

# HEATHERSTONE SUBDIVISION

SITUATED IN L.L. 121 & L.L. 122  
 SEC. 26, T. 9, R. 14, ATHENS TWP., ATHENS COUNTY, OHIO  
 31.14 ACRES TRACT

PREPARED BY:  
 BRANNER SURVEYING  
 12500 N. PEACH RIDGE ROAD  
 ATHENS, OHIO 45721  
 (614) 592-5778

OWNER/DEVELOPER  
 GARY VERMILLION  
 7676 RADFORD ROAD  
 ATHENS, OHIO 45721  
 (614) 594-2928

NOVEMBER-1995

## OWNERS CERTIFICATE

SITUATED IN L.L. 121 & L.L. 122, SECTION 26, T. 9, R. 14, ATHENS TOWNSHIP, ATHENS CO. OHIO CONTAINING 31.14 ACRES, AND BEING A PART OF A 32.96 ACRE TRACT CONVEYED TO AND DESCRIBED IN DEED BOOK 199 PAGE 992, ATHENS COUNTY RECORDERS OFFICE, ATHENS COUNTY, OHIO

THE UNDERSIGNED, **Gary Vermillion**, INDIVIDUALLY AND AS POA FOR ALL OWNERS, VOL. 219 P. 769, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR HEATHERSTONE SUBC. A SUBDIVISION OF LOTS NOS. 1 TO 20 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE ROADS SHOWN HEREON 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 FOR THE BENEFIT OF THEMSELVES, AND ALL OTHER SUCCESSOR OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES, OR SERVICES, AND FOR PROVIDING INGRESS AND/OR EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

IN WITNESS WHEREOF, THIS 16 DAY OF May 1996, **Gary Vermillion**, INDIVIDUALLY AND AS POA, and **Robert W. Stewart**, Notary Public, State of Ohio, have hereunto set my hand and affixed my official seal.

STATE OF OHIO  
 COUNTY OF ATHENS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME **Gary Vermillion**, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING ACTUALLY BEING THEIR VOLUNTARY ACT, AND DEED FOR THE PURPOSES THEREIN EXPRESSED. INDIVIDUALLY AND AS POA FOR ALL OWNERS, VOL. 219 P. 769.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS 16 DAY OF May 1996, **Robert W. Stewart**, Notary Public, State of Ohio, My Commission Expires 06/30/98, Date: 3/25/96, 10:00 A.M.

### APPROVALS

APPROVED THIS 1<sup>st</sup> DAY OF April 1996, **Debra A. Walker**, CLERK OF ATHENS CITY COUNCIL, ORDINANCE NO. 0-48-96

APPROVED THIS 13<sup>th</sup> DAY OF Feb. 1996, **Jeanne D. Renshaw**, CHAIRMAN ATHENS CITY PLANNING COMM.

APPROVED THIS 15<sup>th</sup> DAY OF Feb. 1996, **Wayne C. Key**, ATHENS CITY SERVICE DIRECTOR

APPROVED THIS 9<sup>th</sup> DAY OF May 1996, **Robert W. Stewart**, ATHENS COUNTY ENGINEER

APPROVED THIS 13<sup>th</sup> DAY OF May 1996, **John Koster, P.S.**, ATHENS CITY COUNTY HEALTH DEPT.

REVIEWED THIS DAY OF

APPROVED THIS 15<sup>th</sup> DAY OF May 1996, **William R. Brown**, **Ralph Ruger**, PRESIDENT ATHENS TWP. TRUSTEES, **Samuel A. Dinsley**, PRESIDENT ATHENS BOARD OF COMM.

NOTE: APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OR PRIVATE STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT. (SECTION 711.04 AND 711.041 D.R.C.)

### TRANSFER AND RECORDING

TRANSFERRED THIS 9<sup>th</sup> DAY OF July, 1996, **David A. Hackett**, ATHENS COUNTY AUDITOR

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF July 1996, PAGE ENV. 470-A

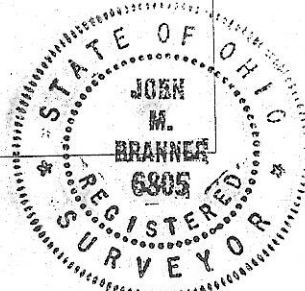
RECORDED THIS 10<sup>th</sup> DAY OF July 1996, **Julie Michael Scott**, ATHENS CO. RECORDER

FILE# 5094 FEE \$ 43.20

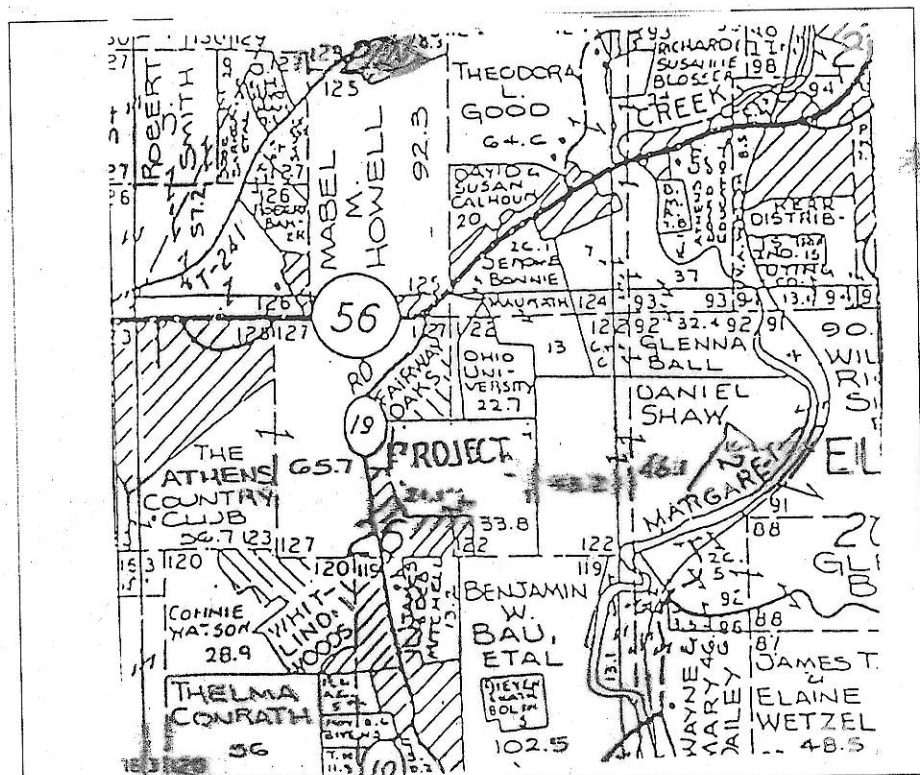
### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES HEREON AND PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS TRUE AND CORRECT.

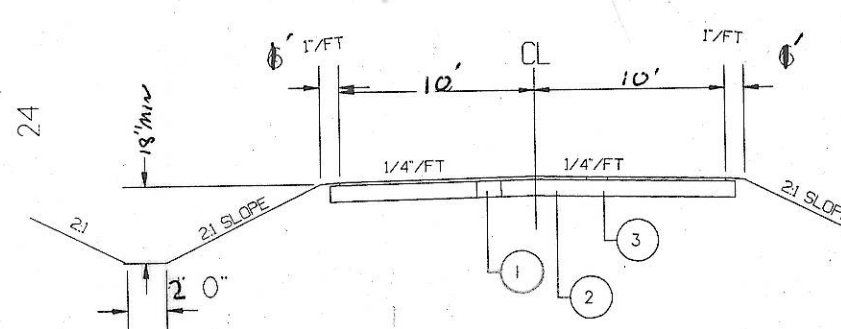
**John M. Branner**  
 JOHN M. BRANNER P.S. 6805



VICINITY MAP  
 SCALE: 1" = 2000'



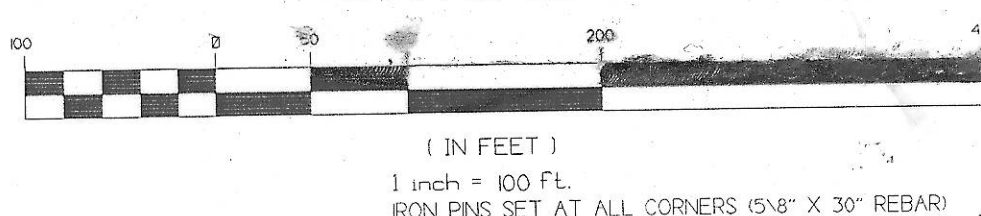
ASPHALT TYPICAL SECTION



- ITEM 304 - 6 inches of Aggregate Base
- ITEM 403 - Prime Coat (0.25 to 0.50 gal/sq yd)
- ITEM 404 - 3 inches of Asphalt Concrete

