

# BURROUGH SUBDIVISION

BURROUGH SUBDIVISION  
SEC. 19, TROY TWP.  
ENV 518 B

WILBER J. and DORIS L. SINNETT  
OR V305 P873

STONE FOUND AT THE  
NORTHEAST CORNER OR THE  
SOUTHWEST 1/4 OF SECTION 19,  
T5N, R11W, OCP, TROY TWP.

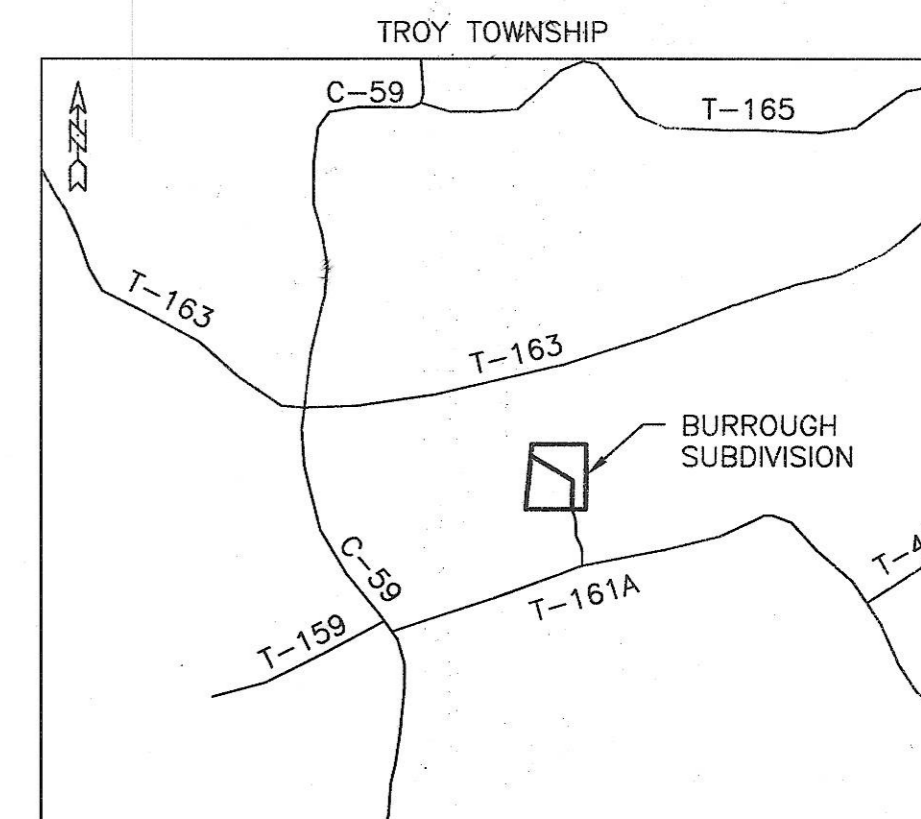
ROGER L. GOUDY  
OR V69 P947

KEVIN W. and REGINA G. MOSS  
OR V139 P144

LOT 1  
2.000 ACRES

LOT 2  
2.000 ACRES

RANDALL CURTIS and  
SHARON ANN LOTT  
OR V285 P1121



LOCATION MAP  
SCALE 1" = 1320'

SOURCES OF DATA:  
ATHENS COUNTY DEED RECORDS  
ATHENS COUNTY OFFICIAL RECORDS  
ATHENS COUNTY TAX MAPS

BASIS OF BEARING:  
BEARINGS ARE ASSUMED AND ARE  
INTENDED TO EXPRESS ANGLES  
ONLY.

SUBJECT TO ALL LEGAL EASEMENTS AND  
RIGHTS-OF-WAY.

DATE OF SURVEY: SEPTEMBER 2001

LEGEND

- - IRON PIN SET BY THIS SURVEY  
5/8" X 30" REBAR WITH PLASTIC ID CAP  
STAMPED "PLS 6844"
- - IRON PIN FOUND

OWNERS:  
LYNN DOUGLAS BURROUGH and  
CLARA FITCHETT BURROUGH  
26486 ROCK RUN ROAD  
COOLVILLE, OHIO 45723  
(740) 667-6695

SURVEYOR:  
C. THOMAS SMITH AND ASSOCIATES  
P. O. BOX 393  
RACINE, OHIO 45711  
(740) 949-2524

Situated in Section 19, Town 5N, Range 11W, of the Ohio Company Purchase, Troy Township, Athens County, Ohio and containing 4.000 acres and being a portion of a tract of land conveyed to Lynn Douglas Burrough and Clara Fitchett Burrough described by deed of record in Deed Book 263, Page 824 of the Athens County Recorder's Office.

The undersigned Lynn Douglas Burrough and Clara Fitchett Burrough hereby certify that the attached plot correctly represents their Burrough Subdivision, a subdivision of two lots inclusive, do hereby accept this plat of same.

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 of Athens County, Ohio, for the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof Lynn Douglas Burrough and Clara Fitchett Burrough have hereunto set their hand this 24 day of November, 2001.

