

OUR PEACE SUBDIVISION

(A) DEED REFERENCE - LOTS 1 THROUGH 4, INCLUSIVE, OF OUR PEACE SUBDIVISION

LOTS 1 THROUGH 4, INCLUSIVE, OF OUR PEACE SUBDIVISION ARE SITUATED IN LEASE LOTS 4 & 5, SECTION 32, ALEXANDER TOWNSHIP, TOWN 8, RANGE 14, ATHENS COUNTY, OHIO AND SAID LOTS CONSIST OF A TOTAL OF 36.379 ACRES (BY SURVEY) AND BEING ALL OF A 10.000 ACRE TRACT DESCRIBED IN VOLUME 348 PAGE 2279 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS AND ALL OF A 26.377 ACRE TRACT DESCRIBED IN VOLUME 328 PAGE 2882 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

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

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 ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

Andrew L. Sylvia SIGNATURE _____ SIGNATURE _____
 COUNTY _____ }
 STATE OF OHIO } SS

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

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 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. SAID UNDESIGNATED EASEMENTS ARE ALSO FOR THE FREE USE OF STORM WATER DISPOSAL FROM SAID EASEMENTS, ADJOINING STREETS OR LAND OF THE HEREIN PLATTED SUBDIVISION. IT IS FURTHER IMPLIED THAT SAID UNDESIGNATED EASEMENTS ARE FOR INGRESS AND EGRESS TO THE PROPERTIES OF SAID HEREIN PLATTED SUBDIVISION AND SHALL BE PERPETUALLY AND PROPERLY MAINTAINED IN ACCORDANCE WITH THEIR ACTUAL USE. 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 TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. IN WITNESS WHEREOF THIS 21 DAY OF September, 2005

WITNESS: Andrew L. Sylvia SIGNED: Andrew L. Sylvia
 WITNESS: Marilyn Manderick SIGNED: Marilyn Manderick

(D) CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.
 BE IT REMEMBERED THAT ON THIS 21 DAY OF September, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Joann Bowe 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.

Marilyn Manderick NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES: Sept 26 2009
 MARYLYN MANDERICK
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires September 26, 2009
 Commission Recorded in Athens County

(E) CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON Aug. 1, 2005 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: Leonard F. Swoyer Jr.
 LEONARD F. SWOYER P.S. 6765

(F) REGIONAL PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 12 DAY OF Sept., 2005
Bob Eckhardt Planning Div.
 REPRESENTATIVE, TITLE

(G) COUNTY HEALTH DEPARTMENT

ATHENS COUNTY HEALTH DISTRICT
 I HEREBY APPROVE THIS PLAT ON THIS 12 DAY OF Sept., 2005
Charles H. Hanson R.S.
 ATHENS COUNTY BOARD OF HEALTH

(H)

MATHEMATICALLY APPROVED THIS 2nd DAY OF August, 2005.
J. Blausen
 ATHENS COUNTY ENGINEER'S OFFICE

(I) TOWNSHIP TRUSTEES APPROVAL

Alexander TOWNSHIP TRUSTEES
 WE HEREBY APPROVE THIS PLAT ON THIS 13 DAY OF Sept., 2005.
Rand Haast (PRESIDENT)
Bill Cornal

(J) 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 26 DAY OF September, 2005.

Jim Diason ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Mark Sullivan
William H. (Bud) Theisen

(K) COUNTY AUDITOR'S TRANSFER

COUNTY AUDITOR
 TRANSFERRED ON THIS 27 DAY OF Sept., 2005. #3.00 transferred
 BY: JH Bill A. Thompson
 COUNTY AUDITOR

(L) COUNTY RECORDER

COUNTY RECORDER
 FILE NO. 05-6923-05-6924
 RECEIVED ON THIS 30 DAY OF Sept., 2005 AT 3:27 P.M.
 RECORDED ON THIS 30 DAY OF Sept., 2005 AT 3:27 P.M.
 RECORDED IN PLAT BOOK NO. 547, PAGE A+B, FEE 86.50
JMK ENV Julia Michael Scott
 BY: DEPUTY COUNTY RECORDER

(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)

20050006923
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 09-30-2005 at 03:27 pm.
 PLAT
 56.40

Env. 548 A

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR: OUR PEACE SUBDIVISION

1 THE PROPERTY OWNERS OF LOTS 1, 2, 3 & 4, AND THEIR HEIRS & ASSIGNS WILL EACH BE RESPONSIBLE FOR 25% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM STATE ROUTE 681 TO THE TERMINUS AT A CORNER MARKED BY A SINGLE STAR ON THE SUBDIVISION PLAT. THE OWNERS OF LOTS 2 & 3 SHALL BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE CORNER MARKED BY A SINGLE STAR SHOWN ON THE SUBDIVISION PLAT TO THE CORNER MARKED BY A DOUBLE STAR AT THE TERMINUS.

