

The Fouts Subdivision

Situate in Southeast 1/4 of Section 24,
Township 11, Range 14, Ohio River Survey,
Trimble Township, Athens County, Ohio.

Carl E. and Barbara
Lou Fouts
D.R. 383 Pg. 901
21.682 Ac. parcel
surveyed by D. Hagan
PS 6917 in Feb 2001

POB of 50' wide Private Ingress Egress Easement for Lot 1 being N28°06'48"W, 309.07' from the SE Corner of Section 24 and continuing along the platted centerline to the north line of Lot 1.

LINE	LENGTH	BEARING
L1	157.81	N28°07'17"W
L2	57.09	N44°31'48"W
L3	117.35	N80°34'41"W
L4	59.36	S32°02'02"W
L5	140.45	S11°46'04"W
L6	116.34	S06°15'05"E
L7	48.71	S19°21'06"W
L8	50.35	S55°55'23"W
L9	50.55	N64°20'39"W
L10	70.36	N76°04'51"W
L11	77.53	N84°38'17"W
L12	81.73	N81°44'36"W
L13	37.87	N68°01'32"W
L14	41.52	N57°15'48"W
L15	69.32	N34°21'57"W
L16	106.76	N20°37'32"W
L17	89.57	N00°31'54"W
L18	118.27	N12°07'00"E
L19	82.58	N16°08'39"E
L20	69.99	N08°17'29"E
L21	114.36	N20°04'45"E

Notes:
D.R. 360 Pg. 273 claims title to land never conveyed in original parent D.R. 241 Pg. 314

Basis of Bearings is the south line of Section 24 being N87°04'15"W, and is to be used to determine angular relationships only.

Iron Pins Set are 3/8" X 30" rebar with plastic caps stamped "Price PS 8362"

References:
Deeds Listed
Tax Maps
Athens County GIS
Dennis Hagan PS 6917 Feb 2001 Survey

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 of the subdivider 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 construction of the improvements. Approval of this plat in no way constitutes approval of construction of any site improvements. The County Engineer assumes no legal obligation to maintain or repair any open drainage ditches or channels designated as 'drainage easements' on this plat. The easement area of each lot and all improvements within it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

The Fouts Subdivision

A. **Deed Reference**—for Lot 1 of The Fouts Subdivision; Situate in Southeast 1/4 of Section 24, Township 11, Range 14, Ohio River Survey; Trimble Township, Athens County, Ohio. Lot 1 consisting of a 3.148 acre part of D.R. 360 Pg. 273.

Deed Reference—for the 50' wide Private Ingress Egress Easement for The Fouts Subdivision; Situate in Southeast 1/4 of Section 24, Township 11, Range 14, Ohio River Survey; Trimble Township, Athens County, Ohio. The 50' wide Private Ingress Egress Easement consists of 1.526 acres from of D.R. 360 Pg. 273 (0.272 acres in Lot 1) and 0.267 acres from D.R. 383 Pg. 901.

B. **Certificate of Ownership**—We, the undersigned, do hereby certify that we are the owners of the properties described in the above captions 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 and do assent to the new 50' wide Ingress Egress Easement as platted.

Carl E. Fouts / **Barbara Lou Fouts**
County of Athens]SS
State of Ohio]

C. **Owner's Consent and Dedication**—We, the undersigned, being all the owners and lien holders of the lands hereing 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, telephones, 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 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 thereof this 20th day of October 2007

Witness: Sandra Hardy Signed: Carl E. Fouts Carl E. Fouts

Witness: Barbara Lou Fouts Signed: Barbara Lou Fouts Barbara Lou Fouts

D. **Certificate of Notary Public**
State of Ohio, S.S.

Be it remembered that on this 20th day of October, 2007, before me the undersigned, a Notary Public in and for said State, personally came Carl E. Fouts, Barbara Lou Fouts; who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed. I testimony whereof, I have set my hand and Notary Seal on the day and date above written.

By: Julia Michael Scott Notary Public, State of Ohio

My commission expires: March 12, 2012

E. **Certificate of Surveyor**—I hereby certify that this map is a true and complete survey made by me in May 2007, and that all monuments and lot corners pins are set as shown.

By: Robert A. Price PS 8362



F. **Regional Planning Commission Approval**
Regional Planning Commission
This Plat was approved by the Regional Planning Commission on this 8th day of November, 2007.

Robert Fickling, Planning Director
Representative, Title

G. **County Health Department**
Athens County Health District
I hereby approve this plat on this 13th day of November, 2007.

Chris R.S.
Athens County Board of Health

H. Mathematically approved this 13th day of November, 2007.

S. Blauer
Athens County Engineer's Office

I. **Township Trustees Approval**
Trimble Township Trustees—We hereby approve this plat on this ___ day of ___ 2007.

Jeff Moore (President)
John Karamata
Edgar Neth

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 on this ___ day of ___ 2007.

