

THE RUSSELL & CECELIA BAIRD SUBDIVSION

(A) DEED REFERENCE - FOR LOTS 1-3, INCLUSIVE, OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

LOTS 1-3, INCLUSIVE, OF THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID LOTS (EACH CONTAINING 20.00 ACRES) CONSIST OF 42.954 ACRES OUT OF TRACT 1 AND 17.046 ACRES OUT OF TRACT 2 FOR A TOTAL OF 60.000 ACRES OUT OF THE TRACTS DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

DEED REFERENCE - FOR THE 50' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS & UTILITIES TO THE RUSSELL & CECELIA BAIRD SUBDIVISION

THE PRIVATE INGRESS-EGRESS & UTILITIES EASEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID EASEMENT CONSISTS OF 1.587 ACRES OUT OF THE SECOND TRACT DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL 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 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 EASEMENT AS PLATTED.

Russell N. Baird
COUNTY
STATE OF OHIO } SS

SIGNATURE
RUSSELL N. BAIRD
TRUSTEE, RUSSELL N. BAIRD & CECELIA BAIRD JOINT LIVING TRUST

Cecelia S. Baird

SIGNATURE
CECELIA BAIRD
TRUSTEE, RUSSELL N. BAIRD & CECELIA BAIRD JOINT LIVING TRUST

(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. *BUILDINGS OR STRUCTURES IN EXISTENCE AT TIME OF SURVEY EXCEPTED

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. IN WITNESS THEREOF THIS 10th DAY OF DEC, 2007.

WITNESS: *Sheila Jordan*

SIGNED: *Russell N. Baird*
RUSSELL BAIRD

WITNESS: *Sheila Jordan*

SIGNED: *Cecelia S. Baird*
CECELIA BAIRD

SHEILA JORDAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 14, 2010
Commission Recorded in Athens County

(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 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 18th DAY OF December, 2007

William H. (Bud) Shivers
ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Don Blausen
Mark Sullivan

(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)

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

BE IT REMEMBERED THAT ON THIS 10th DAY OF DEC, 2007, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME *Russell & Cecelia Baird*, 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: *Sheila Jordan* NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: 4-14-2010

(H)

MATHEMATICALLY APPROVED THIS 4th DAY OF December, 2007.

S. Blausen
ATHENS COUNTY ENGINEER'S OFFICE

(I) TOWNSHIP TRUSTEES APPROVAL
Waterloo TOWNSHIP TRUSTEES
WE HEREBY APPROVE THIS PLAT ON THIS 12th DAY OF December, 2007.

Paul D. Baird
(PRESIDENT)
Charles Dickerson
Bill R. McRibben

(E) CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 12/05, 2007 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

(F) REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 13th DAY OF December, 2007.

John J. Jankovic
REPRESENTATIVE, TITLE

(C) COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF December, 2007.

William H. (Bud) Shivers
ATHENS COUNTY BOARD OF HEALTH

(K) COUNTY AUDITOR'S TRANSFER:
COUNTY AUDITOR

TRANSFERRED ON THIS 19 DAY OF December, 2007.

BY: *JH*

Gill A. Thompson
COUNTY AUDITOR

(L) COUNTY RECORDER
COUNTY RECORDER

RECEIVED ON THIS 18 DAY OF December, 2007 AT 2:03 P.M.
RECORDED ON THIS 18 DAY OF December, 2007 AT 2:09 P.M.
RECORDED IN PLAT BOOK NO. 562A PAGE . FEE
ENV 562A

nm
BY: DEPUTY

Julia Michael Scott
COUNTY RECORDER

① PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION

THE OWNER(S) OF LOTS 1, 2 AND 3 OF THE RUSSELL & CECELIA BAIRD SUBDIVISION SHALL EACH BE RESPONSIBLE FOR 33% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM STATE ROUTE 681 TO THE SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 ACROSS THE DRIVEWAY. THE OWNERS OF LOTS 2 AND 3 SHALL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE AFORESAID SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 TO THE SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 2 ACROSS THE DRIVEWAY. THE OWNERS OF LOT 3 SHALL BE RESPONSIBLE FOR THE ENTIRE MAINTENANCE OF THE REMAINDER OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY TO ITS TERMINATION ON THE WEST LINE OF LOT 3.

② PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE RUSSELL & CECELIA BAIRD 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 REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'S OFFICE.

*THEIR HEIRS AND ASSIGNS

**DEPTH TO INCLUDE COMPACTED GRAVEL

ANY PROPOSED UPGRADE OF DRIVEWAY SURFACE FROM GRAVEL TO PAVEMENT MUST BE APPROVED BY ALL INTERESTED PARTIES TO THIS AGREEMENT.

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.

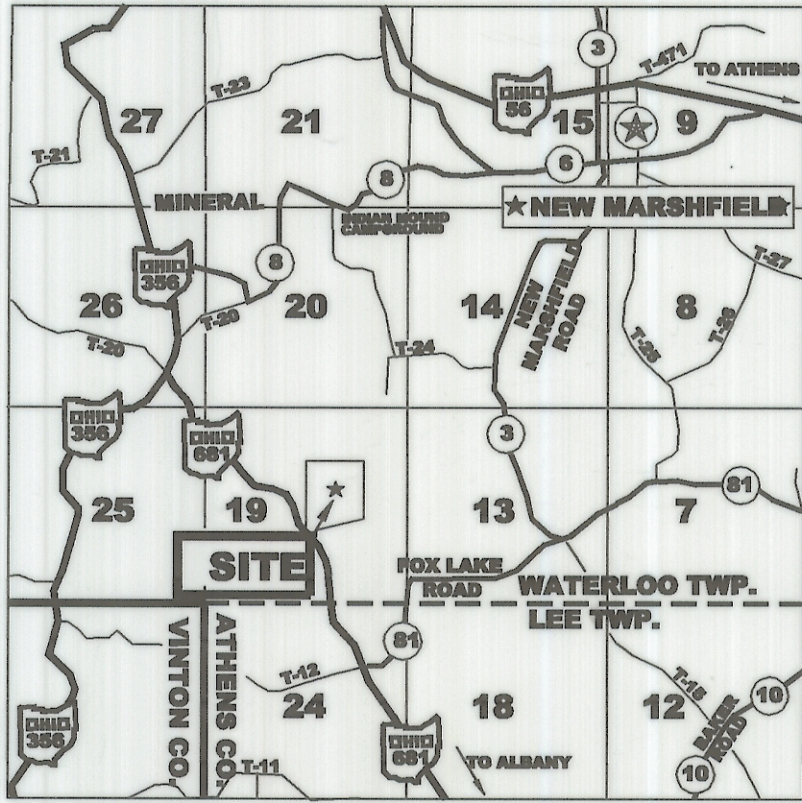
MISCELLANEOUS NOTES:
PLEASE NOTE THAT 10' WIDE SIDE AND REAR LOT BUILDING SET BACK RESTRICTIONS ARE IN EFFECT FOR ALL LOTS. THE FRONT LOT SET-BACK IS 30' BUILDING

FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION:
OWNERS (TRUSTEES): RUSSELL & CECELIA BAIRD
6252 STATE ROUTE 681
NEW MARSHFIELD, OHIO 45766
PHONE: 740/664-6334

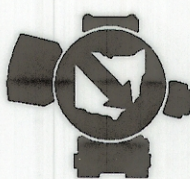
DEVELOPER: RUSSELL & CECELIA BAIRD, (PERSONAL DATA SAME AS ABOVE)
SURVEYOR: TOM TRANTINA, 2380 OLD RT 33, SHADE, OH 45776
PHONE: 740/696-1230

20070008176
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
12-18-2007 at 02:03 pm.
PLAT 86.40
ENV 562A

