

# BUCK SUBDIVISION-FINAL PLAT

A. DEED REFERENCE- 1.290 ACRE TRACT- LOT 1 OF THE BUCK SUBDIVISION SITUATED IN SECTION 13, ROME TOWNSHIP, TOWN 6, RANGE 12, ATHENS COUNTY, OHIO, AND CONTAINING 1.290 ACRES AND BEING A PART OF A 40 ACRE TRACT AS CONVEYED TO: ROBERT AND DONNA JEAN BUCK AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 361, PAGE 621, ATHENS COUNTY, OHIO.

B. CERTIFICATE OF OWNERSHIP (REF. A. ABOVE)  
 1. THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNER, WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.  
Robert C. Buck SIGNATURE  
Donna J. Buck SIGNATURE

COUNTY STATE OF OHIO

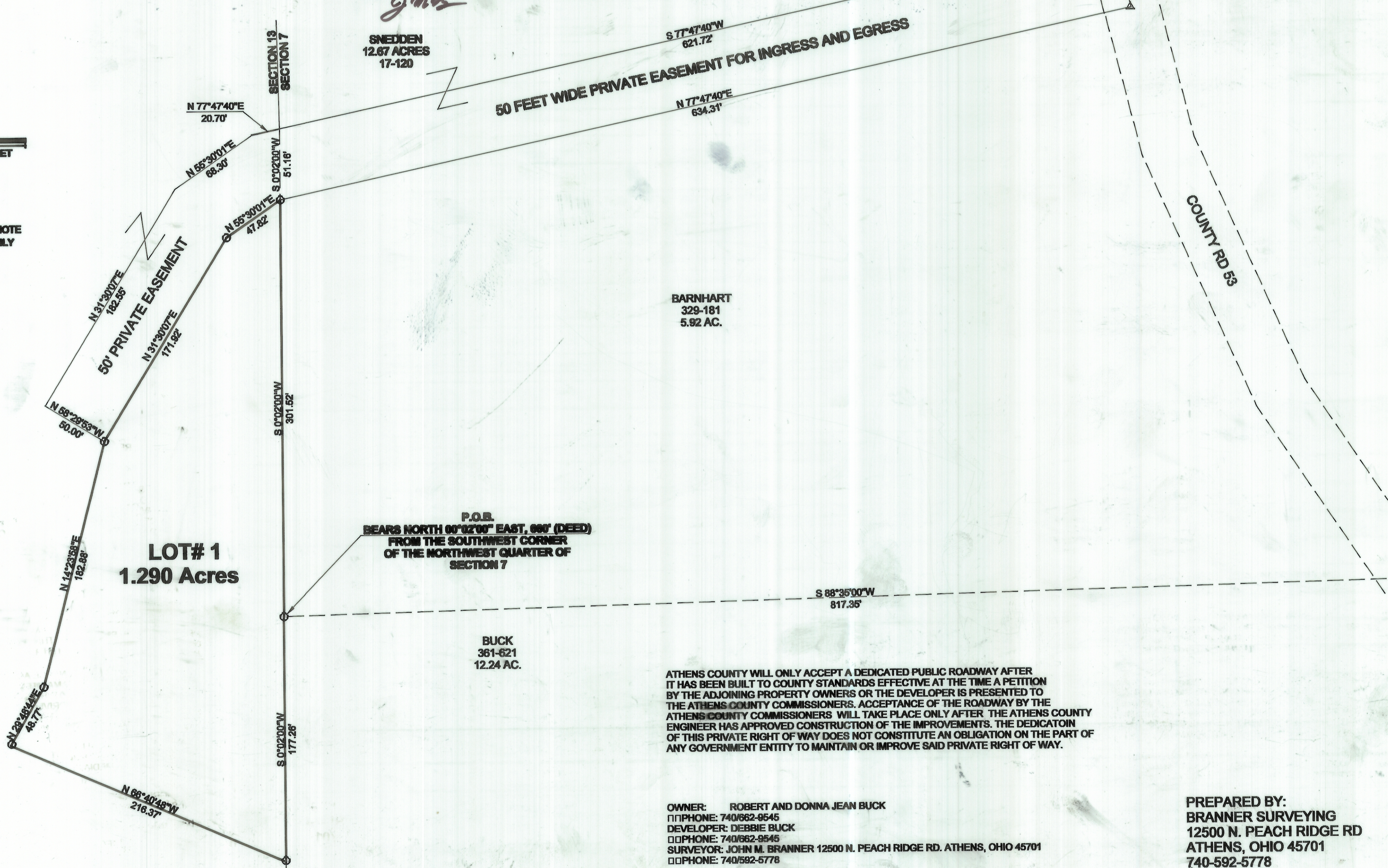
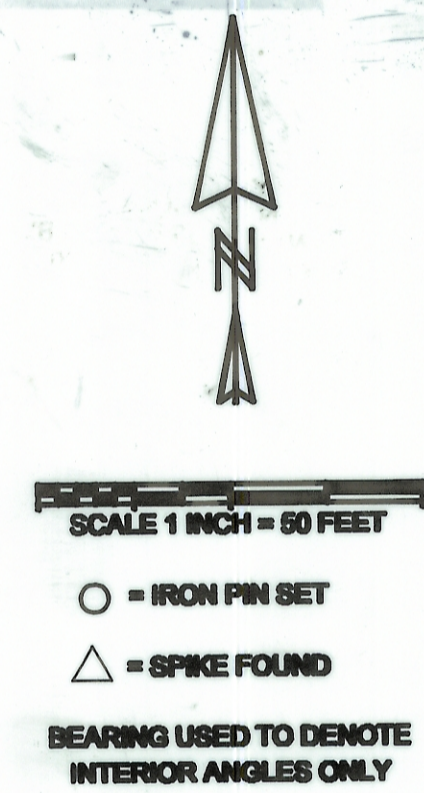
C. OWNER'S CONSENT AND DEDICATION (REF. A. ABOVE)  
 1. THE UNDERSIGNED, BEING ALL THE OWNER(S) AND LIEN HOLDER(S) OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR OPEN SPACE AS SHOWN HEREON TO THE PUBLIC USE FOREVER. UNLESS SUCH AREAS ARE SPECIFICALLY MARKED "PRIVATE" ON THE FINAL PLAT. EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL, AND TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE CLEARANCES OR EITHER OVERHEAD OR UNDERGROUND FACILITIES 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR 4) CREATE A HAZARD.

