

Magnolia Lane Subdivision

21.125 ACRES IN THE EAST HALF OF SECTION 16, TOWN 5, RANGE 11, TROY TOWNSHIP, ATHENS COUNTY, OHIO
OF WHICH 20.139 ACRES ARE CONTAINED WITHIN SEVEN LOTS AND 0.986 ACRES ARE CONTAINED WITHIN MAGNOLIA LANE

Owner/Developer
Brent A. & Heather N. Smith
47910 State Route 248
Long Bottom, Ohio 45743
Phone: 740-707-0073

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.

Deed Reference
Situating in Section 16, Township 5, Range 11, Troy Township, Athens County, Ohio, and containing 21.125 acres, being the same tracts as described in Official Records Volume 525, Page 405, Athens County Ohio

CERTIFICATE OF SURVEYOR
I hereby certify that this map is a true and complete survey made by me (under my supervision) on May 2017 and that all monuments and lot corners are set as shown.

Signed: John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio, 45701
740-592-5778



P.O.B. (CROSS IN ROCK IN STREAM BED)
BEARS S 86° 43' 23" E, 500.10 FEET (CALCULATED)
FROM N.W. CORNER OF S.E. QUARTER
OF SECTION 16, T.5, R.11, TROY TWP.
ATHENS COUNTY, OHIO

Scale 1 inch = 100 feet
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pin found
⊕ = existing electric pole
--- = building setback line
--- = utility easement
--- = center line
--- = roadway
--- = overhead electric line
Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys

Flood Info:
Zone X
Map# 39009C0435C
Effective Date 12-18-2009

OWNERS 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 herein, for the public use forever, unless such area 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, removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and for 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 thereof this 31 Day of July 2017

Witness: Signed
Brent A. Smith
Heather N. Smith

CERTIFICATE OF NOTARY PUBLIC
State of Ohio, SS,

Be it remembered on this 31st Day of July 2017 before me the undersigned, A Notary Public in the for said State, personally came Brent A. Smith & Heather N. Smith 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: Tammy Brooks
Notary Public
State of Ohio
My commission expires May 6, 2018



TAMMY BROOKS
Notary Public, State of Ohio
My Commission Expires 5-6-18
Commission Recorded in Athens, OH

REGIONAL PLANNING COMMISSION APPROVAL

Regional Planning Commission

This Plat is Recommended for the County commission approval by the Regional Planning Commission on this 1st day of August 2017

Representative, Title
Jessie Rose County Planner

COUNTY HEALTH DEPARTMENT APPROVAL

Athens County Health Dept.

I hereby approve this plat on this 1st day of August

Athens County Board of Health

ATHENS 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 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 ditched or channels as "Drainage Easements" on this plat. The easement area of each lot and all improvements with it shall be maintained continuously by the lot owner. Within the easements, no structures, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert flow through the water course

Mathematically approved this 21st day of JULY 2017

By: R. J. Maiden
Athens County Engineer

Construction of road improvements as per Athens County Subdivision regulations:

