

Situate in Section 32, Township 12, Range 15, York Township, Athens County, Ohio. Containing approximately 8.83 acres and being the same tract as conveyed to William McClain and described in deed recorded in the Official Record 367, Page 762, of the Athens County Recorder's Office. The undersigned William McClain hereby certify that the attached plat correctly represents McClain Subdivision, a subdivision of one lot and do hereby accept this plat of same, and that all legally due taxes have been paid.

Seal Athens County State of Ohio, } SS
Seal

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 easement 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 or improvements made on this land shall be in conformity with all the existing valid zoning, platting, health, or other lawful rules and regulations of Athens County, Ohio, for the benefit of themselves and all subsequent owners or assigns taking title from, under, or through the undersigned.

IN WITNESS THEREOF William McClain have hereunto set his hand this 23rd day of January, 2006.

Witness: Robert S. Allen, Owner: William L. McClain

STATE OF OHIO

Before me a Notary Public in and for said State of Ohio personally came William McClain who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the purposes there expressed. IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal this 23rd day of January, 2006.

Lynn M. Andrews
Notary Public
My Commission expires May 6, 2007
LYNN M. ANDREWS, Notary Public
State of Ohio
My Commission Expires May 6, 2007

The undersigned William L. McClain hereby dedicates to private use a driveway right-of-way intended for access to Lot 1.

IN WITNESS THEREOF William L. McClain has hereunto set his hand this 23rd day of January, 2006.

Witness: Robert S. Allen, Owner: William L. McClain

STATE OF OHIO

Before me a Notary Public in and for said State of Ohio personally came William L. McClain who acknowledged the signing of the herein expressed. IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal this 17th day of January, 2006.

Lynn M. Andrews
Notary Public
My Commission expires May 6, 2007
LYNN M. ANDREWS, Notary Public
State of Ohio
My Commission Expires May 6, 2007

APPROVALS

Reviewed this 17th day of January, 2006.

Mathematically approved this 11th day of January, 2006.

Construction of road improvements as per Athens County Subdivision Regulations: Approved this day of 2006.

Approved this 30th day of January, 2006.

Approved this 30th day of January, 2006.

Approved this 31st day of January, 2006. (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 711.04 and 711.041, Ohio Revised Code.)

Transferred this 1 day of March, 2006.

Filed for Record this 3 day of March, 2006 at 10:50 A.M.
Recorded this 3 day of March, 2006 in Plat Cabinet ENW 551B at Page 8642

