

GRANDVIEW HEIGHTS SUBDIVISION

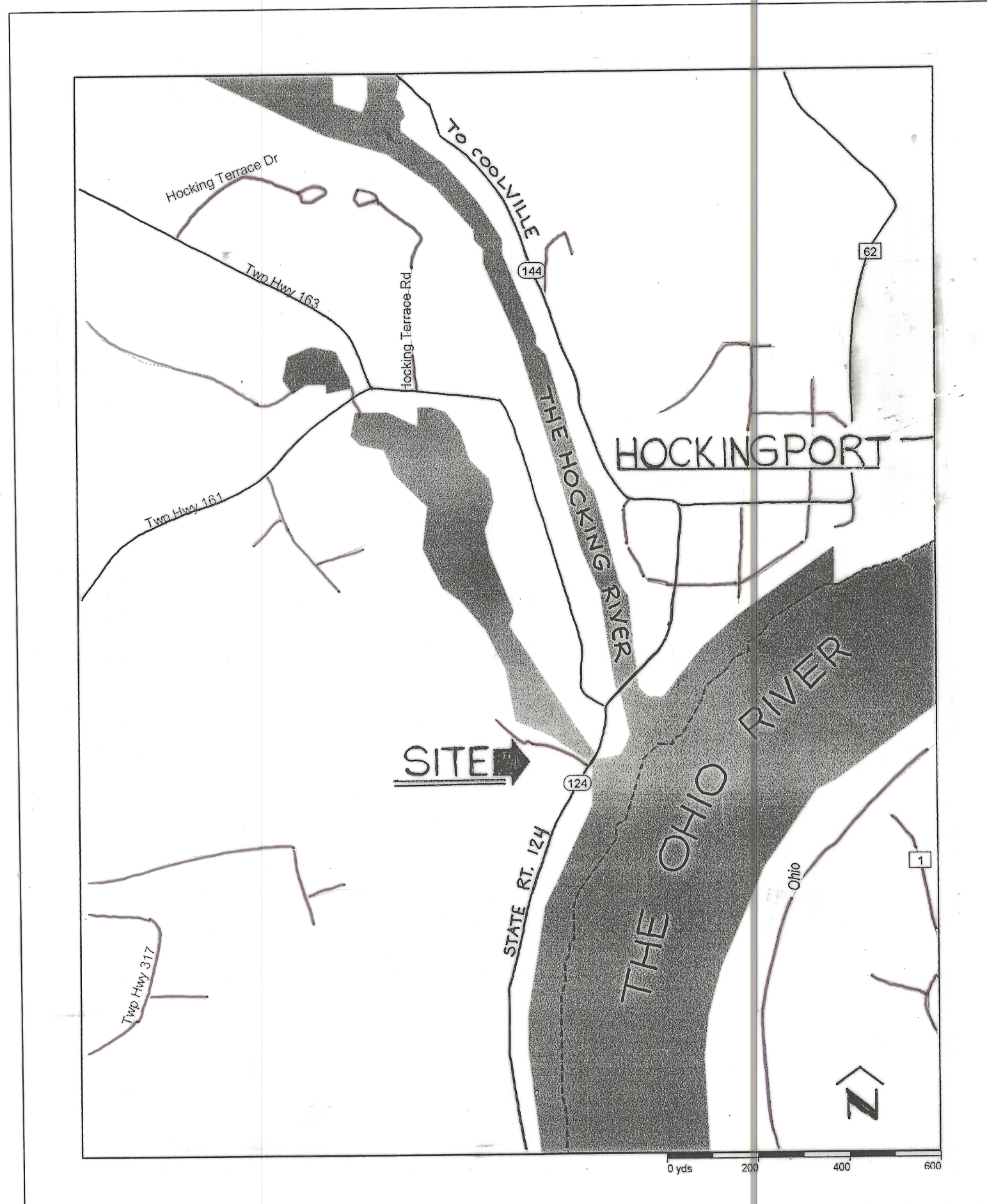
① ATHENS COUNTY COMMISSIONERS APPROVAL
 RIGHT OF WAY APPROVAL FOR PRIVATE USE. ACCEPTANCE OF THE DEDICATION OF THE RIGHT OF WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN AND/OR IMPROVE SAID PRIVATE RIGHT OF WAY. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE 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 15th DAY OF September, 2001
Walter H. (Bill) Shand
 ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Mark Sullivan

