

# RESTRICTIONS FOR "APPLE TREE ACRES"

PENTAJAY CO., AN OHIO PARTNERSHIP, FEE OWNERS OF "APPLE TREE ACRES", AS HEREON PLATTED HEREBY MAKE THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THE LOTS CONSTITUTING SAID SUBDIVISION MAY BE PUT, HEREBY SPECIFYING THAT SAID DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH THE LAND, AS PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES, AND PERSONS CLAIMING UNDER THEM, FOR THE BENEFIT OF, AND LIMITATIONS UPON, ALL FUTURE OWNERS IN SAID SUBDIVISION. THIS DECLARATION OF RESTRICTIONS BEING DESIGNED FOR THE PURPOSE OF KEEPING SAID SUBDIVISION DESIRABLE FOR RESIDENTIAL USE AND SUITABLE IN ARCHITECTURAL DESIGN AS HEREIN SPECIFIED.

- 1) THESE RESTRICTIONS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING ON ALL PARTIES, AND ALL PERSONS CLAIMING UNDER THEM, FOR A PERIOD OF TEN (10) YEARS FROM THE DATE THESE RESTRICTIONS ARE RECORDED, AFTER WHICH TIME SAID RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF FIVE (5) YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY, OF THE THEN, OWNERS OF THE LOTS, HAS BEEN RECORDED, AGREEING TO CHANGE SAID RESTRICTIONS, IN WHOLE, OR IN PART.
- 2) SAID RESTRICTIONS ARE MADE FOR THE BENEFIT OF ANY AND ALL PERSONS WHO MAY NOW OWN PROPERTY, IN "APPLE TREE ACRES", AND SUCH PERSONS ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIONS, ALONG WITH ANYONE WHO MAY HEREAFTER OWN PROPERTY IN SAID "APPLE TREE ACRES".
- 3) FAILURE BY THE GRANTEE, THEIR HEIRS OR ASSIGNS, OR ANY LANDOWNER, TO ENFORCE ANY RESTRICTIONS HEREIN CONTAINED SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH, OR AS TO ONE OCCURRING PRIOR, OR SUBSEQUENT, THERETO.
- 4) ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW IN EQUITY AGAINST ANY PERSON, OR PERSONS, VIOLATING, OR ATTEMPTING TO VIOLATE, ANY COVENANTS, EITHER TO RESTRAIN VIOLATION, OR RECOVER DAMAGES.
- 5) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 6) NO MORE THAN ONE (1) SINGLE FAMILY, OR DUPLEX, DWELLING HOUSE, AND GARAGE THAT IS CONSTRUCTED OF THE SAME MATERIAL AS THE DWELLING UNIT, SHALL BE ERECTED ON SAID PREMISES. PROVIDED, HOWEVER, THERE MAY BE ERECTED BEHIND THE DWELLING HOUSE, ONE (1) DETACHED BUILDING, CONSTRUCTED OF THE SAME MATERIAL AS THE DWELLING UNIT, NOT TO EXCEED TEN (10) BY FOURTEEN (14) IN DIMENSION, AND NOT OVER ONE (1) STORY IN HEIGHT, AND SUCH BUILDING, ALONG WITH THE DWELLING, SHALL BE MAINTAINED IN AN ATTRACTIVE CONDITION.
- 7) THE GROUND FLOOR AREA OF ANY DWELLING HOUSE ERECTED ON SAID SUBDIVISION, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN ONE THOUSAND (1000 S.F.) SQUARE FEET FOR ONE (1) STORY, NOR LESS THAN EIGHT HUNDRED (800 S.F.) SQ. FT. FOR A DWELLING OF MORE THAN ONE (1) STORY.
- 8) ALL GARAGES SHALL BE ATTACHED TO THE DWELLING HOUSE. NO CARPOIS SHALL BE ALLOWED.
- 9) ANY DWELLING, OR BUILDING, ERECTED ON ANY LOT IN THIS SUBDIVISION MUST BE MODERN, AND BUILT FROM NEW MATERIALS, WHICH MEANS, NO BLOC CAN BE TORN DOWN AND ERECTED ON ANY LOT.
- 10) ANY STRUCTURE ON ANY LOT IN SAID SUBDIVISION SHALL BE OF BRICK, WOOD, STONE, OR FRAME CONSTRUCTION, WITH VINYL, ALUMINUM, OR STEEL SIDING CONSTRUCTION, EXCEPT THAT CONCRETE BLOCK OR CINDER BRICK MAY BE USED FOR FOUNDATIONS, BASEMENT WALLS, AND FIREPLACES, BUT IF CONCRETE BLOCK OR CINDER BRICK IS EXPOSED MORE THAN SIXTEEN (16) INCHES ABOVE THE FINISHED GRADE LINE, IT MUST BE FACED WITH EITHER BRICK VENEER, STONE VENEER, STUCCO, OR COVERED WITH THE SAME SIDING MATERIAL AS THE DWELLING UNIT.
- 11) ANY BUILDING COMMENCED ON ANY LOT IN SAID SUBDIVISION SHALL BE COMPLETED WITHIN SIX (6) MONTHS FROM THE DATE OF THE EXCAVATION THEREOF FOR, OR, THE COMMENCEMENT OF CONSTRUCTION.
- 12) NO SOIL, SOD OR TREES SHALL BE REMOVED FOR ANY COMMERCIAL PURPOSE, OR USE. CUT-OF TREES SHALL BE LIMITED TO THE EXTENT NECESSARY FOR CLEARING THE FOUNDATION SITE FOR CONSTRUCTION.
- 13) NO BUILDING MATERIALS SHALL BE STORED ON ANY LOT FOR A PERIOD OF MORE THAN THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF AN IMPROVEMENT, OR FOR MORE THAN FIFTEEN (15) DAYS AFTER SAID IMPROVEMENT HAS BEEN COMPLETED. ALL IMPROVEMENTS TO ANY LOT SHALL BE COMPLETED WITHIN A REASONABLE TIME, BUT SAID CONSTRUCTION SHALL IN NO EVENT EXCEED SIX (6) MONTHS.
- 14) NO DWELLING OR BUILDING SHALL BE ERECTED, OR PERMITTED, NEARER THAN THE SPECIFIED SETBACK DISTANCES ON ANY LOT AS SHOWN ON THE RECORDED PLAT (SHEET NO. 1 OF 2).
- 15) ANY HOME ERECTED ON ANY LOT IN SAID SUBDIVISION SHALL BE LANDSCAPED WITHIN ONE (1) YEAR FOLLOWING THE COMPLETION OF THE OUTSIDE OF SAID DWELLING.
- 16) SAID PREMISES, OR ANY BUILDINGS ERECTED THEREON, SHALL NOT AT ANY TIME BE USED FOR THE PURPOSE OF ANY TRADE, BUSINESS, OR MANUFACTURE.
- 17) NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR OTHER OUT-BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMP. OR PERMANENT.
- 18) ALL SWIMMING POOLS MUST BE IN-GROUND TYPE AND FENCED SO AS TO PRECLUDE UNAUTHORIZED ENTRY.
- 19) EACH HOUSE IS TO HAVE A DRIVEWAY, WITH EITHER ASPHALT, OR CONCRETE SURFACE.
- 20) STORM WATER DRAINAGE, UNDER EACH DRIVEWAY APPROACH SHALL BE PROVIDED BY REINFORCED CONCRETE PIPE OR GALVANIZED CORRUGATED METAL PIPE AT LEAST THIRTY (30) FEET IN LENGTH, AND OF A DIAMETER REFERRED TO IN PARAGRAPH (21) TWENTY ONE.
- 21) ALL DRIVEWAY APPROACHES FROM THE STREET TO THE FRONT LOT LINE (R/W LINE) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF, OR EXCAVATION FOR, THE DWELLING, WITH A MINIMUM CULVERT PIPE SIZE OF TWELVE (12) INCHES, OR LARGER, WHERE DEEMED NECESSARY. FURTHER, IT IS THE OWNER'S RESPONSIBILITY TO HAVE THE CULVERT PIPE AT PROPER GRADE TO INSURE THE PROPER DRAINAGE OF WATER.
- 22) NO FENCE, NOR ANY PORTION OF ANY FENCE, OF ANY TYPE, SHALL BE ERECTED, OR PLACED ON ANY LOT, NEARER TO THE FRONT LOT LINE (R/W LINE) OR NEARER TO THE SIDE STREET R/W LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT (SHEET 1 OF 2). IN ADDITION, NO FENCE, WALL HEDGE, OR SHRUB PLANTING, WHICH OBSTRUCTS SIGHT ELEVATIONS OVER TWO (20) FEET ABOVE THE ROADWAYS, SHALL BE PLACED, OR PERMITTED TO REMAIN, ON ANY CORNER LOT, WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS (25) TWENTY FIVE FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THESE SAME SIGHT-LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINE WITH THE EDGE OF THE DRIVEWAY.
- 23) EASEMENTS FOR INSTALLATION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT (SHEET 1 OF 2). WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED, OR PERMITTED TO REMAIN, WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT, OR RETARD, THE FLOW OF WATER THROUGH THE DRAINAGE CHANNELS IN THE ESM'S. THE ESM'S AREA OF EACH LOT, AND ALL IMPROVEMENTS IN IT, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY CO. IS RESPONSIBLE.
- 24) ALL UNIMPROVED LOTS IN SAID SUBDIVISION SHALL BE MOWED AT LEAST TWICE EACH SUMMER. ALL IMPROVED LOTS SHALL BE KEPT MOWED.
- 25) NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- 26) NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE, OR BECOME, AN ANNOYANCE TO THE NEIGHBORHOOD.
- 27) ALL LOTS SHALL BE KEPT CLEAN, AND FREE OF TRASH, GARBAGE, AND DEBRIS AT ALL TIMES.
- 28) NO BURNING OF ANY KIND, EXCEPT FOR OUTDOOR COOKING ON A PROPERLY CONSTRUCTED AND MAINTAINED COOKING APPARATUS.
- 29) ADVERTISING SIGNS, OTHER THAN FOR SALE OF A LOT, ARE PROHIBITED.

