FIRST ADDITION TO CHANDLER SUBDIVISION

A MAJOR ONE LOT SUBDIVISION

OWNERS CONSENT AND DEDICATION

We, the undersigned, being all the Owners and Lien Holders 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 herein, for the public use forever, unless such area 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, removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and for 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 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 the ability to maintain the facilities or (4) Create a hazard.

The Undersigned further agrees that any use of the 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 though the undersigned.

In witness thereof this 3rd Day of OCTOBER, 2026

Witness: VINCENT E WRIGHT

Signed: Vincent E Wright

Witness: Steven R Chandler

Signed: Steven R Chandler

Deed Reference

Situated in Section 34, Township 5, Range 12, Carthage Township, Athens County, Ohio, and containing 5.028 acres, being part of the same tract as conveyed to Barbara Chivers and described in the deed recorded in Official Records Volume 390, Page 1826, Athens County Ohio.

CERTIFICATE OF OWNERSHIP

We, 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 owners, we have caused the said property to be surveyed and subdivided as shown.

Barbara Wright

CERTIFICATE OF NOTARY PUBLIC
State of Ohio, SS,

Be it remembered on this 3rd Day of October, 2026 before me the undersigned, A Notary Public in the for said State, personally came _____ who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed.

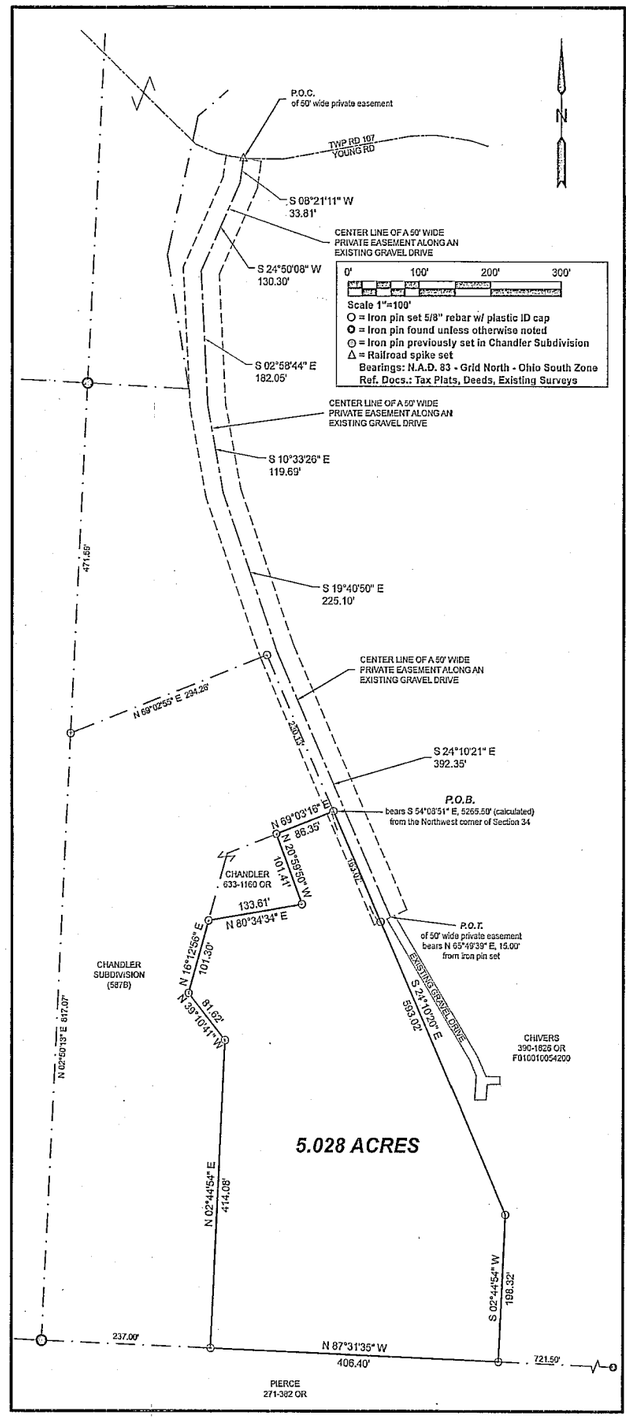
In testimony whereof, I have set my hand and notary seal on the day and date above written.