④ 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 15th DAY OF September, 2001.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

LOCATION MAP:



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

① PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR GRANDVIEW HEIGHTS SUBDIVISION-LOTS 1 & 2

THE OWNERS OF LOT 1 WILL MAINTAIN 50% OF THE PORTION OF PRIVATE RIGHT-OF-WAY FROM STATE ROUTE 124 (ROAD) TO THE RESIDENCE OF LOT 1. THE PROPERTY OWNERS OF LOT 1 WILL BE 100% RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY FROM THE RIGHT-OF-WAY UP TO THE RESIDENCE. THE PROPERTY OWNERS OF LOT 2 WILL BE RESPONSIBLE FOR 50% MAINTENANCE COST OF PRIVATE RIGHT-OF-WAY FROM STATE ROUTE 124 (ROAD) UP TO THE DRIVEWAY OF THE RESIDENCE ON LOT 1. THE PROPERTY OWNERS OF LOT 2 WILL BE RESPONSIBLE FOR 100% OF THE COST OF THE PRIVATE RIGHT-OF-WAY FROM THE PRIVATE DRIVE OF THE LOT 1 RESIDENCE TO LOT 2. THIS AGREEMENT SHALL TAKE EFFECT WHEN BOTH RESIDENCES ARE ESTABLISHED IN SAID LOTS OF GRANDVIEW HEIGHTS SUBDIVISION.

① PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR GRANDVIEW HEIGHTS SUBDIVISION-LOTS 3 & 4

THE OWNERS OF LOT 4 WILL MAINTAIN 50% OF THE PORTION OF PRIVATE RIGHT-OF-WAY FROM STATE ROUTE 124 (ROAD) TO THE RESIDENCE OF LOT 4. THE PROPERTY OWNERS OF LOT 4 WILL BE 100% RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY FROM THE RIGHT-OF-WAY UP TO THE RESIDENCE. THE PROPERTY OWNERS OF LOT 3 WILL BE RESPONSIBLE FOR 50% MAINTENANCE COST OF PRIVATE RIGHT-OF-WAY FROM STATE ROUTE 124 (ROAD) UP TO THE DRIVEWAY OF THE RESIDENCE ON LOT 4. THE PROPERTY OWNERS OF LOT 3 WILL BE RESPONSIBLE FOR 100% OF THE COST OF THE PRIVATE RIGHT-OF-WAY FROM THE PRIVATE DRIVE OF THE LOT 4 RESIDENCE TO LOT 3. THIS AGREEMENT SHALL TAKE EFFECT WHEN BOTH RESIDENCES ARE ESTABLISHED IN SAID LOTS OF GRANDVIEW HEIGHTS SUBDIVISION.

② PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR GRANDVIEW HEIGHTS SUBDIVISION-ALL LOTS

② 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.

③ IN THE EVENT OF A DISPUTE, BOTH PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN SMALL CLAIMS COURT.

④ BOTH 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.

⑤ 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 GRANDVIEW HEIGHTS SUBDIVISION. THE FRONT SET BACK IS 30' WIDE. NON-BUILDING LOTS ALONG THE RIVER ARE FOR RECREATIONAL USE ONLY.

② DEED REFERENCE- 23.283 ACRE TRACT
 SITUATED IN SECTION 7, TROY TOWNSHIP, TOWN 5N, RANGE 11W, ATHENS COUNTY, OHIO, CONTAINING 23.283 ACRES AND BEING ALL OF A TRACT AS CONVEYED TO: ROGER A. AND RONDA KETCHUM AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL DEED BOOK 306 PAGE 2680, ATHENS COUNTY, OHIO.

