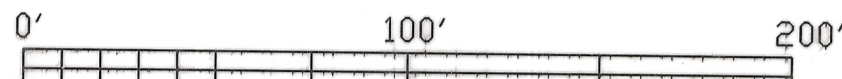


WILLIAM MURPHY
263-91.93
55.3 AC.

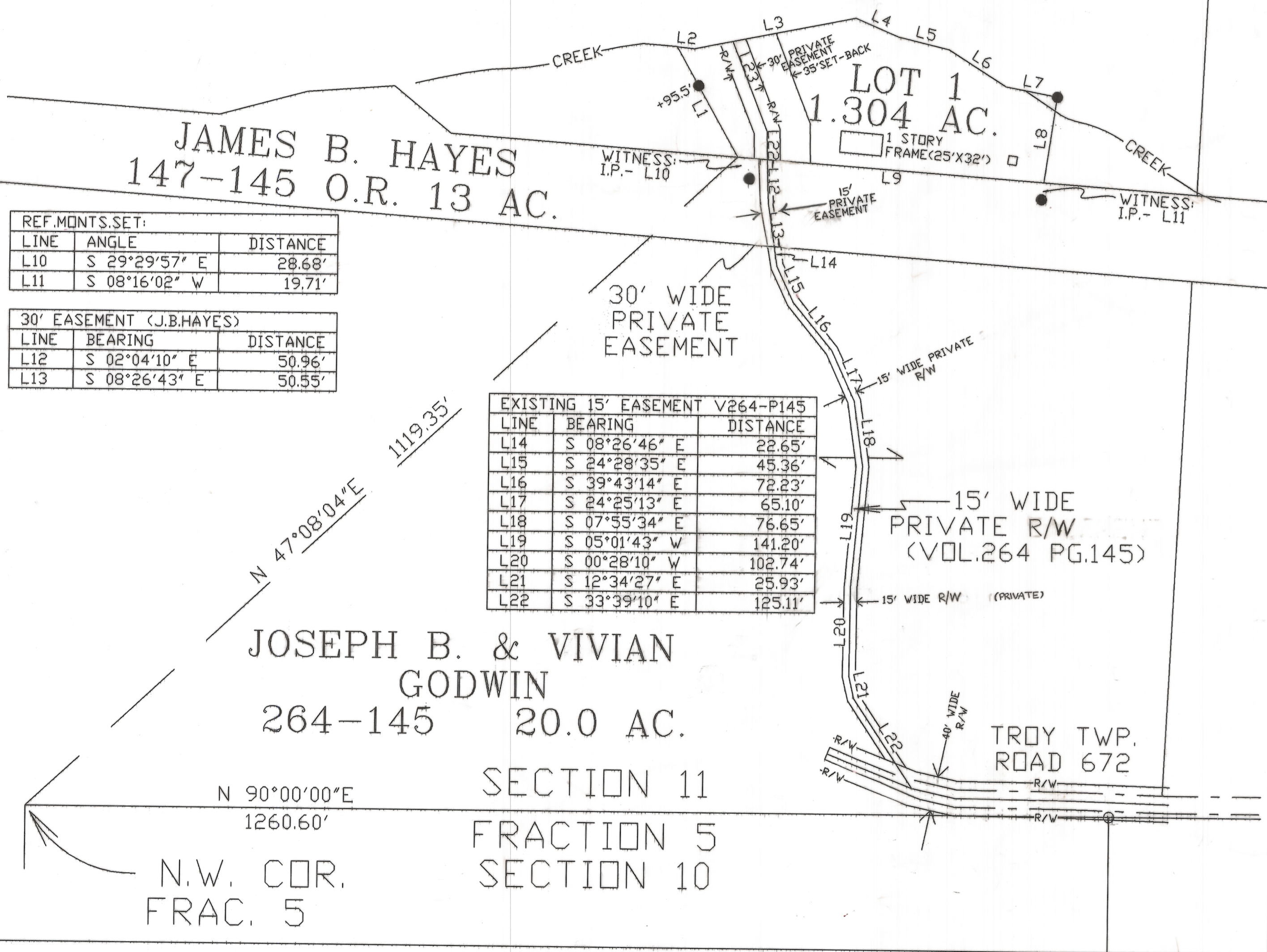
SCALE: 1" = 100'