William H. (Bill) Shewie (President)
Ray Stinson
Mark Sullivan

K. **County Auditor's Transfer**
County Auditor
Transferred on this 19th day of November, 2007.

By: HEasley / Julia A. Thompson
County Auditor

L. **County Recorder**
County Recorder
File No. 07-7610

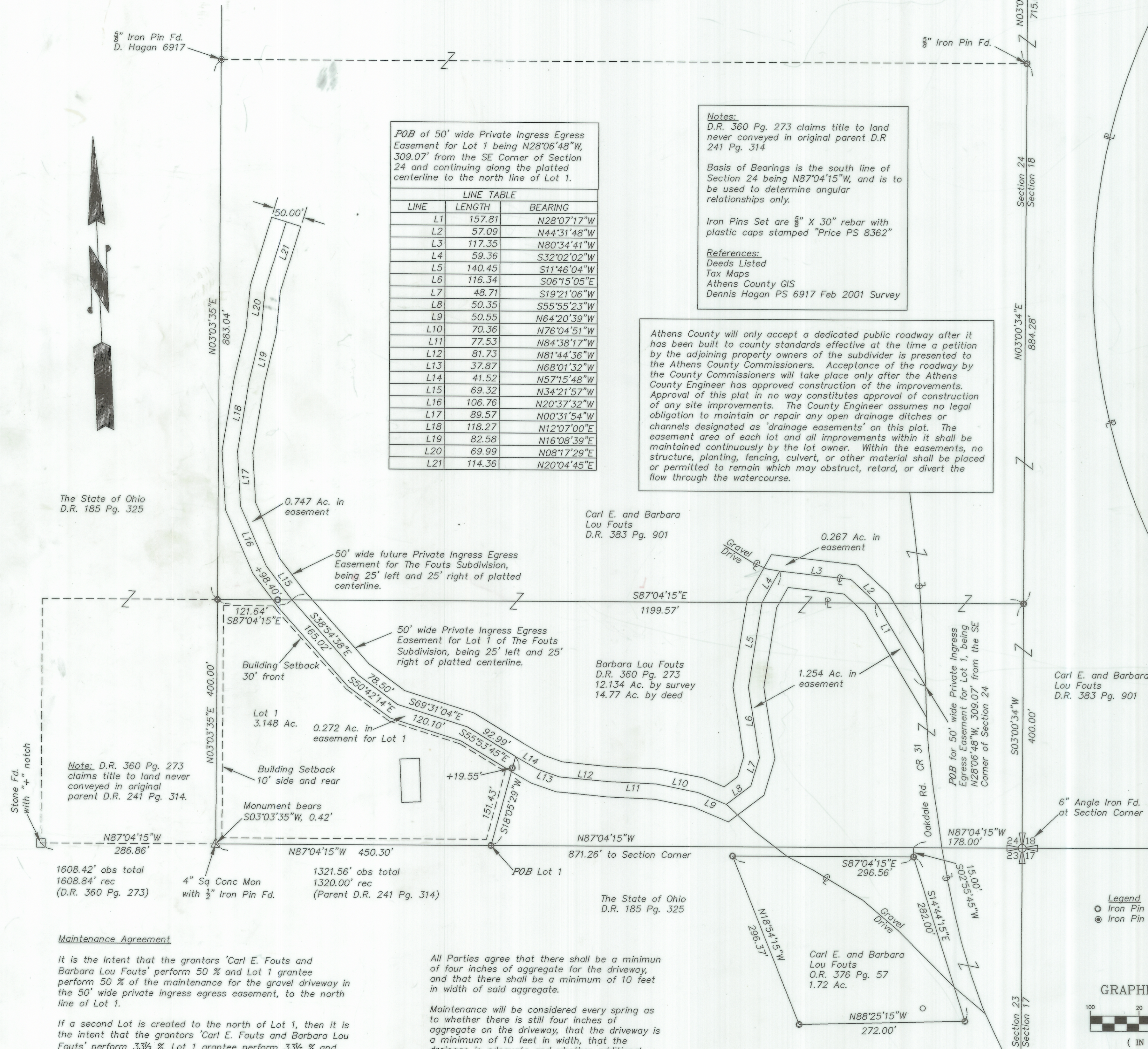
Received on this 19th day of November, 2007 at 2:48 P.M.
Recorded on this 19th day of November, 2007 at 2:48 P.M.
Recorded in Plat Envelope 5618, Page Fee \$6.40

By: EW / Julia Michael Scott
Deputy / County Recorder

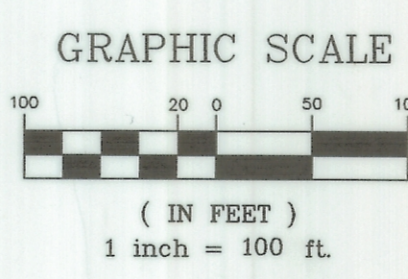
M. **Acceptance of Public Improvements for Maintenance**
Be it resolved by the Board of County Commissioners, that subdivision roadway improvements have been inspected and approved for permanent maintenance by the local government on this ___ day of ___ 2007.

