

THE BREEZEWAY SUBDIVISION

(A) DEED REFERENCE - LOT 1 OF THE BREEZEWAY SUBDIVISION

LOT 1 OF THE BREEZEWAY SUBDIVISION IS SITUATED IN FRACTION 6 OF SECTION 15, LEE TOWNSHIP, TOWN 10 NORTH, RANGE 15 WEST, ATHENS COUNTY, OHIO AND SAID LOT 1 OF THE BREEZEWAY SUBDIVISION CONSISTS OF 2.000 ACRES TO BE TAKEN FROM A 20.7428 ACRE TRACT DESCRIBED IN VOLUME 314 PAGE 1926 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.

Robert Paul Matthewson SIGNATURE Pamela Lynn Matthewson SIGNATURE
 COUNTY }
 STATE OF OHIO } SS

(C) OWNER'S CONSENT AND DEDICATION (REF: (A) ABOVE)

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 OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR 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 HEREIN 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 1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR 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 OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. IN WITNESS WHEREOF THIS 12th DAY OF January, 2005.

WITNESS: Linda S. Wisk SIGNED: Patricia A. Wisk
 WITNESS: ANGELA NILSEN SIGNED: Angela Nilsson

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

BE IT REMEMBERED THAT ON THIS 12th DAY OF January, 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Robert Paul Matthewson & Pamela Lynn Matthewson, 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 Robert P. Matthewson NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES Sept 2, 2007



ROBERT P. MATTHEWSON
 Notary Public, State of Ohio
 My Commission Expires September 2, 2007

(E) CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 01/12/05 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

Leonard F. Swoyer Jr.
 LEONARD F. SWOYER P.S. 6785

(F) REGIONAL PLANNING COMMISSION APPROVAL
 REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 13th DAY OF March, 2005

Robert E. Schaefer
 REPRESENTATIVE, TITLE

(G) COUNTY HEALTH DEPARTMENT
 ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 31st DAY OF January, 2005
Debra A. Danner D.S.
 ATHENS COUNTY BOARD OF HEALTH

(H)

MATHEMATICALLY APPROVED THIS 12th DAY OF JANUARY, 2005.
Julia Michael Scott

ATHENS COUNTY ENGINEER'S OFFICE

(I) TOWNSHIP TRUSTEES APPROVAL

Lee TOWNSHIP TRUSTEES

WE HEREBY APPROVE THIS PLAT ON THIS 12 DAY OF FEBRUARY, 2005.

Stan Levin
 (PRESIDENT)
Harry Davis
Garry Erwin

(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 1st DAY OF MARCH, 2005

Romy Edmons
 ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Mark Sullivan
William H. (Bill) Shuster

(K) COUNTY AUDITOR'S TRANSFER:

COUNTY AUDITOR

TRANSFERRED ON THIS 1 DAY OF March, 2005

BY JH Gill A. Thompson
 COUNTY AUDITOR #.50 transferred

(L) COUNTY RECORDER

COUNTY RECORDER

RECEIVED ON THIS 1 DAY OF March, 2005 AT 12:05 P.M.
 RECORDED ON THIS 1 DAY OF March, 2005 AT 12:05 P.M.
 RECORDED IN PLAT ENV. 543A PAGE 1 FEE 386.49

BY: DEPUTY Julia Michael Scott
 COUNTY RECORDER

(M) ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MAINTENANCE

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, THAT SUBDIVISION ROADWAY IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED FOR PERMANENT MAINTENANCE BY LOCAL GOVERNMENT ON THIS DAY OF , 20 .

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

(1) PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE BREEZEWAY SUBDIVISION

THE PROPERTY OWNERS OF LOT 1, THEIR HEIRS & ASSIGNS, AND THE PROPERTY OWNERS OF THE REMAINDER OF THE 20.7428 AC. TRACT DESCRIBED IN VOL. 314 PAGE 1926 OF THE ATHENS CO. OFFICIAL DEED RECORDS, AND THEIR HEIRS & ASSIGNS WILL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM ATHENS COUNTY ROAD 14 TO THE TERMINUS AT THE DIVISION LINE SHOWN ON THE PLAT ON PAGE 2. THE OWNERS OF LOT 1 SHALL BE RESPONSIBLE FOR 100% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE DIVISION LINE SHOWN ON THE PLAT ON PAGE 2 TO THE TERMINUS AT THE NORTH LINE OF LOT 1.

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.

IN THE EVENT OF A DISPUTE, BOTH PARTIES 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.

