

A. Deed Reference
Lot No. 1 of The Dixon Subdivision is situated in Section 6, Township 5 North, Range 11 West, Troy Township, Athens County, Ohio, containing 10.0001 Acres and being a part of the same tract as conveyed to Michael D. Nutter and described in the deed recorded in Deed Book (Official Records) 535, Page 2516, Athens County, Ohio.

B. Certificate of Ownership
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.

Seal
Seal

County
State of Ohio, } SS

C. Owner's 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 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 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 ____ day of _____,

Witness: _____ Signed: _____

D. Certificate of Notary Public

State of Ohio, S.S.

Be it remembered that on this ____ day of _____, before me the undersigned, a Notary Public in and for said State, personally came _____, 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, I have set my hand and Notary Seal on the day and date above written.

By: _____

NOTARY PUBLIC
State of Ohio
My commission expires _____

E. Certificate of Surveyor

I hereby certify that this map is a true and complete survey made by me (under my supervision) on 10-5-2022 (date) and that all monuments and lot corner pins are (or will be) set as shown.

By: Charles F. Hughes, Jr.

Charles F. Hughes, Jr., PS 7182

Registered Surveyor

F. Regional Planning Commission Approval

REGIONAL PLANNING COMMISSION

This plat was approved by the Regional Planning Commission on this 10 day of November, 2022.

Walter J. Jones, Jr., Vice President
Representative, Title

G. County Health Department

ATHENS COUNTY HEALTH DISTRICT

I hereby approve this plat on this ____ day of _____,

Athens County Board of Health

H. County Engineer Approval

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 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.

ATHENS COUNTY ENGINEER

Mathematically approved this 20th day of October, 20 22.

Jeff Maiden
Athens County Engineer

Construction of road improvements as per Athens County Subdivision Regulations:

Approved this ____ day of _____, 20 ____.

Athens County Engineer

I. Township Trustees Review

Troy TOWNSHIP TRUSTEES

We have reviewed this plat on this 19 day of November, 2022.

Walter J. Jones, Jr.
(President)

Paul W. Jones
(Vice President)

J. Athens County Commissioners Approval

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 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 15th day of November, 2022.

Walter J. Jones, Jr.
Athens County Commissioners (President)

Paul W. Jones
Athens County Commissioners (President)

ROBERT WAYNE MULLIGAN JR.
JOYCE BLANCH
579-2212 OR
55.86 Ac.

N 89°19'53" E 1426.62'

THE DIXON SUBDIVISION

STATE OF OHIO
ATHENS COUNTY
TROY TOWNSHIP
T 5 N R 11 W SEC 6

LEGEND

- 5/8" CAPPED REBAR SET
- IRON PIN FOUND
- ▲ STONE FOUND

REFERENCE
Deeds as listed
Troy Twp Tax Maps 5 and 6
Survey Plats on file
N. Douglas Oct. 2005

BEARINGS BASED ON
SOUTH LINE SECTION 6
N. DOUGLAS PLAT
OCTOBER 2005

CALL TABLE

L-1	N 83° 00' 31" W	139.35'
L-2	N 70° 50' 52" W	100.39'
L-3	N 40° 58' 38" W	137.12'
L-4	S 70° 50' 52" E	100.39'
L-5	S 83° 00' 31" E	139.35'

JAMES L. J. COGGESHALL
56-594 OR
41.78 Ac.

SCALE 1" = 100'
0 50' 100' 200'

STONE FOUND
SW CORNER
BE QUARTER
SECTION 6

TOWNSHIP 5 NORTH RANGE 11 WEST SECTION 6
TOWNSHIP 5 NORTH RANGE 11 WEST SECTION 5

DAVID M. EATON
170-410 OR
86.46 Ac.

JANET MULLIGAN
WAYNE LEE MULLIGAN
42-377 OR
9.00 Ac.

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT
FOR THE DIXON SUBDIVISION

- THE PROPERTY OWNERS OF LOT NO. 1, THEIR HEIRS & ASSIGNS AND THE PROPERTY OWNERS OF THE REMAINDER 37.3099 ACRE TRACT DESCRIBED IN VOLUM 535, PAGE 2516 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS, AND THEIR HEIRS AND 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 178 TO THE TERMINUS AT THE DIVISION LINE OF LOT NO. 1.
- MAINTENANCE WILL BE CONSIDERED EVERY SPRING AS TO WHEATHER THERE ARE FOUR INCHES OF AGGREGATE ON THE DRIVEWAY. THAT THE DRIVEWAY IS A MINIMUM OF 10 FEET IN WIDTH, THAT THE DRAINAGE IS ADEQUATE AND WHEATHER 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 PRESOLUTION 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 RECORDERS OFFICE.

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED 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 SERVICE SAID PRIVATE RIGHT OF WAY

HUGHES LAND SURVEYING

PO BOX 216
MINERAL WELLS, WV. 26150

304-489-9640

304-481-1497

10.0001 Acre

Legal Description

Situated in the State of Ohio, Athens County, Troy Township, Township 5 North, Range 11 West, Section 6, conveyed to Michael D. Nutter as recorded in Official Record 535 on Page 2516, bounded and described as follows.

