

Situated in the Township of Athens, County of Athens, State of Ohio, and being Section 13, Township 9, Range 14, containing acres, and being the same tract as conveyed to Francis F. & Avanelle Conrath, and described in deed recorded in Deed Book 223, Page 122, Recorder's Office, Athens County, Ohio.

The undersigned Francis F. & Avanelle Conrath, hereby certify that the attached plat correctly represents their VALLEYVIEW ESTATES a subdivision of Lots 1 to 34 inclusive, do hereby accept this plat of same and dedicate to public use as such all or parts of the roads, cul-de-sacs, etc. shown herein and not heretofore dedicated.

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct.

Dimensions on curves are chord & arc measurements.

Owner Francis Conrath By Harold D. Whaley
Avanelle Conrath Registered Surveyor No. 4986

Witness William D. Wellman

Witness Isaiah Cump Jr.

STATE of OHIO

COUNTY of ATHENS

Before me a Notary Public in and for said County personally came Francis F. & Avanelle Conrath who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 1st day of Feb 1971.

Donald D. Keenan
NOTARY PUBLIC com. 24 7-14-74

Approved this 4 day of Feb 1971. Harold E. Hann
ATHENS COUNTY ENGINEER

Approved this 11 day of February 1971. Fred W. Wheaton
CHAIRMAN, ATHENS CITY
PLANNING COMMISSION

Approved this 11th day of Feb 1971. Dwight O. Robinson
SERVICE DIRECTOR

Approved and accepted by City Council -
Ordinance No. _____ CITY CLERK

Approved the _____ day of _____ 19 ____.

County of Athens, State of Ohio

C. F. Edwards
John D. Rice
Jack E. White
Athens County Commissioners

Transferred this 11 day of Feb 1971.
Harold D. Whaley
ATHENS COUNTY AUDITOR

Filed for record this _____ day of _____ 19 ____ at _____ M.

Recorded this _____ day of _____ 19 ____ in Plat Book _____, Page No. 9-1746

ATHENS COUNTY RECORDER DEPUTY RECORDER
ATHENS COUNTY, OHIO

Total Acreage in Lots 19.33398 Acres
Total Acreage in Exist. R/W 0.303 Acres at 11:15 A.M. on the 11 day of February 1971
Total Acreage in New Road 4.02468 Acres
Book No. 9 Page 54

GENERAL NOTES

- 1--All Trees in Easement to be cut.
- 2--R/W for Easements outside the boundaries shall be acquired by & for C. & S. O. E. Co.
- 3--Monuments to be set as shown after construction.

LUTA M. WRIGHT, Recorder
Luta M. Wright
39-40

We have reviewed the plans of the above described subdivision and are satisfied that the same comply with all existing health laws and regulations of the State of Ohio.

Allen G. Baldwin M.D.
Health Commissioner

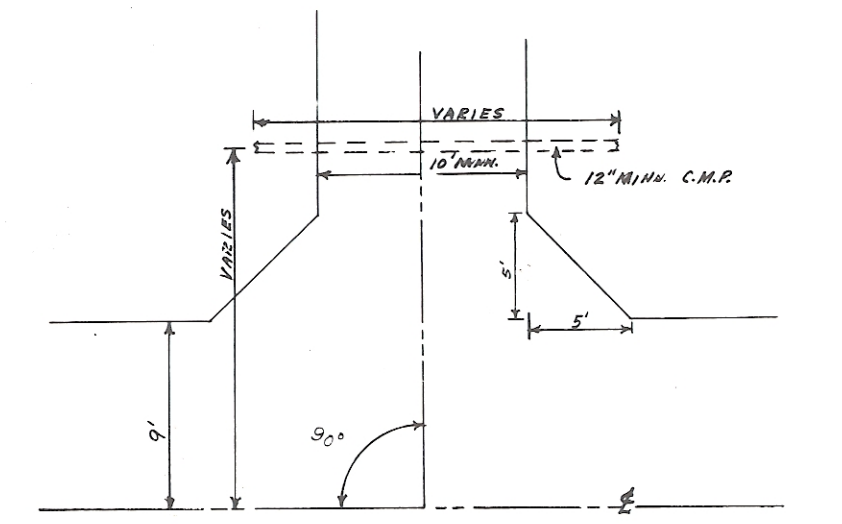
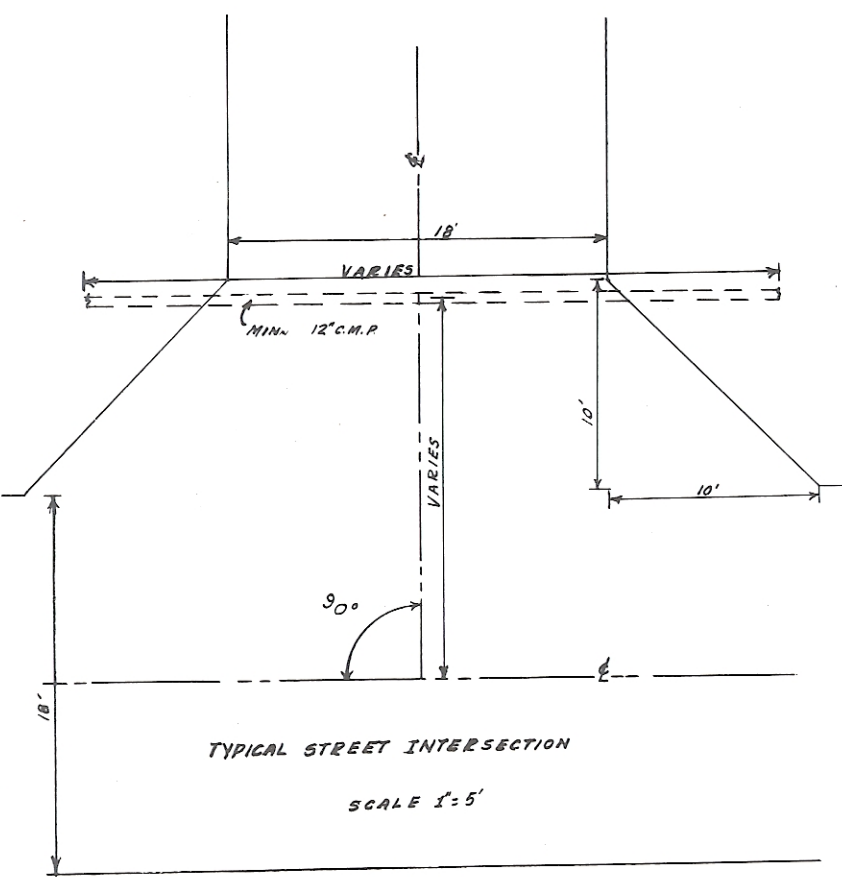
February 1, 1971

VALLEYVIEW ESTATES I

23.63 ACRES IN FARM LOT NO. 53, SEC. 13, T. 9, R. 14, ATHENS TWP, ATHENS CO., OHIO

September, 1969

OWNER - FRANCIS & AVANELLE COMRATH



TYPICAL STREET INTERSECTION
SCALE 1"=5'

TYPICAL DRIVEWAY DETAIL
SCALE 1"=5'

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TYPICAL STREET INTERSECTION
SCALE 1"=5'

TYPICAL DRIVEWAY DETAIL
SCALE 1"=5'



Situated in the township of Athens, County of Athens, State of Ohio, and being Section 13, Township 9, Range 14, containing 23.63 acres, and being the same tract as conveyed to Francis & Avanelle Comrath as described in deed recorded in Deed Book 22, Page 222, Recorder's Office, Athens County, Ohio.

The undersigned Francis & Avanelle Comrath hereby certify that the attached plat correctly represents their subdivision of a subdivision of lots to be made, and they hereby accept this plat of same and dedicate to public use as such all or parts of the roads, cul-de-sacs, etc. shown herein and not heretofore dedicated.

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct.

Dimensions on curves are chord & arc measurements.