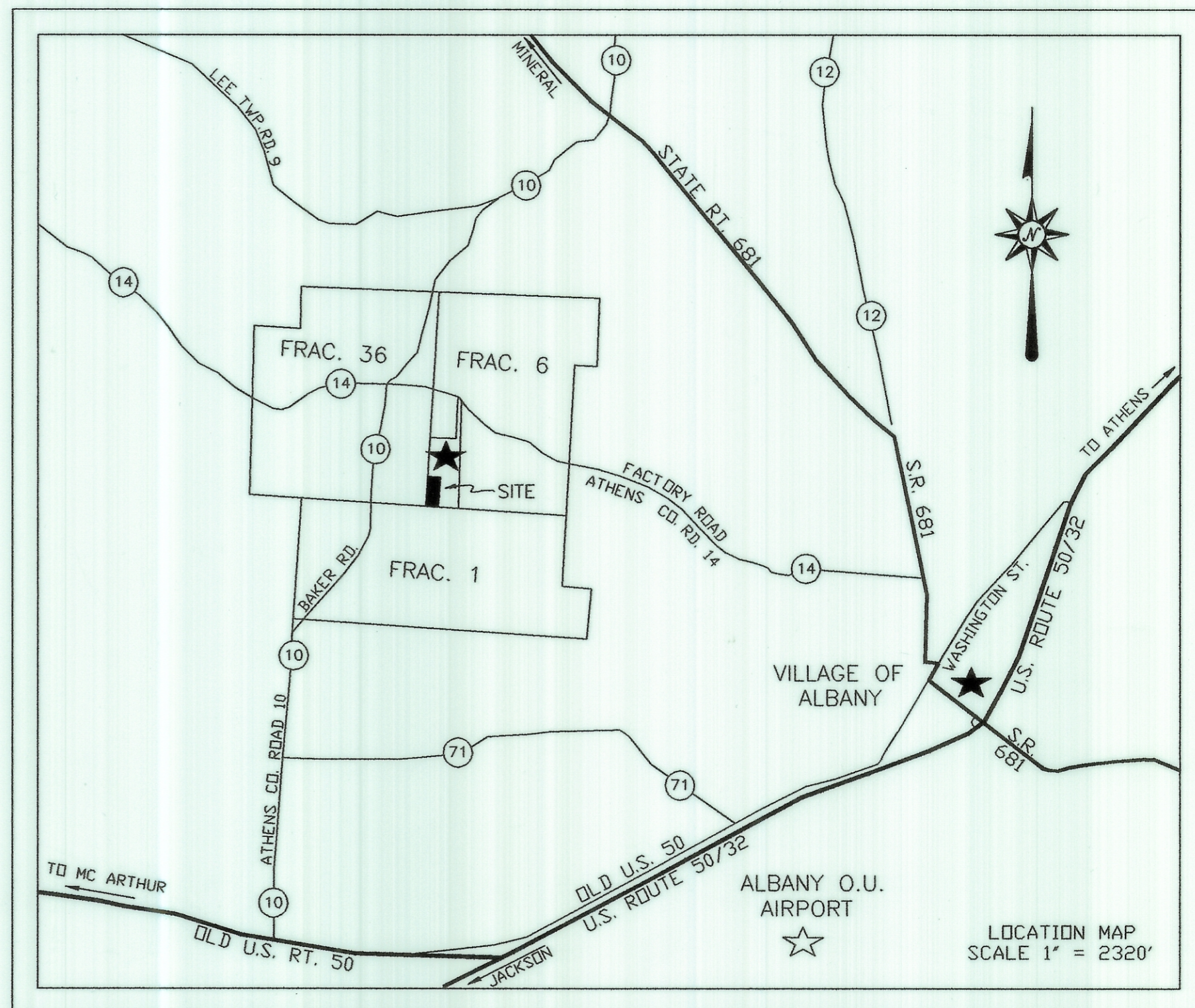
ALL PARTIES AGREE THAT THERE SHALL BE A MINIMUM DEPTH OF FOUR INCHES OF AGGREGATE FOR THE DRIVEWAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH OF SAID AGGREGATE FOR THE DRIVEWAY.

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.

MISCELLANEOUS NOTES:
 PLEASE NOTE THAT 10' WIDE SIDE AND REAR LOT BUILDING SET BACK RESTRICTIONS ARE IN EFFECT FOR LOT 1 OF THE BREEZEWAY SUBDIVISION THE FRONT SET BACK IS 30' WIDE.

