

THE SPEELMAN SUBDIVISION

(A) DEED REFERENCE FOR LOTS 1 AND 2 OF THE SPEELMAN SUBDIVISION

LOT 1 AND 2 OF THE SPEELMAN SUBDIVISION ARE LOCATED IN SECTION 32, T-12, R-15, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND LOT 1 CONSISTS OF 5.132 ACRES AND LOT 2 CONSISTS OF 7.581 ACRES OF THE TRACT DESCRIBED IN VOLUME 337, PAGE 565 OF THE DEED RECORDS OF ATHENS COUNTY

OWNER: DAVE SPEELMAN
521 CONNETT RD.
NELSONVILLE, OHIO 45764
740-664 5195

(B) DEED REFERENCE FOR THE EASEMENT FOR THE SPEELMAN SUBDIVISION

THE EASEMENT FOR THE SPEELMAN SUBDIVISION IS LOCATED IN SECTION 32, T-12, R-15, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND CONSISTS OF 1.854 ACRES OF THE TRACT DESCRIBED IN VOLUME 337, PAGE 565 OF THE DEED RECORDS OF ATHENS COUNTY

(C) CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, DO HEREBY CERTIFY I AM THE OWNER OF THE PROPERTIES DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

David E. Speelman
SIGNATURE
DAVID E. SPEELMAN

COUNTY OF ATHENS,
STATE OF OHIO SS

(D) OWNERS CONSENT AND DEDICATION

I, (WE), THE UNDERSIGNED, BEING THE OWNER(S) AND LEIN HOLDERS OF THE LANDS HEREIN 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 EASEMENTS AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDER-GROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR 4) CREATE A HAZARD.

THE UNDERSIGNED FURTHER AGREE 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 AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

WITNESSES: *David Speelman* SIGNED BY: *David Speelman* WITNESS: *Bob Eichenberg*
DAVE SPEELMAN

*BUILDINGS OR STRUCTURES IN EXISTENCE AT TIME OF SURVEY EXCEPTED

**(E) CERTIFICATE OF NOTARY PUBLIC
STATE OF OHIO, S.S.**

BE IT REMEMBERED THAT ON THIS 13th DAY OF April, 2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY CAME DAVID E. SPEELMAN 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 Anna S. Carter NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 4-15-07

(F) MATHEMATICALLY APPROVED THIS 6th DAY OF APRIL, 2007

S. Blausen
ATHENS COUNTY ENGINEERS OFFICE

(G) TOWNSHIP TRUSTEES APPROVAL

WE HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF APRIL, 2007

David Blausen
PRESIDENT
Ronnie Z Ward
Vivian W. Drijan

(H) CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME ON APRIL 7, 2007, AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

BY *Kenneth E. Highland*
KENNETH E. HIGHLAND S-7581

**(I) REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION**

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 14 DAY OF April, 2007

Robert Eichenberg
REPRESENTATIVE, TITLE

**(J) COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT**

I HEREBY APPROVE THIS PLAT ON THIS 12 DAY OF April, 2007

Charles C. Hanna R.S.
ATHENS COUNTY BOARD OF HEALTH

(K) 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 DO HEREBY APPROVE THIS PLAT THIS 17th DAY OF April, 2007

William H. (Bill) Shush
ATHENS COUNTY COMMISSIONERS PRESIDENT
Larry Elison
Mark Sullivan

(L) PRIVATE RIGHT OF WAY MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 AND 2 AS WELL AS THE OWNER OF THE PARENT TRACT SHALL SHARE EQUALLY IN THE EXPENSE OF MAINTAINING THE DRIVEWAY.

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 THE DRIVEWAY.

IN THE EVENT OF A DISPUTE, ALL PARTIES AGREE TO SETTLE THE DISPUTE EITHER IN A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION UTILIZING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.

ALL PARTIES AGREE THAT THERE SHALL BE A MINIMUM DEPTH OF 4 INCHES OF AGGREGATE FOR THE DRIVEWAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH OF SAID AGGREGATE FOR THE DRIVEWAY.

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 RECORDERS OFFICE.

**(M) COUNTY AUDITORS TRANSFER:
COUNTY AUDITOR**

TRANSFERRED THIS 18 DAY OF April, 2007

BY *JH* *Gill A. Thompson*
COUNTY AUDITOR

**(N) COUNTY RECORDER
COUNTY RECORDER**

RECEIVED ON THIS 18 DAY OF April, 2007 AT 1:23 PM
RECORDED ON THIS 18 DAY OF April, 2007 AT 1:23 PM
RECORDED IN PLAT ENV. NO. 559 B, PAGE 86-40

Julia Michael Scott
Athens County Recorder
by Jm

HIGHLAND SURVEYING LTD.
80 FAYETTE ST.
NELSONVILLE, OHIO 45764
740-753-1264



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.