Owner Francis & Avanelle Comrath By Charles D. Wilkey
Registered Surveyor No. 4986

STATE OF OHIO
COUNTY OF ATHENS

Before me a Notary Public and for said County personally came FRANCIS & AVANELLE COMRATH, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 29 day of January, 1970.

Notary Public
Charles D. Wilkey
Athens County Engineer

Approved this 29 day of January, 1970. Charles D. Wilkey
Athens County Engineer

Approved this 5 day of February, 1970. James H. ...
Chairman, Athens City Planning Commission

Approved this 10 day of October, 1969. James H. ...
City Clerk

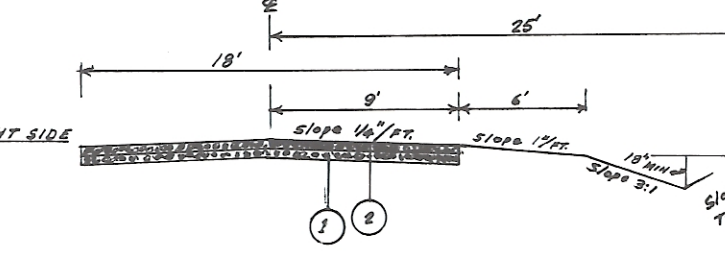
Approved this 22 day of January, 1970. James H. ...
Athens County Commissioners

Transferred this 2 day of Feb. 1970. James H. ...
Athens County Auditor

Filed for record this 4 day of Feb. 1970 at 9:50 A.M.
Recorded this 4 day of Feb. 1970 in Plat Book 9, Page No. 27
John M. ...
Athens County Recorder

Total Acreage in Lots 12.6212 Acres
Total Acreage in Exist. R/W 2.303 Acres
Total Acreage in New Road 2.8829 Acres

GENERAL NOTES
1. ALL TREES IN EASEMENT TO BE CUT!
2. E/W FOR EASEMENTS OUTSIDE THE BOUNDARIES SHALL BE ACQUIRED BY FDE C.E.S.O.C. CO.
3. LOT NO. 33 SHALL NOT BE SOLD AS A BUILDING LOT UNTIL CITY OF ATHENS HAS BEEN ADVISED AND WATER IS AVAILABLE, BUT MAY BE SOLD TO ENLARGE AN ADJOINING LOT.
4. MONUMENTS TO BE SET AS SHOWN AFTER CONSTRUCTION.



1. 5" COURSE - STONE
2. 2" COURSE - TOPPING

SCALE 1"=5'

TYPICAL ROADWAY SECTION

RESTRICTIONS:
1. NO TREES
2. NO LIVING IN BASEMENTS
3. ONLY ONE (1) TWO FAMILY DWELLINGS

STREET	CURVE NO.	DELTA	Dc	TANGENT	RADIUS	Lc
AVANELLE DR.	1	61° 57' 21" 50"	3923' 42"	101.50	144.48	177.57
AVANELLE DR.	2	61° 38' 27" 20"	18' 1" 58"	100.00	312.82	193.58
AVANELLE DR.	3	61° 22' 59" 25"	7' 46" 05"	150.00	737.59	255.34
AVANELLE DR.	4	61° 7' 08" 35"	32' 44" 07"	125.00	175.03	217.09
KITTY LANE	1	61° 10' 11" 30"	18' 51" 44"	50.00	302.16	99.10
KITTY LANE	2	61° 19' 30" 40"	22' 40" 00"	43.46	252.78	86.08
SHELLEY DR.	1	61° 76' 48" 35"	45' 25" 35"	100.00	126.13	169.10

TOTAL AREA IN LOTS = 13.33398 ACRES
TOTAL AREA IN STREETS = 4.02648 ACRES
TOTAL AREA = 23.35846 ACRES

TOTAL LENGTH AVANELLE DR. = 1,654.89 Feet
" KITTY LANE = 628.49 Feet
" SHELLEY DR. = 718.88 Feet
" DONA LANE = 236.76 Feet
TOTAL LENGTH OF NEW STREETS = 3,228.76 Feet