

THE LINDA MILLER SUBDIVISION

MANDATORY REQUIREMENTS FOR HEALTH DEPARTMENT AND COUNTY REGIONAL PLANNING COMMISSION APPROVAL:

- 1) IN THE APPROVAL PROCESS, LEACH FIELD REPLACEMENT AREAS WERE MANDATED WITHIN LOT 1 AND THESE AREAS MADE AVAILABLE IN THE EVENT OF PRIMARY LEACH FIELD FAILURE. REFER TO HEALTH DEPARTMENT SITE INVESTIGATION MAPS FOR DETAILS.
- 2) BASED ON SOIL ANALYSIS OF THE REMAINDER OF THE 7.304 ACRE TRACT (FOLLOWING THE EXCEPTION OF THE 1 LOT SUBDIVISION) IT WAS DETERMINED THAT SAID REMAINDER TRACT DOES NOT MEET HEALTH DEPARTMENT SPECIFICATIONS FOR SITE DEVELOPMENT AND THEREFORE THE HEALTH DEPT. REQUIRED THAT, AT THIS TIME, THE REMAINDER TRACT MUST BE DESIGNATED AS A "CONTIGUOUS AND CONTIGUOUS" TRACT WITH THE ADJOINING 17.7432 AC. TRACT (TRACT ONE - VOL.222 PG.66 O.R.) UNTIL SUCH TIME AS PUBLIC SANITATION CONNECTIONS ARE PROVIDED TO SAID REMAINDER TRACT. UPON PERMISSION TO IMPROVE THE REMAINDER TRACT WITH PUBLIC SANITATION, SAID REMAINDER TRACT SHALL BE FREE OF THIS ENCUMBRANCE AND RETURN TO ITS PRIOR STATUS.

SPECIAL RESTRICTIONS AFFECTING LOT 1.

- 3) A PERPETUAL GREEN SPACE AND SCENIC BUFFER ZONE IN THE AREA DESIGNATED ON THE PLAT IS HEREBY CREATED WITH THE INTENT TO LIMIT THE ALLOWABLE USE OF SAID AREA SOLELY TO VEGETATION. ALL EXISTING LIVE, HARDWOOD TREES SHALL REMAIN UNDISTURBED (EXCEPT TRIMMING) AND ONLY TREES, PLANTS AND SHRUBS OF GREENHOUSE QUALITY PERMITTED TO BE PLACED IN THE ZONE. THE OWNER OF LOT 1 SHALL KEEP SAID ZONE REASONABLY FREE OF ANY WEEDS, VINES, SHRUBS AND TREES TYPICALLY CLASSIFIED AS "NOXIOUS." THIS ZONE IS INTENDED FOR THE SCENIC BENEFIT OF PRESENT AND FUTURE OWNERS OF THE 17.7432 ACRE TRACT AND FOR THE REMAINDER OF THE 7.304 ACRE TRACT. THEREFORE, IN THE EVENT OF A DISPUTE, IT IS AGREED THAT SAID DISPUTE SHALL BE SETTLED IN THE SAME MANNER AS SPECIFIED IN ITEM #3 OF THE PRIVATE RIGHT OF WAY MAINTENANCE AGREEMENT SHOWN ON PAGE 1 OF THIS SUBDIVISION PLAT. IF A DISPUTE ARISES WHEREIN THE TERMS OF THE GREEN ZONE HAVE BEEN VIOLATED ALL EXPENSES OF DISPUTE RESOLUTION ACCRUE TO THE OWNER OF LOT 1. IT IS EXPRESSLY UNDERSTOOD THAT ALL PROVISIONS FOR A "GREEN ZONE" ARE SUBJECT TO, AND NEGATED BY, ANY HEALTH DEPARTMENT REQUIREMENTS AS STATED IN ITEM #1 ABOVE.
- 4) LOT ONE SHALL BE RESTRICTED TO ONE RESIDENCE AND ONE GARAGE ON THE PREMISES OF SAID LOT.
- 5) LOT ONE SHALL NOT BE FURTHER SUBDIVIDED.
- 6) ANY EXISTING UNDERGROUND UTILITIES SERVICING LOT 1 LOCATED OUTSIDE THE PERIMETERS OF SAID LOT AT THE DATE OF APPROVAL OF THIS PLAT SHALL BE PERMITTED TO REMAIN AND SERVICED UNDER ANY EXISTING EASEMENTS. ALL NEW UTILITY LINES SHALL BE PLACED WITHIN THE PRIVATE INGRESS-EGRESS EASEMENT AND PERIMETERS OF LOT 1 AND ALL GROUND DISTURBED BY INSTALLATION OF SAID NEW UTILITY LINES RETURNED AS NEARLY AS POSSIBLE TO ITS ORIGINAL STATE.

