*  
Thomas D. Sibbalds, Reg. Surveyor # 5908



## DEDICATION

The undersigned, Ohio Outdoor Experience L.L.C. by Richard F. Davis, its President and Maryann Matthews, its Vice President, being the owners and only parties having any right, title, or interest in the real estate shown hereon and recorded in Official Record Book 366, page 677 of the records on file in the Coshocton County Recorder's Office, hereby certify that we have caused the same to be surveyed and platted into lots and that said lots have been numbered 1 thru 10 and Reserve "A"; that the foregoing subdivision has been named Wolf Creek; and that we do hereby accept this plat of same and dedicate for the private use of Ohio Outdoor Experience members, the streets shown hereon.

Easements are reserved where indicated on the plat for construction, operation, and maintenance of all public and private utilities, above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Restrictions for Wolf Creek shall apply whether specified in conveyance or not.

In witness thereof, the above mentioned owners have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

*Richard F. Davis*  
Richard F. Davis  
President

*Maryann Matthews*  
Maryann Matthews  
Vice President

*Valerie Raymont*  
Valerie Raymont  
Witness

*Valerie Raymont*  
Valerie Raymont  
Witness

*Cassie Appain*  
Cassie Appain  
Witness

*Cassie Appain*  
Cassie Appain  
Witness

## ACKNOWLEDGMENT

Before me, a notary public, personally appeared Richard F. Davis, President and Maryann Matthews, Vice President of Ohio Outdoor Experience, L.L.C. and hereunto executed the foregoing instrument and acknowledged that they did execute this instrument and that it was their free act and deed. In testimony thereof I hereunto subscribe my name and affix my official seal at Coshocton, Ohio this 27<sup>th</sup> day of June 2005.

*Ramona M. King*  
Ramona M. King  
Notary Public

My Commission Expires on 27 day of March 20 07



RAMONA M. KING  
Notary Public, State of Ohio  
My Commission Expires March 27, 2007

## APPROVALS

Approved this 29<sup>th</sup> day of June 2005. Journal 50  
Page 519

*Kathleen M. Thompson*  
Kathleen M. Thompson  
Coshocton Co. Commissioner

Approved this 29 day of June 2005.

*Dane R. Thayer*  
Dane R. Thayer  
Coshocton Co. Commissioner

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

*Grant K. Daugherty - Absent*  
Grant K. Daugherty - Absent  
Coshocton Co. Commissioner

Approved this 30<sup>th</sup> day of June 2005.

*Frederick J. Wachtel*  
Frederick J. Wachtel  
Coshocton Co. Engineer

Approved this 30<sup>th</sup> day of June 2005.

*Robert L. Brown*  
Robert L. Brown  
Coshocton Co. Board of Health

Approved this 30<sup>th</sup> day of June 2005.

*Frederick J. Wachtel*  
Frederick J. Wachtel  
Director, Coshocton Co. Reg. Planning Commission

## DESCRIPTION

Situated in the Northwest Quarter of Section 9 in the 1st Quarter of Township 7 North, Range 9 West of the United States Military Lands, Tiverton Township, Coshocton County, Ohio (being part of the property conveyed to Ohio Outdoor Experience L.L.C. by a deed recorded in Official Record Book 366, page 677, Aud. Par #033-0000630-00) and being further bounded and described as follows:

Beginning for a point of reference at a 1/2 inch pipe found at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 9; thence South 3° 00' 31" West, along the East line of the Southeast Quarter of the Northwest Quarter of said Section 9, a distance of 827.15 feet to a concrete monument, in the easterly right-of-way line of Wolf Creek Court East (a private road); being the true place of beginning of this tract :

