

Whispering Pines Subdivision

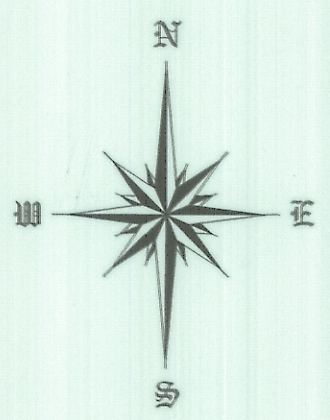
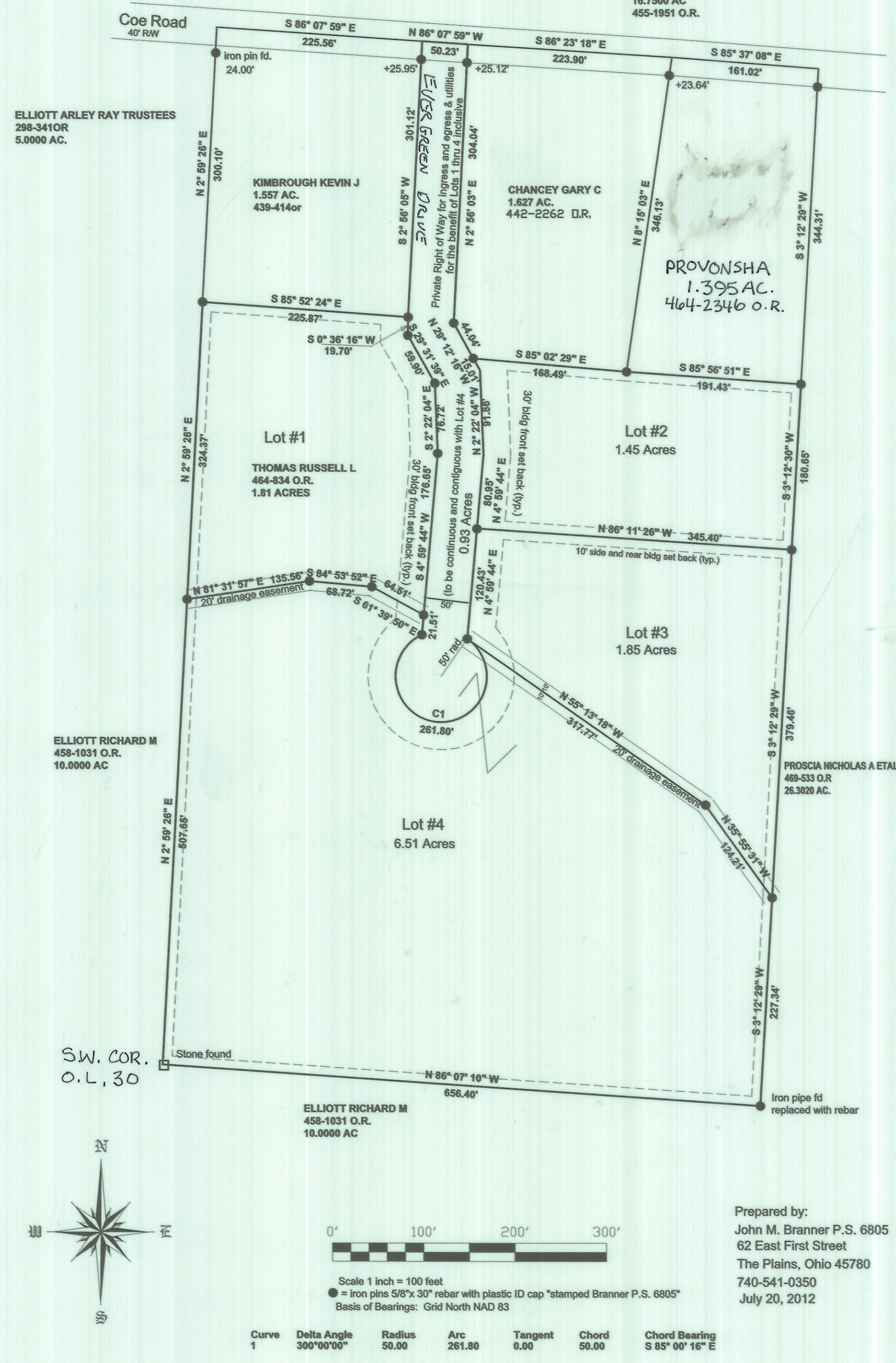
A subdivision of 4 Lots

Situated in O.L. 30, Fraction 12, Section 9, T.10, R.15 Lee Township, Athens County, Ohio
 Developer: Ron White 4555 Coe Road, Albany, Ohio 45710 740-698-2057

Location Map
 1 inch = 2000 feet



HARNER JANET
 16.7500 AC
 455-1951 O.R.



