



ROSEWOOD ESTATES SUBDIVISION

IN SECTIONS 29, 35, AND 36 OF T-9, R-14, ATHENS TOWNSHIP
ATHENS COUNTY, OHIO 45701
TOTAL ACRES IN SUBDIVISION - 131.53 ACRES
ACRES IN LOTS-124.88 ACRES
ACRES IN ROAD-6.65 ACRES

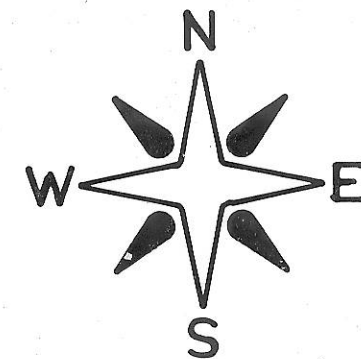


ENVELOPE: 62A

ROSEWOOD ESTATES SUBDIVISION
RESTRICTIONS
SECTION 29-35-36
ATHENS TWP
(see O.R. 68 Pg. 551)

SHEET 1

SCALE: 1 INCH = 100 FEET
LEGEND:
● IRON PIN FOUND
○ IRON PIN SET 5/8" REBAR 30" LONG
■ STONE
▲ PK NAIL SET



WORKMAN
9.34 AC

ZINEHART
5.74 AC

HOLCROFT
5.00 AC

32
6.02 AC

31
5.71 AC

COLUMBUS & SOUTHERN OHIO
ELECTRIC COMPANY
202-301

OWNERS CERTIFICATE

Situated in Section 29-35-36 Township 9 Range 14 County of Athens Ohio,
Containing 131.53 acres and being the same tract as conveyed to CHARLES G.
WINGETT and described in the deed recorded in Deed Book 62 Pg 318 (O.R.)
WINGETT, ATHENS CO. RECORDER, County, Ohio.

The undersigned CHARLES G. WINGETT hereby certify that the attached
plat correctly represents their ROSEWOOD ESTATES, a subdivision
of lots to 34 inclusive, do hereby accept this plat
of same and dedicate to public (private) use as such all or parts of the roads,
boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not
heretofore dedicated.

The undersigned further agrees that any use of improvements made on this plat
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 himself and all other subsequent owners or assigns taking title from
under, or through the undersigned.

In Witness thereof this 16th day of August, 1989.

Witness: Barbara E. Brown Signed: Charles G. Wingett

Barbara E. Brown Charles G. Wingett

We do hereby certify that we have surveyed the premises and prepared the attached
plat and that said plat is correct.

STATE OF OHIO
COUNTY OF Athens

Before me a Notary Public in and for said County personally came Charles G. Wingett
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
August 16, 1989.

By Barbara E. Brown Dorothy O'Brien

PREPARED FOR:
CHUCK WINGETT
460 RICHLAND AVE.
ATHENS, OHIO 45701
592-4119

ROSEMARY EFAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 25, 1991
COMMISSION RECORDED IN ATHENS COUNTY

ROAD CURVE DATA

CURVE	RADIUS	TANGENT	DEGREE OF CURVE	ARC LENGTH	CHORD LENGTH
1	300.00'	59.21'	19 05' 54"	116.91'	116.18'
2	250.00'	51.49'	22 55' 05"	101.56'	100.86'
3	150.00'	151.14'	38 11' 49"	236.75'	212.93'
4	200.00'	142.12'	28 38' 52"	247.13'	231.70'
5	200.00'	35.92'	28 38' 52"	71.09'	70.72'
6	200.00'	31.94'	28 38' 52"	63.34'	63.08'
7	200.00'	94.39'	28 38' 52"	176.38'	170.72'
8	200.00'	71.55'	28 38' 52"	137.93'	134.74'
9	200.00'	80.58'	28 38' 52"	153.19'	149.48'
10	200.00'	171.08'	28 38' 52"	283.05'	260.01'
11	100.00'	89.72'	57 17' 44"	146.25'	133.56'
12	200.00'	45.71'	28 38' 52"	89.89'	89.13'

NOTE: THE NATURAL DRAINAGE SWALES OF ROSEWOOD
ESTATES SUBDIVISION ARE SUBJECT TO A 20' WIDE
DRAINAGE EASEMENT FOR SEPTIC TANK EFFLUENT
AND / OR SEWAGE.