2 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.

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

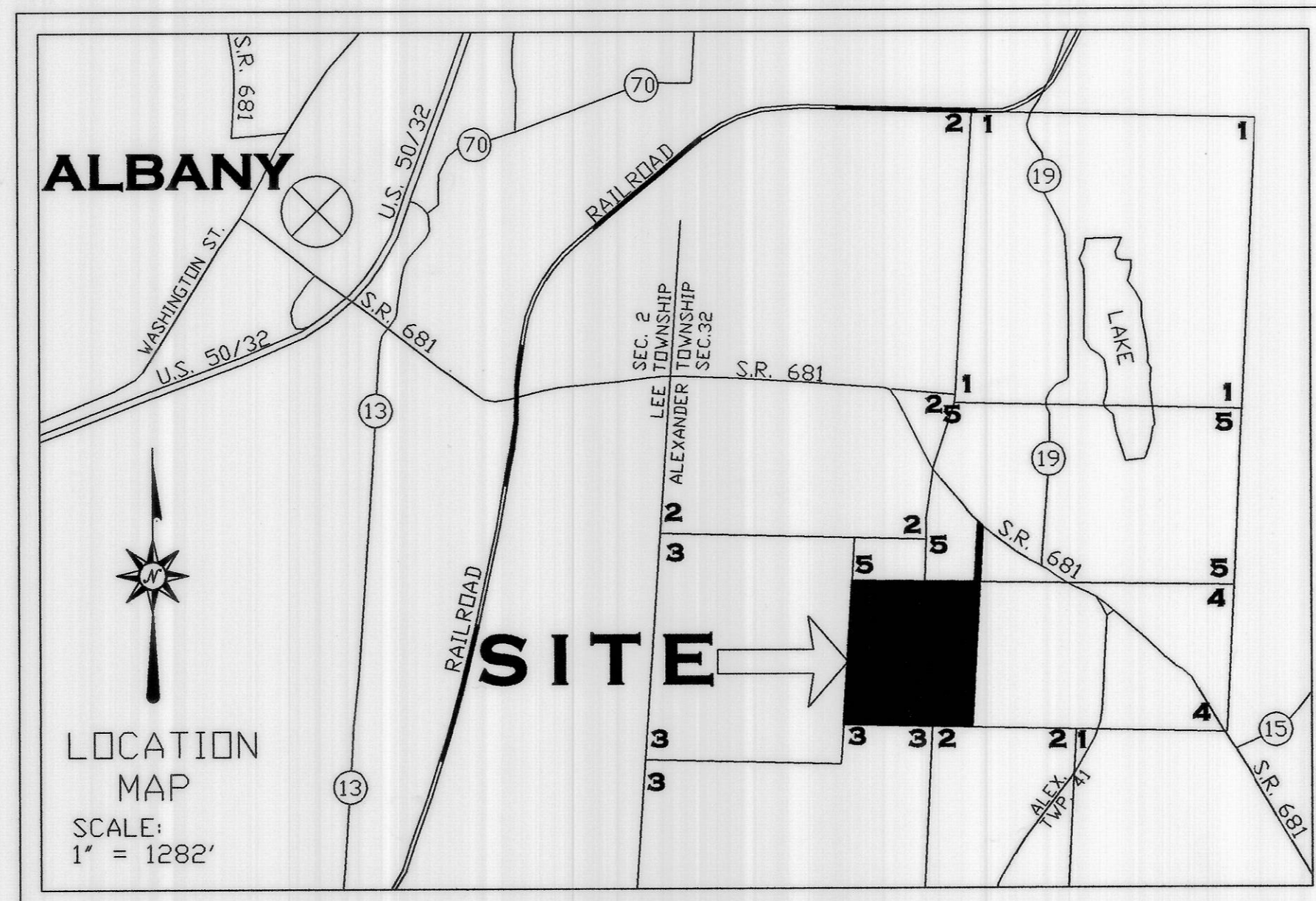
4 ALL PARTIES AGREE THAT THERE SHALL BE A MINIMUM DEPTH OF FOUR INCHES OF AGGREGATE FOR THE DRIVEWAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH OF SAID AGGREGATE FOR THE DRIVEWAY.

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.