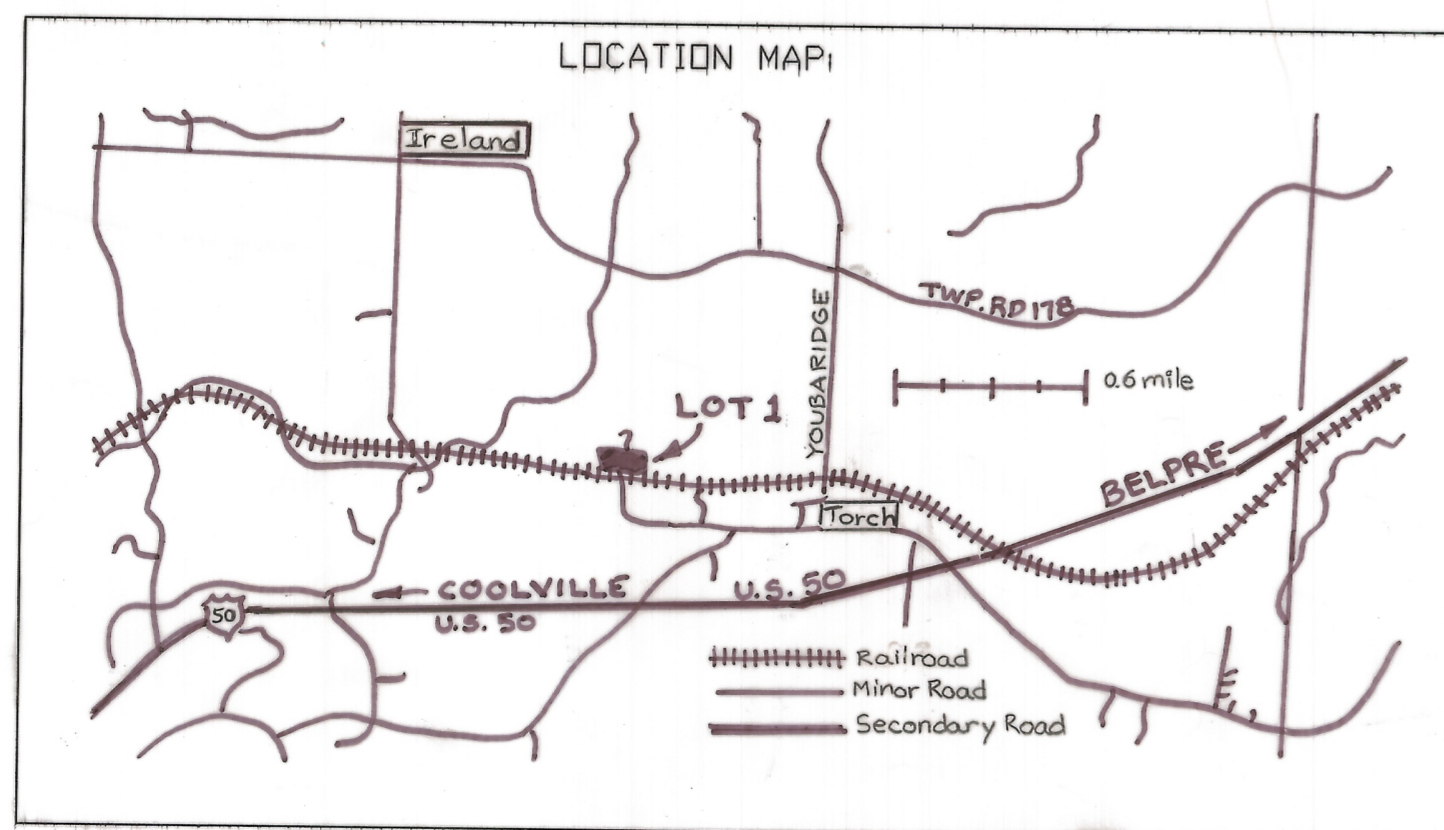
- = I.P. SET
- = I.P. FOUND

30' R/W (LOT-1)		
LINE	ANGLE	DISTANCE
L22	N 00°45'17" W	33.03'
L23	N 21°19'27" W	111.88'

1.304 ACRE TRACT:		
LINE	ANGLE	DISTANCE
L1	N 29°29'57" W	146.66'
L2	S 84°49'53" E	20.16'
L3	N 78°44'18" E	191.75'
L4	S 66°49'50" E	55.00'
L5	S 76°52'35" E	59.13'
L6	S 57°39'56" E	79.14'
L7	S 79°10'12" E	61.23'
L8	S 08°16'03" W	101.04'
L9	N 85°53'28" W	357.47'



EXISTING 15' EASEMENT V264-P145		
LINE	BEARING	DISTANCE
L14	S 08°26'46" E	22.65'
L15	S 24°28'35" E	45.36'
L16	S 39°43'14" E	72.23'
L17	S 24°25'13" E	65.10'
L18	S 07°55'34" E	76.65'
L19	S 05°01'43" W	141.20'
L20	S 00°28'10" W	102.74'
L21	S 12°34'27" E	25.93'
L22	S 33°39'10" E	125.11'



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.

NOTE:
-NO SUBDIVISION RESTRICTIONS
-THE 15' & 30' WIDE ACCESSWAYS ARE INTENDED TO BE PRIVATE
-THE 15' & 30' WIDE ACCESSWAYS ARE INTENDED TO BE USED AS AN EASEMENT FOR ANY ADDITIONAL UTILITIES REQUIRED FOR LOT 1.

