The Breezeway Amended Subdivision

A. Deed Reference: Being added Lot 2 to the previously recorded Breezeway Subdivision, of Athens County Recorder's Envelope 543A.
Situate Ohio Company Purchase, Town 10, Range 15, Section 15, Fraction 6, Lee Township, Athens County, Ohio.
Said Lot 2 being 6.00 Acres from a parent tract deeded to:
Margo R. Strickland and Bruce R. Strickland as recorded in Official Record Book 559, pages 2454–2456; Parent Parcel H010010021603.

202500003522
FILED FOR RECORD IN
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
12/24/2025 10:03:42 AM
OR BOOK: 631 PAGE: 361
LARGE PLAT

Envelope 583 B

B. Certificate of Ownership: We the undersigned do hereby certify that we are the owners of the property herein 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.

Joel Pollard/Agent - Serenity Cabins LLC
Joel Pollard, Owner/Agent – Serenity Cabins, LLC

County of Athens, Ohio.

C. Owners' Consent and Dedication: We the undersigned, being all the owners and lien 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 of removal of water, sewer, gas, electric, telephone, cable television, of other utility lines or services. Said undesignated easements are also for the free use of storm water disposal from said easements, adjoining streets or land of the herein platted subdivision, It is further implied that said undesignated easements are for ingress and egress to the properties of said herrein platted subdivision and shall be perpetually and properly maintained in accordance with their actual use, no buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to !. reduce clearances of either overhead of underground facilities: 2.) Impair the land support of said facilities; 3.) Impair ability to maintain the facilitties of 4.) Create a hazard.

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 for the benefit of himself or herself and all other subsequent owners of assigns taking title from, under, or through the undersigned.

In witness thereof this 23rd day of December, 2025

Witness: Wendy J. Ohlinger signed: Joel Pollard

Witness: Hunter Markins signed: Hunter Markins

D. Certificate of Public Notary State of Ohio S.S.
Be it remembered that on this 23rd day of December, 2025
Before me the undersigned, a notary public in and for said State; Personally came
Joel Pollard and _____, who acknowledged the signing and execution of the foregoing Plat to be their voluntary act and deed for the purpose therein expressed in testimony whereof, have set my hand and notary seal on the day and date above.

By: _____ notary public, State of Ohio.
Commission expires 2/6/2026

WENDY J OHLINGER
Notary Public
State of Ohio
My Comm. Expires
February 6, 2026

E. Certification of Surveyor
I hereby certify that this Survey Plat is a true and complete survey made by me on January 17, 2023, and that all monuments and lot corners are set as shown.

By: Charles T. Newman PS 8043

F. Regional Planning Commission Approval
This Plat was approved by the Regional Planning Commission on this 8th day of June, 2023.

By: Athens County Planner

G. Athens County Health Department
I hereby approve this Plat on this 11 day of June, 2023.

Athens County Board of Health

H. Athens County Engineer
Said Plat has been approved as meeting Ohio minimum standards.

Athens County Engineer

I. Lee Township Trustees Approvals:
We hereby approve this Plat on this 13th day, of June, 2023.

Trustee

Trustee

Trustee

J. Athens County Commissioners Approvals:
Right–of–Way approval for private use whereas 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, of highway dedicated on such Plat. (Section 711 O.R.C.)
Athens County Commissioners approval of Plat on this 13 day of June, 2023.

Athens County Commissioner

Athens County Commissioner

Athens County Commissioner

K. Athens County Auditor's
Conveyance approval on this 24, day of December, 2025

Gill Davidson - jh
Athens County Auditor

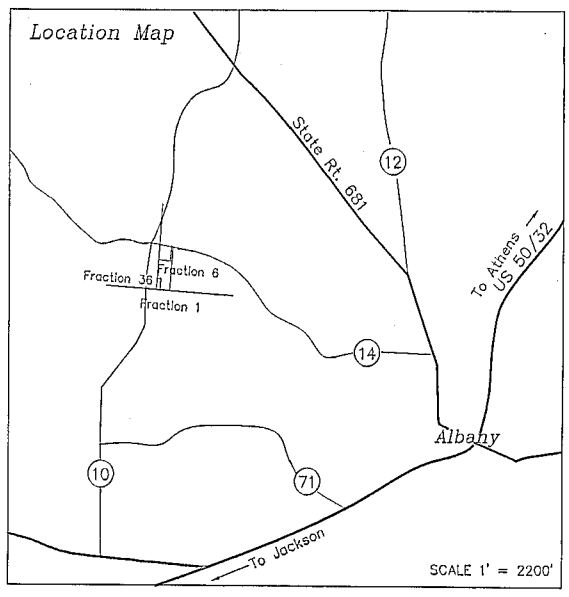
L. Athens County Recorder:
Received on this 24 day of December, 2025 at 10:03 am o'clock.
Recorded on this 24 day of December, 2025 at 10:03 am o'clock.
Recorded and referenced as Envelope 583B

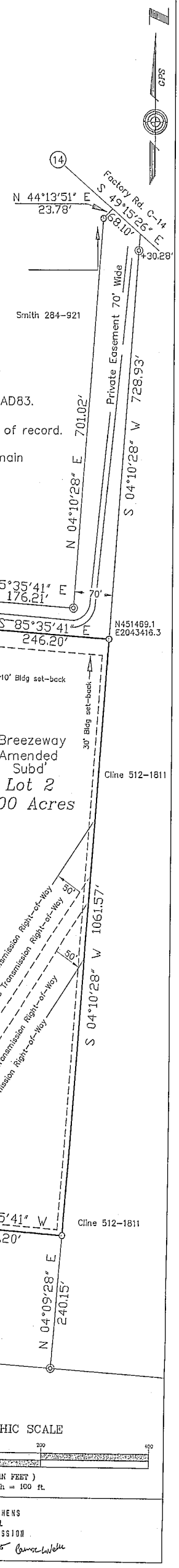
Jessica Markins
Athens County Recorder

Private Right–of–Way Maintenance Agreement
for the Breezeway Amended Subdivision

1. All previously agreed upon maintenance agreements of The Breezeway Subdivision a recorded Plat of record, Athens County Recorder's Envelope 543A apply to this Amended Plat. Further the owners of the newly created Lot 2 of this Breezeway Subdivision Amended Plat their heirs & assigns will share the responsiblity for an equal share of the maintenance costs of that portion of a driveway, a private shared right–of way, and being more fully described as that part of said private right–of–way from Athens County Rd. 14 to the terminus at the division line shown on this Plat.
2. Maintenance agreements will remain as previously described in The Breezeway Subdivision private right–of–way maintenance agreement of Envelope 543A, and being repeated here. 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 agree to have the dispute settled either in a court of proper jurisdiction or by a dispute resolution utilizing Athens Area Mediation sevices or a similiar 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 ten feet in width of said aggregate for the driveway.
5.) For further regulations concerning the private right–of–ways, reference in made the subdivision restrictions as found in The Subdivision Regulations book of the Athens County Recorder's office.

Athens County will only accept a dedicated public roadway after it has been built to County Standards after 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 Athens 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.





C. TIM NEWMAN
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701
740–594–1884
740–591–5269

Plat Revised: December 2025

APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
DATE Dec. 11, 2025