APPROVALS

Reviewed this 15 day of August, 1989. Charles G. Wingett

Barbara E. Brown

Township Trustees

Approved this 14th day of August, 1989. Charles G. Wingett

County Engineer

Approved this 14th day of August, 1989. Joe Risher, R.S.

County Board of Health

Approved this day of , 19 .

Environmental Protection Agency
(When applicable)

Approved this 15th day of August, 1989. Barbara E. Brown

County Regional Planning Comm.

Approved this 15th day of AUG., 1989. (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.)

John M. Branner

Barbara E. Brown

County Commissioners

Transferred this NOVEMBER 27, 1989. Peter J. Conlon

County Auditor Ken

Filed for Record this 28 day of Nov., 1989, at 3:23 PM.

Recorded this 28 day of Nov., 1989 in Plat Book 10 Page No. 122 + 123

APPROVED THIS 14th DAY OF Dec., 1989

ORDINANCE NO. 0-112-89

APPROVED THIS 2 DAY OF OCTOBER 1989

APPROVED THIS 2 DAY OF OCTOBER 1989

ATHENS CITY & SERVICE DIRECTOR

I, DO HEREBY CERTIFY, THAT WE HAVE SURVEYED THE PREMISES HEREON, AND PREPARED THE ATTACHED
PLAT, AND THAT SAID PLAT IS TRUE AND CORRECT.

DATE: 8/10/89 John M. Branner

JOHN M. BRANNER P.S. 6805

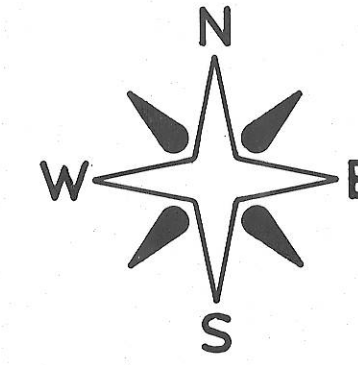
BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701
592-5778

