

# THE OPAL DUFF SUBDIVISION

Situated in Outlots 32 and 38, Fraction 12, Section 10, Lee Township, Town 10, Range 15, Athens County, Ohio and consisting of: Lot 1 (containing 3.3663 Acres), Lot 2 (containing 8.0094 Acres), Lot 3 (containing 5.5489 Acres) and a Public Right of Way (containing 0.8802 Acres) for a total acreage of 17.8048 Ac. and being all of the remainder of a 29.79 Acre (by deed) Tract conveyed to Opal Duff by Deed Book 379, Page 407 of the Athens County Deed Records, Recorder's Office, County of Athens, Ohio.

The undersigned, Opal Duff, owner of the land platted herein does hereby certify that this plat correctly represents her OPAL DUFF SUBDIVISION of Lots 1 to 3 inclusive and does hereby accept this plat of same and dedicate to public use as such all or parts of the streets, 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 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 other subsequent owners or assigns taking title from, under, or through the undersigned.

STATE OF OHIO, S.S.  
COUNTY OF ATHENS

OWNER: Opal Duff WITNESS: Lisa K. Doran  
WITNESS: Jack L. Sedwick

Before me, a Notary Public in and for said County, personally came Opal Duff, owner, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed for the uses and purposes herein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 9th day of 1991.

Jack L. Sedwick  
Notary Public, Athens County, Ohio.  
My commission expires: June 23 1991.

**JACK L. SEDWICK**  
Notary Public, State of Ohio  
My Commission Expires June 23, 1991  
Commission Recorded in Athens County

Arnold & Laird H. Gassan  
301-305 38.88 Ac.

James W. & Marcia K. Blair  
380-601

O.L. 42

O.L. 38

O.L. 32

O.L. 33

LOT 2  
8.0094 Ac.

LOT 3  
5.5489 Ac.

(6.5334 Ac.) (1.4760 Ac.)

Opal Duff  
379-407

LOT 1  
3.3663 Ac.

(1.5174 Ac.) (1.8489 Ac.)

Gary & Susan Duff  
51-754  
5.00 Ac.

M.H. & Erma Harner  
211-386  
16.75 Ac.

William A. & Virginia Clark  
344-917  
16.08 Ac.

Andrew G. & Jodi D. Sawner  
54-645  
6.89 Ac.

SEC. 10

SEC. 9

SCALE: 1" = 100'

○ = I.P. SET  
◐ = CAPPED RBR.  
● = I.P. FOUND  
▲ = RAILROAD SPIKE FD.

Approved this 13th day of December, 1990.

Karl W. Pinner  
County Regional  
Planning Commissioner

Approved this 15th day of January, 1991. (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street or road, or highway dedicated on such plat, Sec. 711.04, 711.041 Ohio Rev. Code)

Rosanna Duff  
Tammy Adams  
County Commissioners

Approved this 30th day of November 1990.

Orville Stanley  
County Engineer

Approved this 7th day of December 1990.

Joe Kosler, P.S.  
Athens City-County  
Board of Health

Reviewed this 10th day of December 1990.

Harvey D. Dainoff  
Yvonne C. Swall  
Clyde C. Wat  
Township Trustees

Transferred this 17th day of 1992.

By: Peter S. Conradi  
Auditor, Athens County, Oh.

