

RUSSELL SUBDIVISION

E. CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 04th 20th 2005 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: John M. Branner
JOHN M. BRANNER P.S. 6805

F. REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 2nd DAY OF May 2005

Robert Enderberg
REPRESENTATIVE, TITLE

G. COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 1st DAY OF May 2005

Chad C. Brannon, M.D.
ATHENS COUNTY BOARD OF HEALTH

H.

MATHEMATICALLY APPROVED THIS DAY OF May 2005

John M. Branner
ATHENS COUNTY ENGINEER'S OFFICE

A. DEED REFERENCE - LOT#1 OF RUSSELL SUBDIVISION

LOT#1 OF RUSSELL SUBDIVISION ARE SITUATED IN SECTION 29, BERN TOWNSHIP, TOWN 7, RANGE 12, ATHENS COUNTY, OHIO AND SAID LOT CONSIST OF A TOTAL OF 5.882 ACRES (BY SURVEY) AND BEING PART OF A 18.97 ACRE TRACT DESCRIBED IN VOLUME 162 PAGE 810F 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.

COUNTY ATHENS STATE OF OHIO SS 1 SIGNATURE David L. Russell SIGNATURE Donna Russell

D. CERTIFICATE OF NOTARY PUBLIC
STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 18th DAY OF May 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME DAVID L. RUSSELL & DONNA RUSSELL 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: Wayne Kilduff
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: OCT 27, 2007
MAY 18, 2005



PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR: RUSSELL SUBDIVISION

① THE PROPERTY OWNERS OF LOT#1, RESIDUAL OF 18.97 AC. TRACT (162-810 R.), THE 17.11 AC. TRACT (251-823 O.R.) AND THEIR HEIRS & ASSIGNS WILL EACH BE RESPONSIBLE FOR ONE-THIRD OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM COUNTY ROAD 49 TO THE TERMINUS AT A CORNER MARKED BY A POINT LABELED "A" ON THE SUBDIVISION PLAT. THE OWNERS OF LOT#1 & RESIDUAL OF THE 18.97 ACRE TRACT (162-810 R.) SHALL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE POINT LABELED "A" ON THE PLAT TO THE TERMINUS OF SAID RIGHT OF WAY (PT. B)

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.

OWNER/DEVELOPER: DAVID L. AND DONNA RUSSELL P.O. BOX 87 SHARPSBURG, O.
PHONE: 740/662-2166

SURVEYOR: JOHN M. BRANNER P.S. 6805-12500 N. PEACH RIDGE RD., ATHENS, OHIO 45701
PHONE: 740/592-5778

I. TOWNSHIP TRUSTEES APPROVAL
TOWNSHIP TRUSTEES

WE HEREBY APPROVE THIS PLAT ON THIS DAY OF May 2005

Richard Brown
(PRESIDENT)
Bradley Leber
Bob Wilson

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 DAY OF May 2005

Lynn Elison
ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Mark Sullivan
Walter H. (Bill) Therman

K. COUNTY AUDITOR'S TRANSFER
COUNTY AUDITOR

TRANSFERRED ON THIS 5th DAY OF July 2005

BY Jh Jill A. Thompson
COUNTY AUDITOR

L. COUNTY RECORDER
COUNTY RECORDER

RECEIVED ON THIS 6th DAY OF July 2005
RECORDED ON THIS 6th DAY OF July 2005
RECORDED IN PLAT BOOK NO. PAGE FEE

Jessica Markins BY: DEPUTY Julia Michael Scott COUNTY RECORDER

200500004317
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
07-05-2005 At 10:37 am.
7/5/05
ENV 546 B