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 HIMSELF OR HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. IN WITNESS WHEREOF THIS 24 DAY OF July, 2003

WITNESS Debbi Crance SIGNED Debbi Crance  
 WITNESS Peggy S. Roberts SIGNED Peggy S. Roberts

CERTIFICATE OF NOTARY PUBLIC  
 STATE OF OHIO, S.S.  
 BE IT REMEMBERED THAT ON THIS 24 DAY OF July, 2003  
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Robert C. Buck WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

BY Van Sargent NOTARY PUBLIC, STATE OF OHIO 7-24-03  
 MY COMMISSION EXPIRES



ATHENS COUNTY COMMISSIONER APPROVAL  
 RIGHT OF WAY APPROVAL FOR PRIVATE USE. ACCEPTANCE OF THE DEDICATION OF THE 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 PUBLIC STREET ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT. (SECTION 711 O.R.C.)

ATHENS COUNTY COMMISSIONERS  
 WE HEREBY APPROVE THIS PLAT THIS 20 DAY OF July, 2003  
 ATHENS COUNTY COMMISSIONERS (PRESIDENT)

CERTIFICATE OF SURVEYOR  
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 20 DAY OF July, 2003 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY John M. Branner  
 JOHN M. BRANNER P.S. 6805

REGIONAL PLANNING COMMISSION APPROVAL  
 REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 24 DAY OF July, 2003  
Robert C. Buck  
 REPRESENTATIVE, TITLE

COUNTY HEALTH DEPARTMENT APPROVAL  
 ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 21 DAY OF July, 2003  
Mark Sullivan  
 ATHENS COUNTY BOARD OF HEALTH

M. ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MAINTANCE  
 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS THAT SUBDIVISION ROADWAY IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED FOR PERMANENT MAINTANCE BY LOCAL GOVERNMENT ON THIS 31 DAY OF July, 2003.

