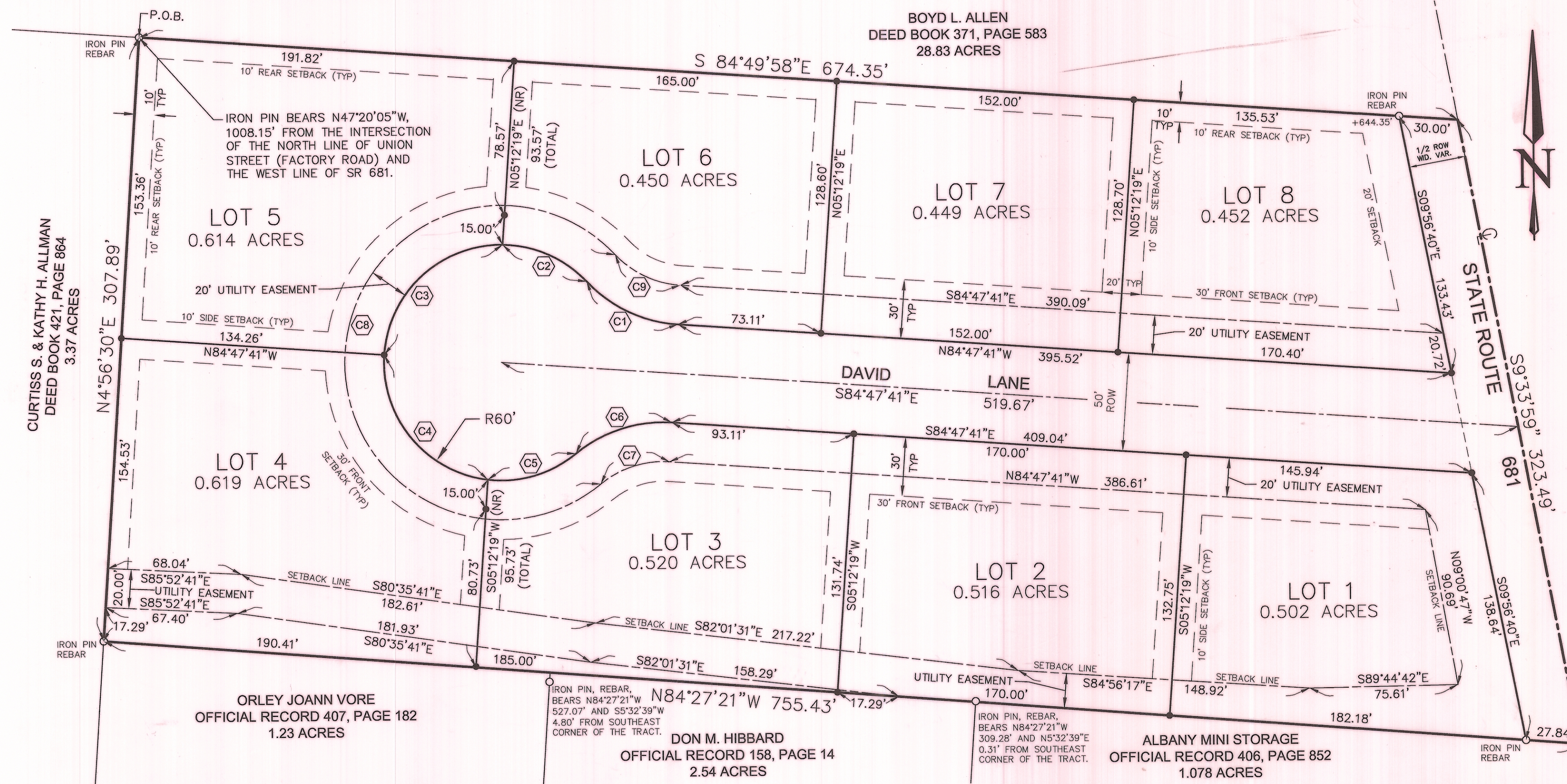


SUBDIVISION PLAT GLENDON MEADOWS

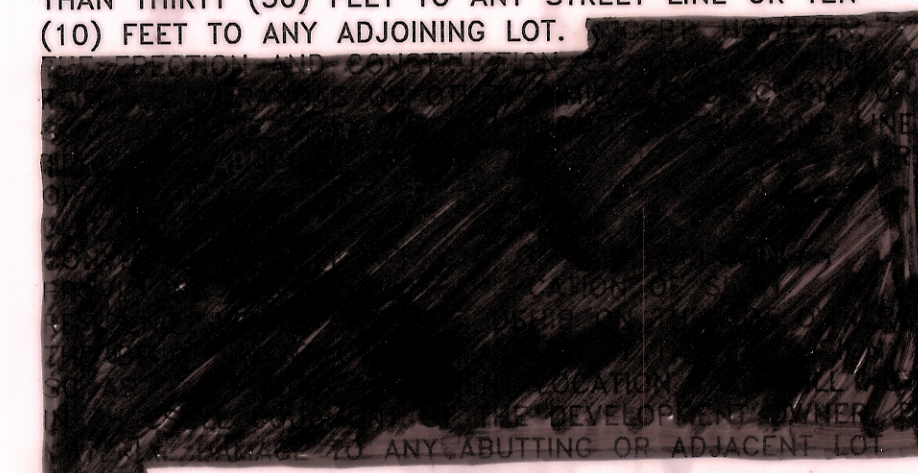
5.091 ACRES IN THE SOUTHWEST QUARTER OF SECTION 3, TOWN 10, RANGE 15, LEE TOWNSHIP, ATHENS COUNTY, OHIO



CURVE TABLE				
DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	43°02'57"	70.00'	52.59'	N63°16'12"W 51.37'
C2	46°03'25"	60.00'	48.23'	N64°46'26"W 46.94'
C3	86°59'32"	60.00'	91.10'	S48°42'05"W 82.60'
C4	86°59'32"	60.00'	91.10'	S38°17'27"E 82.60'
C5	46°03'24"	60.00'	48.23'	N75°11'05"E 46.94'
C6	43°02'56"	70.00'	52.59'	N73°40'51"E 51.37'
C7	43°02'56"	50.00'	37.57'	S73°40'51"W 36.69'
C8	266°05'53"	80.00'	371.54'	N05°12'19"E 116.92'
C9	43°02'57"	50.00'	37.57'	S63°16'12"E 36.69'

GENERAL RESTRICTIONS

- ALL DWELLINGS SHALL BE USED EXCLUSIVELY FOR PRIVATE SINGLE FAMILY DWELLING HOUSE WITH AT LEAST A TWO (2) CAR ATTACHED GARAGE.
- NO DWELLING SHALL BE CONSTRUCTED OR PLACED ON ANY LOT CONTAINING LESS THAN A MINIMUM OF 1400 SQUARE FEET OF HEATED LIVING AREA EXCLUSIVE OF OPEN OR SCREENED PORCHES, DECKS, BREEZEWAYS, GARAGE SPACES, CARPORTS AND ATTICS. ALL ROOFS SHALL HAVE A 6/12-ROOF PITCH.
