

# SHECHEM SUBDIVISION

**F. CERTIFICATE OF SURVEYOR**

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 20 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 11 DAY OF June, 2005

*Robert Eichendyng*, Planning Director  
REPRESENTATIVE, TITLE

**G. COUNTY HEALTH DEPARTMENT**  
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 13 DAY OF July, 2005  
*Charles A. ...* R.S.  
ATHENS COUNTY BOARD OF HEALTH

H.

MATHEMATICALLY APPROVED THIS 6 DAY OF June, 2005

*S. Blawie*  
ATHENS COUNTY ENGINEER'S OFFICE

**PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR: SHECHEM SUBDIVISION**

THE PROPERTY OWNERS OF LOT#1, RESIDUAL TRACT (V. 366, PG. 471) AND THEIR HEIRS & ASSIGNS WILL EACH BE RESPONSIBLE FOR ONE-HALF OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM U.S. ROUTE 50 TO THE EAST-LINE OF LOT#1 OF SAID SUBDIVISION

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: TED JONES 2360 U.S. RT 50, ALBANY, O.  
PHONE: 740/698-7016

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 20 DAY OF June, 2005

*Henry Ernie*  
*Henry Davis*

**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 20 DAY OF June, 2005

*Ray Elison*  
*William H. (Bill) Sheish*

**K. COUNTY AUDITOR'S TRANSFER:**  
COUNTY AUDITOR

TRANSFERRED ON THIS 21 DAY OF Aug, 2005

BY: *Jill A. Thompson*  
COUNTY AUDITOR  
*A.50 transferred 9/4/05*

**L. COUNTY RECORDER**  
COUNTY RECORDER

RECEIVED ON THIS 24 DAY OF Aug, 2005 AT 10:28  
RECORDED ON THIS 24 DAY OF Aug, 2005 AT 10:28 AM  
RECORDED IN PLAT BOOK NO.        PAGE        FEE         
*John ...* BY: DEPUTY  
*Julia ...* COUNTY RECORDER

20050005789  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
08-24-2005 At 10:08 am.  
PLAT 86.40

**A. DEED REFERENCE - LOT#1 OF SHECHEM SUBDIVISION**

LOT#1 OF SHECHEM SUBDIVISION IS SITUATED IN SECTION 19, LEE TOWNSHIP, TOWN 10, RANGE 15, ATHENS COUNTY, OHIO AND SAID LOT CONSIST OF A TOTAL OF 5.444 ACRES (BY SURVEY) AND BEING PART OF A 19.92 ACRE TRACT DESCRIBED IN VOLUME 366 PAGE 471 OF THE ATHENS COUNTY ATHENS COUNTY DEED RECORDS AND A 6.94 ACRE TRACT AS DESCRIBED IN V. 75, P. 182 O.R. (EASEMENT ONLY)

**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.

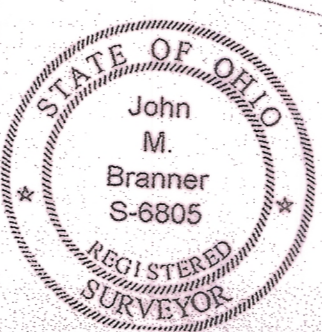
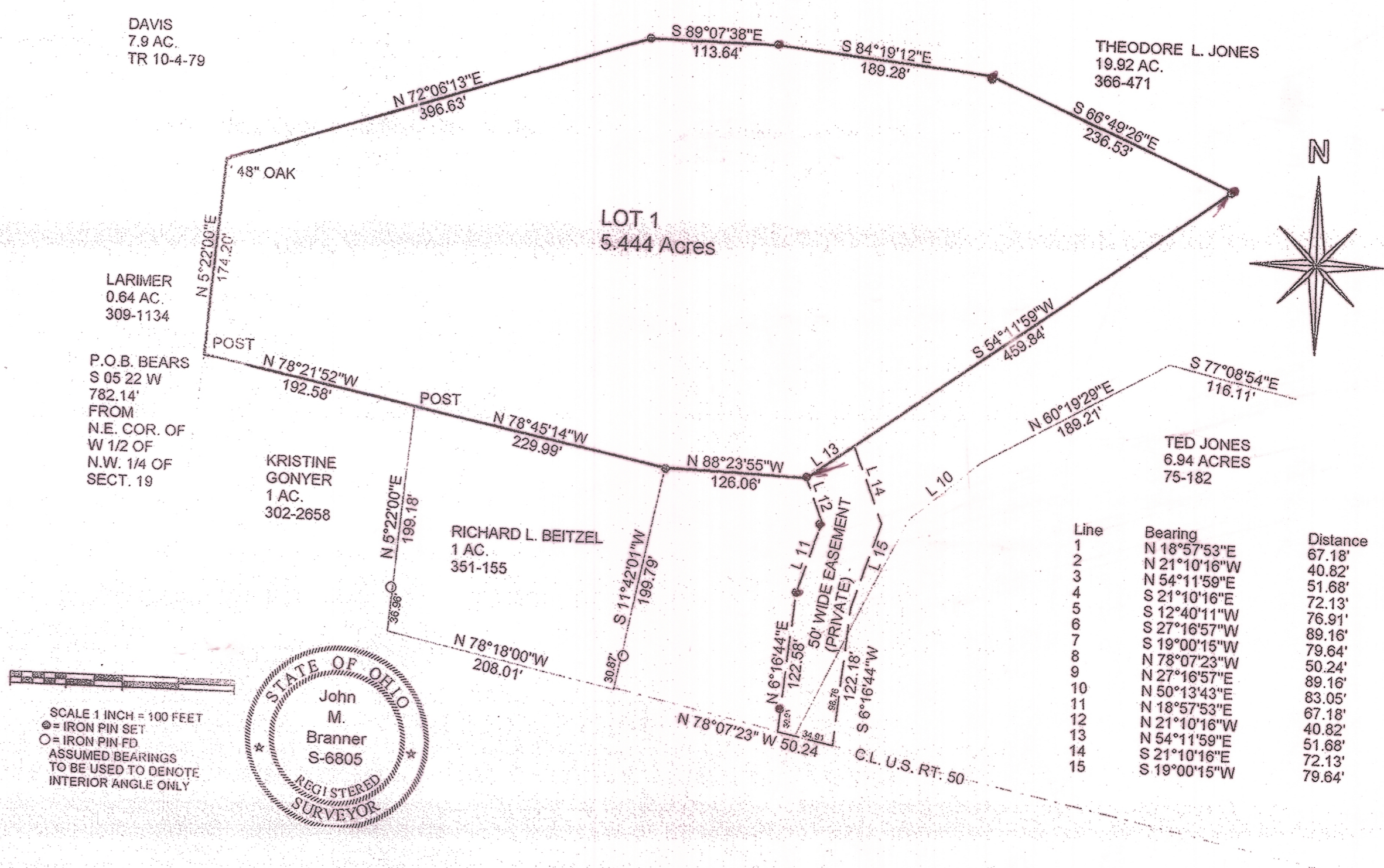
BY: *Theodore L. Jones* SIGNATURE  
COUNTY STATE OF OHIO SS  
*Janet K. Jones* SIGNATURE

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

BE IT REMEMBERED THAT ON THIS 20 DAY OF June, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME        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: *R. Bauer*  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES:       

R. BAUER  
Notary Public, State of Ohio  
Athens County  
My Commission Expires Feb. 11, 2008



SCALE 1 INCH = 100 FEET  
● = IRON PIN SET  
○ = IRON PIN FD  
ASSUMED BEARINGS TO BE USED TO DENOTE INTERIOR ANGLE ONLY