③ CERTIFICATE OF OWNERSHIP (REF: ② 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.
[Signature] SIGNATURE Ronda Ketchum SIGNATURE
 COUNTY }
 STATE OF OHIO } SS

④ OWNER'S CONSENT AND DEDICATION (REF: ② 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 WHEREOF THIS 15th DAY OF September, 2001

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

⑤ CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 08/30, 2001 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

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

⑥ REGIONAL PLANNING COMMISSION APPROVAL

REGIONAL PLANNING COMMISSION
 THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 15th DAY OF September, 2001
[Signature], Director

⑦ COUNTY HEALTH DEPARTMENT APPROVAL

ATHENS COUNTY HEALTH DISTRICT
 I HEREBY APPROVE THIS PLAT ON THIS 15th DAY OF September, 2001.
[Signature] AS
 ATHENS COUNTY BOARD OF HEALTH

⑧ COUNTY AUDITOR'S TRANSFER

COUNTY AUDITOR
 TRANSFERRED ON THIS 3rd DAY OF October, 2001.
 BY [Signature] [Signature]
 COUNTY AUDITOR

⑨ COUNTY RECORDER APPROVAL

COUNTY RECORDER
 FILE NO. 01-8418 + 8419
 RECEIVED ON THIS 3rd DAY OF October, 2001 AT 8:45 AM.
 RECORDED ON THIS 3rd DAY OF October, 2001 AT 8:45 AM.
 RECORDED IN PLAT BOOK NO. , PAGE , FEE .
[Signature] [Signature]
 BY: DEPUTY ENVELOPE 517A+B COUNTY RECORDER

⑩ CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.
 BE IT REMEMBERED THAT ON THIS 15th DAY OF September, 2001 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME [Signatures] 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.

[Signature] NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires

⑪ 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 , 2001.
 ATHENS COUNTY ENGINEER

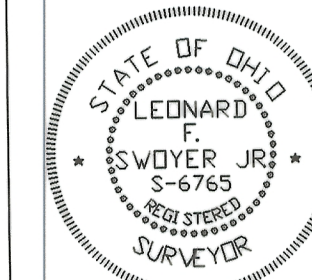
MATHEMATICALLY APPROVED THIS 31st DAY OF August, 2001.
[Signature]
 ATHENS COUNTY ENGINEER'S OFFICE

⑫ TOWNSHIP TRUSTEES APPROVAL

TOWNSHIP TRUSTEES
 WE HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF September, 2001.
[Signature] (PRESIDENT)
[Signature]
[Signature]

200100008418
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL, CLERK
 10-03-2001 08:45 am.
 PLAT #3.20
 ENVELOPE 517A

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



GRANDVIEW HEIGHTS - COVER PAGE		
DRAWN	DATE	REVISED:
T.T.	08/03/01	8-07-01
APPROVED	DATE	8-09-01
L.S.	08-29-01	8-29-01
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 2	12-02-81-00

GRANDVIEW HEIGHTS SUBDIVISION

**GENERAL NOTE CONCERNING EASEMENTS:
 ALL LOTS (RESIDENTIAL AND NON-BUILDING) ARE SUBJECT
 TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.**

**NOTE CONCERNING DEED: VOL.306 PAGES 2680-2686:
 VOL.306 PAGE 2682 GRANTS FOUR EASEMENTS BENEFITING THE FOUGHT PROPERTY.
 THE EXACT LOCATION OF THESE EASEMENTS IS NOT KNOWN.
 THE APPROXIMATE LOCATION OF THE THIRD AND FOURTH EASEMENT ARE SHOWN ON
 THE PLAT. THE OTHER EASEMENTS MAY OR MAY NOT ENCUMBER LOTS 1-4, INCLUSIVE.**

JACK & TERESA L.
 FOUGHT
 142-694 D. R.
 83. 463 AC.