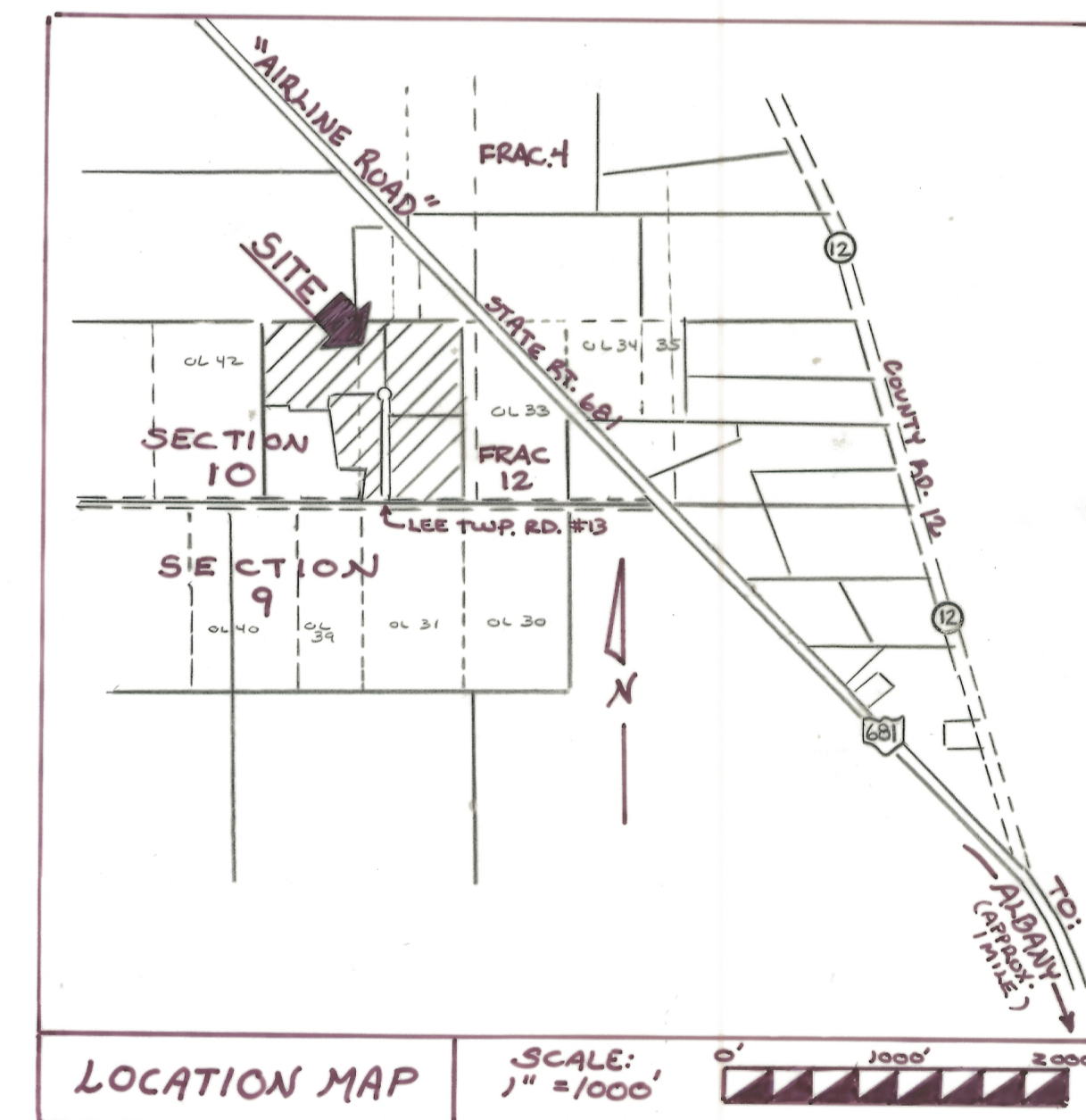
# 15167

Filed for record this 17 day of Nov 1992 at 1 P.M. in Plat Book - Page - ENV. 442-A

File No. 15167

Julia Michael Scott  
Recorder, Athens County, Oh.

4320



Subdivided By: Opal Duff Address: R.D. 1, Albany, Ohio 45710 Phone No. (614) 698-6817

SURVEYED AND PLATTED BY:  
SOUTHEASTERN LAND SURVEYS · ATHENS · OHIO  
SCALE: 1" = 100'  
November 9, 1990

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

By: Leonard F. Swoyer Jr.  
Leonard F. Swoyer Jr. Registered Professional Land Surveyor No. 6765  
Address: 3428 Pleasant Hill Road, Athens, Ohio · Phone No. (614) 593-8701

ENVELOPE: 442A  
OPAL DUFF SUBDIVISION  
SECTION 10  
LEE TWP