Athens County Commissioners (President)

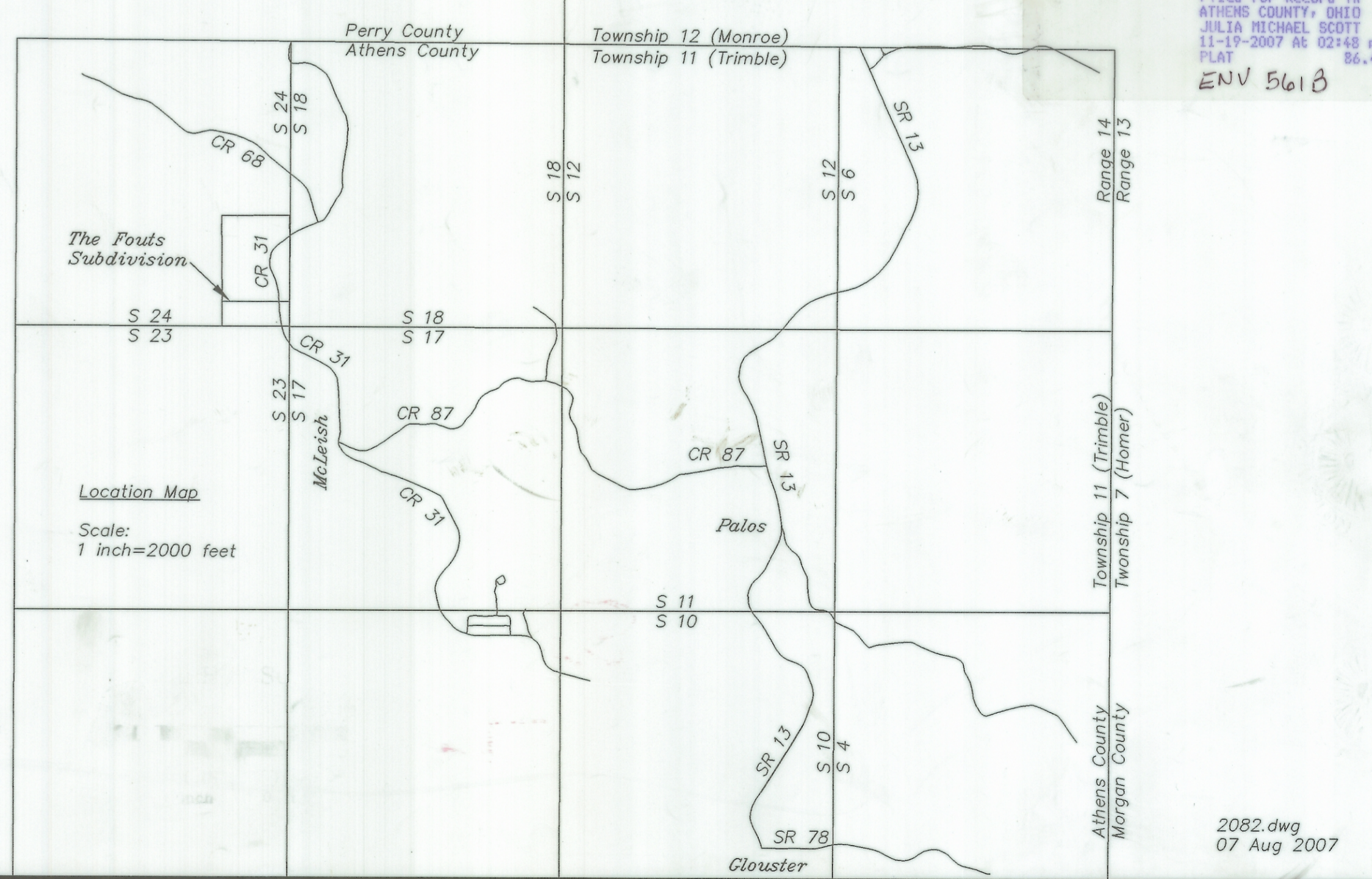
20070007610
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
11-19-2007 02:48 PM
PLAT
ENV 5618



Legend
○ Iron Pin Set
● Iron Pin Fd.



Price Co. Land Surveys, LLC.
Athens, Ohio 45701
740.592.9966



Maintenance Agreement
It is the intent that the grantors 'Carl E. Fouts and Barbara Lou Fouts' perform 50% and Lot 1 grantee perform 50% of the maintenance for the gravel driveway in the 50' wide private ingress egress easement, to the north line of Lot 1.
If a second Lot is created to the north of Lot 1, then it is the intent that the grantors 'Carl E. Fouts and Barbara Lou Fouts' perform 33 1/3%, Lot 1 grantee perform 33 1/3% and future Lot 2 grantee perform 33 1/3% of the maintenance for the gravel driveway in the 50' wide private ingress egress easement, to the north line of Lot 1. And the grantors 'Carl E. Fouts and Barbara Lou Fouts' perform 50% and future Lot 2 grantee perform 50% of the maintenance for the gravel driveway in the 50' wide private ingress egress easement, to the north line of Lot 2.

All Parties agree that there shall be a minimum of four inches of aggregate for the driveway, and that there shall be a minimum of 10 feet in width of said aggregate.

Maintenance will be considered every spring as to whether there is 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 needed to be made on the driveway.

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 Service or a similar impartial organization.