CURVE DATA						
Curve No.	Location	Lc	R	Δ	Chd.	Chd. Brg.
1	E MAIN ST	103.39'	75.00'	78°58'58"	95.39'	N36°45'06"W
2	E Blossom LA.	47.62'	50.00'	54°34'19"	45.84'	S59°58'28"E
3	E Blossom LA.	27.0'	50.00'	11°07'02"	26.9'	S27°07'41"E
4	E Blossom LA.	30.83'	50.00'	35°19'41"	30.34'	S03°54'26"E
5	R/W MAIN ST. (C/W)	137.85'	100.00'	78°58'58"	127.19'	N36°45'06"W
6	R/W MAIN ST. (W/E)	68.03'	50.00'	78°58'58"	63.60'	N36°45'06"W
7	R/W (W) @ Cur-de-SAC	36.14'	50.00'	41°24'34"	35.36'	N17°57'54"W
8	R/W (W) @ Cur-de-SAC	229.35'	50.00'	262°49'08"	75.00'	S87°15'37"E
9	R/W (E) @ Cur-de-SAC	36.14'	50.00'	41°24'34"	35.36'	S23°26'40"W
10	R/W RETURN (LOT 25)	15.71'	10.00'	90°00'00"	14.14'	S42°15'37"E
11	R/W RETURN (LOT 26)	15.71'	10.00'	90°00'00"	14.14'	N47°44'23"E
12	R/W Blossom (W) LOT 31	23.81'	25.00'	54°34'19"	22.02'	S59°58'28"E
13	R/W Blossom LA. (W/E)	71.43'	75.00'	54°34'19"	68.76'	S59°58'28"E
14	R/W Blossom LA. (E)	14.55'	75.00'	11°07'02"	14.53'	S27°07'41"E
15	R/W Blossom (W) LOT 31	4.85'	25.00'	11°07'02"	4.84'	S27°07'41"E
16	R/W Blossom (W) LOT 29	15.41'	25.00'	35°19'41"	15.17'	S03°54'26"E
17	R/W Blossom (R) LOT 33	46.24'	75.00'	35°19'41"	43.52'	S03°54'26"E
18	R/W RETURN (LOT 35)	15.71'	10.00'	90°00'00"	14.14'	S31°14'35"E
19	R/W RETURN (LOT 29)	15.71'	10.00'	90°00'00"	14.14'	N38°45'25"E
20	R/W LOT 13	34.15'	100.00'	10°34'00"	33.28'	N66°27'35"W
21	40' SETBACK LOT 13	47.81'	140.00'	10°34'00"	47.58'	N66°27'35"W
22	R/W LOT 14	53.57'	100.00'	30°41'30"	52.03'	N41°19'46"W
23	40' SETBACK LOT 14	73.00'	140.00'	30°41'30"	74.11'	N41°19'46"W
24	R/W LOT 15	50.13'	100.00'	28°43'10"	49.61'	N11°37'17"W
25	40' SETBACK LOT 15	70.18'	140.00'	28°43'10"	69.45'	N11°37'17"W
26	R/W LOT 20	28.18'	50.00'	32°10'38"	27.71'	N13°20'56"W
27	R/W LOT 21	8.06'	50.00'	09°13'56"	8.05'	N34°03'13"W
28	R/W LOT 21	54.05'	50.00'	61°56'32"	51.46'	N07°24'55"W
29	30' SETBACK LOT 21	70.00'	80.00'	50°08'02"	67.79'	S01°47'40"E
30	R/W LOT 22	43.75'	50.00'	50°08'02"	42.37'	N48°20'22"E
31	30' SETBACK LOT 22	70.00'	80.00'	50°08'02"	67.79'	N48°20'22"E
32	R/W LOT 23	43.75'	50.00'	50°08'02"	42.37'	S81°31'36"E
33	30' SETBACK LOT 23	70.00'	80.00'	50°08'02"	67.79'	S81°31'36"E
34	R/W LOT 24	43.75'	50.00'	50°08'02"	42.37'	S31°23'34"E
35	30' SETBACK LOT 24	70.00'	80.00'	50°08'02"	67.79'	S31°23'34"E
36	R/W LOT 25	44.05'	50.00'	50°28'30"	42.64'	S18°54'42"W
37	R/W LOT 25	26.83'	75.00'	20°30'00"	26.69'	S77°00'37"E
38	R/W LOT 32	44.60'	75.00'	34°04'19"	43.25'	S45°43'28"E
39	R/W LOT 33	7.27'	75.00'	05°33'26"	7.27'	S20°54'35"E
40	R/W LOT 34	7.28'	75.00'	05°33'36"	7.28'	S24°21'04"E

## SURVEYOR'S CERTIFICATION

I, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES HEREON, AND PREPARED THE ATTACHED HERETO PLAT, AND THAT SAID PLAT IS TRUE & CORRECT. I FURTHER CERTIFY THAT IRON BARS AND CONCRETE MONUMENT CALLED THEREON WILL BE SET UPON COMPLETION OF THE SITE WORK.

DATE: 16 JULY 1984 BY: Arnold W. Bayha, P.S.  
REGISTERED PROFESSIONAL SURVEYOR NO. 5-5139

## RESTRICTIONS CONT'D.

- 30) NO INTOXICATING LIQUORS, OR BEER SHALL BE MANUFACTURED FOR SALE, KEPT FOR SALE, OR SOLD ON SAID PREMISES.
- 31) USE OF FIREARMS ON THE PREMISES ARE PROHIBITED.
- 32) NO OWNER, PART OWNER, MEMBER OF FAMILY, OR AGENT OR EMPLOYEE OF OWNER OR PART OWNER OF ANY LOT IN THIS SUBDIVISION SHALL PARK ANY VEHICLE, EXCEPT A PASSENGER CAR, ON ANY STREET OR LOT IN SAID SUBDIVISION FOR A PERIOD OF MORE THAN TWO (2) CONSECUTIVE DAYS WHERE SAID VEHICLE IS IN VIEW OR CAN BE SEEN FROM ANY STREET OR OTHER LOT IN THIS SUBDIVISION.
- 33) NO NON-OPERABLE, WRECKED, OR JUNKED CARS SHALL BE STORED ON ANY OF SAID LOTS FOR A PERIOD IN EXCESS OF SEVEN (7) DAYS.
- 34) ALL RECREATIONAL VEHICLES, CAMPERS, BOATS, ET CETERA MUST BE PARKED IN THE REARMOST AREA OF THE LOT. NONE ARE TO BE PARKED IN ANY AREA THAT IS READILY VISIBLE FROM THE STREETS IN "APPLE TREE ACRES" SUBDIVISION.

