

# WOODLAND ACRES SUBDIVISION

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 4th DAY OF December 2001.

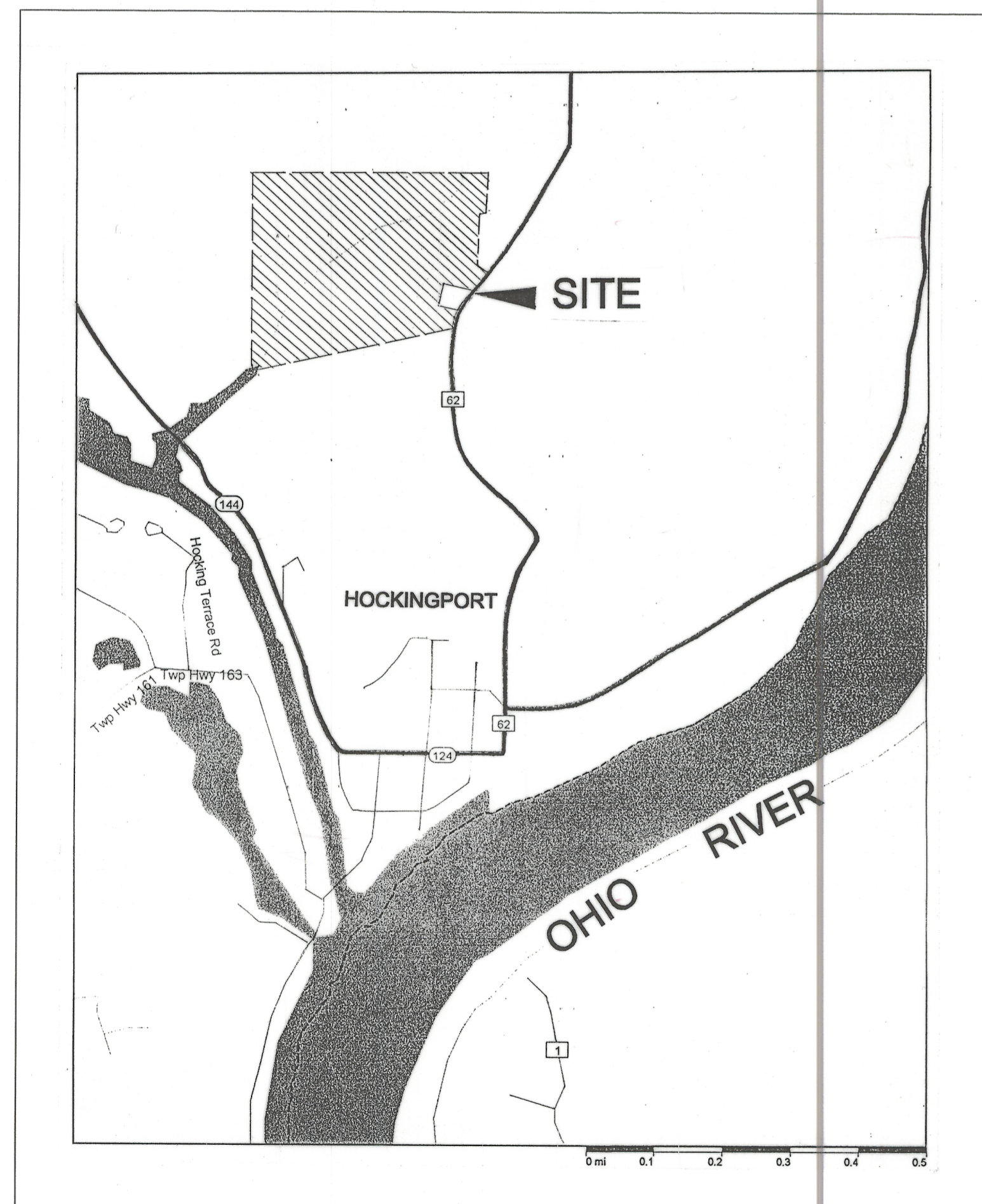
ATHENS COUNTY COMMISSIONERS (PRESIDENT)  
Ken Sliemers  
Mark Sullivan

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)

### LOCATION MAP:



OWNERS: KETCHUM, L.T.D., P.O. BOX 561, HOCKINGPORT, OHIO 45739  
PHONE: 740/667-6335  
DEVELOPERS: KETCHUM, L.T.D., P.O. BOX 561, HOCKINGPORT, OHIO 45739  
PHONE: 740/667-6335  
SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OHIO 45701  
PHONE: 740/593-8701

WOODLAND ACRES SUBDIVISION  
SEC 8 TROY TWP  
ENV 519 A&B

#### A DEED REFERENCE - 50.00 ACRE TRACT

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TROY TOWNSHIP, TOWN 5N, RANGE 11W, ATHENS COUNTY, OHIO, CONTAINING 50.00 ACRES AND BEING ALL OF A TRACT AS CONVEYED TO: KETCHUM, L.T.D. AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL DEED BOOK 314, PAGE 154, ATHENS COUNTY, OHIO.

