

PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

DEED REFERENCE - FOR LOT 4 (OF PHASE II) OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

LOT 4 OF PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID LOT CONSISTS OF 29.676 ACRES OUT OF TRACT 1 AND 10.051 ACRES OUT OF TRACT 2 FOR A TOTAL OF 39.727 ACRES OUT OF THE TRACTS DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

DEED REFERENCE - FOR THE EXTENSION OF THE 50' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS & UTILITIES TO LOT 4 (PHASE II) OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

THE EXTENSION OF THE PRIVATE INGRESS-EGRESS & UTILITIES EASEMENT FOR PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID EASEMENT CONSISTS OF 0.122 ACRES OUT OF LOT 3 OF THE RUSSELL & CECELIA BAIRD SUBDIVISION AND 0.689 ACRES OUT OF THE SECOND TRACT DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL RECORDS, FOR A TOTAL OF 0.811 ACRES.

CERTIFICATE OF OWNERSHIP (REF: (A) ABOVE)

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES DESCRIBED IN THE ABOVE CAPTIONS 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 AND DO ASSENT TO THE NEW EASEMENT AS PLATTED.

Russell N. Baird
COUNTY
STATE OF OHIO } SS
SIGNATURE
RUSSELL N. BAIRD
TRUSTEE, RUSSELL N. BAIRD & CECELIA BAIRD JOINT LIVING TRUST

Cecelia S. Baird
SIGNATURE
CECELIA BAIRD
TRUSTEE, RUSSELL N. BAIRD & CECELIA BAIRD JOINT LIVING TRUST

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

WE, THE UNDERSIGNED, BEING 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, 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 AGREE 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.

WITNESS: John C. Denny

SIGNED: Russell N. Baird
RUSSELL BAIRD

WITNESS: Mary Ellen Shaw

SIGNED: Cecelia S. Baird
CECELIA BAIRD

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.)

WE HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF June, 2008.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Mark Sullivan
William H. (Bud) Shouse

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 17th DAY OF June, 2008.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISIONS: PHASE I & 2

THE OWNER(S) OF LOTS 1, 2 AND 3 OF THE RUSSELL & CECELIA BAIRD SUBDIVISION AND OWNER(S) OF LOT 4 OF PHASE II OF SAID SUBDIVISION SHALL BE RESPONSIBLE FOR 25% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM STATE RT. 681 TO THE SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 ACROSS THE DRIVEWAY. THE OWNERS OF LOTS 2, 3 AND 4 SHALL EACH BE RESPONSIBLE FOR 33% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE AFORESAID SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 TO THE SOUTHWARD PROJECTION OF THE MOST SOUTHERLY EAST LINE OF LOT 2 ACROSS THE DRIVEWAY. THE OWNERS OF LOTS 3 AND 4 SHALL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE SOUTHWARD PROJECTION OF THE MOST SOUTHERLY EAST LINE OF LOT 2 TO THE TERMINATION OF THE ORIGINAL 50 FOOT WIDE RIGHT OF WAY ON THE WEST LINE OF LOT 3 AS DELINEATED ON SAID ORIGINAL PLAT OF THE RUSSELL & CECELIA BAIRD SUBDIVISION. THE OWNER(S) OF LOT 4 OF PHASE II OF SAID SUBDIVISION SHALL BE RESPONSIBLE FOR THE ENTIRE MAINTENANCE COST OF THE DRIVEWAY WITHIN THE BOUNDS OF THE NEW EXTENSION OF THE RIGHT OF WAY AS DELINEATED ON THIS PLAT OF PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION.

*SINCE NO LOTS HAVE BEEN TRANSFERRED TO DATE, THE SUBDIVISION OWNERS OF ALL FOUR LOTS, ELECT THAT THE PROVISIONS GIVEN HEREIN (FOR ITEM (D) ONLY) SHALL SUPERSEDE AND VOID THE ORIGINAL MAINTENANCE AGREEMENT FOUND IN ENVELOPES 562A & 562B.

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION-PHASE II

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 EITHER IN A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION UTILIZING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.

ALL PARTIES* AGREE THAT THERE SHALL BE A MINIMUM DEPTH OF 4 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 REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'S OFFICE.

*THEIR HEIRS AND ASSIGNS

**DEPTH TO INCLUDE COMPACTED GRAVEL

ANY PROPOSED UPGRADE OF DRIVEWAY SURFACE FROM GRAVEL TO PAVEMENT MUST BE APPROVED BY ALL INTERESTED PARTIES TO THIS AGREEMENT.

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. THE FRONT LOT SET-BACK IS 30'.

