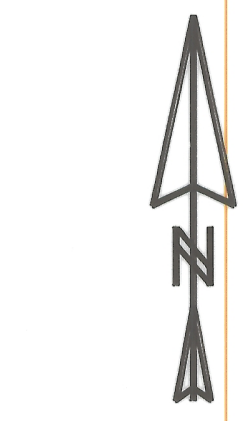


WOODRIDGE SUBDIVISION

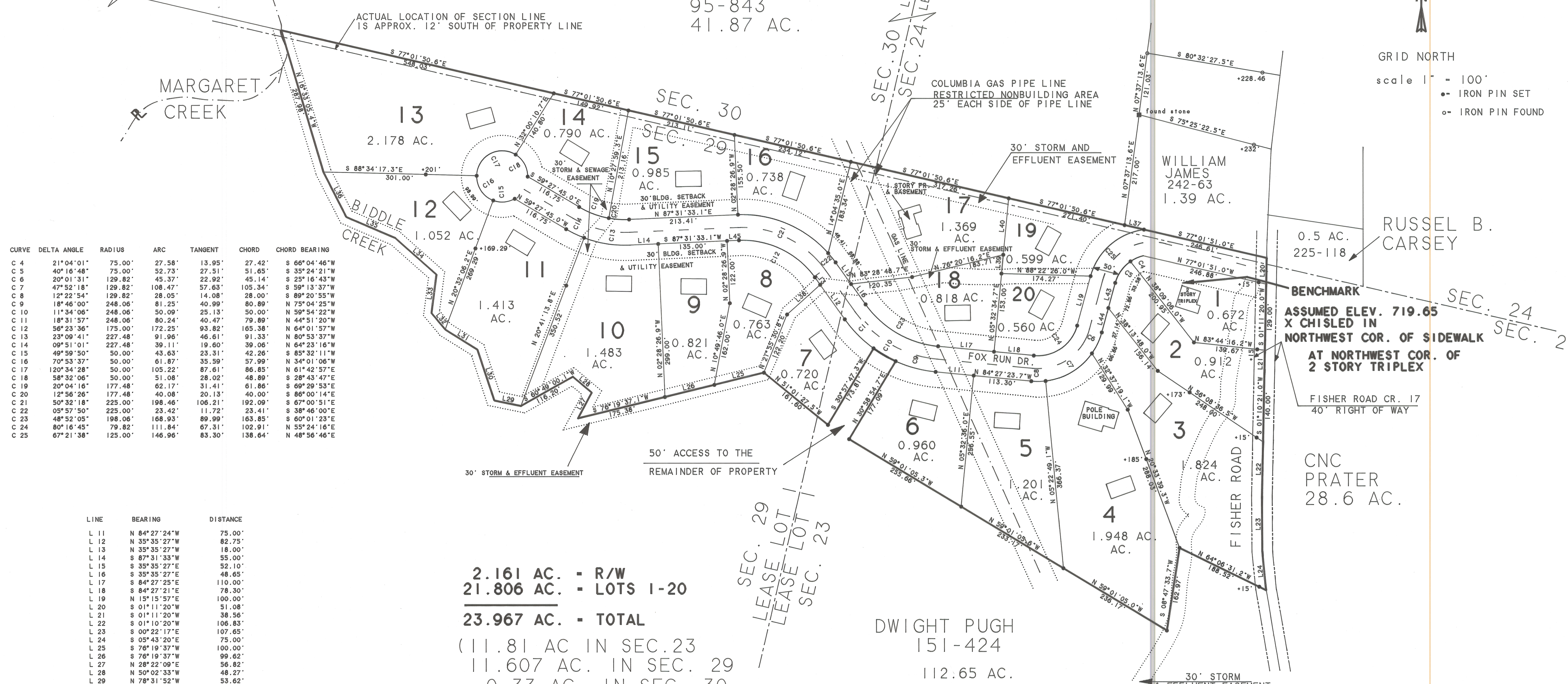
JACK CLAXTON
236-545

EMORY W. ALLEN JR.
95-843
41.87 AC.