#### B CERTIFICATE OF OWNERSHIP (REF: A) ABOVE

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.

Barbara Ketchum SIGNATURE [Signature] SIGNATURE  
COUNTY Ohio } SS  
STATE OF OHIO

#### C OWNER'S CONSENT AND DEDICATION (REF: A) ABOVE

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 16th DAY OF Nov, 2001.

WITNESS: [Signature] WITNESS: [Signature]  
WITNESS: [Signature] WITNESS: [Signature]

#### E CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON Nov 1, 2001 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: [Signature]  
LEONARD F. SWOYER P.S. 6765

#### G CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.  
BE IT REMEMBERED THAT ON THIS 16th DAY OF Nov, 2001, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME [Signature], 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: [Signature] NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_

JANET ANTLE  
Notary Public, State of Ohio  
My Commission Expires June 14, 2008

#### H COUNTY ENGINEER APPROVALS

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS 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.

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ATHENS COUNTY ENGINEER

MATHEMATICALLY APPROVED THIS 7th DAY OF November, 2001.  
[Signature]  
ATHENS COUNTY ENGINEER'S OFFICE

#### I TOWNSHIP TRUSTEES APPROVAL

TROY TWP TOWNSHIP TRUSTEES  
WE HEREBY APPROVE THIS PLAT ON THIS 14th DAY OF Nov, 2001.

[Signature]  
(PRESIDENT)  
[Signature]

#### 1 PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR WOODLAND ACRES - LOTS 1, 2, 3 AND 4

THE PROPERTY OWNERS OF LOTS 1, 2, 3 AND 4 WILL EACH BE RESPONSIBLE FOR 25% OF THE TOTAL MAINTENANCE COST OF THE PRIVATE RIGHT-OF-WAY FROM ATHENS COUNTY ROAD 62 TO THE TERMINUS AT LOT 2.

#### 2 PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR WOODLAND ACRES - LOTS 1, 2, 3 AND 4

MAINTENANCE WILL BE CONSIDERED EVERY SPRING AS TO WHETHER THERE ARE STILL FOUR INCHES OF AGGREGATE ON THE RIGHT-OF-WAY, THAT THE RIGHT-OF-WAY IS A MINIMUM OF 10 FEET IN WIDTH, THAT THE DRAINAGE IS ADEQUATE, AND WHETHER ADDITIONAL REPAIRS NEED TO BE MADE ON THE RIGHT-OF-WAY.

IN THE EVENT OF A DISPUTE, ALL PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN SMALL CLAIMS COURT.

ALL PARTIES AGREE THAT THERE SHALL BE A MINIMUM OF FOUR INCHES OF AGGREGATE FOR THE PRIVATE RIGHT OF WAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH ON THE PRIVATE RIGHT OF WAY.

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 RECORDER'S OFFICE.

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 LOTS 1-4, INCLUSIVE OF THE WOODLAND ACRES SUBDIVISION. THE FRONT SET BACK IS 30' WIDE.

#### F REGIONAL PLANNING COMMISSION APPROVAL

REGIONAL PLANNING COMMISSION  
THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 29th DAY OF Nov, 2001.

[Signature]  
REPRESENTATIVE, TITLE

#### G COUNTY HEALTH DEPARTMENT

ATHENS COUNTY HEALTH DISTRICT  
I HEREBY APPROVE THIS PLAT ON THIS 21st DAY OF Nov, 2001.

[Signature]  
ATHENS COUNTY BOARD OF HEALTH

#### K COUNTY AUDITOR'S TRANSFER:

COUNTY AUDITOR  
TRANSFERRED ON THIS 19 DAY OF December, 2001.

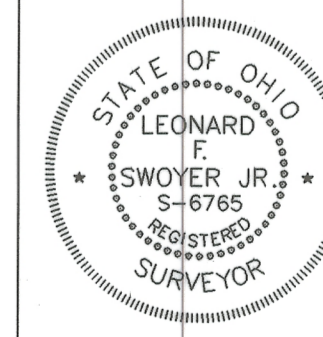
BY: [Signature] [Signature]  
COUNTY AUDITOR #200 transferred

#### L COUNTY RECORDER

COUNTY RECORDER  
FILE NO. 01-10841+01-10842  
RECEIVED ON THIS 19 DAY OF December, 2001 AT 9:30 A.M.  
RECORDED ON THIS 19 DAY OF December, 2001 AT 9:30 A.M.  
RECORDED IN PLAT BOOK NO. 519A&B, PAGE \_\_\_\_\_, FEE 86.40  
BY: [Signature] [Signature]  
DEPUTY COUNTY RECORDER

200100010841  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
12-19-2001 09:30 am.  
PLAT 43.20  
ENV 519 A

**SOUTHEASTERN LAND SURVEYS**  
LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-8701



#### WOODLAND ACRES - COVER PAGE

DRAWN	DATE	REVISED:
D.D.	10-31-01	
APPROVED	DATE	
L.S.	11-01-01	
SCALE	SHEET	PROJECT No.
1" = 100'	1 OF 2	08-08-54-01



