

THE CHARLES JAMES & CINDY WILLIAMS SUBDIVISION

(A) DEED REFERENCE - LOT 1 OF THE CHARLES JAMES AND CINDY WILLIAMS SUBDIVISION

LOT 1 OF THE CHARLES JAMES & CINDY WILLIAMS SUBDIVISION IS SITUATED IN FRACTION 18 OF SECTION 20, YORK TOWNSHIP, TOWN 12, RANGE 15, ATHENS COUNTY, OHIO AND SAID LOT 1 CONSISTS OF 4.033 ACRES COMPRISING ALL OF THE REMAINDER OF THE FIRST AND SECOND TRACTS DESCRIBED IN VOLUME 319 PAGE 637 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

(B) CERTIFICATE OF OWNERSHIP (REF: (A) ABOVE)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

Charles James & Cindy Williams SIGNATURE
 COUNTY }
 STATE OF OHIO } SS

(C) OWNER'S CONSENT AND DEDICATION (REF: (A) ABOVE)

I, THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER 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 THIS 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 OF 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 THEREOF THIS 19 DAY OF JULY, 2006.

WITNESS: *Justin J. Conrad* SIGNED: *Charles James & Cindy Williams*
 7/31/2011

(D) ATHENS COUNTY COMMISSIONERS 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 1 DAY OF August, 2006
Mark Sullivan (PRESIDENT)
Michael H. (Bob) Cheek
Lucy Edmons

(M) ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MAINTENANCE
 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, THAT SUBDIVISION ROADWAY IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED FOR PERMANENT MAINTENANCE BY LOCAL GOVERNMENT ON THIS DAY OF 20.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

(1) PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE CHARLES JAMES & CINDY WILLIAMS SUBDIVISION

THE PROPERTY OWNERS OF LOT 1 AND PROPERTY OWNER(S) OF THE 1.1102 ACRE TRACT DESCRIBED IN VOL. 299 PAGE 2377 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS WILL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM ATHENS COUNTY ROAD 1 TO THE INTERSECTION OF THE SIDE LINES OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID 1.1102 ACRE TRACT. THE OWNERS OF LOT 1 SHALL BE RESPONSIBLE FOR 100% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE SOUTH LINE OF AFORESAID 1.1102 ACRE TRACT TO THE INTERSECTION OF THE SIDELINES OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF LOT 1. ALSO IT IS AGREED TO BY THE PROPERTY OWNERS OF LOT 1* AND THE PROPERTY OWNER(S) OF AFORESAID 1.1102 ACRE TRACT THAT IN THE EVENT THAT THE THIRD TRACT OF THE DEED DESCRIBED IN VOLUME 319 PAGE 637 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS IS EVER SOLD AS A SEPARATE TRACT AND NOT HELD BY EITHER THE OWNERS OF LOT 1 OR THE OWNER(S) OF SAID 1.1102 AC. TRACT, ALL 3 SEPARATE OWNERS* SHALL BE RESPONSIBLE FOR 1/3 OF THE TOTAL MAINTENANCE COST OF THE PRIVATE RIGHT OF WAY FROM ATHENS COUNTY ROAD 1 TO THE INTERSECTION OF THE SIDELINES OF THE RIGHT OF WAY WITH THE SOUTH LINE OF THE 1.1102 AC. TRACT, AND THE OWNERS OF THE THIRD TRACT DESCRIBED IN VOLUME 319 PAGE 637 OF THE ATHENS COUNTY OFFICIAL RECORDS AND THE OWNERS OF LOT 1 SHALL BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE SOUTH LINE OF SAID 1.1102 AC. TRACT TO THE INTERSECTION OF THE SIDE LINES OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF LOT 1.

*AND THIS AGREEMENT SHALL BE BINDING UPON THEIR HEIRS AND ASSIGNS

(2) PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE CHARLES JAMES & CINDY WILLIAMS SUBDIVISION

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 DRIVEWAY.

IN THE EVENT OF A DISPUTE, ALL PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION USING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.

