

PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVSION

Ⓐ DEED REFERENCE - FOR LOT 4 (OF PHASE II) OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

LOT 4 OF PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID LOT CONSISTS OF 29.676 ACRES OUT OF TRACT 1 AND 10.051 ACRES OUT OF TRACT 2 FOR A TOTAL OF 39.727 ACRES OUT OF THE TRACTS DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

DEED REFERENCE - FOR THE EXTENSION OF THE 50' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS & UTILITIES TO LOT 4 (PHASE II) OF THE RUSSELL & CECELIA BAIRD SUBDIVISION

THE EXTENSION OF THE PRIVATE INGRESS-EGRESS & UTILITIES EASEMENT FOR PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID EASEMENT CONSISTS OF 0.122 ACRES OUT OF LOT 3 OF THE RUSSELL & CECELIA BAIRD SUBDIVISION AND 0.689 ACRES OUT OF THE SECOND TRACT DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL RECORDS, FOR A TOTAL OF 0.811 ACRES.

Ⓑ CERTIFICATE OF OWNERSHIP (REF: Ⓐ 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 SIGNATURE
COUNTY TRUSTEE, RUSSELL N. BAIRD
STATE OF OHIO } SS TRUSTEE, RUSSELL N. BAIRD & CECELIA BAIRD JOINT LIVING TRUST

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

Ⓒ OWNER'S CONSENT AND DEDICATION (REF: Ⓐ 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.

WITNESS: John C. Dumas SIGNED: Russell N. Baird WITNESS: Mary Ellen Shaw SIGNED: Cecelia S. Baird
RUSSELL BAIRD CECELIA BAIRD

Ⓓ 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 17th DAY OF June, 2008.

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

Ⓜ 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)

① PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT * FOR THE RUSSELL & CECELIA BAIRD SUBDIVISIONS: PHASE I & 2

THE OWNER(S) OF LOTS 1, 2 AND 3 OF THE RUSSELL & CECELIA BAIRD SUBDIVISION AND OWNER(S) OF LOT 4 OF PHASE II OF SAID SUBDIVISION SHALL BE RESPONSIBLE FOR 25% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM STATE RT. 681 TO THE SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 ACROSS THE DRIVEWAY. THE OWNERS OF LOTS 2, 3 AND 4 SHALL EACH BE RESPONSIBLE FOR 33% 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 MOST SOUTHERLY EAST LINE OF LOT 2 ACROSS THE DRIVEWAY. THE OWNERS OF LOTS 3 AND 4 SHALL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE SOUTHWARD PROJECTION OF THE MOST SOUTHERLY EAST LINE OF LOT 2 TO THE TERMINATION OF THE ORIGINAL 50 FOOT WIDE RIGHT OF WAY ON THE WEST LINE OF LOT 3 AS DELINEATED ON SAID ORIGINAL PLAT OF THE RUSSELL & CECELIA BAIRD SUBDIVISION. THE OWNER(S) OF LOT 4 OF PHASE II OF SAID SUBDIVISION SHALL BE RESPONSIBLE FOR THE ENTIRE MAINTENANCE COST OF THE DRIVEWAY WITHIN THE BOUNDS OF THE NEW EXTENSION OF THE RIGHT OF WAY AS DELINEATED ON THIS PLAT OF PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION.

* SINCE NO LOTS HAVE BEEN TRANSFERRED TO DATE, THE SUBDIVIDERS, AS OWNERS OF ALL FOUR LOTS, ELECT THAT THE PROVISIONS GIVEN HEREIN (FOR ITEM (1) ONLY) SHALL SUPERCEDE AND VOID THE ORIGINAL MAINTENANCE AGREEMENT FOUND IN ENVELOPES 562A & 562B.

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT ② FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION-PHASE II

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.

③ 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.

④ 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.

⑤ 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

⑥ 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'

FOR PHASE II OF 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

Ⓓ CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 17th DAY OF June, 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Russell N. & Cecelia S. 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: James H. Carter NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: 4-15-09

Ⓜ

MATHEMATICALLY APPROVED THIS 5th DAY OF May, 2008.

J. Blausen
ATHENS COUNTY ENGINEER'S OFFICE

Ⓓ TOWNSHIP TRUSTEES APPROVAL

WATERLOO TOWNSHIP TRUSTEES
WE HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF MAY, 2008.

Paul D. Russell
(PRESIDENT)
Bill R. McKittrick
Charles E. Dickerson

Ⓔ CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 4/30, 2008 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

Ⓕ REGIONAL PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 17th DAY OF May, 2008.
Robert E. Eickelberg - Planning Director
REPRESENTATIVE, TITLE

Ⓖ COUNTY HEALTH DEPARTMENT

ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF June, 2008.

John C. Dumas
ATHENS COUNTY BOARD OF HEALTH

Ⓕ COUNTY AUDITOR'S TRANSFER:

COUNTY AUDITOR

TRANSFERRED ON THIS 17 DAY OF June, 2008. #150 transferred

BY: Ch Jill A. Thompson
COUNTY AUDITOR

Ⓖ COUNTY RECORDER

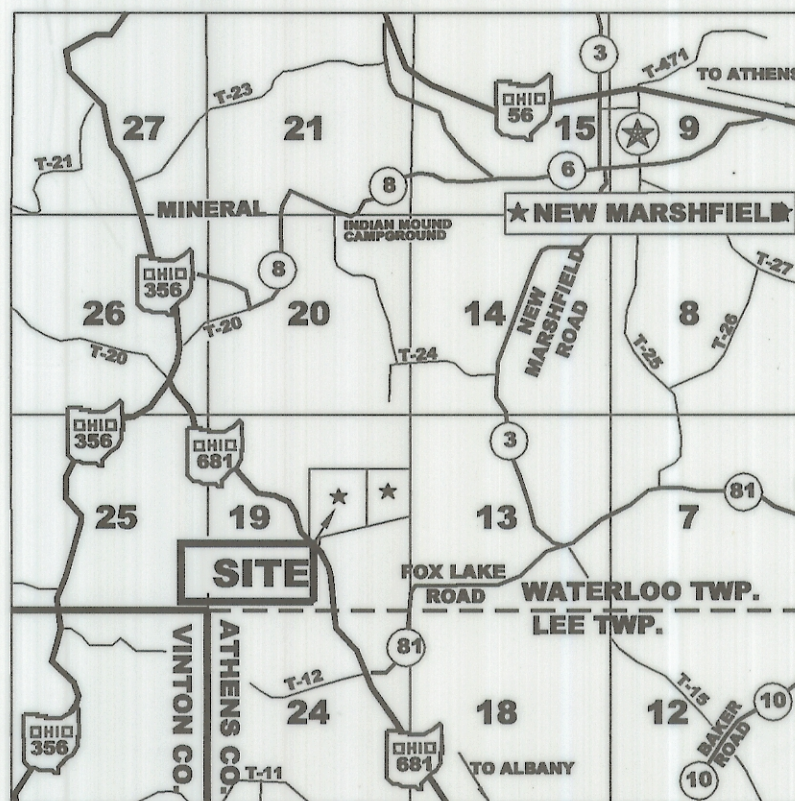
COUNTY RECORDER

FILE NO. 08-3499

RECEIVED ON THIS 18 DAY OF June, 2008 AT M.
RECORDED ON THIS 18 DAY OF June, 2008 AT 8:01 A.M.
RECORDED IN PLAT BOOK NO. , PAGE , FEE \$172.80

Jayne Pedersen ENV. 566A+B
BY: DEPUTY Jayne Pedersen COUNTY RECORDER

* SITE LOCATION MAP *



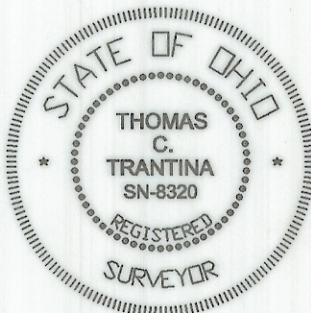
SCALE: 1" = 1 MILE



THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

S.C.C.A. BLDG. 2380 OLD RT. 33
SHADE, OHIO 45766 740/696-1230

Southeastern Land Surveys

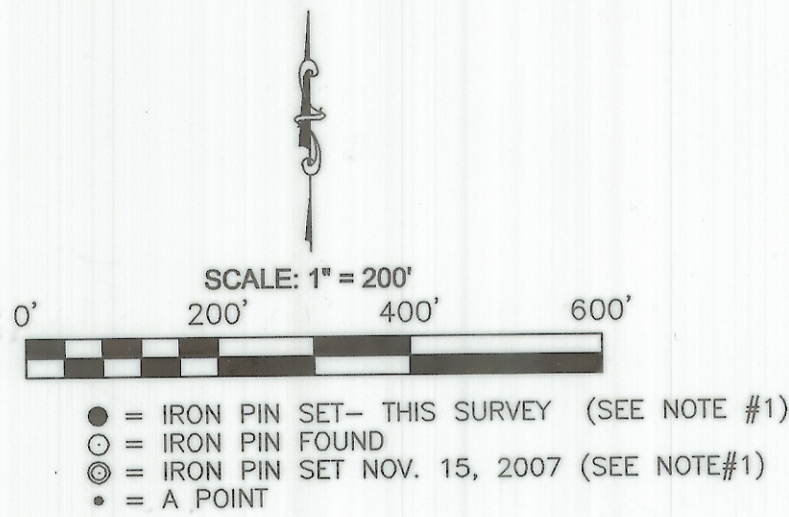


PHASE II OF THE RUSSELL & CECELIA BAIRD SUBDIVISION			
DRAWN BY:	DATE:	REVISED:	
T.T.	04/30/08		
APPROVED:	DATE:		
T.T.	04/30/08		
SCALE:	SHEET:	PROJECT NO.	
N.A.	1 OF 2	04021108	

20080003499
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS
06-18-2008 At 08:08 am.
PLAT 86.40

ENV. 566 A

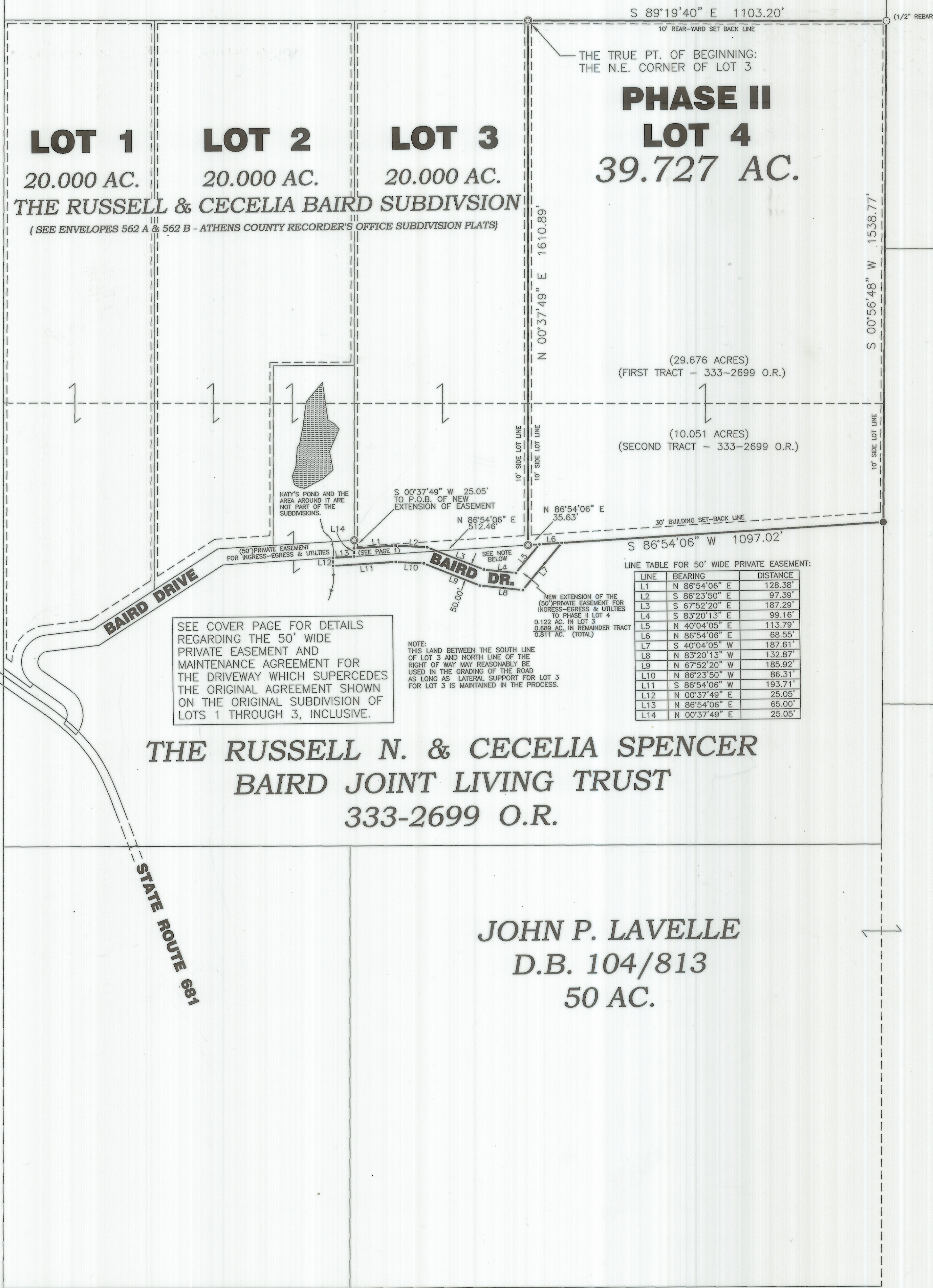
SURVEY NOTES:
1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320".
2) BEARINGS ARE TO AN ASSUMED MERIDIAN TO DENOTE ANGULAR RELATIONSHIP ONLY.
3) BASIS OF BEARING: THE NORTH LINE OF LOT 4 = S 89°19'40" E
4) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS--BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 1-800/362-2764 FOR UTILITY LINE MARKINGS.
5) 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 OF THIS COUNTY.
6) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD, PREVIOUS SURVEYS BY L.F. SMOYER, HAROLD WHALEY, TOM TRANTINA, AND E.H. MOORE (COUNTY SURVEYOR).
7) THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED APRIL 29, 2008 BY THOMAS TRANTINA R.L.S. #8320.



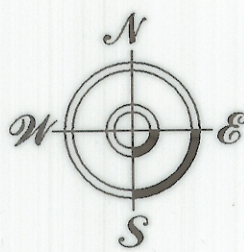
D. MICHAEL & NANCY D.
WORLEY
304-50 O.R.

DAVID E.
BLANKENSHIP
280-558 O.R.

KEVIN SWART
ETAL.
350-961 O.R.



200800003500
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA HARKINS
06-18-2008 at 08:08 am.
PLAT 86.40
ENV 546 B



THOMAS C. TRANTINA
REGISTERED PROFESSIONAL LAND SURVEYOR

S.C.C.A. BLDG. 2380 OLD RT. 33
SHADE, OHIO 45766 740/696-1230

Southeastern Land Surveys



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T.T.	04/30/08	
APPROVED:	DATE:	
T.T.	04/30/08	
SCALE:	SHEET:	PROJECT NO.
1" = 200'	2 OF 2	04021108