Fee 8642
By Deputy J. Markins, Julia Michael Scott, County Recorder

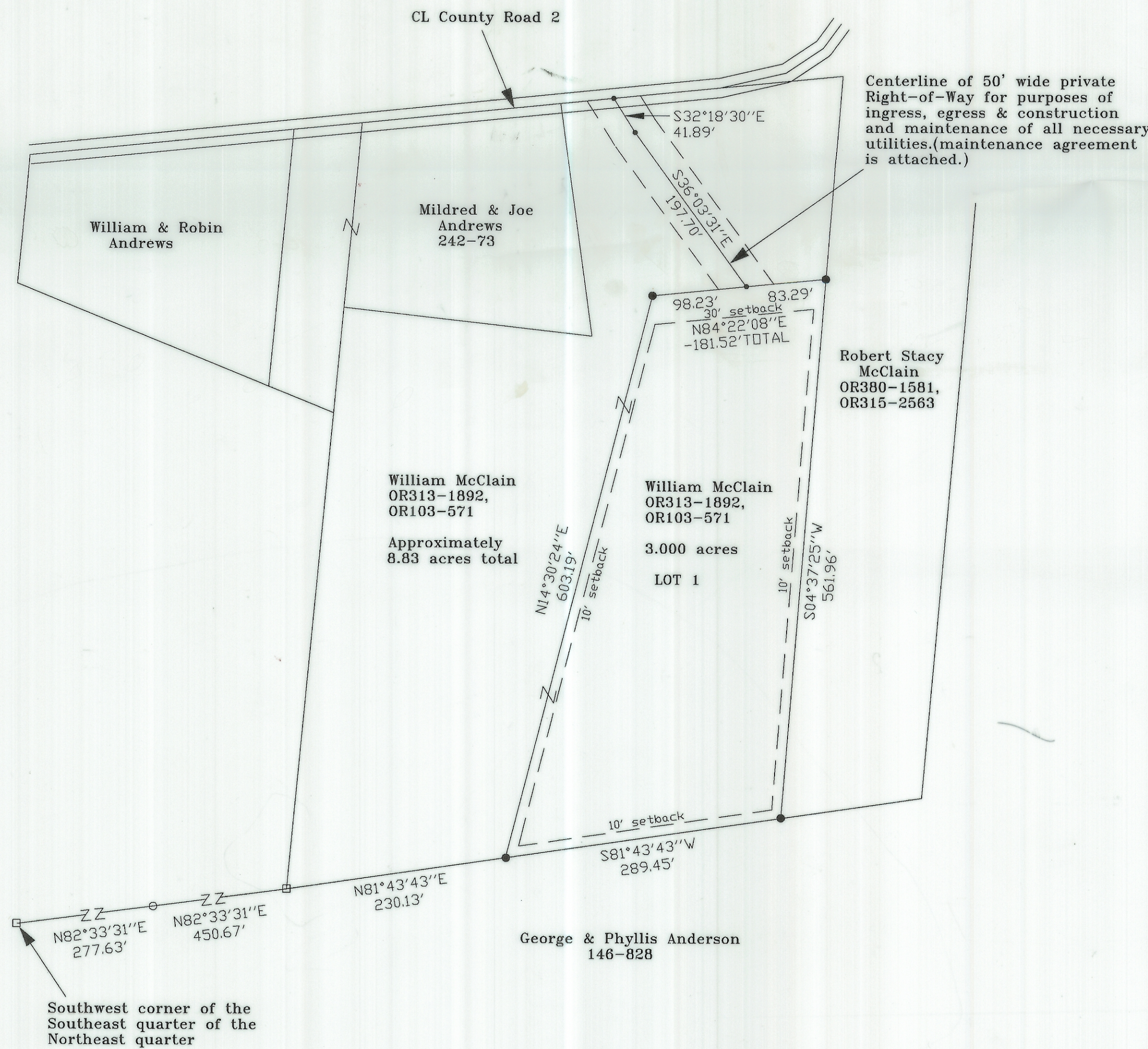
Owner: William McClain
901 Connett Road
Nelsonville, Ohio 45764
Phone: 1-740-664-6189

Surveyor: S. Vince Evans
37381 Davis Chapel Road
Logan, Ohio 43138
(740) 380-3884

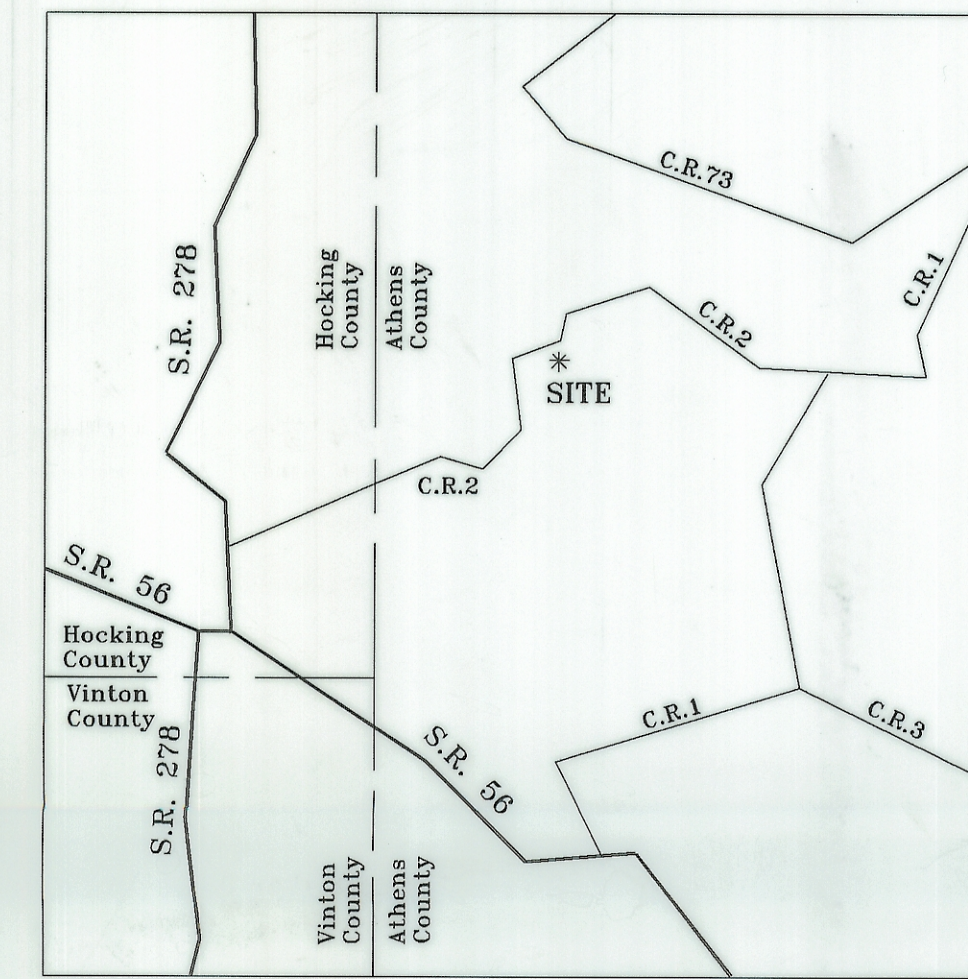
20060001347
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
03-03-2006 at 10:50 am.
PLAT 86.40

