

HICKORY HOLLOW 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 JULY, 2002

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

Mark Sullivan
William H. (Bill) Shuman

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 JULY, 2002.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

LOCATION MAP:



OWNERS: MAURICE AND CHERYL BRUNELLO, 2743 CRONE RD., BEAVER CREEK, OH 45434 PHONE: 937/743-5100
DEVELOPERS: PAT HAWBAKER, P.O. BOX 909, FALLING WATERS, WV 25419 PHONE: 304/274-0194
SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OHIO 45701 PHONE: 740/593-8701

20020006788
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
07-23-2002 At 01:01 PM.
PLAT 43.20 523A

① DEED REFERENCE - 5.073 ACRE TRACT

SITUATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, DOVER TOWNSHIP, TOWN 10N, RANGE 14W, ATHENS COUNTY, OHIO, CONTAINING 5.073 ACRES AND BEING A PART OF A 30.0 ACRE TRACT AS CONVEYED TO: MAURICE AND CHERYL BRUNELLO, AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL DEED BOOK 265, PAGE 656, ATHENS COUNTY, OHIO.

② CERTIFICATE OF OWNERSHIP (REF: ① 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.

Maurice Brunello SIGNATURE *Cheryl Brunello* SIGNATURE

COUNTY }
STATE OF OHIO } SS

③ OWNER'S CONSENT AND DEDICATION (REF: ① 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 THEREOF THIS 15th DAY OF JULY, 2002.

WITNESS: *Gregory C. Lantis* SIGNED: *[Signature]*
WITNESS: *Mark J. Sanner* SIGNED: *[Signature]*

④ CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 04/03, 2002 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: *Leonard F. Swoyer*
LEONARD F. SWOYER P.S. 6765

⑤ CERTIFICATE OF NOTARY PUBLIC
STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 15th DAY OF MAY, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME MAURICE A. BRUNELLO, CHERYL S. BRUNELLO, 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.

BY: *Gregory C. Lantis* NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: DEC 19, 2005
GREGORY C. LANTIS
Notary Public, State of Ohio
My Commission Expires Dec. 19, 2005

⑥ 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 15th DAY OF JULY, 2002.
ATHENS COUNTY ENGINEER

MATHEMATICALLY APPROVED THIS 5th DAY OF April, 2002.
Andrew Stoltz
ATHENS COUNTY ENGINEER'S OFFICE

⑦ TOWNSHIP TRUSTEES APPROVAL

WE HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF JULY, 2002.

Charles Russell
Charles Russell
PRESIDENT

① PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR HICKORY HOLLOW SUBDIVISION - LOTS 1 AND 2

THE PROPERTY OWNERS OF THE UNPLATTED REMAINDER WILL BE RESPONSIBLE FOR THE TOTAL MAINTENANCE COST OF THE PRIVATE RIGHT-OF-WAY FROM TWP. ROAD 632 TO A SPECIFIED POINT IN THE DRIVEWAY AT THE SOUTH SIDE OF THE EXISTING POND. THE PROPERTY OWNERS OF LOTS 1 AND 2 WILL BE RESPONSIBLE FOR THE TOTAL MAINTENANCE COST OF THE PRIVATE RIGHT-OF-WAY FROM SAID SPECIFIED POINT IN THE DRIVEWAY AT THE EXISTING POND TO THE TERMINUS AT LOT 2.

② PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR HICKORY HOLLOW SUBDIVISION - LOTS 1 AND 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, ALL PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN SMALL CLAIMS COURT.

④ ALL 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 AND 2, INCLUSIVE, OF THE HICKORY HOLLOW SUBDIVISION. THE FRONT SET BACK IS 30' WIDE.

⑧ REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 20th DAY OF JUNE, 2002

Michael V.P.
REPRESENTATIVE, TITLE

⑨ COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF JULY, 2002
Cheryl A. Homan
ATHENS COUNTY BOARD OF HEALTH

⑩ COUNTY AUDITOR'S TRANSFER:
COUNTY AUDITOR

1.00
TRANSFERRED ON THIS 23rd DAY OF JULY, 2002.

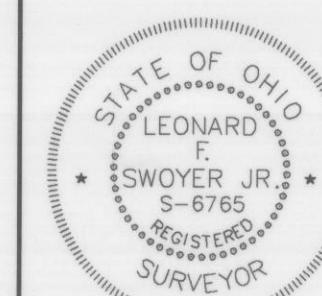
BY: *JAN* *Jill A. Thompson*
COUNTY AUDITOR

⑪ COUNTY RECORDER

COUNTY RECORDER
FILE NO. 02-6788
RECEIVED ON THIS 23rd DAY OF JULY, 2002 AT 1:01 P.M.
RECORDED ON THIS 25th DAY OF JULY, 2002 AT 1:01 P.M.
RECORDED IN PLAT 523A+B PAGE 1 FEE
SAP *ENV* *Julia Michael Scott*
BY: DEPUTY COUNTY RECORDER

PAGE 1

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



HICKORY HOLLOW - COVER

DRAWN	DATE	REVISED:
D.D.	04-03-02	
APPROVED	DATE	
L.S.	04-03-02	
SCALE	SHEET	PROJECT No.
1" = 100'	1 OF 2	03042302