

B. J. LYONS SUBDIVISION

B. J. LYONS SUBDIVISION
SEC. 15, TROY TWP.
ENV. 515 A

ASSUMED NORTHEAST CORNER
OF SECTION 15

Situated in Fraction 6, Town 5, Range 11, of the Ohio Company Purchase, Sec. 15, Troy Township, Athens County, Ohio and containing 1.651 acres and being a tract of land conveyed to Bonnie J. Lyons and described by deed of record in Official Record 263, Page 824 of the Athens County Recorder's Office.

The undersigned Bonnie J. Lyons hereby certify that the attached plot correctly represents her B.J. Lyons Subdivision, a subdivision of one lot inclusive, do hereby accept this plot of same.

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 of Athens County, Ohio, for the benefit of herself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof Bonnie J. Lyons has hereunto set her hand this 19 day of July, 2001.

Witness Michael E. Miller Signed Bonnie Lyons

STATE OF OHIO
COUNTY OF ATHENS

Before me a Notary Public in and for said County personally came Bonnie J. Lyons who acknowledged the signing of the foregoing instrument to be her voluntary act and deed for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 19 day of July, 2001.

By Cernie Mordrup
Notary Public

The undersigned hereby dedicates to private use a driveway right-of-way intended for access to Lot 1.

In witness thereof Bonnie J. Lyons has hereunto set her hand this 19 day of July, 2001.

Witness Michael E. Miller Signed Bonnie Lyons

STATE OF OHIO
COUNTY OF ATHENS

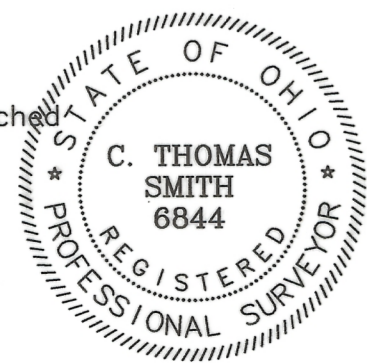
Before me a Notary Public in and for said County personally came Bonnie J. Lyons who acknowledged the signing of the foregoing instrument to be her voluntary act and deed for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 19 day of July, 2001.

By Cernie Mordrup
Notary Public

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct.

By C. Thomas Smith C. Thomas Smith (PS 6844)



NUMBER	DIRECTION	DISTANCE
E1	N 00°42'11" W	40.00'
E2	S 47°53'14" W	40.00'
E3	S 00°42'11" E	141.31'
E4	S 25°21'10" E	71.93'
E5	N 00°42'11" W	71.93'
E6	N 00°42'11" W	121.22'

EDWARD LEE LYONS, et al
OR V145 P127

Reviewed this 19 day of July, 2001.

Dick Hillian (Troy Township Trustees)

Steve Jeff

Mathematically approved this 19th day of July, 2001.

Richard Kelly (Athens County Engineer)

Construction of road improvements as per Athens County Subdivision Regulations:
Approved this ___ day of ___, 2001.

(Athens County Engineer)

Approved this 19th day of July, 2001.

Chris H (Athens County Board of Health)

Approved this 10th day of July, 2001.

Bob Eckenberg (Athens County Regional Planning Commission)

Athens County will only accept a dedicated roadway after it has been built to county standards effective at the time a petition by the adjoining landowners or the developer is presented to the Athens County Commissioners. Acceptance of the roadway by the Athens County Commissioners will take place only after the Athens County Engineer has approved the construction.

Right-of-Way approved for private use:
Acceptance of the dedication of this right-of-way does not constitute an obligation on the part of any government entity to maintain and/or improve said private right-of-way.

Approval of this plat for recording does not constitute an acceptance of the dedication of any street, road, or highway dedicated on such plat. (Section 711 Ohio Revised Code)

Romy Ellison 7/24/01 (Athens County Commissioners)

Mark Sullivan 7-24-01

Transferred this 24 day of August, 2001 at

Gill A. Thompson - jh (Athens County Auditor)

Filed for record this 24 day of August, 2001, in Plat book 515A.