OWNERS: ROBERT & PAMELA MATTHEWSON, 3533 FACTORY ROAD, ALBANY, OH. 45710
 PHONE: 740/698-0354
 DEVELOPERS: WAYNE & ANGELA HANING, 107 HOOPER ST., ATHENS, OH. 45701
 PHONE: 740/592-5972
 SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OHIO 45701
 PHONE: 740/593-8701

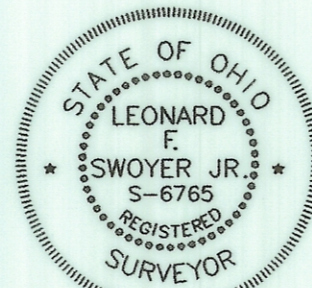


200500001278
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 02-01-2005 RE 12:05 PM
 PLAT
 SS. 40

ENV. 543A



Southeastern Land Surveys
 LEONARD F. SWOYER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3428 PLEASANT HILL ROAD
 ATHENS, OHIO 45701
 740/593-8701



THE BREEZEWAY SUBDIVISION

DRAWN T.S.	DATE 12-31-04	REVISED: 01-12-05
APPROVED L.S.	DATE 12-31-04	01-21-05
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT No. 11086704

20050001279
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 03-01-2005 AT 12:05 PM
 PLAT 86.40

ENV 543B
 Julia Michael Scott
 38640

DONALD E. & NORMA JEAN EVANS
 261-1463 O.R.
 4.92 AC.

JASON N. & RACHEL D. TERRY
 285-580 O.R.
 5.2719 AC.

POLLY CREECH
 306-803 O.R.
 5.03 AC.

PHILLIP & SANDRA SMITH
 284-921 O.R.
 5.005 AC.

JASON T. RILEY
 311-2384 O.R.
 8.218 AC.

NOTE (A)
 THIS 50' / 70' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS IS FOR THE USE OF THE OWNERS OF LOT 1 AND OWNERS OF THE REMAINDER (OF THE 20.7428 ACRE TRACT) AS SPECIFIED IN THE MAINTENANCE AGREEMENT SHOWN ON PAGE 1 OF THE SUBDIVISION PLAT.

GENERAL NOTE REGARDING EASEMENTS:
 LOT 1 AND THE 50' / 70' WIDE INGRESS-EGRESS EASEMENT ARE SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

ROBERT D. & PAMELA L. MATTHEWSON
 314-1926 O.R.
 20.7428 AC.

MARIAN E. & DAVIDA L. PARSONS
 275-867 O.R.
 5.45 AC.

JERROLD B. & HELEN SUE THOMPSON
 262-272 O.R.
 5.53 AC.

MATTHEW C. & JAIME L. WELSH
 275-69 O.R.
 5.04 AC.

RALPH G. & REGINA G. HOLBERT
 192-185 O.R.
 5.04 AC.

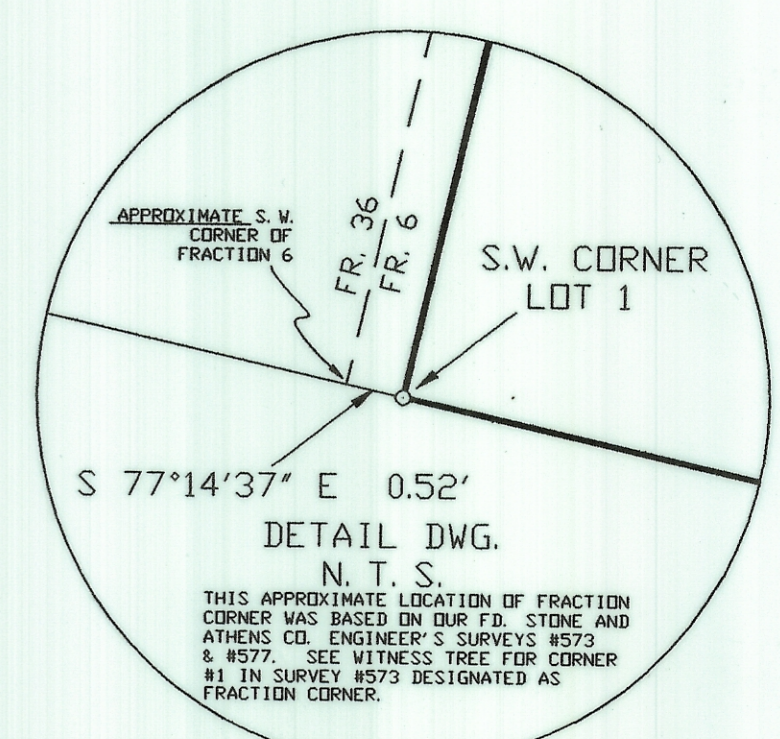
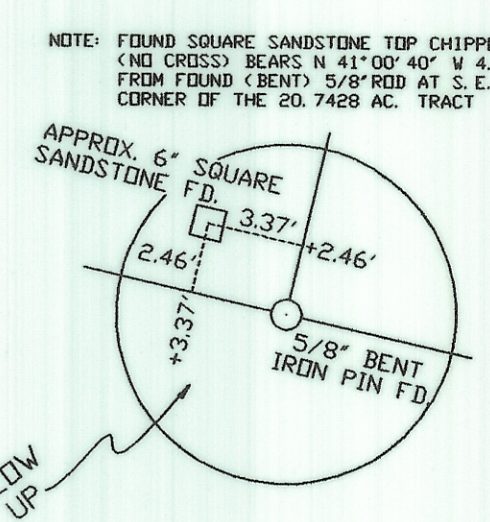
WILLIS & ROSA A. DILLON
 200-675 O.R.
 5.03 AC.

R. LESLIE & CONSTANCE CORNWELL
 341-638 O.R.
 5.15 AC.

R. LESLIE & CONSTANCE CORNWELL
 341-638 O.R.
 21.42 AC.

R. LESLIE CORNWELL
 316-13
 370-299
 106.85 AC.

- SURVEY NOTES:**
- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" LONG WITH A YELLOW PLASTIC I.D. CAP INSCRIBED "LF SWOYER PS-6765"
 - 2) BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) THE BASIS OF BEARING AS CITED IN V. 341 PG. 1926 D.R. IS THE BEARING BETWEEN TWO FOUND IRON PINS ON THE SOUTHERN MOST WESTERLY LINE OF LOT 1 AS N12°54'36"E
 - 4) REFERENCES USED: TAX PLATS, DEEDS OF RECORD, PREVIOUS SURVEY BY SEYMOUR AND ASSOCIATES DATED OCTOBER 24, 1997 AND A SURVEY BY BRANNER SURVEYING DATED DECEMBER 1996, AND SURVEYS OF RECORD FROM ATHENS COUNTY ENGINEER'S OFFICE NO. 573 & 577 DATED 1869 & 1900 RESPECTIVELY.
 - 5) THE SOUTH LINE OF LOT 1 IS DESIGNATED AS "A BOUNDARY AGREEMENT LINE" AND THIS ONE LOT SUBDIVISION WILL ONLY BECOME VALID WHEN ROBERT & PAMELA MATTHEWSON, OWNERS BY DEED (314-1926 D.R.) OF A 20.7428 AC. TRACT AND R. LESLIE & CONSTANCE CORNWELL, OWNERS BY DEED (341-638 D.R.) OF A 21.42 ACRE TRACT SUBSCRIBE TO SAID LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN THE ATHENS COUNTY OFFICIAL DEED RECORDS.
 - 6) LOT 1 IS SUBJECT TO A GAS TRANSMISSION RIGHT OF WAY WITHIN WHICH NO BUILDING IS PERMITTED. THE OWNERS OF LOT 1 SHALL BE RESPONSIBLE FOR CONTACTING THE GAS TRANSMISSION AUTHORITIES REGARDING THE EXACT LOCATION OF SAID RIGHT OF WAY AND ANY RESTRICTIONS WITHIN THE RIGHT OF WAY.



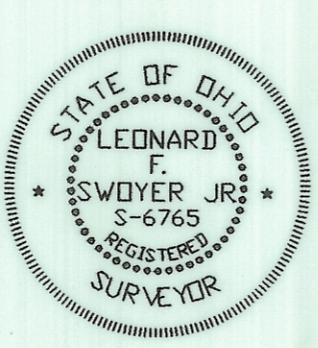
SCALE: 1" = 100'
 0' 100' 200' 300'

- = IRON PIN SET*
- = IRON PIN FOUND
- = STONE FOUND (NO CROSS-TOP CHIPPED)
- ⊙ = IRON PIN (CALC. LOCATION)
- ⊘ = UTILITY POLE

THE BREEZEWAY SUBDIVISION
 SITUATED IN FRACTION 6, SECTION 15, LEE TOWNSHIP,
 TOWN 10 N, RANGE 15 W, ATHENS COUNTY, OHIO.



SOUTHEASTERN LAND SURVEYS
 LEONARD F. SWOYER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3428 PLEASANT HILL ROAD
 ATHENS, OHIO 45701
 740/593-6701



LOT 1 OF THE BREEZEWAY SUBDIVISION		
DRAWN	DATE	REVISED:
T.T.	12-31-04	01-13-05
APPROVED	DATE	
L.S.	12-31-04	01-21-05
SCALE	SHEET	PROJECT No.
1" = 100'	2 OF 2	11086704