See Restrictions in
OR 68
Pg 551

LOT CURVE DATA

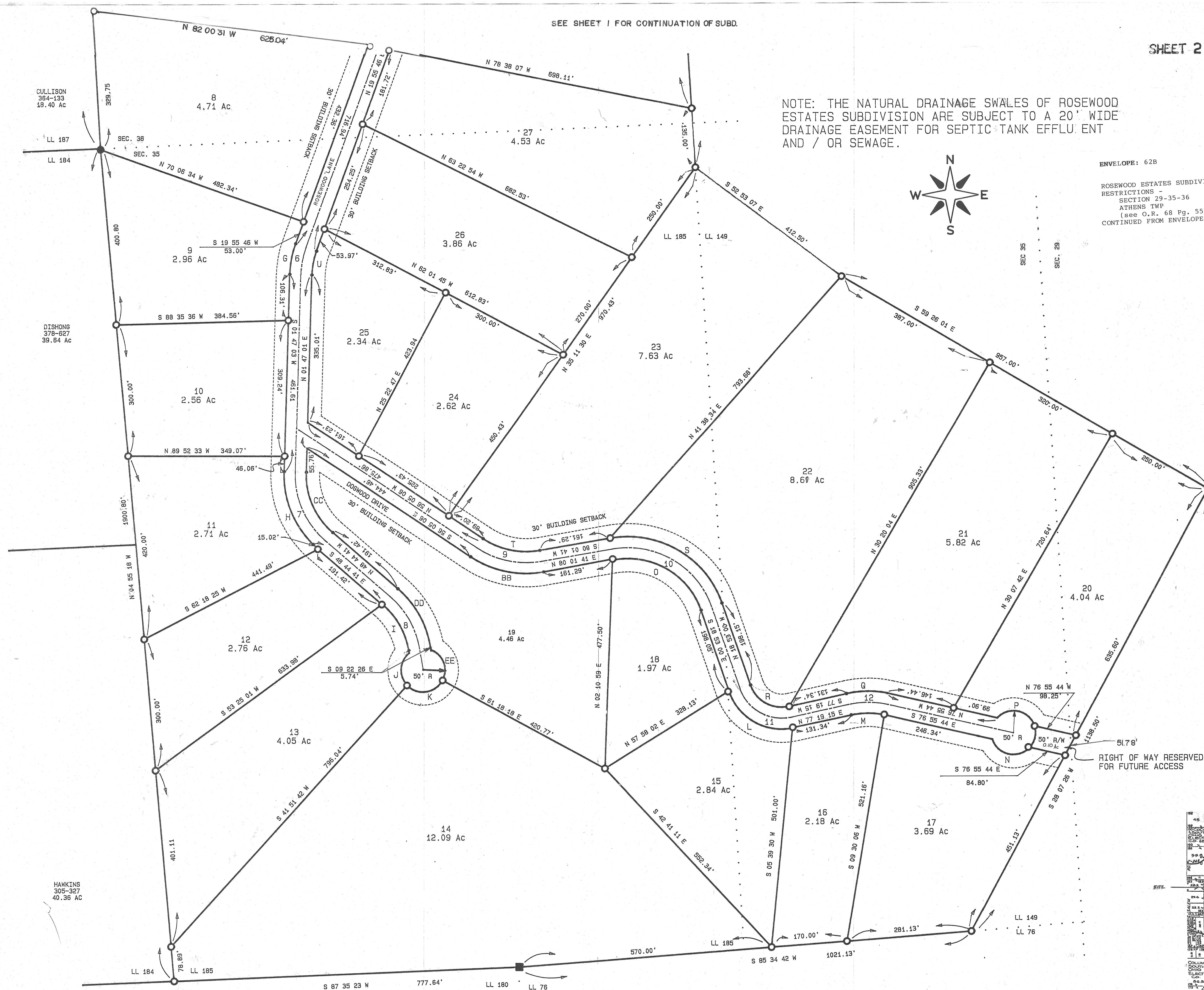
CURVE	RADIUS	TANGENT	DEGREE OF CURVE	ARC LENGTH	CHORD LENGTH
A	275.00'	54.27'	20 50' 04"	107.16'	106.49'
B	225.00'	46.34'	25 27' 52"	91.40'	90.77'
C	175.00'	58.01'	32 44' 25"	112.04'	110.13'
D	175.00'	88.69'	32 44' 27"	164.18'	158.22'
E	175.00'	124.36'	32 44' 25"	216.24'	202.74'
F	175.00'	31.43'	32 44' 25"	62.20'	61.88'
G	225.00'	35.94'	25 27' 53"	71.27'	70.97'
H	200.00'	94.39'	28 38' 52"	176.38'	170.72'
I	175.00'	62.61'	32 44' 24"	120.25'	117.90'
J	50.00'	58.30'	114 35' 29"	86.19'	75.91'
K	50.00'	63.05'	114 35' 29"	90.03'	78.35'
L	125.00'	112.15'	45 50' 13"	182.81'	166.95'
M	175.00'	40.00'	32 44' 24"	78.65'	77.99'
N	50.00'	86.60'	114 35' 29"	104.72'	86.60'
O	175.00'	149.70'	32 44' 25"	247.67'	227.51'
P	50.00'	86.60'	114 35' 29"	104.72'	86.60'
Q	225.00'	51.43'	25 27' 52"	101.12'	100.27'
R	75.00'	67.29'	76 23' 39"	109.69'	100.17'
S	225.00'	192.47'	25 27' 53"	318.43'	292.52'
T	175.00'	70.50'	32 44' 26"	134.04'	130.79'
U	175.00'	27.95'	32 44' 26"	55.42'	55.19'
V	225.00'	40.41'	25 27' 53"	79.78'	79.56'
W	225.00'	38.57'	25 27' 53"	76.40'	76.04'
X	225.00'	108.14'	25 27' 53"	201.62'	194.94'
Y	125.00'	125.95'	45 50' 11"	197.29'	177.44'
Z	275.00'	56.64'	20 50' 04"	111.71'	110.94'
AA	325.00'	64.14'	17 37' 45"	126.66'	125.86'
BB	225.00'	90.65'	25 27' 53"	172.34'	168.16'
CC	175.00'	82.59'	32 44' 25"	154.33'	149.38'
DD	225.00'	80.50'	25 27' 53"	154.61'	151.58'
EE	50.00'	57.59'	114 35' 29"	85.58'	75.51'

NOTE: THE NATURAL DRAINAGE SWALES OF ROSEWOOD ESTATES SUBDIVISION ARE SUBJECT TO A 20' WIDE DRAINAGE EASEMENT FOR SEPTIC TANK EFFLUENT AND / OR SEWAGE.



ENVELOPE: 62B

ROSEWOOD ESTATES SUBDIVISION
RESTRICTIONS -
SECTION 29-35-36
ATHENS TWP
(see O.R. 68 Pg. 551)
CONTINUED FROM ENVELOPE 62A



RIGHT OF WAY RESERVED
FOR FUTURE ACCESS

VICINITY MAP