By: Stacy Nichols

STACY DANIELLE NICHOLS
Notary Public
State of Ohio
My Comm. Expires
June 27, 2028

Notary Public
State of Ohio
My commission expires June 27, 2028

*Emergency and other service providers may only enter if the private drive is maintained in a safe and passable condition.



REGIONAL PLANNING COMMISSION APPROVAL
Regional Planning Commission

This Plat is Recommended for the County commission approval by the Regional Planning Commission on this _____ day of _____, 2026

Representative, Title

ATHENS COUNTY ENGINEER APPROVAL

Athens County Will only accept a Dedicated Public Roadway after it has been built to County Standards Effective at a time a petition 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 construction of the improvements. Approval of this plat in no way constitutes approval of construction of any site improvements. The County Engineer assumes no legal obligation to maintain or repair any open drainage ditched or channels as "Drainage Easements" on this plat. The easement area of each lot and all improvements with it shall be maintained continuously by the lot owner. Within the easements, no structures, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert flow through the water course

Mathematically approved this 7th day of OCTOBER, 2026

Athens County Engineer

Construction of road improvements as per Athens County Subdivision regulations:

Approved this _____ Day of _____, 2026

Athens County Engineer

ATHENS COUNTY AUDITOR'S TRANSFER

Transferred on this 9 day of Oct, 2026

By Jill Davidson
Athens County Auditor

DECLARATION OF EASEMENT FOR SHARED DRIVEWAY & UTILITIES

Barbara Chivers (F010010054200) & Steven Chandler (F010010054204) Whereas declarant does not desire to have separate driveways but rather establish a mutual easement agreement which will service the easement property & will provide access to and from the new 5 acre property. This is a permanent agreement between both parties & shall never be null or void.

1. Grant of Easement
Barbara Chivers & Steven Chandler, hereby grant & declare the right of way easement upon the easement area, which shall be appurtenant to & for the benefit of the easement property & may be used by the owners of the easement properties, their heirs, successors, assigns, licensees & guests with no restrictions on passage to & from easement property & grants access to the water well on parcel F010010054200 for a shared well agreement.

2. Use of Easement
The easement area shall be used for the purposes of access to & from the property for any needs necessary including building of home on new 5 acre plot of land, installation, repair & replacement of utility lines including electric, cable, telephone, sewer, water or any property needs. There are no restrictions on use of easement.

3. Maintenance
Maintenance will be considered every spring as to whether there are still four inches of aggregate on the private drive right-of-way, that the private drive is a minimum of 10 feet in width, that drainage is adequate, and whether additional repairs need to be made on the right-of-way. The maintenance cost will be shared equally by the property owners utilizing the private driveway for access. The 50' easement width will prohibit future land subdivisions that utilize this private drive right-of-way as the sole ingress and egress without review and approval of Athens County Planning Commission.

Owners Barbara Chivers & Steven Chandler hereby declare easement agreement for shared driveway & water well as described above on The 3 Day of October, 2026

Barbara Chivers Wright

Steven Chandler

TOWNSHIP TRUSTEES REVIEW

Carthage Township Trustees

We have reviewed this plat on this 07 day of September, 2026

Rowena Calhoun
President

COUNTY RECORDER

File No. 202600004661
Received on this 9th of October 2026 at _____
Recorded on this 9th of October 2026 at 11:05:32 AM
Received in plat book No. 640 Page 480 Env 584 A.
Fee $86.40

Ashley Cooper
Deputy

Jessica Markins
County Recorder

COUNTY HEALTH DEPARTMENT APPROVAL

Athens County Health Dept.

I hereby approve this plat on this 30th day of September, 2026

Athens County Board of Health

ATHENS COUNTY COMMISSIONERS APPROVAL

Acceptance of the Dedication of the Right of Way does not constitute an obligation of the part of any government entity to maintain and/or improve said 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.)

We hereby approve this plat on this 15th day of July, 2026

President, Athens County Commissioners

Commissioner

Commissioner

Clerk, Athens County Commissioners

CERTIFICATE OF SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on July 2026 and that all monuments and lot corners are set as shown.

Signed:
Jeb Branner, P.S. 8816
P.O. Box 214
The Plains, Ohio, 45780
740-592-5778

STATE OF OHIO
JEB
BRANNER
S-8816
REGISTERED
PROFESSIONAL SURVEYOR