*** SITE LOCATION MAP ***



SCALE: 1" = 1 MILE



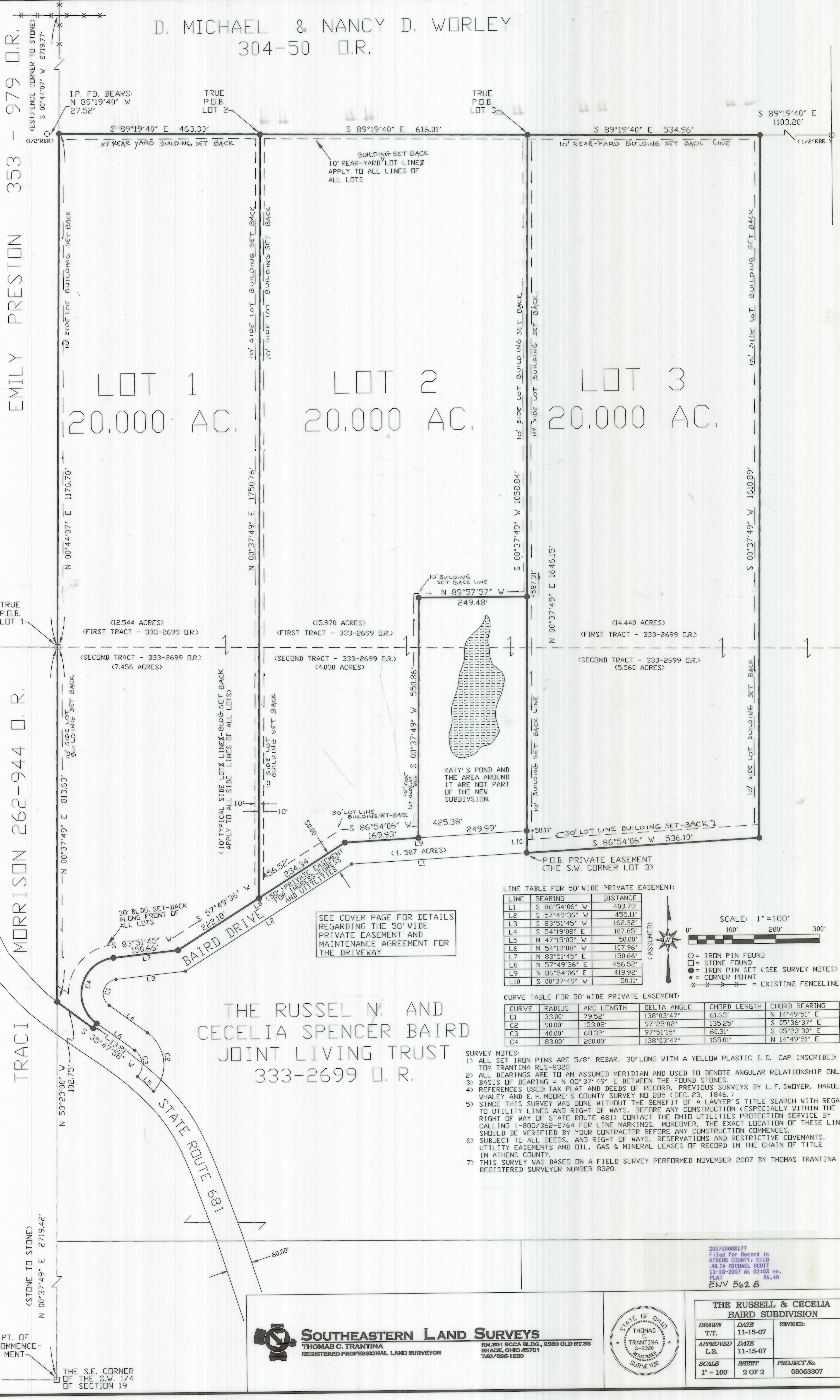
SOUTHEASTERN LAND SURVEYS
THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

RM.301, SCCA BLDG., 2380 OLD RT.33
SHADE, OHIO 45776
740/696-1230



THE RUSSELL AND CECELIA BAIRD SUBDIVISION

DRAWN T.T.	DATE 11-15-07	REVISED: 11-06-06
APPROVED T.T.	DATE 11-15-07	
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT No. 08063307



D. MICHAEL & NANCY D. WORLEY
304-50 D.R.

EMILY PRESTON 353 - 979 D.R.

MORRISON 262-944 D.R.

TRACI

LOT 1
20.000 AC.

LOT 2
20.000 AC.

LOT 3
20.000 AC.

SEE COVER PAGE FOR DETAILS
REGARDING THE 50' WIDE
PRIVATE EASEMENT AND
MAINTENANCE AGREEMENT FOR
THE DRIVEWAY

THE RUSSEL N. AND
CECELIA SPENCER BAIRD
JOINT LIVING TRUST
333-2699 D.R.