ENVELOPE: 40B  
APPLE TREE ACRES SUBDIVISION - SECTION 24 & 30 ATHENS TWP THE PLAINS  
CONTINUED FROM ENVELOPE 40A

## OWNER'S CERTIFICATE:

SITUATE IN FL. 114 (SECT 24) & FL. 151 (SECT 30), TOWN 2 N, RANGE 14 W, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO CONTAINING 15.1927 ACRES, AND BEING PART OF A 32.258 ACRES TRACT CONVEYED TO PENTAJAY CO. (AN OHIO PARTNERSHIP) AND DESCRIBED IN DEED BOOK 330 PAGE 913 ATHENS COUNTY RECORDER'S OFFICE, ATHENS COUNTY, OHIO.

THE UNDERSIGNED PENTAJAY CO. (AN OHIO PARTNERSHIP), HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "APPLE TREE ACRES SUBDIVISION", A SUBDIVISION OF LOT NOS. 1 TO 44 INCLUSIVE, DO HEREBY ACCEPT THIS FLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE ROADS SHOWN HEREON, AND NOT HERETOFORE DEDICATED.

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 THEMSELVES, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS SHOWN ON THIS FLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES, OR SERVICES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

IN WITNESS THEREOF THIS 13<sup>TH</sup> DAY OF July 1984.

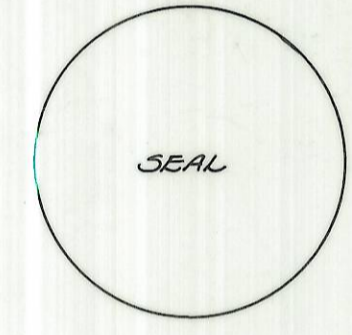
WITNESS: Arnold W. Bayha SIGNED: C. Roy Jeffers  
Manjelle K. Robinson PARTNERS PENTAJAY CO.  
Shirley A. Jeffers PARTNERS PENTAJAY CO.

STATE OF OHIO COUNTY OF ATHENS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME C. Roy Jeffers and C. Jay Jones PARTNERS IN PENTAJAY CO., AN OHIO PARTNERSHIP

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 18<sup>TH</sup> DAY OF July 1984.



NOTARY: Shirley A. Jeffers  
MY COMMISSION EXPIRES: 12/27/88  
ADDRESS: 217 Box 248  
CITY & STATE: Athens, OH 45701

## APPROVALS:

- APPROVED THIS 12<sup>TH</sup> DAY OF October 1984. Ordinance No. 0-97A-84  
Harriet Prevas CLERK OF ATHENS CITY COUNCIL
- APPROVED THIS 30<sup>TH</sup> DAY OF July 1984.  
Arnold W. Bayha CHAIRMAN - ATHENS CITY PLANNING COMMISSION
- APPROVED THIS 13<sup>TH</sup> DAY OF Aug 1984.  
Larry Kacinski ATHENS CITY SERVICE DIRECTOR
- APPROVED THIS 19<sup>TH</sup> DAY OF July 1984.  
Archie W. Steady Jr. ATHENS COUNTY ENGINEER
- APPROVED THIS 11<sup>TH</sup> DAY OF October 1984.  
Joe Kosby P.S. ATHENS CITY COUNTY HEALTH DEPT.
- REVIEWED THIS 24<sup>TH</sup> DAY OF August 1984.  
Karl W. Ruman ATHENS COUNTY REGIONAL PLANNING COMMISSION CHAIRMAN
- REVIEWED THIS 4<sup>TH</sup> DAY OF August 1984.  
Fred W. Wehner PRESIDENT - ATHENS TOWNSHIP TRUSTEES
- APPROVED THIS 30<sup>TH</sup> DAY OF October 1984.  
Karen Lanny PRESIDENT - ATHENS CO. BOARD OF COMMISSIONERS
- APPROVAL OF THIS FLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC OR PRIVATE STREET, ROAD OR HIGHWAY DEDICATED ON SUCH FLAT (SECTION 711.04 AND 711.041 OHIO REVISED CODE)
- William Stevland BOARD OF COUNTY COMMISSIONERS, ATHENS COUNTY, OHIO.

