

The Pierce Subdivision

Situate in Lease Lot 131, Township 9, Range 14, Ohio Company Purchase; Section 28, Athens Township, Athens County, Ohio. Being a 1.548 acre part of Diana Lynn (Lee) and Calvin Kenneth Pierce's Official Record 135 Page 466.

Legend:
 ● Iron Pins Found
 ○ Iron Pins Set

Commencing
 Lease Lot 136
 Lease Lot 131

Notes:
 Basis of Bearings being the west line of Lease Lot 131 being S06°30'00"W and are to be used to determine angular relationships only.

Iron Pins set are 3/8"x30" rebar with plastic caps stamped 'Price PS 8362'.

References:
 Tax Maps
 Deeds Listed
 Athens GIS
 Soil Report by Terra Firma
 Prior survey C. Newman
 PS8043, Oct 2001

Vore Ridge Community Church
 D.R. 249 Pg. 646
 0.45 Ac.

Geoffrey Beeston
 O.R. 42 Pg. 123
 1.23 Ac.

Jean L. Lee
 O.R. 161 Pg. 248
 1.75 Ac

A. Deed Reference—Situate in Lease Lot 131, Township 9, Range 14, Ohio Company Purchase; Section 28, Athens Township, Athens County, Ohio. Being a 1.548 acre part of Diana Lynn (Lee) and Calvin Kenneth Pierce's Official Record 135 Page 466.

B. Certificate of Ownership—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 30' wide Ingress Egress Easement as platted.

Calvin Kenneth Pierce Diana Lynn (Lee) Pierce
 Calvin Kenneth Pierce Diana Lynn (Lee) Pierce County of Athens/SS
 State of Ohio

C. Owner's Consent and Dedication—We, the undersigned, being all the owners and lien holders of the lands hereing 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 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 thereof this ___ day of _____

Witness: *John Elkes* Signed: *Calvin Kenneth Pierce*
 Witness: *Jim Keeney* Signed: *Diana Lynn (Lee) Pierce*

D. Certificate of Notary Public
 State of Ohio, S.S.

Be it remembered that on this 20 day of March, 2009, before me the undersigned, a Notary Public in and for said State, personally came Calvin Kenneth Pierce and Diana Lynn (Lee) Pierce, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed. I testimony whereof, I have set my hand and Notary Seal on the day and date above written.

By: *Tammra K. Secoy* Notary Public, State of Ohio
 My commission expires: July 27, 2013

E. Certificate of Surveyor—I hereby certify that this map is a true and complete survey made by me in January 2009, and that all monuments and lot corners pins are set as shown.

By: *Robert A. Price* PS 8362

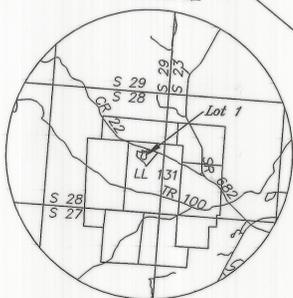


Haven E. and Linda S. Wallace
 O.R. 362 Pg. 792
 6.8152 Ac.

GRAPHIC SCALE



Location Map



F. City Planning Commission Approval
 City Planning Commission
 This Plat was approved by the City Planning Commission on this 17th day of March 2009
Paul Wahl Mayor
 Representative, Title

G. County Health Department
 Athens County Health District
 I hereby approve this plat on this 17th day of March 2009
Charles E. Hanna, D.S.
 Athens County Board of Health

H. Mathematically approved this 17th day of March 2009
S. Blawie
 Athens County Engineer's Office

J. Athens City Council 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 City Council—We hereby approve this plat on this 16th day of March 2009.
William J. Bias

K. County Auditor's Transfer:
 County Auditor
 Transferred on this 24 day of March 2009
 By: *Heasley* *Jill A. Thompson*
 County Auditor

L. County Recorder:
 County Recorder
 File No. 2009 00001567
 Received on this 24 day of March 2009 at 9:13 A.M.
 Recorded on this 24 day of March 2009 at 9:13 A.M.
 Recorded in Plat Envelope 549A Page Fee \$256.40
 By: *Steph Ann Gabriel* *Jessica Markins*
 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 the local government on this ___ day of _____

Athens County Commissioners (President)

Private Right-of-Way Maintenance Agreement for the Pierce Subdivision.

- The Owners of lot 1 will jointly share maintenance of the private right-of-way (driveway). This agreement shall take effect when there are two or more lots established in the Pierce Subdivision.
- 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 drainage is adequate, and whether additional repairs need to be made on the right-of-way.
- In the event of a dispute, both 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.
- Both parties agree that there shall be a minimum of four inches of aggregate for the private driveway, and that there shall be a minimum of 10 feet in width on the private driveway.

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 of 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.

Price Co. Land Surveys, LLC
 Athens, Ohio 740.592.9956