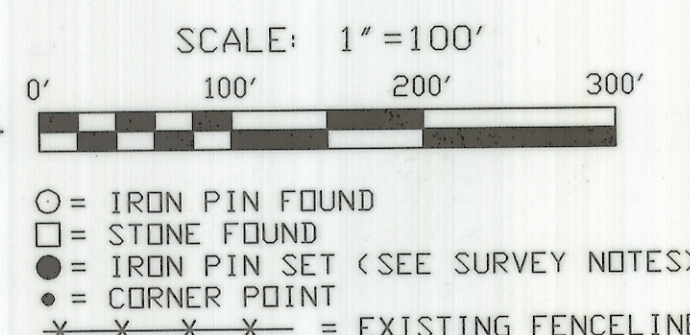
LINE TABLE FOR 50' WIDE PRIVATE EASEMENT:

LINE	BEARING	DISTANCE
L1	S 86°54'06" W	403.70'
L2	S 57°49'36" W	455.11'
L3	S 83°51'45" W	162.22'
L4	S 54°19'08" E	107.85'
L5	N 47°15'05" W	50.00'
L6	N 54°19'08" W	107.96'
L7	N 83°51'45" E	150.66'
L8	N 57°49'36" E	456.52'
L9	N 86°54'06" E	419.92'
L10	S 00°37'49" W	50.11'

CURVE TABLE FOR 50' WIDE PRIVATE EASEMENT:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	33.00'	79.52'	138°03'47"	61.63'	N 14°49'51" E
C2	90.00'	153.02'	97°25'02"	135.25'	S 05°36'37" E
C3	40.00'	68.32'	97°51'15"	60.31'	S 05°23'30" E
C4	83.00'	200.00'	138°03'47"	155.01'	N 14°49'51" E

- SURVEY NOTES:
- 1) ALL SET IRON PINS ARE 5/8" REBAR, 30" LONG WITH A YELLOW PLASTIC I. D. CAP INSCRIBED: TCM TRANTINA RLS-8320
 - 2) ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) BASIS OF BEARING = N 00°37'49" E BETWEEN THE FOUND STONES.
 - 4) REFERENCES USED: TAX PLAT AND DEEDS OF RECORD, PREVIOUS SURVEYS BY L. F. SWOYER, HAROLD WHALEY AND E. H. MOORE'S COUNTY SURVEY NO. 285 (DEC. 23, 1846.)
 - 5) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS, BEFORE ANY CONSTRUCTION (ESPECIALLY WITHIN THE RIGHT OF WAY OF STATE ROUTE 681) CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 1-800-362-2764 FOR LINE MARKINGS. MOREOVER, THE EXACT LOCATION OF THESE LINES SHOULD BE VERIFIED BY YOUR CONTRACTOR BEFORE ANY CONSTRUCTION COMMENCES.
 - 6) SUBJECT TO ALL DEEDS, AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE IN ATHENS COUNTY.
 - 7) THIS SURVEY WAS BASED ON A FIELD SURVEY PERFORMED NOVEMBER 2007 BY THOMAS TRANTINA REGISTERED SURVEYOR NUMBER 8320.

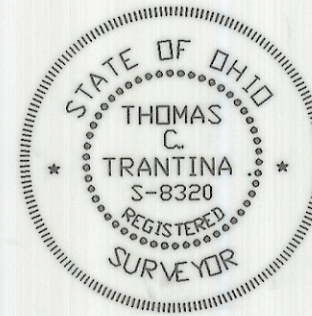


200700008177
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
12-10-2007 At 02:03 pm.
PLAT 86.40
ENV 562 B



SOUTHEASTERN LAND SURVEYS
THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

RM.301 SCCA BLDG., 2380 OLD RT.33
SHADE, OHIO 45701
740/696-1230



**THE RUSSELL & CECELIA
BAIRD SUBDIVISION**

DRAWN T.T.	DATE 11-15-07	REVISED:
APPROVED L.S.	DATE 11-15-07	
SCALE 1" = 100'	SHEET 2 OF 2	PROJECT No. 08063307