EXISTING INGRESS-EGRESS
 EASEMENT EXTENDING FROM
 THIS POINT TO STATE RT. 124
 (WIDTH VARIES FROM
 75' TO 24' WIDE)
 SEE LEGAL DESCRIPTION OF
 EASEMENT IN VOL. 306 PG. 2681

NOTE (A):
 THIS 50' WIDE PRIVATE EASEMENT FOR
 INGRESS-EGRESS AND UTILITIES IS FOR
 USE BY THE OWNERS OF LOT 1 AND LOT 2 AND
 THE SUBDIVIDER, THEIR HEIRS AND ASSIGNS.
 MAINTENANCE SHALL BE THE RESPONSIBILITY
 OF THE OWNERS OF LOTS 2 AND 3 AS
 SPECIFIED ON THE MAINTENANCE AGREEMENT
 SHOWN ON PAGE 1 OF THE SUBDIVISION PLAT.

NOTE (B):
 THIS 50' WIDE PRIVATE EASEMENT FOR
 INGRESS-EGRESS AND UTILITIES IS FOR
 USE BY THE OWNERS OF LOT 3 AND LOT 4 AND
 THE SUBDIVIDER, THEIR HEIRS AND ASSIGNS.
 MAINTENANCE SHALL BE THE RESPONSIBILITY
 OF THE OWNERS OF LOTS 3 AND 4 AS
 SPECIFIED ON THE MAINTENANCE AGREEMENT
 SHOWN ON PAGE 1 OF THE SUBDIVISION PLAT.

NOTE (C):
 FLOOD PLAIN ADVISORY NOTICE:
 A PORTION OF THIS LOT MAY LIE IN THE
 100 YEAR FLOOD PLAIN AREA AND ANY
 IMPROVEMENTS MAY REQUIRE A FLOOD PLAIN
 PERMIT.

LOT 4:

L1	N 47°00'41" E	58.56'
L2	N 68°11'12" E	191.85'
L3	S 29°25'51" E	87.63'
L4	S 60°58'57" E	56.06'
L5	S 76°24'00" E	161.87'
L6	S 44°34'03" W	49.60'
L7	S 13°32'20" W	35.41'
L8	S 48°24'47" W	69.75'
L9	S 10°56'13" W	61.52'
L10	S 85°31'41" W	113.55'
L11	N 21°08'32" W	112.28'
L12	N 48°43'35" W	136.47'
L13	N 75°22'37" W	109.99'

NORTH EASEMENT:

L18	N 59°36'00" W	254.22'
L19	N 76°24'00" W	112.90'

SOUTH EASEMENT:

L14	S 75°18'21" W	180.80'
L15	S 85°48'14" W	50.82'
L16	N 79°59'00" W	39.33'
L17	N 60°02'49" W	33.34'