- ### SURVEY NOTES:
- 1) ALL SET IRON PINS ARE 5/8" DIAMETER, 30" LONG REBAR WITH A YELLOW PLASTIC 1" D. CAP INSCRIBED "TM TRANTINA RLS-8320."
 - 2) BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) THE BASIS OF BEARING OF THIS SURVEY IS S 20° 34' 54" E ON THE LINE OF THE PRIVATE EASEMENT DESIGNATED AS "L1" WHICH MATCHES A SURVEY DESCRIBED IN TRACT 1 VOL. 222 PAGE 66 O.R.
 - 4) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEYS BY EVANS MECHWART HAMBLETON & TILTON, GERALD BAYHA, KENNETH HIGHLAND AND HAROLD WHALEY, C.D.D.T. SURVEYS & PLANS.
 - 5) THIS SURVEY OF LOT 1 HAS BEEN MADE WITHOUT THE BENEFIT OF A LAWYER TITLE SEARCH IN REGARD TO UTILITY LINES AND RIGHT OF WAYS. BEFORE ANY CONSTRUCTION CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 1-800-368-2764 FOR THE LOCATION OF ANY UNMARKED UTILITY LINES.
 - 6) THIS SURVEY IS SUBJECT TO ALL LEGAL DESCRIPTIONS, RIGHT OF WAYS, RESERVATIONS, RESTRICTIVE AND PROTECTIVE COVENANTS, UTILITY EASEMENTS, AND OIL, GAS AND MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE IN ATHENS COUNTY, OHIO.
 - 7) THIS SURVEY WAS BASED ON A FIELD SURVEY PERFORMED OCTOBER 2006 BY THOMAS TRANTINA, REGISTERED SURVEYOR NUMBER 8320.

BERNARD L. ALLEN
241-18 O.R.
92.98 AC.

ALLEN GREGG
SHEETS
222-66 O.R.
TRACT 1 - 17.7432 AC.

JAMES R. FERGUSON
374-898 O.R.
11.007 AC.

LINDA K. MILLER
325-581 O.R.
7.304 AC.
(SEE NOTES ABOVE)

TREVA
BOLIN
297-161 O.R.
0.92 AC.

HOPE ANNETTE & JAMES A.
FAUBER
272-192 O.R.

MASON COUNTY E CORPORATION
371-320 O.R.
4.000 AC.

SCALE: 1" = 100'

- = IRON PIN SET (SEE SURVEY NOTE #1)
- = IRON PIN FOUND
- = A CORNER POINT
- ⊙ = IRON PIN (CALCULATED LOCATION BASED ON PREVIOUS SURVEY)
- ⊗ = FENCE POST CORNER (CALCULATED LOCATION BASED ON PREVIOUS SURVEY)



SERVICE ROAD NUMBER 2 AS SHOWN ON PREVIOUS SUBDIVISION PLAT BY GERALD BAYHA ON RECORD IN RECORDER'S OFFICE AS KELLEY SUBDIVISION WAS CREATED AS A PERPETUAL EASEMENT FOR PUBLIC HIGHWAY AND ROAD PURPOSES BY DEEDS OF RECORD TO STATE OF OHIO IN VOL.286 PG.410 (PARCEL#344) AND VOL.286 PG.589 (PARCEL#348) AS SHOWN ON SHEET 16 OF D.D.T. R/W PLANS (A1H-20-246).

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Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHEL SCOTT
11-15-2006 at 10:07 am.
PLAT 86.40

ENV. 556 A18

THE LINDA MILLER SUBDIVISION
SITUATED IN SECTION 3, TOWN 10, RANGE 15,
LEE TOWNSHIP, ATHENS COUNTY, OH.



SOUTHEASTERN LAND SURVEYS
THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

RM.301 SCCA BLDG., 2380 OLD RT.33
SHADE, OHIO 45701
740/585-6791



LOT 1 OF THE LINDA MILLER SUBDIVISION		
DRAWN T.T.	DATE 10-26-06	REVISION:
APPROVED T.T.	DATE 10-26-06	
SCALE 1" = 100'	SHEET 2 OF 2	PROJECT No. 10022206