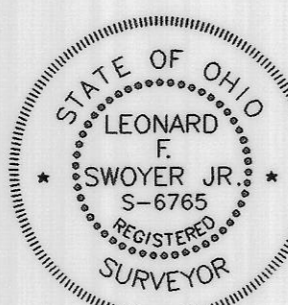
ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS EFFECTIVE AT THE TIME A PETITION BY THE ADJOINING PROPERTY OWNERS OR THE DEVELOPER IS PRESENTED TO THE ATHENS COUNTY COMMISSIONERS. ACCEPTANCE OF THE ROADWAY BY THE COUNTY COMMISSIONERS WILL TAKE PLACE 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 ALL LOTS OF OUR PEACE SUBDIVISION. THE FRONT SET BACK IS 30' WIDE.

OWNERS: JOANN BOWE, 1309 S.R. 681, ALBANY, OH. 45710
 PHONE: 740/698-4315
 DEVELOPERS: JOANN BOWE, 1309 S.R. 681, ALBANY, OH. 45710
 PHONE: 740/698-4315
 SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OHIO 45701
 PHONE: 740/593-8701

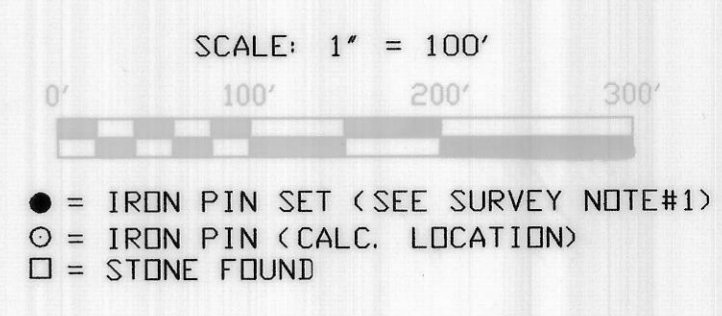


SOUTHEASTERN LAND SURVEYS
 LEONARD F. SWOYER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3428 PLEASANT HILL ROAD
 ATHENS, OHIO 45701
 740/593-8701



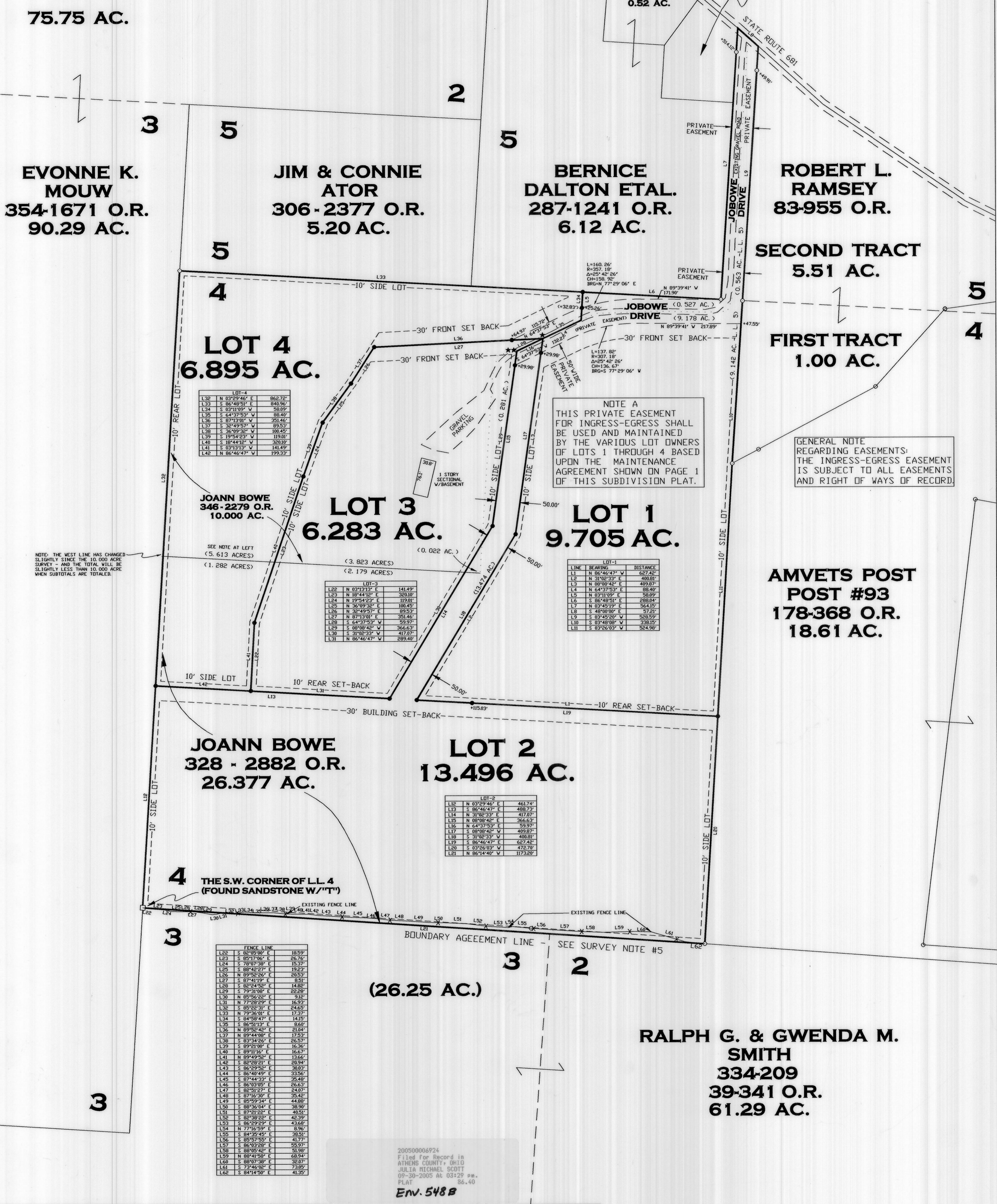
OUR PEACE SUBDIVISION		
DRAWN T.T.	DATE 01-07-05	REVISED: 01-02-05 08-01-05
APPROVED L.S.	DATE 01-07-05	
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT No. 120910602