OWNERS: WILLIAM MURPHY - 28222 OSBORNE RD., TORCH, OH. 45781
PHONE: 740/667-3819
JAMES B. HAYES - 19979 RIVER RD., GUYSVILLE, OH. 45735
PHONE: 740/662-2061
DEVELOPERS: TIMOTHY & CHELISA MURPHY-P.O.BOX 276, TORCH, OH. 45781
PHONE: 740/667-3926
SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OH. 45701
PHONE: 740/593-8701

THE MURPHY SUBDIVISION

Ⓐ DEED REFERENCE-PART I (< 1.304 ACRE TRACT & 30' WIDE EASEMENT FROM WILLIAM MURPHY)
SITUATED IN SECTION 11, TROY TOWNSHIP, TOWN 5N, RANGE 11W, ATHENS COUNTY, OHIO, CONTAINING 1.304 ACRES AND BEING PART OF A TRACT AS CONVEYED TO WILLIAM MURPHY AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 263 PAGE 91 AND 93, ATHENS COUNTY, OHIO.

Ⓐ DEED REFERENCE-PART II (< 15' WIDE EASEMENT FROM JAMES B. HAYES)
SITUATED IN SECTION 11, TROY TOWNSHIP, TOWN 5N, RANGE 11W, ATHENS COUNTY, OHIO, CONTAINING NO ACRES AND BEING PART OF A TRACT AS CONVEYED TO JAMES B. HAYES AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 147 PAGE 145 O.R., ATHENS COUNTY, OHIO.

Ⓑ CERTIFICATE OF OWNERSHIP (REF: Ⓐ PARTS I AND II 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 William Murphy SIGNATURE _____

COUNTY }
STATE OF OHIO } SS

Ⓒ OWNER'S CONSENT AND DEDICATION (REF: Ⓐ PARTS I AND II 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 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 16 DAY OF March, 2001.

WITNESS: Charles Jones SIGNED: Charles Jones
WITNESS: Maurice Manderick SIGNED: Maurice Manderick

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

BE IT REMEMBERED THAT ON THIS 16 DAY OF March, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY William Murphy AND James B. Hayes 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 Maurice Manderick NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: Sept 24, 2004
By Maurice Manderick NOTARY PUBLIC, STATE OF OHIO
My Commission Expires September 24, 2004
Commission Recollected in Athens County

Ⓔ REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 16 DAY OF March, 2001.
REPRESENTATIVE: Charles Jones

Ⓕ COUNTY ENGINEER APPROVAL

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.

ATHENS COUNTY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 16 DAY OF March, 2001.
ATHENS COUNTY ENGINEER

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER: Julia Michael Scott
By: Julia Michael Scott
DATE: 03-28-01

Ⓖ COUNTY AUDITOR'S TRANSFER:
COUNTY AUDITOR

TRANSFERRED ON THIS 28 DAY OF June, 2001.
By Bill Thomason COUNTY AUDITOR
\$50 transferred

Ⓗ COUNTY RECORDER

COUNTY RECORDER
FILE NO. 01-5210
RECEIVED ON THIS 28 DAY OF June, 2001 AT 8:29 AM.
RECORDED ON THIS 28 DAY OF June, 2001 AT 8:29 AM.
RECORDED IN PLAT-BOOK NO. 500 B, PAGE 43-20.
By: Julia Michael Scott COUNTY RECORDER

200100005210
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
05-28-2001 08:29 AM
PLAT 43.20

PLAT OF SURVEY OF LOT 1 OF THE MURPHY SUBDIVISION

MURPHY SUBDIVISION
SEC 11, TROY TWP
ENV 500 B

PREPARED BY: SOUTHEASTERN LAND SURVEYS

MARCH 5, 2001

FOR: TIMOTHY AND CHELISA MURPHY

LEONARD F. SWOYER P. S. 6765

Ⓖ CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 03/06, 2001 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

Ⓖ COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 7 DAY OF March, 2001.
Charles Jones
ATHENS COUNTY BOARD OF HEALTH

Ⓖ TOWNSHIP TRUSTEES APPROVAL

WE HEREBY APPROVE THIS PLAT ON THIS 29 DAY OF March, 2001.
Charles Jones
(PRESIDENT)

Ⓖ 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 PRIVATE STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT. (SECTION 711 D. R. C.)

ATHENS COUNTY COMMISSIONERS
WE HEREBY APPROVE THIS PLAT ON THIS 28 DAY OF June, 2001.
William H. Swisher
ATHENS COUNTY COMMISSIONERS (PRESIDENT)

Ⓖ 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 28 DAY OF June, 2001.
William H. Swisher
ATHENS COUNTY COMMISSIONERS (PRESIDENT)