ALL PARTIES AGREE THAT THERE SHALL BE A MINIMUM DEPTH OF FOUR INCHES OF AGGREGATE FOR THE DRIVEWAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH OF SAID AGGREGATE FOR THE DRIVEWAY.

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 COUNTY COMMISSIONERS WILL TAKE PLACE ONLY AFTER THE ATHENS COUNTY ENGINEER HAS APPROVED THE CONSTRUCTION. 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.

MISCELLANEOUS NOTES:
 PLEASE NOTE THAT 10' WIDE SIDE AND REAR LOT BUILDING SET BACK RESTRICTIONS ARE IN EFFECT FOR LOT 1 OF THE CHARLES JAMES & CINDY WILLIAMS SUBDIVISION. THE FRONT SET BACK IS 30' WIDE.

OWNER: CRISTY S. JAMES, 13858 KIMBERLY RD., NELSONVILLE, OH, 45764
 PHONE: 740/753-1353
 DEVELOPER: CHARLES JAMES, APT. 1, 13858 KIMBERLY RD, NELSONVILLE, OH 45764
 PHONE: 740/707-1658
 SURVEYOR: TOM TRANTINA-RM 1 SCCA BLDG, 2380 OLD RT 33, SHADE, OH 45776
 PHONE: 740/593-8701



JUSTIN LEE CONRAD
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 7/31/2011

(N) CERTIFICATE OF NOTARY PUBLIC
 STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 19 DAY OF JULY, 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME *Charles James & Cindy Williams*, 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: *Justin J. Conrad* NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES: 7/31/2011

MATHEMATICALLY APPROVED THIS 19 DAY OF JULY, 2006.

S. Blausa
 ATHENS COUNTY ENGINEER'S OFFICE

(O) TOWNSHIP TRUSTEES APPROVAL
 TOWNSHIP TRUSTEES
 WE HEREBY APPROVE THIS PLAT ON THIS 22 DAY OF JULY, 2006.

Thomas C. Trantina (PRESIDENT)
Thomas C. Trantina
Thomas C. Trantina

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON JULY 19, 2006 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: *Thomas C. Trantina*
 THOMAS C. TRANTINA P.S. 8320

(P) REGIONAL PLANNING COMMISSION APPROVAL
 REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 19 DAY OF JULY, 2006.

Thomas C. Trantina, Director
 REPRESENTATIVE, TITLE

(Q) COUNTY HEALTH DEPARTMENT
 ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 26 DAY OF JULY, 2006.

Thomas C. Trantina M.D.
 ATHENS COUNTY BOARD OF HEALTH

(R) COUNTY AUDITOR'S TRANSFER
 COUNTY AUDITOR

TRANSFERRED ON THIS 22 DAY OF August, 2006.

