

# COUNTRY MEADOWS SUBDIVISION

## PHASE 1

12 SINGLE FAMILY RESIDENTIAL LOTS  
 LOCATED IN FRACTIONS 34 & 24 OF SECTIONS 28 & 27 OF  
 TOWN 4, RANGE 13, LODI TOWNSHIP, ATHENS COUNTY, OHIO

SUBDIVIDER AND OWNER: IVAN E. & GAYE H. MARTIN  
 19746 EDGEWATER DRIVE  
 PORT CHARLOTTE, FLA. 33948  
 TEL 941-6258516

SURVEYED AND DESIGNED BY: SOUTHEASTERN LAND SURVEYS  
 LEONARD F. SWOYER JR.  
 3428 PLEASANT HILL ROAD  
 TEL. 740-5938701  
 APRIL 20, 1998

ENGINEERING BY: MARA ENGINEERING  
 55 EAST 2ND STREET  
 LOGAN, OHIO 43138

THE UNDERSIGNED IVAN E. & GAYE H. MARTIN HEREBY CERTIFY THAT THE ATTACHED  
 PLAT CORRECTLY REPRESENTS THEIR DIVISION OF PROPERTY, A SUBDIVISION OF LOTS 1 TO 12  
 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH  
 ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN  
 HEREIN 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 INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS  
 OF ATHENS COUNTY OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS  
 TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF Ivan E. Martin Gaye H. Martin 11th DAY OF May, 1998.

WITNESS Bernadine Blagier SIGNED \_\_\_\_\_

STATE OF OHIO  
 COUNTY OF ATHENS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Ivan E. Martin & Gaye H. Martin  
 WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY  
 ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS  
11th DAY OF May 1998.

BY Nancy Hawk  
 Nancy Hawk  
 Comm. Exp. 1-10-02

I CERTIFY THAT COUNTRY MEADOWS SUBDIVISION WAS  
 SURVEYED UNDER MY DIRECT SUPERVISION AND ALL  
 DIMENSIONAL DETAILS ARE CORRECT TO THE BEST OF MY  
 KNOWLEDGE.

Leonard F. Swoyer Jr.  
 LEONARD F. SWOYER JR. PS. 6765



DEED RESTRICTIONS

1. SINGLE WIDE HOUSES MAY BE UTILIZED FOR ONE YEAR WHILE BUILDING PERMANENT HOMES. NO SINGLE WIDE AS A PERMANENT STRUCTURE.
2. LOT OWNERS SHALL KEEP THEIR PREMISES CLEAN AND NEAT. THE BUILDINGS WELL MAINTAINED WITH PAINTING AND THE REMOVING OF WEEDS, UNDERBUSH, TRASH OR DEBRIS FOR APPEARANCE SAKE. NO RUBBISH OR REFUSE SHALL BE PLACED, DUMPED OR DEPOSITED ON AN LOT, TRASH, GARBAGE AND OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS AT ALL TIMES.
3. NO PERSON SHALL DISCHARGE OR PERMIT OR CAUSE TO BE DISCHARGED THE EFFLUENT FROM A HOUSEHOLD SEWAGE DISPOSAL SYSTEM OR OTHER PUTESCRIBE OR OFFENSIVE WASTES FROM HIS/HER PREMISES UNLESS AN APPLICATION FOR AN OPERATIONAL PERMIT HAS BEEN OBTAINED FROM THE HEALTH COMMISSIONER. THE OPERATIONAL FEE SHALL BE IN ADDITION TO THE INSTALLATION PERMIT FEE. THE OPERATIONAL PERMIT SHALL BE EIGHTY-FIVE DOLLARS ANNUALLY. THE PERMIT SHALL BE RENEWED BY JANUARY 1ST OF EACH YEAR. A LATE FEE OF 25% SHALL BE CHARGED.
4. THE GROUND FLOOR AREA OF SUCH DWELLING OR RESIDENCE HOUSE, EXCLUSIVE OF OPEN PORCHES OR GARAGES, SHALL BE NOT LESS THAN 1300 SQUARE FEET FOR A ONE DWELLING AND 1800 SQUARE FEET FOR ANY OTHER TYPE DWELLING STRUCTURE.

ENV 482A  
 COUNTRY MEADOWS SUBDIVISION PHASE I  
 SEC 27 & 28 LODI TWP

REVIEWED THIS 4 DAY OF May 1998.

Dennis Jordan  
Mark A. Bollo  
Rob Hawk

TOWNSHIP TRUSTEES

APPROVED THIS 4th DAY OF May 1998.

Charles C. Hamer, Jr.

ATHENS COUNTY BOARD OF HEALTH

PLAT APPROVED THIS 23rd DAY OF April 1998.

Archie Staley

ATHENS COUNTY ENGINEER

PLAT APPROVED THIS 30th DAY OF April 1998.

D. Lusty

ATHENS COUNTY REGIONAL PLANNING COMMISSION

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY ROAD 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 COUNTY COMMISSIONERS WILL TAKE PLACE ONLY AFTER THE ATHENS COUNTY ENGINEER HAS APPROVED THE CONSTRUCTION.

RIGHT OF WAY APPROVED FOR PUBLIC 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 PUBLIC 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.)

APPROVED THIS 26th DAY OF April 1998.

Walter H. (Bill) Threshen

ATHENS COUNTY COMMISSIONERS

9.50  
 TRANSFERRED THIS 18 DAY OF May 1998.

David J. Lovett  
 ATHENS COUNTY AUDITOR

FILED FOR RECORD THIS 18 DAY OF May 1998.

RECORDED THIS 18 DAY OF May 1998.  
 PLAT BOOK NO. 482 A+B PAGE NO. \_\_\_\_\_  
Julia Michael Scott  
 ATHENS COUNTY RECORDER

9800003983  
 Filed for Record in  
 ATHENS COUNTY, OHIO  
 JULIA MICHAEL SCOTT  
 On 05-18-1998 at 10:35 am.  
 PLAT 43.20  
 Env 482 A+B

CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY SUBDIVISION REGULATIONS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1998.

ATHENS COUNTY ENGINEER