

THE JANIR SUBDIVISION

(A) DEED REFERENCE - FOR LOT 1 OF THE JANIR SUBDIVISION

LOT 1 OF THE JANIR SUBDIVISION IS SITUATED IN FRACTION 33 OF SECTION 27, AMES TOWNSHIP, TOWN 6, RANGE 13, ATHENS COUNTY, OHIO AND SAID LOT 1 CONSISTS OF 1.804 ACRES OUT OF THE FIRST TRACT DESCRIBED IN VOLUME 349 PAGE 417 OF THE ATHENS COUNTY DEED RECORDS.
DEED REFERENCES - FOR THE EASEMENT FOR THE JANIR SUBDIVISION

THE EASEMENT FOR THE JANIR SUBDIVISION IS SITUATED IN FRACTION 33 OF SECTION 27, AMES TOWNSHIP, TOWN 6, RANGE 13, ATHENS COUNTY, OHIO AND SAID EASEMENT CONSISTS OF 0.469 ACRES OUT OF THE FIRST TRACT DESCRIBED IN VOLUME 349 PAGE 417 OF THE ATHENS COUNTY DEED RECORDS, AND 0.038 ACRES OUT OF THE TRACT DESCRIBED IN VOLUME 327 PAGE 379 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS, AND 0.742 ACRES OUT OF THE FIRST TRACT DESCRIBED IN VOLUME 342 PAGE 263 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 PROPERTIES 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 AND DO ASSENT TO THE NEW EASEMENT AS PLATTED. WE, THE UNDERSIGNED, DO FURTHER AGREE TO RELEASE AND EXTINGUISH THE EXISTING EASEMENT AND MAINTENANCE AGREEMENT AS RECORDED IN VOLUME 379 PAGE 89 OF THE ATHENS COUNTY DEED RECORDS THROUGH A LEGAL DOCUMENT SIGNED AND RECORDED IN THE ATHENS COUNTY OFFICIAL DEED RECORDS.

John Thorndike SIGNATURE
 COUNTY Athens } SS
 STATE OF OHIO }

Carl C. Sass SIGNATURE
 CARL C. SASS
Laura Sass SIGNATURE
 LAURA SASS

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

WE, THE UNDERSIGNED, BEING 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, 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 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 OR HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

WITNESS: John Thorndike SIGNED: John Thorndike
 JOHN THORNDIKE

WITNESS: Carl C. Sass SIGNED: Carl C. Sass
 CARL C. SASS
 WITNESS: Laura Sass SIGNED: Laura Sass
 LAURA SASS

(D) 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 APPROVAL 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 DAY OF Oct., 2006

Mark Sullivan
 ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Angela Shreda
King Shreda

(E) 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 Oct., 2006.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

(F) CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.
 BE IT REMEMBERED THAT ON THIS 30 DAY OF Sept, 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME John Thorndike, Carl C. Sass, and Laura Sass, 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: John C. Blausen NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES: 6-12-11

(G)

MATHEMATICALLY APPROVED THIS 18th DAY OF September, 2006.

S. Blausen
 ATHENS COUNTY ENGINEER'S OFFICE

(H) TOWNSHIP TRUSTEES APPROVAL

WE HEREBY APPROVE THIS PLAT ON THIS DAY OF Oct, 2006

Harold Payne
 (PRESIDENT)
Gene Howard

(I) CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON September 18, 2006, AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: Thomas C. Trantina
 THOMAS C. TRANTINA P.S. 8320

(J) REGIONAL PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 14 DAY OF Sept, 2006

Robert Eichleberg
 REPRESENTATIVE, TITLE

(K) COUNTY HEALTH DEPARTMENT

I HEREBY APPROVE THIS PLAT ON THIS 9th DAY OF October, 2006

Carl C. Sass R.S.
 ATHENS COUNTY BOARD OF HEALTH

(L) COUNTY AUDITOR'S TRANSFER

COUNTY AUDITOR
 TRANSFERRED ON THIS 7 DAY OF November 2006

BY: Heasley Jill A. Thompson
 COUNTY AUDITOR

(M) COUNTY RECORDER

COUNTY RECORDER
 FILE NO. 2006-7606-4 #04-7607
 RECEIVED ON THIS 7 DAY OF Nov., 2006 AT 2:41 P.M.
 RECORDED ON THIS 7 DAY OF Nov., 2006 AT 2:41 P.M.
 RECORDED IN PLAT NO. 555, PAGE A+B, FEE 172.80

JM ENV
 DEPUTY
Julia Michael Scott
 COUNTY RECORDER

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

SINCE INITIALLY, LOT 1 & ITS PARENT TRACT WILL BE VESTED IN ONE OWNER, SAID OWNER SHALL AGREE TO BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY AND THE OWNERS OF THE FIRST TRACT OF VOL. 342 PAGE 263 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS AGREE TO BE RESPONSIBLE FOR THE REMAINING 50%. THE POSSIBILITY EXISTS THAT EITHER THE CURRENT SHARED OWNERSHIP OF LOT 1 AND ITS RESIDUAL PARENT TRACT WILL BECOME VESTED IN TWO ENTITIES AND/OR THE OWNERS OF THE FIRST TRACT DESCRIBED IN VOL. 342 PAGE 263 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS MAY DEVELOP AN ADDITIONAL LOT UTILIZING THE RIGHT OF WAY IN ANY EVENT. CURRENT OR FUTURE OWNERS, THEIR HEIRS AND ASSIGNS, AGREE TO EQUALLY SHARE THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY.

2) PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE JANIR SUBDIVISION

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, 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.

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.

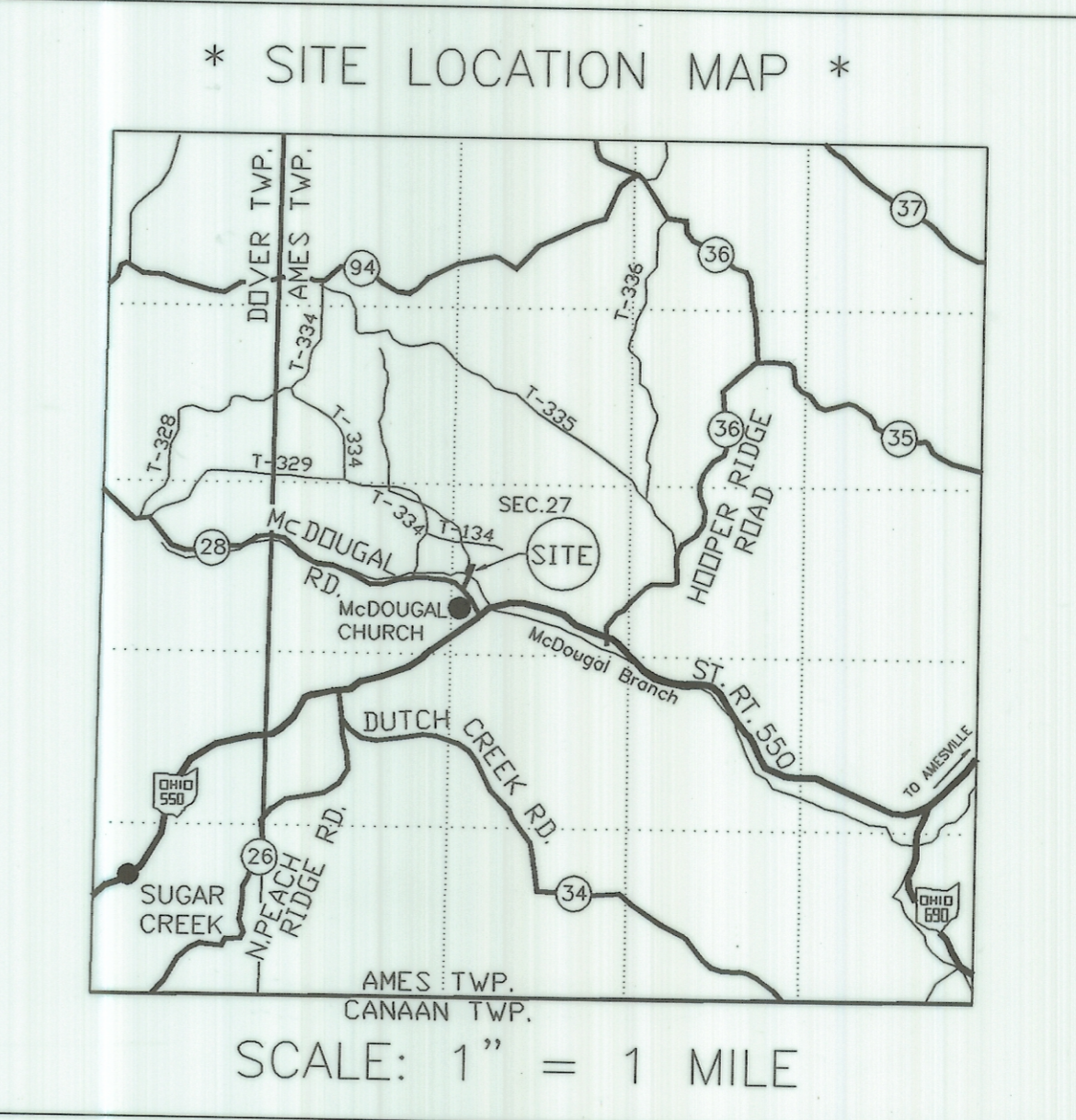
FOR FURTHER REGULATIONS CONCERNING THE PRIVATE RIGHT-OF-WAYS, REFERENCE IS MADE TO THE SUBDIVISION RESTRICTIONS AS FOUND IN THE SUBDIVISION REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'S OFFICE.

*THEIR HEIRS AND ASSIGNS

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 JANIR SUBDIVISION THE FRONT SET BACK IS 30' WIDE.

FOR 1 LOT SUBDIVISION:
 OWNER: JOHN THORNDIKE, 13034 McDUGAL RD., ATHENS, OH. 45701
 PHONE: 740/448-7387
 DEVELOPER: JOHN THORNDIKE (SAME AS ABOVE)
 FOR EASEMENT (SHARED WITH ABOVE):
 OWNERS: CARL & LAURA SASS, 13036 McDUGAL RD., ATHENS, OH. 45701
 PHONE: 740/448-2306
 SURVEYOR: TOM TRANTINA-RM 1 SCCA BLDG, 2380 OLD RT 33, SHADE, OH 45776
 PHONE: 740/593-8701



Southeastern Land Surveys
 THOMAS C. TRANTINA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 RM 201, SCCA BLDG., 2380 OLD RT. 33
 SHADE, OH 45776
 740/593-8701



THE JANIR ONE LOT SUBDIVISION		
DRAWN T.T.	DATE 8-17-06	REVISION: 9-18-06
APPROVED T.T.	DATE 8-17-06	
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT No. 06011106

20060907606
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 11-07-2006 16:02:43 PM
 PLAT
 ENV 555 A+B