- NO RESIDENCE CAN BE ERECTED ON LESS THAN ONE (1) LOT AND NO SINGLE LOT SHALL BE SUBDIVIDED, EXCEPT THAT TWO (2) LOT OWNERS MAY SUBDIVIDE A LOT LOCATED BETWEEN THEM, BUT ONLY ONE RESIDENCE SHALL BE BUILT ON THE COMBINED ORIGINAL LOT AND THE SUBDIVIDED PORTION OF SAID DIVIDED LOT.
- NO RESIDENCE OR STRUCTURE SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID LOT NEARER THAN THIRTY (30) FEET TO ANY STREET LINE OR TEN (10) FEET TO ANY ADJOINING LOT.



- AT ALL TIMES BOTH PRIOR TO, AND AFTER, CONSTRUCTION ON THE LOTS, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CUT AND MOW THE LOT AND KEEP AND MAINTAIN THE LOT IN AN ORDERLY AND SIGHTLY CONDITION. NO WEEDS UNDERBRUSH, OR OTHER SIMILAR GROWTH SHALL BE PERMITTED TO BE GROWN OR REMAIN ANYWHERE UPON SAID LOTS.
- NO TEMPORARY OR PERMANENT SINGLEWIDE, DOUBLEWIDES, MOBILE OR MODULAR HOMES SHALL BE PLACED OR KEPT ON SAID PREMISES.
- NO STRUCTURE OR DWELLING OF A TEMPORARY CHARACTER, TRAILER, MOBILE HOME, TENT, SHACK, BARN OR BASEMENT, OR ANY OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