13.58 AC.



GRID NORTH
scale 1" = 100'
● - IRON PIN SET
○ - IRON PIN FOUND



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 4	21°04'01"	75.00'	27.58'	13.95'	27.42'	S 66°04'46"W
C 5	40°16'48"	75.00'	52.73'	27.51'	51.65'	S 35°24'21"W
C 6	20°01'31"	129.82'	45.37'	22.92'	45.14'	S 25°16'43"W
C 7	47°52'18"	129.82'	108.47'	57.63'	105.34'	S 59°13'37"W
C 8	12°22'54"	129.82'	28.05'	14.08'	28.00'	S 89°20'55"W
C 9	18°46'00"	248.06'	81.25'	40.99'	80.89'	N 75°04'25"W
C 10	11°34'06"	248.06'	50.09'	25.13'	50.00'	N 59°54'22"W
C 11	18°31'57"	248.06'	80.24'	40.47'	79.89'	N 44°51'20"W
C 12	56°23'36"	175.00'	172.25'	93.82'	165.38'	N 64°01'57"W
C 13	23°09'41"	227.48'	91.96'	46.61'	91.33'	N 80°53'37"W
C 14	09°51'01"	227.48'	39.11'	19.60'	39.06'	N 64°23'16"W
C 15	49°59'50"	50.00'	43.63'	23.31'	42.26'	S 85°32'11"W
C 16	70°53'37"	50.00'	61.87'	35.59'	57.99'	N 34°01'06"W
C 17	120°34'28"	50.00'	105.22'	87.61'	86.85'	N 61°42'57"E
C 18	58°32'06"	50.00'	51.08'	28.02'	48.89'	S 28°43'47"E
C 19	20°04'16"	177.48'	62.17'	31.41'	61.86'	S 69°29'53"E
C 20	12°56'26"	177.48'	40.08'	20.13'	40.00'	S 86°00'14"E
C 21	50°32'18"	225.00'	198.46'	106.21'	192.09'	S 67°00'51"E
C 22	05°57'50"	225.00'	23.42'	11.72'	23.41'	S 38°46'00"E
C 23	48°52'05"	198.06'	168.93'	89.99'	163.85'	S 60°01'23"E
C 24	80°16'45"	79.82'	111.84'	67.31'	102.91'	N 55°24'16"E
C 25	67°21'36"	125.00'	146.96'	83.30'	138.64'	N 48°56'46"E

LINE	BEARING	DISTANCE
L 11	N 84°27'24"W	75.00'
L 12	N 35°35'27"W	82.75'
L 13	N 35°35'27"W	18.00'
L 14	S 87°31'33"W	55.00'
L 15	S 35°35'27"E	52.10'
L 16	S 35°35'27"E	48.65'
L 17	S 84°27'25"E	110.00'
L 18	S 84°27'21"E	78.30'
L 19	N 15°15'57"E	100.00'
L 20	S 01°11'20"W	51.08'
L 21	S 01°11'20"W	38.56'
L 22	S 01°10'20"W	106.83'
L 23	S 00°22'17"E	107.65'
L 24	S 05°43'20"E	75.00'
L 25	S 76°19'37"W	100.00'
L 26	S 76°19'37"W	99.62'
L 27	N 28°22'09"E	56.82'
L 28	N 50°02'33"W	48.27'
L 29	N 78°31'52"W	53.62'
L 30	N 18°26'06"W	104.36'
L 31	S 58°14'26"W	74.09'
L 32	N 40°09'22"W	41.87'
L 33	N 07°35'41"E	75.66'
L 34	N 48°21'59"W	108.37'
L 35	N 66°52'25"W	104.39'
L 36	N 27°05'35"W	98.57'
L 37	S 77°01'51"E	38.89'
L 38	N 48°14'17"E	87.03'
L 39	N 05°32'35"E	37.00'
L 40	N 05°32'35"E	110.71'
L 41	S 13°23'14"E	75.00'
L 42	N 34°27'15"W	75.00'
L 43	S 15°15'57"W	50.66'
L 44	S 15°15'57"W	49.34'
L 45	N 87°31'33"E	23.41'

2.161 AC. - R/W
21.806 AC. - LOTS 1-20
23.967 AC. - TOTAL
(11.81 AC IN SEC. 23
11.607 AC. IN SEC. 29
0.33 AC. IN SEC. 30
0.22 AC IN SEC. 24)

DWIGHT PUGH
151-424
112.65 AC.

THIS SUBDIVISION IS COMPRISED OF ALL OF TRACT 3 AND TRACT 4, 10.77 ACRES
OUT OF TRACT 2 AND 12.64 ACRES OUT OF TRACT 1 OF VOLUME 151 PAGE
424 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

WOODRIDGE SUBDIVISION
ENV. 462-A&B

THERE IS PRESENTLY AN EXISTING TRIPLEX ON LOT 1 WHICH IS USED AS A RENTAL.
LOTS 8-15 ARE RESTRICTED AS NON BASEMENT BUILDING SITES

NOTE: 30' SETBACK AREA IS ALSO TO BE USED FOR INSTALLATION OF UTILITIES AS WELL AS THE 50' RIGHT OF WAY FOR FOX RUN

ALL STORM AND EFFLUENT EASEMENTS ARE 30' IN WIDTH AND FOLLOW EXISTING DRAINAGE PATTERNS. LOT 16 HAS AN OPTIONAL DRAINAGE TO THE ROAD DITCH.

□ - PROPOSED BLDG. SITE
100 YEAR FLOOD ELEV. IS 667 ASSUMED REFERENCE DATUM, USE BENCHMARK ON SITE.
FIRST FLOOR ELEVATION OF ALL RESIDENCES MUST BE AT LEAST 668.00

SURVEYED AND PLATTED BY
SOUTHEASTERN LAND SURVEYS, ATHENS OHIO
AUGUST 1994
LEONARD F. SWOYER JR. P.L.S. 6765