FOR PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION:
OWNERS (TRUSTEES): RUSSELL & CECELIA BAIRD
6252 STATE ROUTE 681
NEW MARSHFIELD, OHIO 45766
PHONE: 740/664-6334

DEVELOPER: RUSSELL & CECELIA BAIRD, (PERSONAL DATA SAME AS ABOVE)
SURVEYOR: TOM TRANTINA, 2380 OLD RT 33, SHADE, OH 45776
PHONE: 740/696-1230

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 17th DAY OF June, 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Russell N. & Cecelia S. Baird, 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 Thomas C. Trantina NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: 4-15-09

(H)

MATHEMATICALLY APPROVED THIS 5th DAY OF May, 2008.

S. Blauser
ATHENS COUNTY ENGINEER'S OFFICE

TOWNSHIP TRUSTEES APPROVAL

WE HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF MAY, 2008.

Paul D. Russell
TOWNSHIP TRUSTEES
(PRESIDENT)
Bob K. McKibben
Charles C. Dickerson

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 4/30, 2008 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

REGIONAL PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 17th DAY OF May, 2008.
Robert E. ...
REPRESENTATIVE, TITLE

COUNTY HEALTH DEPARTMENT

ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF June, 2008.

John C. Denny
ATHENS COUNTY BOARD OF HEALTH

COUNTY AUDITOR'S TRANSFER:

COUNTY AUDITOR

TRANSFERRED ON THIS 17th DAY OF June, 2008.

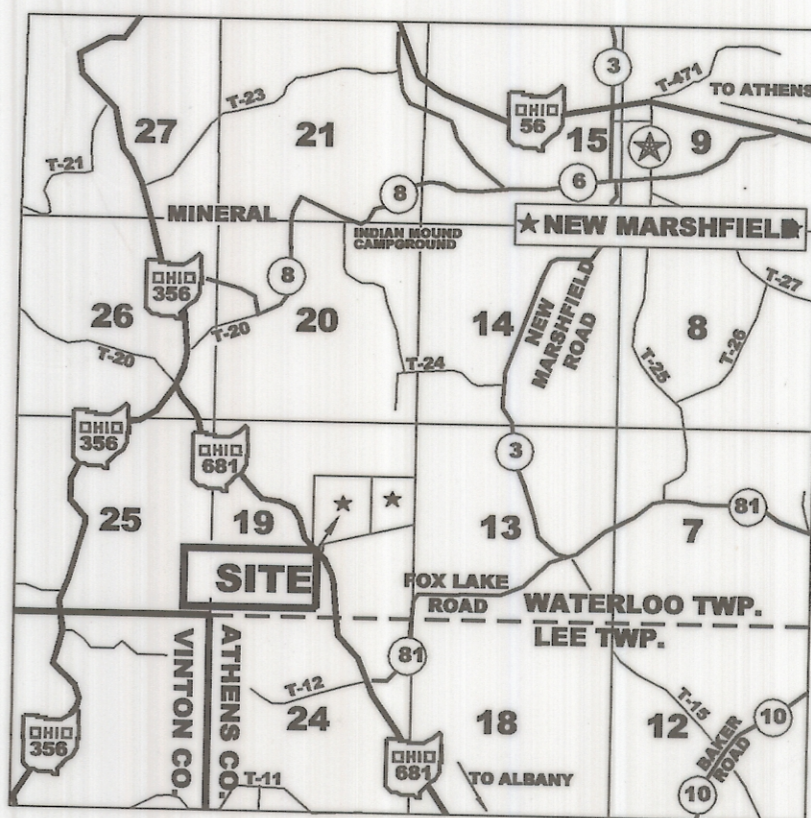
BY: Bill A. Thompson
COUNTY AUDITOR

COUNTY RECORDER

COUNTY RECORDER

RECEIVED ON THIS 18 DAY OF June, 2008 AT 1:01 P.M.
RECORDED ON THIS 18 DAY OF June, 2008 AT 1:01 P.M.
RECORDED IN PLAT BOOK NO. ENV. 546A-8 PAGE 17480
BY: DEPUTY Jessica Parkins
COUNTY RECORDER

* SITE LOCATION MAP *

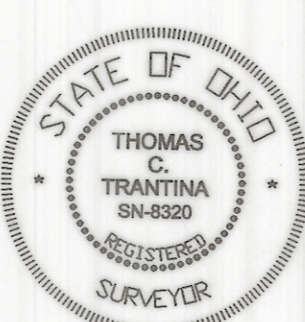


SCALE: 1" = 1 MILE



THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

S.C.C.A. BLDG. 2380 OLD RT. 33
SHADE, OHIO 45766 740/696-1230



Southeastern Land Surveys

PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

DRAWN BY:	DATE:	REVISED:
T.T.	04/30/08	
APPROVED:	DATE:	
T.T.	04/30/08	
SCALE:	SHEET:	PROJECT NO.
N.A.	1 OF 2	04021108

200800003499
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA PARKINS
06-18-2008 AT 00:08 AM
PLAT 86, 40
ENV. 546 A