- SAID PREMISES SHALL NOT BE USED FOR STORING, MAINTAINING OR REPAIRING WRECKED, JUNKED, OR PERMANENTLY DISABLED AUTOMOBILES, OR ANY OTHER WRECKED OR JUNKED ARTICLES, OR FOR STORING OR MAINTAINING ANYTHING THAT WOULD TEND TO MAKE THE PROPERTY UNSIGHTLY. NO LOTS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. RUBBISH, TRASH AND GARBAGE SHALL AT ALL TIMES BE KEPT IN SANITARY CONTAINERS. ALL CONTAINERS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN, SANITARY CONDITION.
- NO ANIMALS, POULTRY OR LIVESTOCK OF ANY KIND SHALL BE CARRIED ON UPON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE SUBDIVISION.
- BOATS AND CAMPERS SHALL NOT BE PARKED OR STORED OUTSIDE ON ANY LOT FOR AN EXTENDED PERIOD OF TIME AND THEY MUST BE KEPT IN AN ORDERLY AND SIGHTLY MANNER WHEN PARKED OR STORED.
- ANY USE OF PROPANE FOR RESIDENTIAL HEATING OR OTHER PURPOSE SHALL NOT UTILIZE PROPANE CYLINDER OR TANKS EXCEEDING 100 LB. CAPACITY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. AFTER THIS TIME, SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN LOT OWNERS HAS BEEN RECORDED. EACH LOT, INCLUDING LOTS OWNED BY THE GRANTORS, SHALL REPRESENT ONE VOTE IN AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IN VALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

OWNER/DEVELOPER

JOEL G. POLLARD AND AMANDA C. POLLARD
9650 WOOD ROAD
ALBANY, OHIO 45710
PHONE (740) 589-5291

DEED REFERENCE

SITUATED IN SECTION 3, LEE TOWNSHIP, ATHENS COUNTY OHIO, CONTAINING 5.09 ACRES MORE OR LESS AND BEING THE SAME TRACT AS CONVEYED TO JOEL G. POLLARD AND AMANDA C. POLLARD AND DESCRIBED IN OFFICIAL RECORD VOLUME 338, PAGE 891, ATHENS COUNTY, OHIO.

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 PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

Joel Pollard
JOEL G. POLLARD
Amanda C. Pollard
AMANDA C. POLLARD

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 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 THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF THE 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 19 DAY OF December, 2008.

WITNESS: *David Watters*
SIGNED: *Joel Pollard*
Amanda C. Pollard

CERTIFICATE OF NOTARY OF PUBLIC

STATE OF OHIO, SS.
I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF Dec, 2008.

BE IT REMEMBERED ON THIS 19th DAY OF December, 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN THE FOR SAID STATE, PERSONALLY CAME Joel & Amanda Pollard 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: *Shirley A. Carter*
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 4-15-09

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON November 6th 2008 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

SIGNED: *R. Jeffrey Maiden*
R. JEFFREY MAIDEN, (PE 51405), (PS 7459)
REGISTERED ENGINEER & SURVEYOR



REGIONAL PLANNING COMMISSION APPROVAL

REGIONAL PLANNING COMMISSION
THIS PLAT IS RECOMMENDED FOR COUNTY COMMISSION APPROVAL BY THE REGIONAL PLANNING COMMISSION ON THIS 18 DAY OF Jan, 2009.

FLOOD INFORMATION

COMMUNITY-PANEL NUMBER: 390760 0275B
FLOOD ZONE: "X"
EFFECTIVE DATE: MAY 2, 1991

COUNTY HEALTH DEPARTMENT APPROVAL

ATHENS COUNTY HEALTH DISTRICT
I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF Dec, 2008.

COUNTY ENGINEER APPROVAL

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS EFFECTIVE AT A 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 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, CULTIV, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT FLOW THROUGH THE WATERCOURSE.