## TRANSFER & RECORDING:

TRANSFERRED THIS 9<sup>TH</sup> DAY OF January 1985. Peter D. Couladis ATHENS COUNTY AUDITOR

168630  
FILED FOR RECORD THIS 9<sup>TH</sup> DAY OF JAN 1985 AT 10:30 A.M.  
RECORDED THIS 9<sup>TH</sup> DAY OF JAN 1985 IN PLAT BOOK 10 PAGE 16, 17 & 15 ENV. 40A + B  
FILE NO.: 168630 FEE: 86.20  
Wilma Allen ATHENS COUNTY RECORDER

PENTAJAY COMPANY

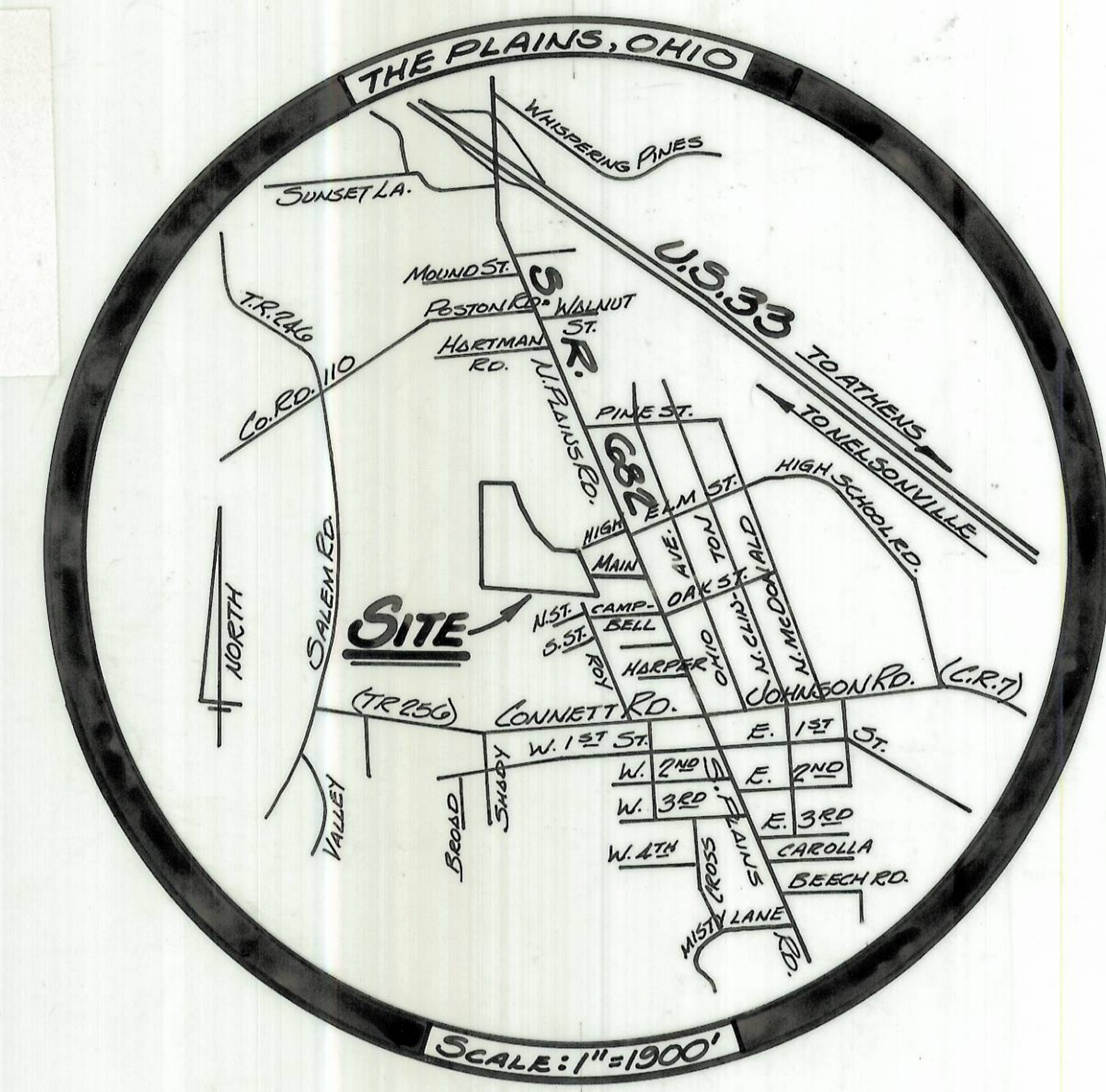
C. Roy Jeffers PARTNER  
7/18/84 DATE

**RECORD PLAT**  
 OF A 44 LOT SUBDIVISION OF 15.1927 ACRES SITUATE IN FL. 114 (SECT 24) & FL. 151 (SECT 30), TOWN 2 N, RANGE 14 W, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO. (CREATED BY DEED BOOK 330 PAGE 913)  
 DATE: 10/18/84  
 SHEET NO. 2  
 PENTAJAY CO. 1490 BLOSSOM LA. ATHENS, OHIO 45701 (CREATED BY DEED BOOK 330 PAGE 913)  
**GERALD W. BAYHA, P.S.**  
 REGISTERED PROFESSIONAL SURVEYOR NO. 5-5139  
 (PLEASANTVILLE) P.O. BOX 165-DAYTON, OHIO 45419-0165 502-4308  
**APPLE TREE ACRES SUBDIVISION**  
 CONSTRUCTION SET 15/11/2015