SURVEY NOTES:
 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" LONG, WITH A YELLOW PLASTIC I. D. CAP INSCRIBED "LF SWOYER PS-6765"
 2) BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
 3) THE BASIS OF BEARING IS THE NORTH LINE OF LOT 4, WHICH IS S 86° 48' 51" E, AS CITED IN VOLUME 346 PAGE 2279 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.
 4) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEYS BY SOUTHEASTERN LAND SURVEYS (10 AC. - 01/03/02), ROBERT EASON (18.605 AC. - 5/31/94) (36.377 AC. - 5/31/94), CHARLES HARKNESS (15.02 AC. - 9/27/91) AND A SURVEY DONE BY S. H. HIBBARD (COUNTY SURVEYOR) ON JUNE 19, 1896 (SURVEY NO. 507 OF ATHENS CO. ENGINEER'S RECORDS.)
 5) THE SOUTH LINE OF LOT 2 IS DESIGNATED AS A "BOUNDARY AGREEMENT LINE" AND THE TRANSFER OF SAID LOT 2 SHALL ONLY BECOME VALID WHEN JOANN BOWE, OWNER BY DEED OF A 26.377 ACRE TRACT RECORDED IN VOLUME 328 PAGE 2882 AND RALPH AND GWENDA SMITH, OWNERS BY DEED OF TRACTS DESCRIBED IN VOLUME 334 PAGE 209 OF THE ATHENS COUNTY DEED RECORDS AND VOLUME 39 PAGE 341 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS SUBSCRIBE TO SAID BOUNDARY AGREEMENT LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN THE ATHENS COUNTY OFFICIAL DEED RECORDS.



SUB-ACREAGE	TAKEN FROM V. 346-PL. 8279 P. 6	TAKEN FROM V. 388-PL. 2882 P. 6	TOTAL:
LOT 1	0.527	9.178	9.705
LOT 2	0.022	13.474	13.496
LOT 3	3.823	2.479	6.302
LOT 4	5.613	1.282	6.895
TOTAL:	9.985	26.394	36.379 THIS SURVEY
DEED:	10.000	26.377	36.377 (BY DEEDS)

(SEE NOTE ON WEST LINE OF LOT 4)



NOTE: THE WEST LINE HAS CHANGED SLIGHTLY SINCE THE 10,000 ACRE SURVEY - AND THE TOTAL WILL BE SLIGHTLY LESS THAN 10,000 ACRE WHEN SUBTOTALS ARE TOTALLED.