thence South 03° 00' 31" West, along said East line of the Southwest Quarter of the Northeast Quarter of Section 9, a distance of 564.54 feet to a concrete monument set; thence South 89° 00' 47" West, along the North line of a tract conveyed to Richard G. and Norma J. Laughrey by a deed recorded in Official Record Book 87, page 33, a distance of 628.47 feet to an iron pin set; thence South 87° 54' 13" West, continuing along the North line of said Laughrey tract, a distance of 769.42 feet to a concrete monument set; thence North 02° 36' 24" East along the East line of a tract conveyed to James Barta and Gerald David Highley by deeds recorded in Official Record Book 103, page 169 and Official Record Book 155, page 1563 and passing a concrete monument at 1029.31 feet, a total distance of 1059.33 feet to a point in the center of Township Road 351 and on the South line of a tract conveyed to William A. Lawko as Tract 4 of a deed recorded in Official Record Book 110, page 308; thence South 85° 08' 51" East, 80.84 feet; thence South 04° 51' 09" West, crossing Township Road 351, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said road; thence with the easterly right-of-way line of Wolf Creek Drive (a private road, 60 feet in width) the following (6) courses and distances: (1) being the arc of a curve to the left (with a central angle and radius of 89° 04' 16", 25.00 feet), a chord bearing and distance of South 47° 08' 32" West, 35.07 feet to an iron pin set at a point of tangency in said right-of-way line; (2) South 02° 36' 24" West, 252.64 feet to an iron pin set at a point of curvature of a curve to the left; (3) South 37° 23' 58" East, 32.14 feet, a chord bearing and distance, (with a central angle and radius of 80° 00' 44", 25.00 feet), to an iron pin set at a point of tangency; (4) South 77° 24' 20" East, 215.93 feet to an iron pin set at a point of curvature of a curve to the right; (5) South 65° 19' 39" East, 116.80 feet, a chord bearing and distance (with a central angle and radius of 24° 09' 20", 279.11 feet to an iron pin set at a point of reverse curvature; (6) North 88° 29' 57" East, 30.96 feet, a chord bearing and distance of a curve to the left (with a central angle and radius of 76° 30' 05", 25 feet) to an iron pin set at a point of tangency in the northerly right of way line of Wolf Creek Court East (a private road, 60 feet in width), thence with said right-of-way line of Wolf Creek Court East, the following (9) courses and distances: (1) North 50° 14' 55" East, 185.10 feet to an iron pin set at a point of curvature of a curve to the right; (2) North 74° 49' 12" East, 342.62 feet, a chord bearing and distance (with a central angle and radius of 49° 08' 34", 411.97 feet), to an iron pin set at a point of tangency; (3) South 80° 36' 31" East, 69.35 feet to an iron pin set at a point of curvature of a curve to the right; (4) South 75° 33' 38" East, 49.12 feet, a chord bearing and distance (with a central angle and radius of 10° 05' 45", 279.11 feet), to an iron pin set at a point of tangency; (5) South 70° 30' 46" East, 213.10 feet, to an iron pin set at a point of curvature of a curve to the right; (6) South 58° 15' 02" East, 72.84 feet, a chord bearing and distance (with a central angle and radius of 24° 31' 28", 171.47 feet to an iron pin set at a point of tangency; (7) South 45° 59' 18" East, 39.07 feet to an iron pin set at a point of curvature of a curve to the left; (8) South 70° 49' 41" East, 21.00 feet, a chord bearing and distance (with a central angle and radius of 49° 40' 47", 25.00 feet), to an iron pin set at a point of reverse curvature; (9) South 46° 20' 14" East, 91.02 feet, a chord bearing and distance of a curve to the right (with a central angle and radius of 98° 39' 40", 60.00 feet) to the place of the beginning.

Containing 23.4102 acres, more or less, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record. Also subject to an existing right of way, along the entire West line, as described in Deed Book 256, page 710.

The bearings used in this description are based on the bearings in the deed to Craig and Charlene H. Zimmerman as recorded in Official Record Book 38, page 599. Pertinent documents are all deeds mentioned, tax map, survey plats prepared by James V. Gute, Reg. Surv. #5935, for James Weaver dated September, 1974 and for Neal Hatton dated December, 1985, and a survey plat prepared by James M. Matchett, Reg. Surv. #7975, for Tim Felties dated October 04, 1999. All iron pins described as set are 3/4 inch diameter, 30 inches long, hollow iron pipe with plastic identification caps (stamped GGC). All mention of Deed Books and Official Record Books refer to records on file in the Coshocton County Recorder's Office.

This description was prepared by Thomas D. Sibbalds, Reg. Surv. #5908, from an actual field survey made under my supervision during April of 2005.

## ACCEPTANCE

Transferred this 20 day of July 2005.