Mark Sullivan  
 ATHENS COUNTY COMMISSIONERS (PRESIDENT)  
William H. (Bill) Reich

MATHEMATICALLY APPROVED THIS 15 DAY OF July, 2003  
John M. Branner  
 ATHENS COUNTY ENGINEERS OFFICE

TOWNSHIP TRUSTEES APPROVAL  
 ROME TOWNSHIP TRUSTEES  
 WE HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF July, 2003.  
Harold Hasselt  
 (PRESIDENT)  
William Branner  
Paul Jones

COUNTY AUDITOR'S TRANSFER  
 ATHENS COUNTY AUDITOR  
 TRANSFERRED ON THIS 31 DAY OF July, 2003  
 BY: TN Bill A. Thompson  
 COUNTY AUDITOR

ATHENS COUNTY RECORDER  
 FILE NO. 03-7633  
 RECEIVED ON THIS 31 DAY OF July, 2003 AT 11:44 AM  
 RECORDED ON THIS 31 DAY OF July, 2003 AT 11:44 AM  
 RECORDED IN PLAT BOOK NO. PAGE FEE \$33.20  
James A. DeLoach Julia Theresa Dent  
 BY DEPUTY ENV. 5318 COUNTY RECORDER

PRIVATE RIGHT OF WAY MAINTENANCE AGREEMENT  
 FOR THE BUCK SUBDIVISION - LOT#1 AND RESIDUAL

1. THE OWNERS OF LOT 1 AND THE OWNER OF THE RESIDUAL TRACT WILL BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE 50' WIDE PRIVATE RIGHT-OF-WAY WITHIN THE AREA DELINEATED AND MONUMENTED ON THE PLAT FROM THE EXISTING ROAD (JARVIS RD) TO THE WEST END OF LOT 1.
2. PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR BUCK SUBDIVISION - LOT 1 AND RESIDUAL MAINTENANCE WILL BE CONSIDERED EVERY SPRING AS TO WHETHER THERE ARE STILL FOUR INCHES OF AGGREGATE ON THE DRIVEWAY THAT THE DRIVEWAY IS A MINIMUM OF 10 FEET IN WIDTH, THAT THE DRAINAGE IS ADEQUATE, AND WHETHER ADDITIONAL REPAIRS NEED TO BE MADE ON THE RIGHT-OF-WAY.
3. IN THE EVENT OF A DISPUTE ALL PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN EITHER A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION UTILIZING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.
4. ALL PARTIES AGREE THAT THE DRIVEWAY SHALL HAVE A MINIMUM THICKNESS OF FOUR INCHES OF AGGREGATE AND BE A MINIMUM OF 10 FEET IN WIDTH.
5. FOR FURTHER REGULATIONS CONCERNING THE PRIVATE RIGHT-OF-WAYS REFERENCE IS MADE TO THE SUBDIVISION RESTRICTIONS AS FOUND IN THE SUBDIVISION REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'S OFFICE.

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS EFFECTIVE AT THE TIME A PETITION BY THE ADJOINING PROPERTY OWNERS 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 CONSTRUCTION OF THE IMPROVEMENTS. THE DEDICATION OF THIS PRIVATE RIGHT OF WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN OR IMPROVE SAID PRIVATE RIGHT OF WAY.

OWNER: ROBERT AND DONNA JEAN BUCK  
 PHONE: 740/692-9545  
 DEVELOPER: DEBBIE BUCK  
 PHONE: 740/692-9545  
 SURVEYOR: JOHN M. BRANNER 12500 N. PEACH RIDGE RD. ATHENS, OHIO 45701  
 PHONE: 740/592-5778

PREPARED BY:  
 BRANNER SURVEYING  
 12500 N. PEACH RIDGE RD  
 ATHENS, OHIO 45701  
 740-592-5778

.50 # Transferred  
 7-31-03