SEE NOTE AT LEFT (5.613 ACRES)
(1.282 ACRES)

LINE	BEARING	DISTANCE
L32	N 03°29'46" E	862.72'
L33	S 86°48'51" E	840.96'
L34	S 03°11'09" W	58.09'
L35	S 64°37'53" W	88.40'
L36	S 87°13'01" W	351.46'
L37	S 89°49'32" W	89.53'
L38	S 36°09'32" W	100.45'
L39	S 19°54'23" E	119.01'
L40	S 89°44'18" W	380.10'
L41	S 03°13'13" W	141.49'
L42	N 86°46'47" W	199.23'

LINE	BEARING	DISTANCE
L22	N 03°13'13" E	141.49'
L23	N 84°44'27" E	283.10'
L24	N 19°54'23" E	119.01'
L25	N 36°09'32" E	100.45'
L26	N 82°09'37" E	93.53'
L27	N 87°13'01" E	351.46'
L28	S 64°37'53" W	59.97'
L29	S 88°09'42" W	366.63'
L30	S 31°02'33" W	417.07'
L31	N 86°46'47" W	289.49'

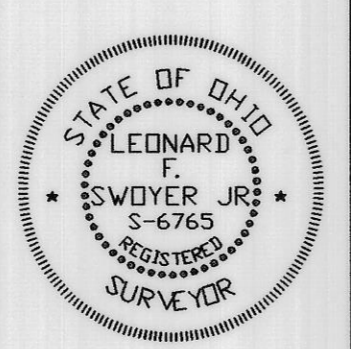
LINE	BEARING	DISTANCE
L1	N 86°46'47" W	627.42'
L2	N 31°02'33" E	408.81'
L3	N 08°09'42" E	409.87'
L4	N 64°37'53" E	88.40'
L5	N 03°11'09" E	58.09'
L6	S 86°48'51" E	288.04'
L7	N 03°45'13" E	564.15'
L8	S 48°09'00" E	57.21'
L9	S 03°45'20" W	528.59'
L10	S 03°48'08" W	338.15'
L11	S 03°26'03" W	524.98'

LINE	BEARING	DISTANCE
L12	N 03°29'46" E	461.74'
L13	S 86°46'47" E	488.73'
L14	N 31°02'33" E	417.07'
L15	N 08°09'42" E	366.63'
L16	N 64°37'53" E	59.97'
L17	S 08°09'42" W	409.87'
L18	S 31°02'33" W	408.81'
L19	S 86°46'47" E	627.42'
L20	S 03°26'03" W	472.70'
L21	N 86°14'40" W	1173.20'

LINE	BEARING	DISTANCE
L22	S 88°05'00" E	18.59'
L23	S 89°17'06" E	26.76'
L24	S 78°07'38" E	15.37'
L25	S 88°42'27" E	19.23'
L26	N 89°30'26" E	20.53'
L27	S 87°41'19" E	8.91'
L28	S 88°24'52" E	14.82'
L29	S 79°31'08" E	22.88'
L30	N 89°56'22" E	9.12'
L31	N 77°28'29" E	16.33'
L32	S 89°23'31" E	14.63'
L33	N 79°36'01" E	17.27'
L34	S 84°38'47" E	14.15'
L35	S 86°51'13" E	8.60'
L36	N 89°52'42" E	21.84'
L37	N 89°44'08" E	17.53'
L38	S 83°34'26" E	26.37'
L39	S 89°21'00" E	16.36'
L40	S 89°11'63" E	16.67'
L41	N 89°49'32" E	13.66'
L42	S 86°28'21" E	20.74'
L43	S 86°29'25" E	20.67'
L44	S 86°40'49" E	33.56'
L45	S 87°44'23" E	24.48'
L46	S 86°02'05" E	26.43'
L47	S 86°51'27" E	24.07'
L48	S 87°16'30" E	28.42'
L49	S 85°59'34" E	44.88'
L50	S 86°36'04" E	38.90'
L51	S 87°21'35" E	40.07'
L52	S 86°38'22" E	42.39'
L53	S 86°29'23" E	43.68'
L54	N 77°16'59" E	8.96'
L55	S 84°39'45" E	28.57'
L56	S 89°23'31" E	41.77'
L57	S 86°03'28" E	55.97'
L58	S 86°08'42" E	51.80'
L59	N 89°41'58" E	68.84'
L60	S 88°07'38" E	32.67'
L61	S 87°44'02" E	73.85'
L62	S 84°14'50" E	41.29'

OUR PEACE SUBDIVISION
 SITUATED IN LEASE LOTS 4 & 5, SECTION 32, ALEXANDER TOWNSHIP, TOWN 8, RANGE 14, ATHENS COUNTY, OHIO

SOUTHEASTERN LAND SURVEYS
 LEONARD F. SWOYER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3428 PLUMBANT HILL ROAD
 ATHENS, OHIO 45701
 740/593-8701



LOTS 1-4, INCLUSIVE, OF OUR PEACE SUBDIVISION		
DRAWN T.T.	DATE 01-07-05	REVISED: 01-12-05
APPROVED L.S.	DATE 01-07-05	08-01-05
SCALE 1" = 100'	SHEET 2 OF 2	PROJECT No. 120910602