*Richard J. Tompkins*  
Richard J. Tompkins  
Auditor, Coshocton County, Ohio

Filed for Record this 20<sup>th</sup> day of July 2005 at 10:52 O'clock AM

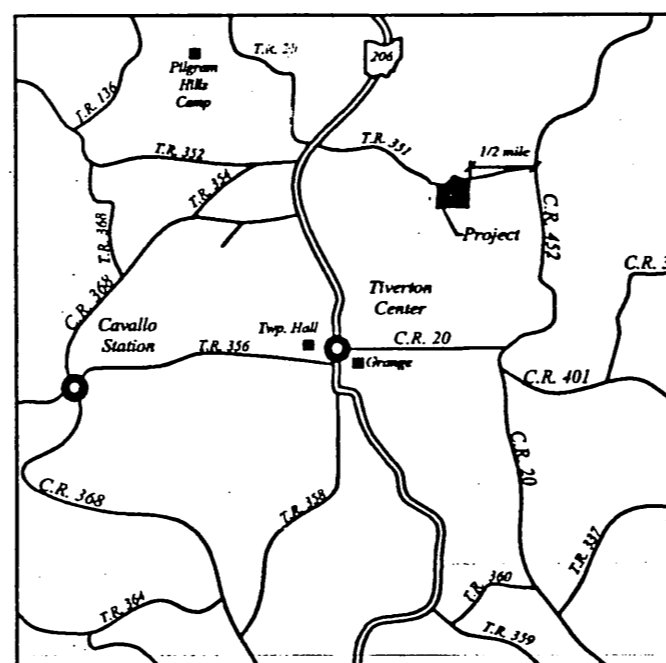
Fee: 486.40

File No.: 2005 0000 3 763

Recorded this 20<sup>th</sup> day of July 2005 in Plat Book 4 Page 150-151

Restrictions recorded in Official Record Book \_\_\_\_\_, Page \_\_\_\_\_

200500003763  
Filed for Record in  
COSHOCKTON COUNTY, OHIO  
SANDRA CORDER RECORDER  
07-20-2005 At 10:52 am.  
PLAT 86.40



Location Map  
Not to Scale

\*NOTE: The survey associated with this plat is the result of field work performed by Hitchens & Associates and verified by A to Z Surveying and Information Services.

Description Approved  
*Frederick J. Wachtel*  
Coshocton County Engineer

Instrument Prepared By:  
**GGC Engineers, Inc.**  
104 Mill Street,  
Gahanna, Ohio 43230

Approved By: *Jim* Date: 6/30/05

<b>GGC</b> ENGINEERS	
104 MILL STREET GAHANNA, OHIO 43230 PHONE: 614-471-7310 FAX: 614-471-7320 WWW.GGCENGINEERS.COM	
<b>WOLF CREEK</b>	
TIVERTON TOWNSHIP COSHOCKTON COUNTY OHIO	
1 OF 2	
02382	

Craig & Charlene H. Zimmerman  
O.R. 38-599

# WOLF CREEK

Situated in Northwest Quarter of Section 9  
in the 1st Quarter of Township 7N, Range 9W. U.S.M.L.,  
Tiverton Township, Coshocton County, Ohio.

### Easement

Any public utilities provided  
for the lots shown will be installed  
within the 60' private Right-of-Way.

### Owner/Developer

Ohio Outdoor Experience L.L.C.  
Brinkhaven, Ohio 43006  
Phone: (740) 824-5507

### Roadways

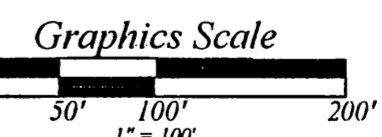
The proposed roadways within the boundary  
shown hereon will be private roads  
maintained and operated by the  
members of the Wolf Creek  
Property Owners' Association.