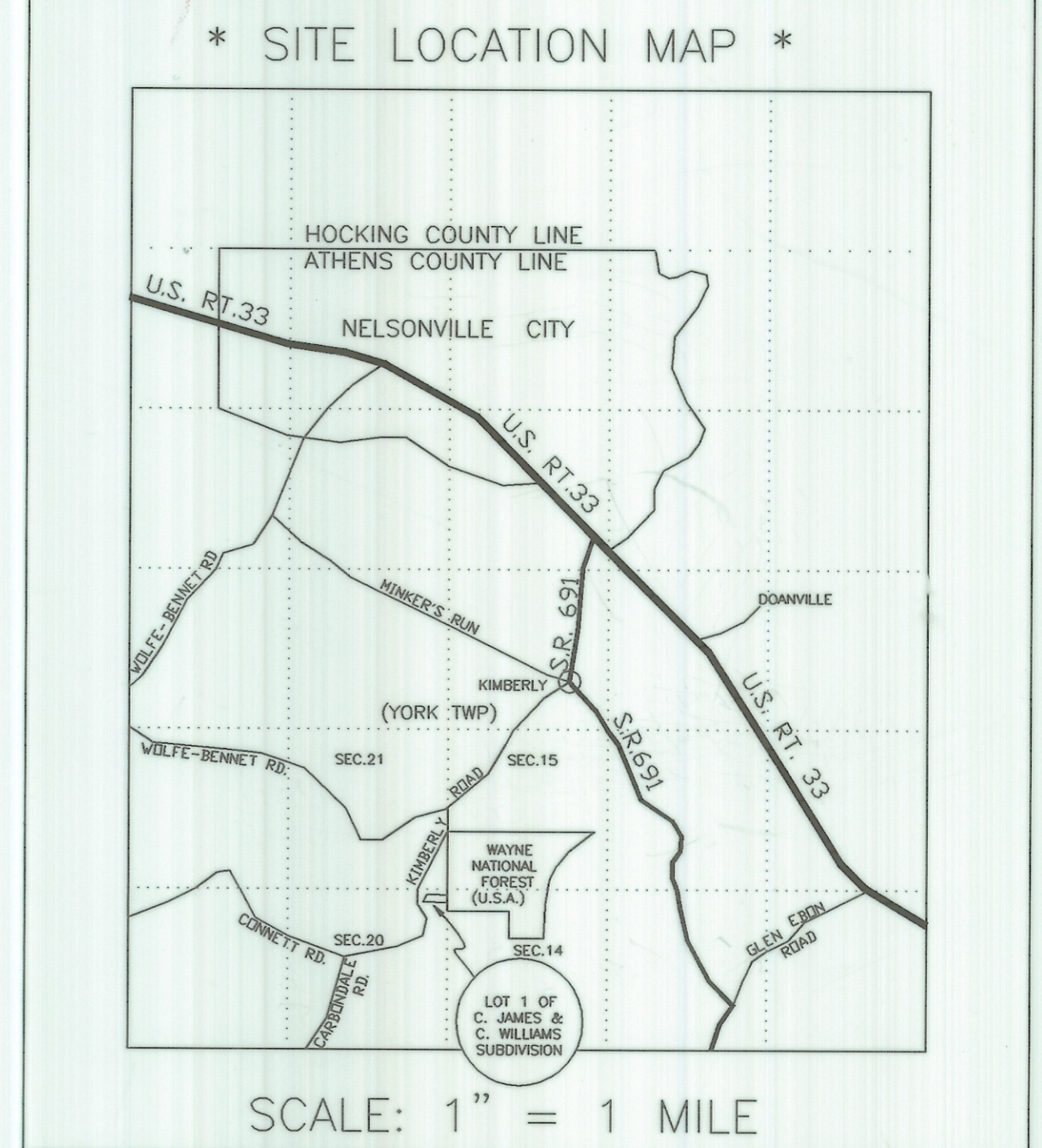
BY: *JH* *Bill D. Thompson*
 COUNTY AUDITOR

(S) COUNTY RECORDER
 COUNTY RECORDER

RECEIVED ON THIS 24 DAY OF August, 2006 AT 9:55 AM.
 RECORDED ON THIS 24 DAY OF August, 2006 AT 1:55 PM.
 RECORDED IN PLAT BOOK NO. PAGE FEE \$20.40 ea.

J. Markins ENV 5547
 BY: DEPUTY 5548 *Julie Michael Scott*
 COUNTY RECORDER

200600005684
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA RICHARD SCOTT
 06-24-2006 At 09:35 am.
 PLAT 86-40
 ENV 554 A



SOUTHEASTERN LAND SURVEYS
 THOMAS C. TRANTINA
 REGISTERED PROFESSIONAL LAND SURVEYOR

RM 301, SCCA BLDG., 2380 OLD RT. 33
 SHADE, OHIO 45776
 740/593-8701



THE CHARLES JAMES AND
 CINDY WILLIAMS SUBDIVISION
 DRAWN T.T. DATE 6-29-06 REVISION: 7/03/06
 APPROVED T.T. DATE 6-29-06 7/13/06-RECORDED ITEM 3 OF MAINTENANCE AGREEMENT
 SCALE 1" = 100' SHEET 1 OF 2 PROJECT No.