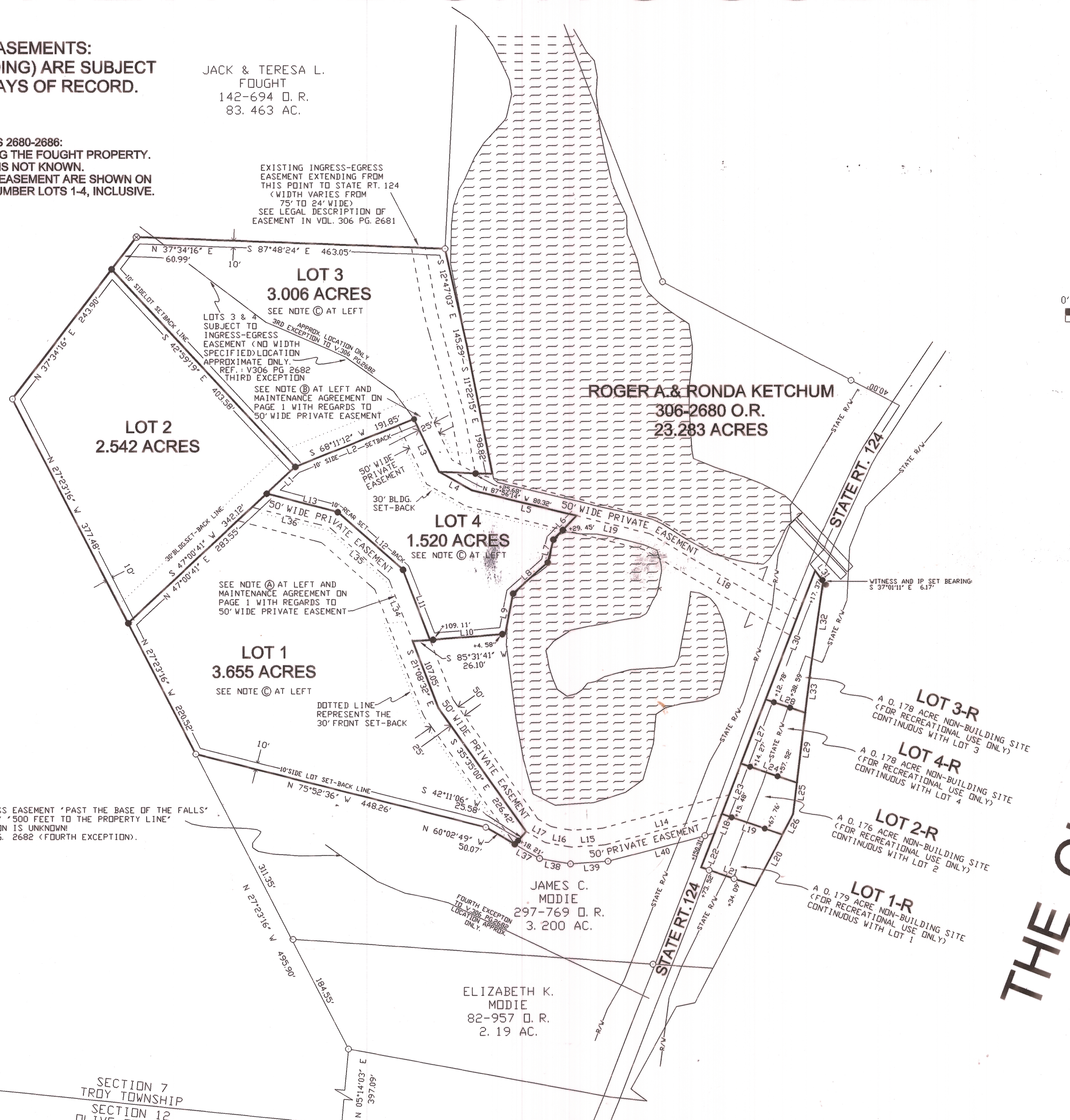
L34	N 21°08'32" W	98.66'
L35	N 48°43'35" W	118.42'
L36	N 75°22'37" W	119.89'

NON-BUILDING SITES:

L18	N 21°01'38" E	30.79'
L19	S 71°05'47" E	95.89'
L20	S 27°36'17" W	86.85'
L21	N 71°05'47" W	86.03'
L22	N 21°07'46" E	55.12'
L23	N 21°01'38" E	80.26'
L24	S 71°05'47" E	88.31'
L25	S 06°51'04" W	47.07'
L26	S 27°36'17" W	34.57'
L27	N 21°01'38" E	102.72'
L28	S 71°05'47" E	62.59'
L29	S 06°51'04" W	104.96'
L30	N 21°01'38" E	206.12'
L31	S 37°01'11" E	20.12'
L32	S 08°15'23" W	131.06'
L33	S 06°51'04" W	67.39'

NORTH LINE 3.200 AC. TRACT:

L37	S 60°02'49" E	43.16'
L38	S 79°59'00" E	46.84'
L39	N 85°48'14" E	56.23'
L40	N 75°18'21" E	165.12'



THE OHIO RIVER

20010008419
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 10-03-2001 08:45 AM
 PLAT 43.20
 ENVELOPE 517 B

SOUTHEASTERN LAND SURVEYS
 LEONARD F. SWOYER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3428 Pleasant Hill Road
 Athens, Ohio 45701
 740/865-8701



GRANDVIEW HTS. SUBDIVISION-PLAT		
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