MCCLAIN SUBDIVISION

Situated in York Township, Athens County, Ohio; being part of the Southeast quarter of the Northeast quarter of Section 32, Township 12, Range 15.

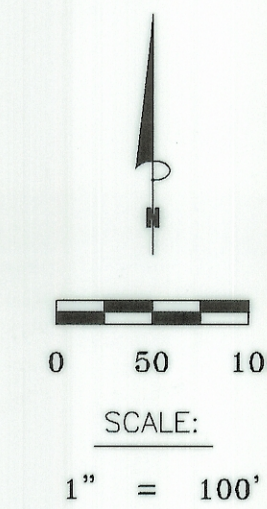


Centerline of 50' wide private Right-of-Way for purposes of ingress, egress & construction and maintenance of all necessary utilities. (maintenance agreement is attached.)



LOCATION MAP

NOT TO SCALE



LEGEND:

- Point
- Stone found
- 5/8" iron pin found
- 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127

Restrictions:
Athens County will only accept a dedicated public roadway after it has been built to county standards effective at the time a petition by 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.

REFERENCES:

Tax maps
Deed descriptions
Previous surveys
Existing monumentation
Existing public road

REFERENCE BEARING:

The east line of a 6.433 acre tract surveyed by Joseph C. Roman, P.S. 6461 in May of 1994, as North 05 degrees 26 minutes 53 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

Subject to any public or private easements of record.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 20th day of December, 2005 and that the plat is a correct representation of the premises as described by said survey.

S. Vince Evans
Registered Surveyor No. 8127

COUNTY ENGINEER APPROVAL

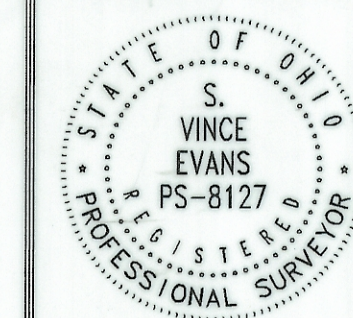
Athens County will only accept a dedicated public roadway after it has been built to county standards effective at the time a petition by the adjoining property owners or the subdivider is presented to the Athens County Commissioners. Acceptance of the roadway by the County Commissioners will take place 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 ditches or channels designated as "drainage easements" on this plat. The easement area of each lot and all improvements within it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR MCCLAIN 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 (Connett Road) to the north end of Lot 1.
- 2) Maintenance will be considered every spring as to whether there are still four inches of aggregate on the right-of-way, that the right-of-way 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 there shall be a minimum of four inches of aggregate for the private right-of-way, and that there shall be a minimum of 10 feet in width on the private right-of-way.
- 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.

S.V.E. SURVEYING
S. VINCE EVANS
37381 DAVIS CHAPEL ROAD, LOGAN, OHIO 43138
(740) 380-3884
(740) 380-0134

MCCLAIN SUBDIVISION



S. Vince Evans

Ohio P.S. #8127

REVISIONS

SCALE: 1" = 100'
JOB NO. DRAWN BY DATE
SVE 12/20/05