MATHEMATICALLY APPROVED THIS 20 DAY OF November, 20 08.
Robi Stalk
ATHENS COUNTY ENGINEER
CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY SUBDIVISION REGULATIONS:
APPROVED THIS ___ DAY OF ___, 20 ___.
ATHENS COUNTY ENGINEER

TOWNSHIP TRUSTEES REVIEW

LEE TOWNSHIP TRUSTEES
WE HAVE REVIEWED THIS PLAT ON THIS 13 DAY OF Jan, 2009.
Harvey Davis *Garry Ennis* *Steve...*
PRESIDENT

COUNTY AUDITOR'S TRANSFER

TRANSFERRED ON THIS 22 DAY OF Jan, 2009.
BY: *Heather* COUNTY AUDITOR
COUNTY RECORDER

FILE NO. 09-335
RECEIVED ON THIS 22 DAY OF Jan, 2009 AT 12:07 PM.
RECORDED ON THIS 22 DAY OF Jan, 2009 AT 12:07 PM.
RECORDED IN PLAT BOOK NO. _____ PAGE _____
FEE \$16.40 ENV 567B
Eldona Warren *Jessie Markins*
DEPUTY COUNTY RECORDER

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 THE ___ DAY OF _____.
ATHENS COUNTY COMMISSIONERS (PRESIDENT)

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 ORC)
WE HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF Jan, 2009.
Mark Sullivan
ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Tom Pope
Rene Elison

LEGEND

- IRON PIN FOUND ○
- IRON PIN SET ●
- 2" DIA. STEEL, 30" LONG REBAR, CAPPED & INSCRIBED J. MAIDEN PLS 7459
- NON-RADIAL ○

DESCRIPTION OF A 5.091 ACRE TRACT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, T-10, R-15, LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND BEING PART OF A TRACT AS DESCRIBED IN OFFICIAL RECORDS VOLUME 338, PAGE 891 OF THE ATHENS COUNTY, OHIO RECORDER'S RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON GRANTORS NORTH LINE THAT BEARS NORTH 47°20'05" WEST, 1008.15' FEET (DEED) FROM THE INTERSECTION OF THE NORTH LINE OF UNION STREET (FACTORY ROAD) AND THE WEST LINE OF SR-681,
THENCE ALONG ALLEN (DB 371-583) LINE SOUTH 84°49'58" EAST, 674.35 FEET TO A POINT IN THE CENTERLINE OF SR-681, (PASSING AN IRON PIN FOUND AT 644.35)

THENCE ALONG SAID LINE SOUTH 09°33'59" EAST, 323.49 FEET TO A POINT IN THE CENTERLINE OF SR-681,

THENCE LEAVING SAID CENTERLINE AND ALONG THE LINES OF ALBANY MINI STORAGE (OR 406-852), HIBBARD (OR 158-140) AND VORE (OR 407-182) NORTH 84°27'21" WEST, 755.43 FEET TO AN IRON PIN FOUND, (PASSING AN IRON PIN FOUND AT 27.84 FEET, IRON PIN FOUND AT 309.28 FEET WHICH BEARS NORTH 5°32'39" EAST 0.31' FROM THE LINE, AND IRON PIN FOUND WHICH BEARS SOUTH 5°32'39" WEST 4.80 FEET FROM THE LINE),

THENCE NORTH 04°56'30" EAST, 307.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.091 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF THE TRACT AS BEING SOUTH 84° 19' 58" EAST AS SHOWN IN OFFICIAL RECORD 338, PAGE 891 AND ARE FOR ANGULAR REFERENCE ONLY.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEY PERFORMED BY R. JEFFREY MAIDEN S-7459

CONSENT TO ANEXATION BY DEVELOPER AND LOT OWNERS

AT THE ELECTION OF THE VILLAGE OF ALBANY TO ANNEX ALL OR PART OF GLENDON MEADOWS SUBDIVISION INTO SAID VILLAGE OF ALBANY, THE DEVELOPER AND ALL SUBSEQUENT LOT OWNERS AGREE TO EXECUTE ALL DOCUMENTS, INSTRUMENTS AND CONSENTS NECESSARY TO EFFECTUATE SAID ANNEXATION INTO THE VILLAGE OF ALBANY.

FILE NAME: 080155FP.dwg

REVISION DATES

LEE TOWNSHIP
ATHENS COUNTY, OHIO
SECTION 3 T10 R15

66 S. PLAINS ROAD
THE PLAINS, OH 45780
(740) 797-0500
www.rjmengineeringco.com
ENGINEERING SURVEYING PLANNING

RJM engineering co.

JOEL POLLARD
GLENDON MEADOWS SUBDIVISION
FINAL PLAT
SUBDIVISION PLAT

DATE: OCT 6, 2008
SCALE: 0 20 40
1" = 40 FEET

RJM
DRWN. MJM | CHCK. MJM
JOB NO. 080155
SHEET NO. 01

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