Page No. 01-1165
Julia Michael Scott (Athens County Recorder) (Athens County Deputy Recorder)

ENV. 515A

BONNIE J. LYONS
OR V263 P824

WILLIAM J. & CHARLENE E.
ANDERSON, TRUSTEES
OR V272 P125

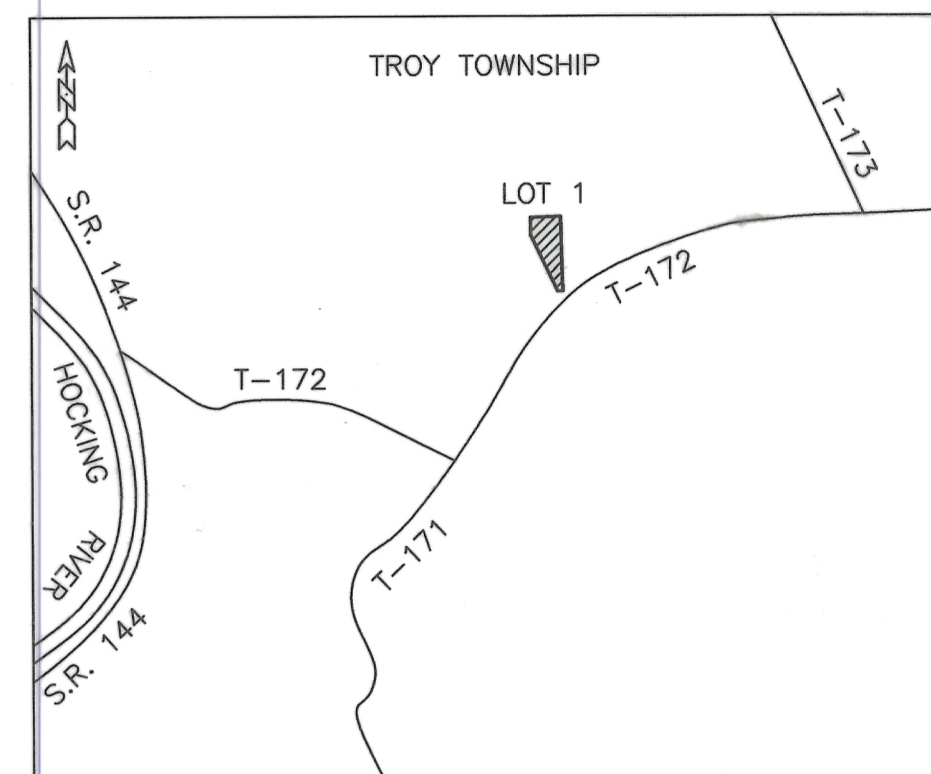
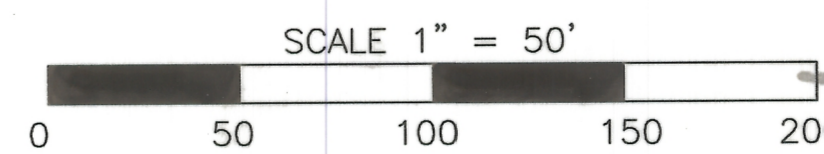
ROBERT
GEORGE
OR V80 R300

BONNIE J. LYONS
OR V263 P824

30' PRIVATE EASEMENT

NEW PARCEL - LOT 1
1.651 ACRES

NUMBER	DIRECTION	DISTANCE
L1	S 01°30'41" E	74.45'
L2	S 55°35'31" W	35.73'
L3	N 01°30'41" W	93.85'
L4	N 88°29'19" E	30.00'
L5	S 88°29'19" W	35.30'



LOCATION MAP
SCALE 1" = 1320'

SOURCES OF DATA:
ATHENS COUNTY DEED RECORDS
ATHENS COUNTY OFFICIAL RECORDS
ATHENS COUNTY TAX MAPS

BASIS OF BEARING:
BEARINGS ARE ASSUMED AND ARE
INTENDED TO EXPRESS ANGLES
ONLY.

SUBJECT TO ALL LEGAL EASEMENTS AND
RIGHTS-OF-WAY.

DATE OF SURVEY: JUNE 2001

LEGEND

- IPS - IRON PIN SET BY THIS SURVEY
5/8" X 30" REBAR WITH PLASTIC ID CAP
STAMPED "PLS 6844"
- IPF - IRON PIN FOUND

OWNERS:
BONNIE J. LYONS
27718 CINCINNATI RIDGE ROAD
COOLVILLE, OHIO 45723
(740) 667-0352

SURVEYOR:
C. THOMAS SMITH AND ASSOCIATES
P. O. BOX 393
RACINE, OHIO 45711
(740) 949-2524

20010007165
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
08-24-2001 12:48 pm
PLAT
43.20
ENV 515A