Prepared by:
 John M. Branner P.S. 6805
 62 East First Street
 The Plains, Ohio 45780
 740-541-0350
 July 20, 2012

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	300°00'00"	50.00	261.80	0.00	50.00	S 85°00'16" E

PRIVATE RIGHT-OF-WAY-MAINTENANCE AGREEMENT FOR WHISPERING PINES SUBDIVISION LOTS 1,2,3,4

- The owners of Lot#1 will be responsible for 0% for the maintenance cost of the Private Drive from Coe Road to the Residence of Lot#4.
 The owners of Lot#2 will be responsible for 0% for the maintenance cost of the Private Drive from Coe Road to the Residence of Lot#4.
 The owners of Lot#3 will be responsible for 0% for the maintenance cost of the Private Drive from Coe Road to the Residence of Lot#4.
 The owners of Lot#4 will be responsible for 100% for the maintenance cost of the Private Drive from Coe Road to the Residence of Lot#4.
 This agreement shall take effect upon recordation of this plat.
- Maintenance will be considered every spring as to whether there are at least 4 inches of aggregate on the right of way. That the drive is at least 10 feet in width, that the drainage is adequate and whether additional repairs need to be made on said private drive.
- In the event of a dispute, all concerned parties agree to have the dispute settled in small claims court.
- All concerned parties that there shall be a minimum of four inches of aggregate for the aggregate for the private drive and that said drive shall be a minimum of 10 feet in width within the private easement.
- For further regulations concerning the private right of ways, reference is made to 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 of the part of any Government Entity to maintain or improve said private right of way.

A. Deed Reference
 Situated in O.L. 30, Fraction 12 Section 9, Lee Township, Athens County, Ohio, containing 12.55 acres and being part of the same tract as conveyed to Ronald A. and Christina White and described in the deed recorded in (Official Records) Vol. 237, Page 806, Athens County, Ohio.

B. Certificate of Ownership
 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.

Ron White Seal
Christina White Seal

County
 State of Ohio, SS

C. Owner's Consent and Dedication
 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 24 day of July, 2012
 Witness: *Judy Ellis* Signed: *Judy Ellis* *Ron White*
Myrae Nisley *Christina White*

D. Certificate of Notary Public
 State of Ohio, S.S.

Be it remembered that on this 24 day of July, 2012 before me the undersigned, a Notary Public in and for said State, personally came Judy Ellis who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.
 By: *Judy Ellis*

NOTARY PUBLIC
 State of Ohio
 My commission expires June 15, 2016
 Commission Recorded in Athens County

E. Certificate of Surveyor
 I hereby certify that this map is a true and complete survey made by me (under my supervision) on July 2012 and that all monuments and lot corner pins are (or will be) set as shown.

By: *John M. Branner*
 John M. Branner P.S. 6805
 Registered Surveyor

F. Regional Planning Commission Approval
 REGIONAL PLANNING COMMISSION
 This plat is recommended for County Commissioner approval by the Regional Planning Commission on this 30 day of July, 2012.
John Branner, Athens County Planner
 Representative, Title

G. County Health Department Approval
 ATHENS COUNTY HEALTH DISTRICT
 I hereby approve this plat on this 23 day of July, 2012.
John A. Branner P.S.
 Athens County Board of Health

H. County Engineer Approval
 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 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.

Mathematically approved this 23 day of July, 2012.
John A. Branner
 Athens County Engineer Dept.

Construction of road improvements as per Athens County Subdivision Regulations:
 Approved this day of , 20 .

Athens County Engineer

I. Township Trustees Review
 Lee TOWNSHIP TRUSTEES
 We have reviewed this plat on this 23 day of July, 2012.
Deborah Long
 (President)

J. Athens County Commissioners Approval
 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 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.)
 We hereby approve this plat on this 24 day of July, 2012.
Mark Sullivan
 Athens County Commissioners (President)

K. County Auditor's Transfer:
 Transferred on this 30 day of July, 2012.

By: *John Branner*
 County Auditor

L. County Recorder:
 File No. 201200004139
 Received on this day of , at M.
 Recorded on this day of , at M.
 Recorded in plat book No. , Page .
 JESSICA HARRIS, RECORDER
 07-20-2012 AT 12:50 p.m.
 PLAT 86.40
 ENV 5118

Fee .
 By: *Deborah Long*
 Deputy County Recorder

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)