N/A - PRIVATE DRIVE

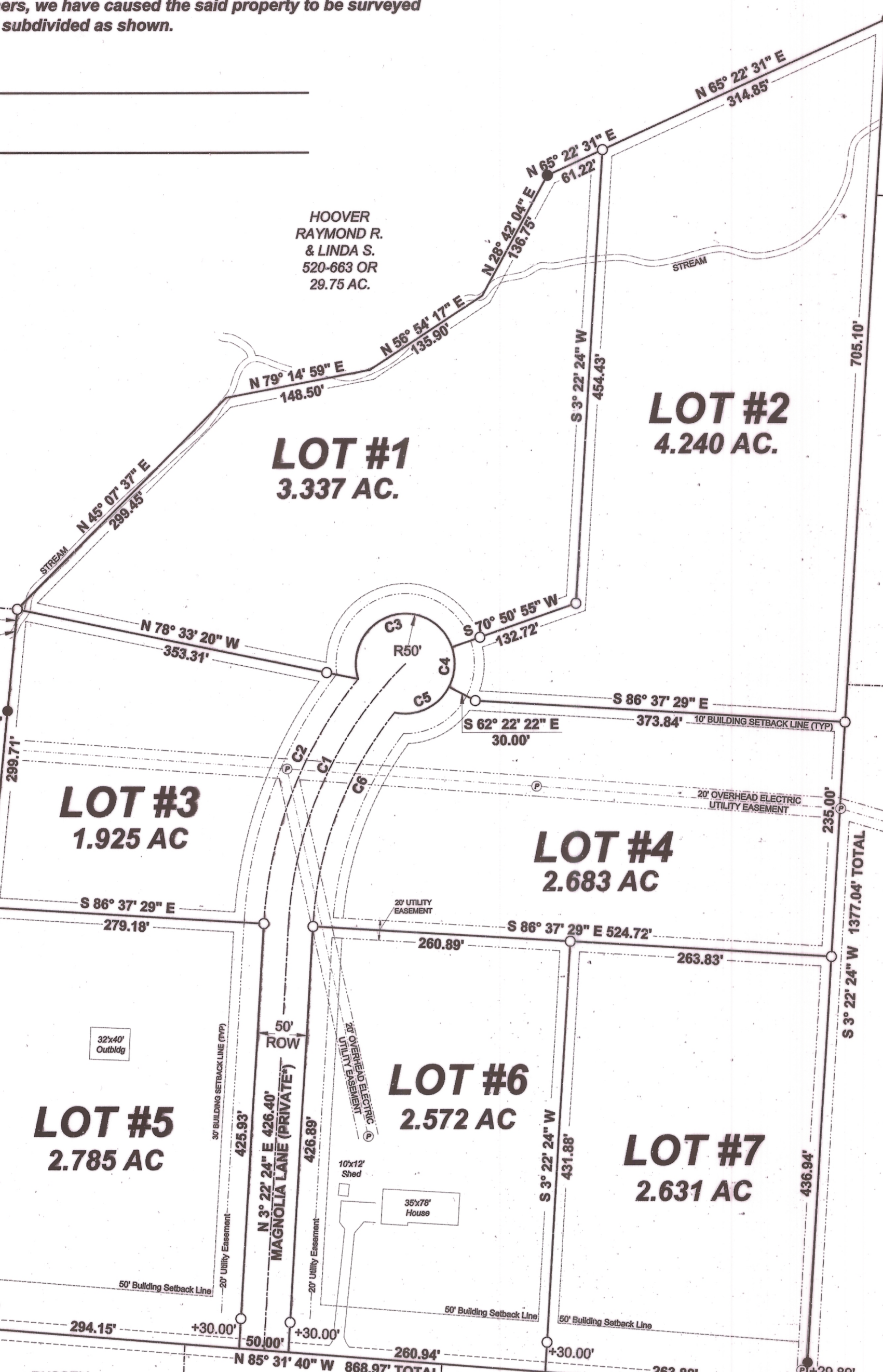
Approved this _____ Day of _____ 2017

Athens County Engineer

COUNTY AUDITOR'S TRANSFER

Transferred on this 3 day of August 2017

By: Healy John Thompson
County Auditor



STATE OF OHIO
89-477 OR
30.13 AC.

COWAN
JASON SCOTT
482-517 OR
14.58 AC.

Curve Table

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	42°02'31"	400.00	293.51	153.71	286.97	N 24° 23' 40" E
2	36°01'12"	425.00	267.18	136.17	262.51	N 21° 23' 07" E
3	178°29'20"	50.00	155.76	3791.78	99.99	N 74° 36' 15" E
4	46°46'43"	50.00	40.82	21.63	39.70	S 4° 14' 16" W
5	74°38'07"	50.00	65.13	38.11	60.62	S 64° 56' 41" W
6	35°37'51"	375.00	233.20	120.51	229.46	N 21° 11' 26" E

*Emergency and other service providers may only enter if the private drive is maintained in a safe and passable condition.

RANDOLPH
TERESA A. &
CARPENTER
DEBORAH S.
463-1411 OR
5.00 AC.

TOWNSHIP TRUSTEES REVIEW

Troy Township Trustees

We have reviewed this plat on this 24th day of July 2017

President

COUNTY RECORDER

File No. 2017-4202
Received on this 3rd of August 2017 at 11:20 am
Recorded on this 3rd of August 2017 at 11:20 am
Received in plat book No. _____ Page _____
Fee \$96.40

By: James A. Peacock Jessie Markies
Deputy County Recorder

Private Right-of-Way Maintenance Agreement

For Magnolia Lane Subdivision- Lots 1, 2, 3 and 4

- This maintenance agreement shall take effect when there are two or more residences established in the Magnolia Lane Subdivision; prior to the establishment of two or more residences owners of lot 1, 2, 3, or 4 are responsible for all maintenance of the Magnolia Lane private drive and right-of-way. Residents of lots 1-4 will comply and share the responsibility of the Magnolia Lane private drive and right-of-way maintenance stipulated by this agreement.
- This maintenance agreement is for the Magnolia Lane Subdivision residents of lots 1-4 only. Residents of lots 5-7 must access residences from the existing street, not the private right-of-way.
- Maintenance will be considered every spring as to whether there are still four inches of aggregate on the Magnolia Lane private drive right-of-way, that the Magnolia Lane private drive is a minimum of 10 feet in width, that drainage is adequate, and whether additional repairs need to be made on the right-of-way.
- In the event of a dispute, subdivision residents agree to have the dispute settled either in a court of proper jurisdiction or by a dispute resolution utilizing Athens Area Mediation Service or a similar impartial organization.
- Subdivision residents agree that there shall be a minimum of four inches of aggregate and that there shall be a minimum of 10 feet in width on the Magnolia Lane Private Drive right-of-way.
- Magnolia Lane Subdivision residents (Specifically the owners of Lot 1, 2, 3, and 4) are equally responsible financially for road maintenance. Emergency and other services vehicles may only enter the private drive if it is maintained in a safe passable condition, which includes providing adequate vehicle turnaround space.

ATHENS COUNTY COMMISSIONERS APPROVAL

Acceptance of the Dedication of the Right of Way does not constitute an obligation of 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 O.R.C.)

We hereby approve this plat on this 1st day of August, 2017

By: Ray Elison
President, Athens County Commissioners

Commissioner

Commissioner

Clerk, Athens County Commissioners