### Engineer/Surveyor

GGC Engineers, Inc.  
104 Mill St.  
Gahanna, Ohio 43230  
Phone: (614) 471-7310  
Fax: (614) 471-7320

### Curve Data

#	Radius	Arc	Chord	Tangent	Central Angle
1	55.00'	76.81'	S.37°23'58"E. - 70.71'	46.16'	80°00'44"
2	249.11'	147.72'	S.60°25'05"E. - 145.56'	76.10'	33°58'29"
3	100.00'	65.00'	S.28°56'51"W. - 63.86'	33.69'	37°14'32"
4	381.97'	327.62'	N.74°49'12"E. - 317.67'	174.65'	49°08'34"
5	249.11'	43.89'	S.75°33'38"E. - 43.84'	22.00'	10°05'45"
6	141.47'	60.55'	S.58°15'02"E. - 60.09'	30.75'	24°31'28"
7	25.00'	38.87'	S.47°08'32"W. - 35.07'	24.60'	89°04'16"
8	25.00'	34.91'	S.37°23'58"E. - 32.14'	20.98'	80°00'44"
9	279.11'	117.67'	S.65°19'39"E. - 116.80'	59.72'	24°09'20"
10	25.00'	33.38'	N.88°29'57"E. - 30.96'	19.71'	76°30'05"
11	411.97'	353.35'	N.74°49'12"E. - 342.62'	188.37'	49°08'34"
12	279.11'	49.18'	S.75°33'38"E. - 49.12'	24.65'	10°05'45"
13	171.47'	73.39'	S.58°15'02"E. - 72.84'	37.27'	24°31'28"
14	25.00'	21.68'	S.70°49'41"E. - 21.00'	11.57'	49°40'47"
15	60.00'	103.32'	S.46°20'14"E. - 91.02'	69.83'	98°39'40"
16	60.00'	56.90'	S.30°09'28"W. - 54.79'	30.79'	54°19'53"
17	60.00'	52.53'	N.82°24'20"E. - 50.87'	28.08'	50°09'46"
18	60.00'	79.80'	S.34°24'39"E. - 74.05'	47.05'	76°12'16"
19	25.00'	21.68'	N.21°08'54"W. - 21.00'	11.57'	49°40'47"
20	111.47'	47.71'	N.58°15'02"W. - 47.35'	24.23'	24°31'28"
21	219.11'	38.61'	N.75°33'38"W. - 38.56'	19.36'	10°05'45"
22	351.97'	210.00'	N.82°17'56"E. - 206.90'	108.23'	34°11'06"
23	351.97'	91.89'	N.57°43'39"E. - 91.63'	46.21'	14°57'28"
24	130.00'	76.04'	S.27°04'56"W. - 74.96'	39.14'	33°30'42"
25	25.00'	20.18'	S.20°43'08"W. - 19.63'	10.67'	46°14'21"
26	60.00'	42.95'	N.18°06'27"E. - 42.04'	22.44'	41°00'59"
27	60.00'	70.00'	N.72°02'17"E. - 66.10'	39.60'	66°50'42"
28	60.00'	75.00'	S.38°43'46"E. - 70.21'	43.29'	71°37'11"
29	60.00'	104.05'	N.46°43'30"E. - 91.49'	70.69'	99°21'21"
30	25.00'	26.37'	N.66°13'14"E. - 25.16'	14.56'	60°25'53"
31	70.00'	31.37'	N.23°09'53"E. - 31.11'	15.95'	25°40'41"
32	25.00'	26.89'	N.20°28'53"W. - 25.61'	14.91'	61°36'58"
33	219.11'	99.87'	N.64°20'50"W. - 99.01'	50.82'	26°06'58"
34	85.00'	118.70'	N.37°23'58"W. - 109.29'	71.34'	80°00'44"