LOTS = 27.55 AC.  
 ROAD = 3.59 AC

GRAPHIC SCALE



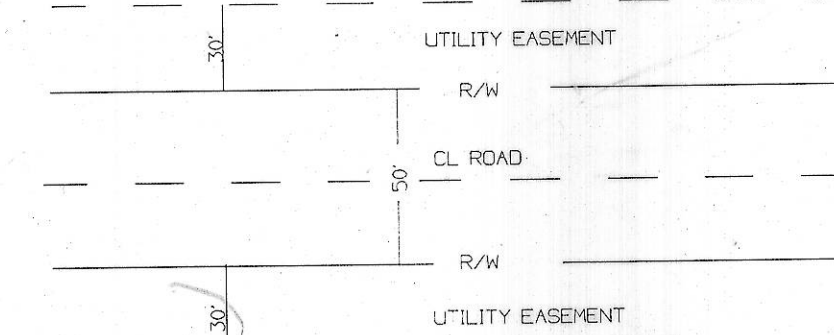
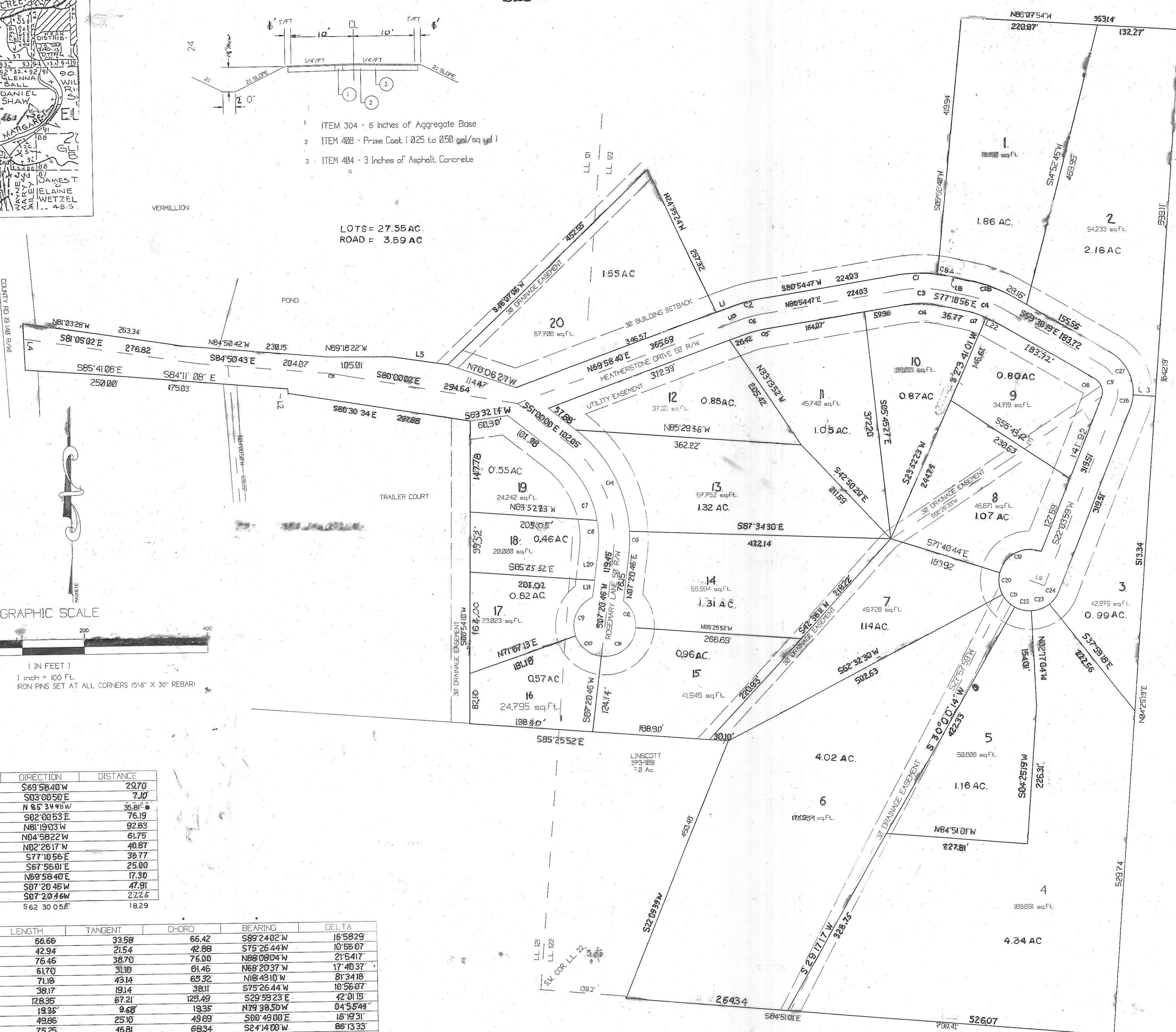
LINE	DIRECTION	DISTANCE
L1	S89°58'40"W	29.70
L2	S03°00'50"E	7.10
L3	N 85°34'48"W	36.81
L4	S02°00'53"E	76.19
L5	N81°30'31"W	92.83
L6	N04°58'22"W	61.75
L7	N02°26'17"N	40.87
L8	S77°10'56"E	30.77
L9	S87°56'01"E	25.00
L10	N69°58'40"E	17.30
L11	S07°20'45"W	47.91
L12	S07°20'46"W	222.5
L22	S62°30'05"E	18.29