ENVELOPE: 40A

APPLE TREE ACRES SUBDIVISION -  
SECTION 24 & 30  
ATHENS TWP  
THE PLAINS

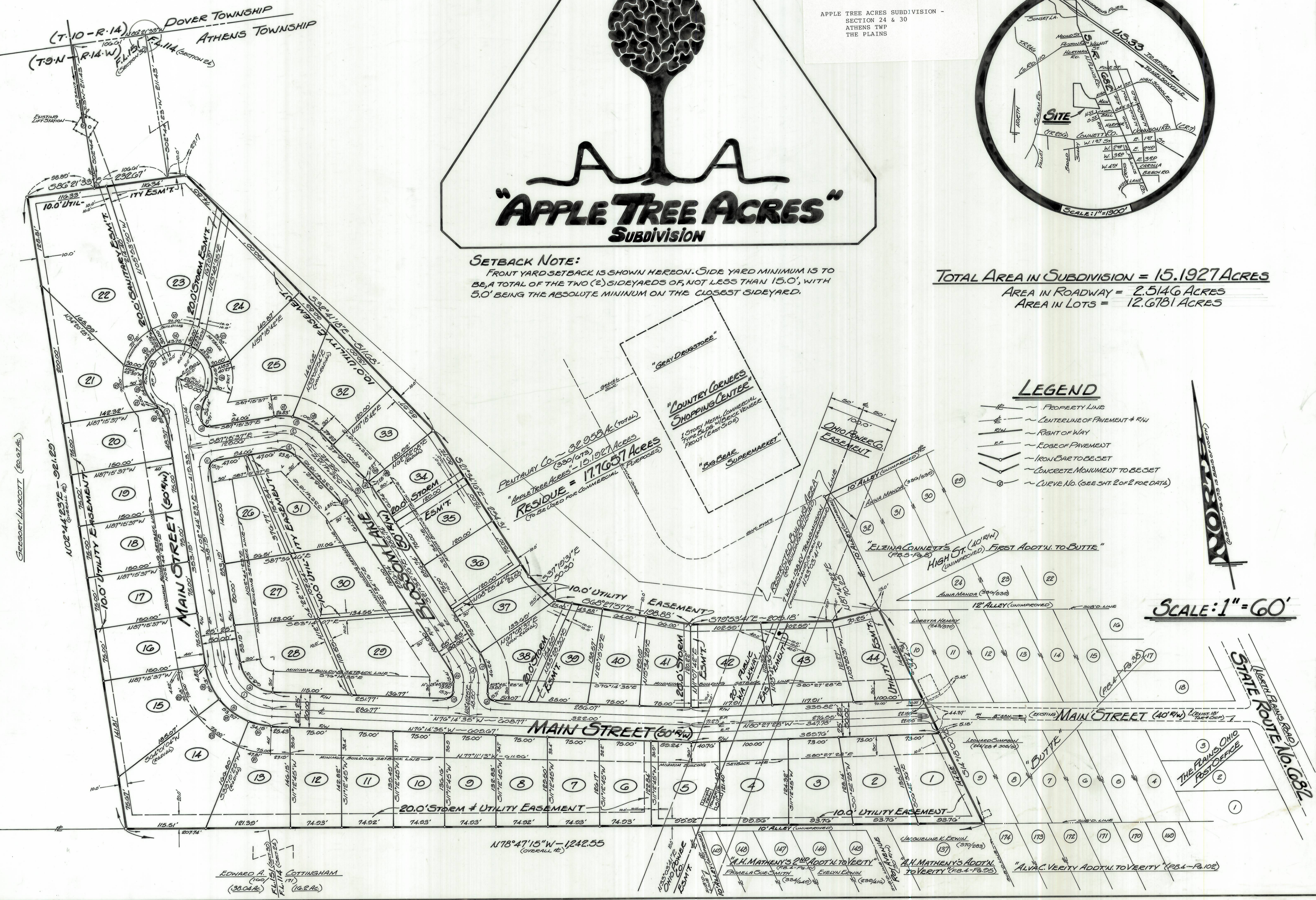


**SETBACK NOTE:**  
FRONT YARD SETBACK IS SHOWN HEREON. SIDE YARD MINIMUM IS TO BE A TOTAL OF THE TWO (2) SIDELYARDS OF, NOT LESS THAN 15.0', WITH 5.0' BEING THE ABSOLUTE MINIMUM ON THE CLOSEST SIDELYARD.

**TOTAL AREA IN SUBDIVISION = 15.1927 ACRES**  
AREA IN ROADWAY = 2.5146 ACRES  
AREA IN LOTS = 12.6781 ACRES

- LEGEND**
- P — PROPERTY LINE
  - L — CENTERLINE OF PAVEMENT # R/W
  - R/W — RIGHT OF WAY
  - E/P — EDGE OF PAVEMENT
  - I — IRON BAR TO BE SET
  - C — CONCRETE MONUMENT TO BE SET
  - C — CURVE NO. (SEE SHT. 2 OF 2 FOR DATA)

**SCALE: 1" = 60'**



**RECORD PLAT**

OF A PART OF SUBDIVISION OF 15.1927 ACRES STRAIGHT IN FL LOTS IN SECTION 24 & 30 TOWNSHIP ATHENS, OHIO - THE PLAINS - ATHENS TOWNSHIP - ATHENS COUNTY - OHIO.

DATE: 10 MAY 84  
#584-05  
SHEET NO. 2

PREPARED BY: PENTAWAY CO.  
149 S. BLACKBURN RD.  
ATHENS, OHIO 45701  
(604-720 OR 502-1328)

SURVEYOR: GERALD W. BAYHA, P.S.  
REGISTERED PROFESSIONAL SURVEYOR No. 576139  
ROUTE NO. 5 - BOX NO. 204  
(FLEASANT HILL) ATHENS, OHIO 45701 - (604) 502-4308

**APPLE TREE ACRES**  
SUBDIVISION

EDWARD A. COTTINGHAM  
(100)  
F.L. 14 (CERT.)  
(38.04 AC.)

F.L. 14 (CERT.)  
(16.2 AC.)

CONSTRUCTION SET - SUNSET 1 OF 5