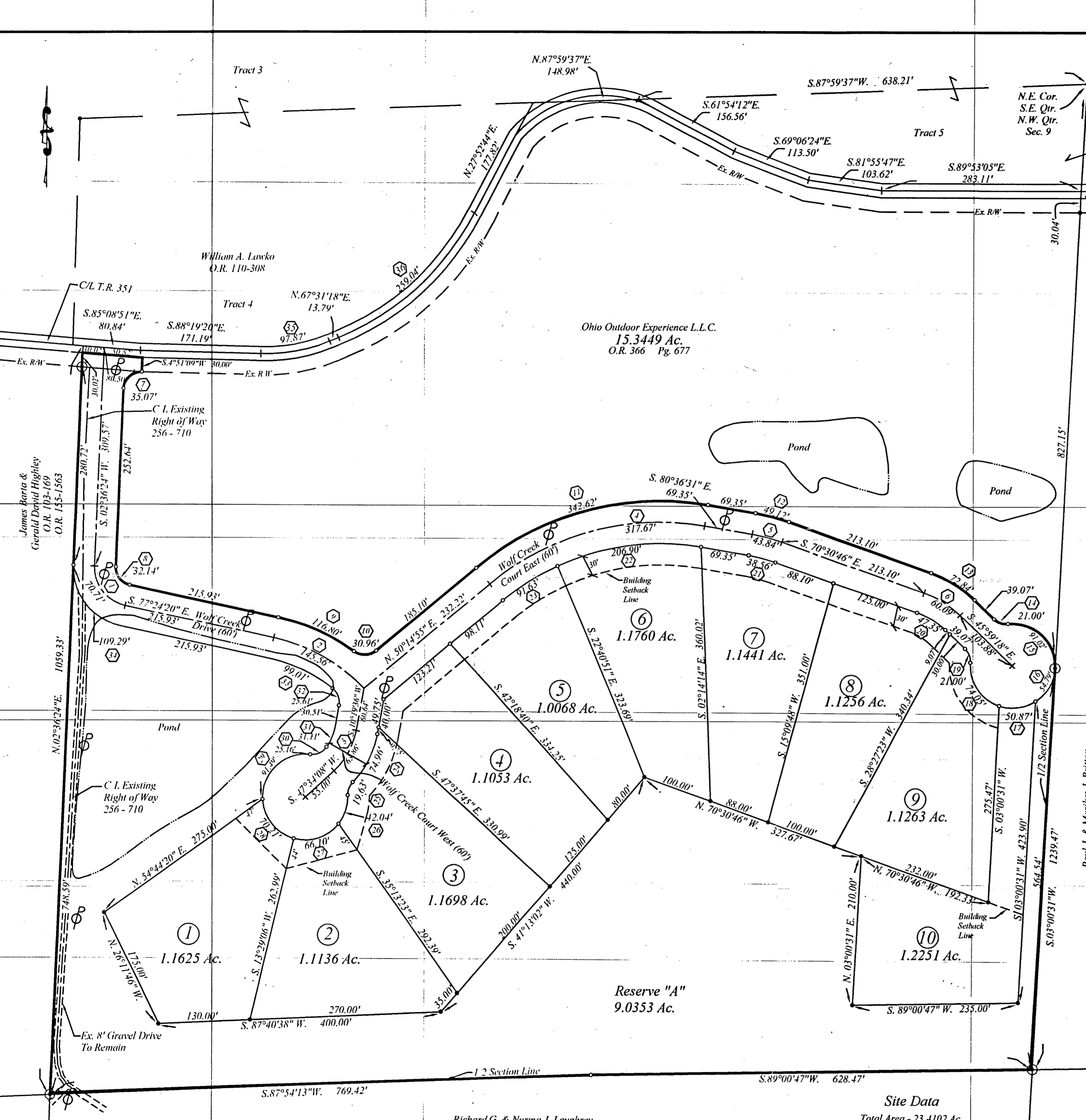


- ### Legend
- - Iron Pin Found
  - - Iron Pin (To Be Set at Time of Transfer of Lots)
  - ⊙ - Concrete Monument

104 MILL STREET GAHANNA OHIO 43230  
PHONE: 614-471-7310 FAX: 614-471-7320  
WWW.GGCENGINEERS.COM

WOLF CREEK

TIVERTON TOWNSHIP  
COSHOCTON COUNTY  
OHIO



Ohio Outdoor Experience L.L.C.  
15.3449 Ac.  
O.R. 366 Pg. 677

Richard G. & Norma J. Laughrey  
O.R. 87-33

200500003763  
Filed for Record in  
COSHOCTON COUNTY, OHIO  
SANDRA CORDER RECORDER  
07-20-2005 At 10:52 a.m.  
PLAT 86.40

Site Data  
Total Area - 23.4102 Ac.  
Total Area in Lots - 11.3551 Ac.  
Area in Road R/W - 3.0198 Ac.  
Total Area in Reserves - 9.0353 Ac.

James Baria &  
Gerald David Highley  
O.R. 103-169  
O.R. 135-1563

William A. Lawko  
O.R. 110-308

N.E. Cor.  
S.E. Qtr.  
N.W. Qtr.  
Sec. 9

Paul J. & Marilyn J. Britton  
301-506