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	225.00	68.66	33.58	66.42	S89°24'02"W	16°58'29"
C2	225.00	42.94	21.54	42.88	S75°26'44"W	10°56'07"
C3	200.00	76.46	38.70	76.00	N88°09'04"N	21°54'17"
C4	200.00	61.70	31.10	61.46	N88°20'37"W	17°40'37"
C5	50.00	71.18	43.14	65.32	N16°43'10"W	81°34'19"
C6	200.00	39.17	19.14	38.11	S75°26'44"W	10°56'07"
C7	175.00	128.35	61.21	128.49	S29°58'23"E	42°01'15"
C8	225.00	18.35	9.68	18.35	N79°28'50"W	04°55'48"
C9	175.00	49.86	25.10	49.69	S00°49'00"E	16°19'31"
C10	50.00	75.25	46.81	68.34	S24°14'00"W	86°13'33"
C11	50.00	55.65	31.11	52.82	S00°46'00"E	63°46'27"
C12	50.00	80.96	52.48	72.40	N50°57'27"E	81°34'19"
C13	225.00	37.98	19.35	37.93	N24°02'33"W	57°13'22"
C14	225.00	19.15	10.77	18.45	N26°39'44"W	45°40'31"
C15	175.00	33.40	16.75	33.35	N75°26'44"W	10°56'07"
C16	175.00	65.50	33.87	66.50	S88°08'04"E	21°54'17"
C17	175.00	35.69	17.91	35.63	S71°20'24"E	11°41'04"
C18	25.00	36.59	21.57	32.86	S16°43'10"E	81°34'19"
C19	50.00	84.92	56.71	75.01	S05°28'12"W	67°11'26"
C20	50.00	29.39	14.59	28.01	S43°43'35"E	32°32'11"
C21	50.00	28.18	14.47	27.01	S76°08'22"E	32°17'23"
C22	50.00	31.16	16.10	30.66	N69°51'49"E	35°42'15"
C23	50.00	26.13	13.37	25.94	N37°02'20"E	29°56'42"
C24	75.00	23.15	11.67	23.05	N17°13'32"E	17°46'55"
C25	75.00	83.83	46.76	79.37	N27°33'37"W	63°53'22"
C26	225.00	69.42	34.99	69.14	S69°20'37"E	17°40'37"

HEATHERSTONE SUBDIVISION  
 ATHENS TWP.  
 ENV. 470-A

See Revision of Down in OR 238 Pg 223

See Restrictions in OR 129 Pg 251



TYPICAL UTILITY LOCATIONS

NOT TO SCALE