Witness Betsy Kearns Signed Lynn Douglas Burrough  
Betsy Kearns Lynn Douglas Burrough

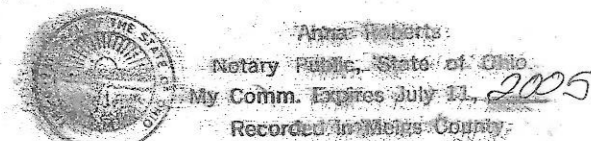
Witness Anna L. Roberts Signed Clara Fitchett Burrough  
ANNA L. ROBERTS CLARA FITCHETT BURROUGH

STATE OF OHIO  
COUNTY OF ATHENS

Before me a Notary Public in and for said County personally came Lynn Douglas Burrough and Clara Fitchett Burrough who acknowledged 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 24 day of November, 2001.

By Anna Roberts  
Notary Public



The undersigned hereby dedicates to private use a driveway right-of-way intended for access to Lots 1 and 2.

Right-of-Way Maintenance Agreement for Burrough Subdivision, Lots 1 and 2

The owners of Lots 1 and 2 will each provide 50% of the funds to maintain the portion of the private right-of-way from Rock Run Road (T-161A) to the southern property line of the two lots.

The minimum maintenance standard is a graded and well-drained driveway that has gravel four inches thick and ten feet wide. Maintenance needs will be assessed, at a minimum, every spring season.

In the event of a dispute, the owners of Lots 1 and 2 agree to have the dispute settled in small claims court. The owners understand that Athens County will only accept a right-of-way that has been dedicated to public use, for maintenance, after it has been built to county roadway standards effective at the time a petition by adjoining property owners is presented to the Athens County Commissioners.

In witness thereof Lynn Douglas Burrough and Clara Fitchett Burrough have hereunto set their hand this 24 day of November, 2001.

Witness Betsy Kearns Signed Lynn Douglas Burrough  
Betsy Kearns Lynn Douglas Burrough

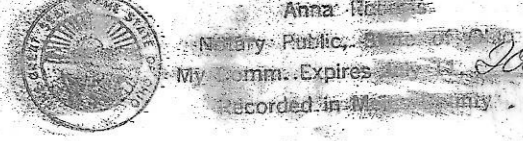
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By Anna Roberts  
Notary Public



Reviewed this 29 day of November, 2001.

Steven Jeff (Troy Township Trustees)

Richard Johnson

Mathematically approved this 13th day of November, 2001.

Undisputed (Athens County Engineer)

Construction of road improvements as per Athens County Subdivision Regulations:  
Approved this \_\_\_ day of \_\_\_, 2001.

\_\_\_ (Athens County Engineer)

Approved this 16th day of November, 2001.

Charles A. De... (Athens County Board of Health)

Approved this 15 day of Nov., 2001.

Bob Eichenburg (Athens County Regional Planning Commission)

Athens County will only accept a dedicated roadway after it has been built to county standards effective at the time a petition by the adjoining landowners or the developer is presented to the Athens County Commissioners. Acceptance of the roadway by the Athens County Commissioners will take place only after the Athens County Engineer has approved the construction.

Right-of-Way approved for private use:  
Acceptance of the dedication of this 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 street, road, or highway dedicated on such plat. (Section 711 Ohio Revised Code)

Lenny Elyson (Athens County Commissioners)

Mark Sullivan

Transferred this 11 day of December, 2001 at

Gill A. Thompson - jh (Athens County Auditor) \$1.00 transferred

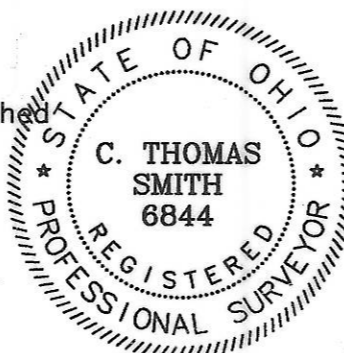
Filed for record this 11 day of December, 2001, in Plat ENV 518B, Page No. \_\_\_ File No. \_\_\_

Judith Michael Scott (Athens County Recorder) Jessica Markins (Athens County Deputy Recorder)

200100010257  
Filed for Record in  
ATHENS COUNTY, OHIO  
JUL 19 MICHAEL SCOTT  
12-11-2001 10:35 AM  
PLAT  
ENV 518B  
43.20

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

By C. Thomas Smith C. Thomas Smith (PS 6844)



50' PRIVATE EASEMENT CENTERLINE DATA

NUMBER	DIRECTION	DISTANCE
E1	N 00°20'01" E	101.93'
E2	N 10°23'04" W	36.70'
E3	N 26°51'50" W	72.49'
E4	N 01°49'52" W	91.95'
E5	N 07°50'52" W	40.51'
E6	N 20°49'13" W	54.75'
E7	N 00°20'01" E	30.00'

NUMBER	DIRECTION	DISTANCE
R8	S 83°13'10" W	25.19'