Beginning for reference at an iron pin found at the southeast corner of the Southwest Quarter of the Southeast Quarter of Section 6.
THENCE N 40° 58' 38" W a distance of 137.12 feet to a 5/8" capped rebar set, said rebar being the True Point of Beginning for the parcel herein described.
THENCE N 86° 34' 38" W a distance of 276.87 feet to a 5/8" capped rebar set;
THENCE N 23° 21' 18" W a distance of 360.77 feet to a 5/8" capped rebar set;
THENCE N 08° 15' 33" W a distance of 490.56 feet to a 5/8" capped rebar set, passing a 5/8" capped rebar set at 230.44 feet;
THENCE N 89° 16' 58" E a distance of 568.31 feet to a 5/8" capped rebar set on the east line of the southwest quarter of the southeast quarter of Section 6 and the west line of James Coggeshall, 56-594 or, where an iron pin found bears N 00° 42' 39" W a distance of 488.80 feet;
THENCE along the west line of the southwest quarter of the southeast quarter of Section 6, S 00° 42' 39" E a distance of 707.09 feet to an iron pin found;
THENCE N 88° 31' 00" E a distance of 132.59 feet to an iron pin found;
THENCE S 04° 06' 46" E a distance of 187.11 feet to a 5/8" capped rebar set;
THENCE N 83° 00' 31" W a distance of 139.35 feet to a 5/8" capped rebar set;
THENCE N 70° 50' 52" W a distance of 100.39 feet, to the Point of Beginning, containing 10.0001 Acres.
There being 9.4424 Acres in Parcel L01-00100538.00 and 0.5577 Acres in Parcel L01-00100498.00.

HUGHES LAND SURVEYING

PO BOX 216

MINERAL WELLS, WV. 26150

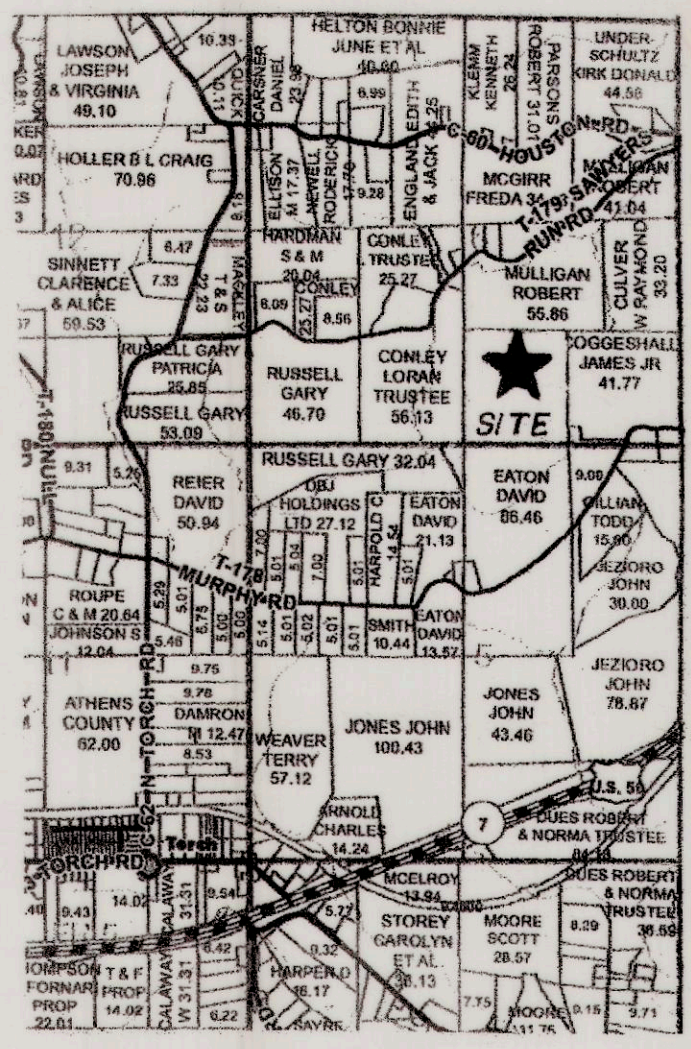
304-489-9640

304-481-1497

Ingress Egress Right of Way
Description

Situated in the State of Ohio, Athens County, Troy Township, Township 5 North, Range 11 West, Section 6, conveyed to Michael D. Nutter as recorded in Official Record 535 on Page 2516, bounded and described as follows.

Beginning at an iron pin found at the southeast corner of the Southwest Quarter of the Southeast Quarter of Section 6.
THENCE N 40° 58' 38" W a distance of 137.12 feet to a 5/8" capped rebar set;
THENCE S 70° 50' 52" E a distance of 100.39 feet to a 5/8" capped rebar set;
THENCE S 83° 00' 31" E a distance of 139.35 feet to an iron pin found;
THENCE N 88° 34' 07" E a distance of 588.63 feet to a point in the center of Murphy Road, Township Road 179, passing an iron pin found at 448.58 feet and a 5/8" capped rebar set at 608.63 feet;
THENCE along the center of Murphy Road, S 20° 10' 02" W a distance of 53.85 feet to a point on the south line of Section 6;
THENCE S 88° 34' 19" W a distance of 713.33 feet, passing an iron pin found at 20.00 feet, to the Point of Beginning, containing 0.9397 Acres.
More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated October 5, 2022, attached hereto, to be made a part hereof and to be filed herewith.
Subject to all legal highways, right of ways, easements, restrictions and reservations of record.
Bearings are based on the south line of Section 6, Nelson Douglas survey in October, 2005, and are used to denote horizontal angles only.
All rebar set are 5/8" x 30" with a plastic cap stamped HUGHES PS OH 7182 WV 872.
This legal description was prepared by Charles F. Hughes, Jr., Professional Surveyor No. 7182, based on field surveys in September, 2022.



CHARLES F. HUGHES, JR.
PROFESSIONAL SURVEYOR

P.O. BOX 216, MINERAL WELLS, WV 26150

1-304-489-9640

DATE ASSIGNED:	DWN BY:	FIELD CONTROL:
DATE COMPLETED:	DWN BY:	SCALE: