ROGERS SUBDIVISION

17925 Conner Road, Nelsonville, Ohio 45764

Situate in Section 12, Range 15, York Township, Athens County, Ohio

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR ROGERS SUBDIVISION

- The Owners of Lot 1 and all adjacent users of the shown Private Right—of—Way will be responsible for the maintenance of said driveway by mutual agreement. Costs to be agreed upon based on amount of driveway being used by each adjacent party.
- 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, all parties agree to have the dispute settled in small claims court.

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 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.

Athens County will only accept a dedicated public roadway after is has

Approved this 9th day of Avers 2001

Kobert Eichenberg, Planning Director

Athens City/County Health Dept.

COUNTY ENGINEER APPROVAL

ATHENS COUNTY ENGINEER

APPROVALS:

Township Trustees

County Engineer

Construction of road improvements as per Athens County subdivision

County Engineer

ATHENS COUNTY COMMISSIONERS APPROVAL

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 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 Ohio Revised Code)

Mark Sullivan

TRANSFER & RECORDING:

Transferred this 6 day of Sept. 2001

Filed for record this 6 day of Sept. 2001 at 10:27 am

Recorded this 6 day of Sept. 2001 in Plat Cabinet ENV at Page 515B

No. Fee \$43.20

ROGERS SUBDIVISION

SEC. 12, YORK TWP. ENV 515 B

.) 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.

Point of Beginning S84°57'08''E Calculated Northwest corner of Section 12 Thomas Jr. & Angela Taggart OR88-738 OWNER'S STATEMENT

Situate in Section 12, Township 12, Range 15, York Township, Athens County, Ohio, containing 1.*078* acres and being*the same tract as conveyed to Richard & Dianne Rogers and described in the deed recorded n Deed Volume 336, Page 05 and Deed Volume 343, Page 217, of the Athens County Recorder's Office. * A PAIRT OF

The undersigned Richard and Dianne Rogers hereby certify that the attached plat correctly represents Rogers Subdivision, a subdivision of one ot and do hereby accept this plat of same.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio, for the benefit of themselves and all subsequent owners or assigns taking title from, under, or through the undersigned.

WITNESS THEREOF Richard and Dianne Rogers hereunto set their hand

STATE OF OHIO

Before me a Notary Public in and for said State of Ohio personally came Richard and Dianne Rogers who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 9th day of 1001.

My Commission Expires April 12 2005

Dianne Rogers 343-217 SURVEYOR'S STATEMENT the determination of angles only 1.078 acres Bevery Venrick 317-221

LEGEND

Richard Bruce & Dianne W.

Rogers 336-05

S84°57'08"E- 155.21"

Point ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped HIGHLAND S-7581

O Iron pin found

DEVELOPER: Richard and Dianne Rogers

OWNER:

17925 Conner Road Nelsonville, Ohio 45764 SURVEYOR:

Highland Surveying 80 Fayette Street

Gary & Shyrl

Olinger

335-349

\$84°57'08"E- 287.51"

50' private Right-of-Way for puposes of ingress, egress, and construction and

maintenance of all necessary utilities.

recorded maintenance agreement.)

(Right-of-Way subject to terms of

17925 Conner Road

Nelsonville, Ohio 45764

Richard and Dianne Rogers

Nelsonville, Ohio 45764 (740) 753-1264

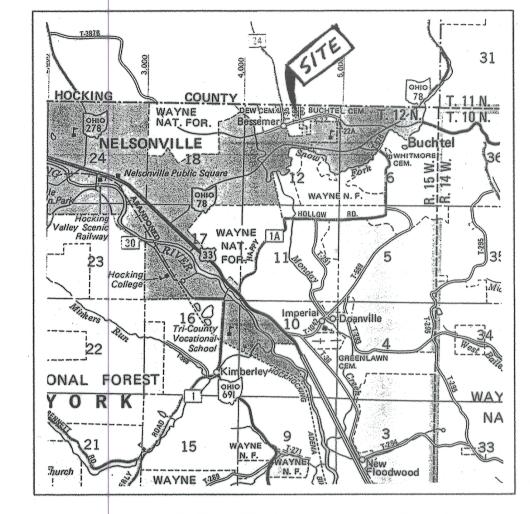
Center of Township -

Private Right—of—Way

0.329 acres

N84°57'08"W- 132.15'

Dianne Rogers



LOCATION MAP

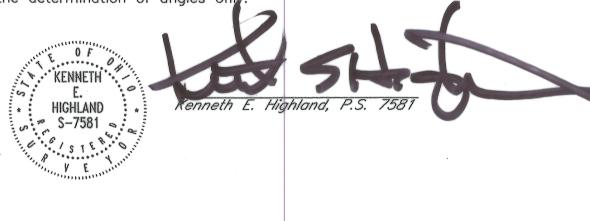
NOT TO SCALE

BASIS OF BEARINGS: Assumed

REFERENCES:

County tax maps Deeds as noted Previous surveys

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 22nd day of June, 1998, and that this plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon will be set upon completion of the site work and their locations are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the attached plat were based on the South line of Section 14 as bearing North \$2 degrees 47 minutes 15 seconds West and are for



Scale: 1" = 30'

 JOB NO:
 DRAWN BY:
 DATE:

 -- RAC
 8-01-0
 SHEET

REVISIONS