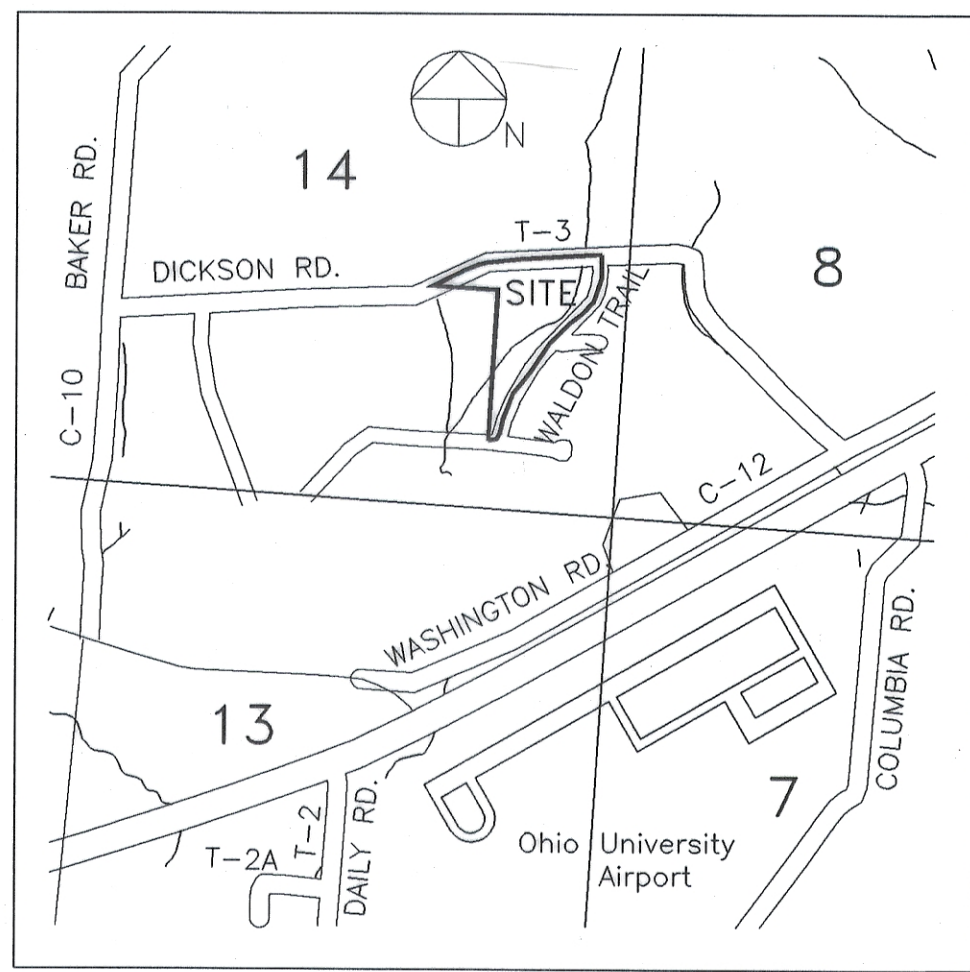


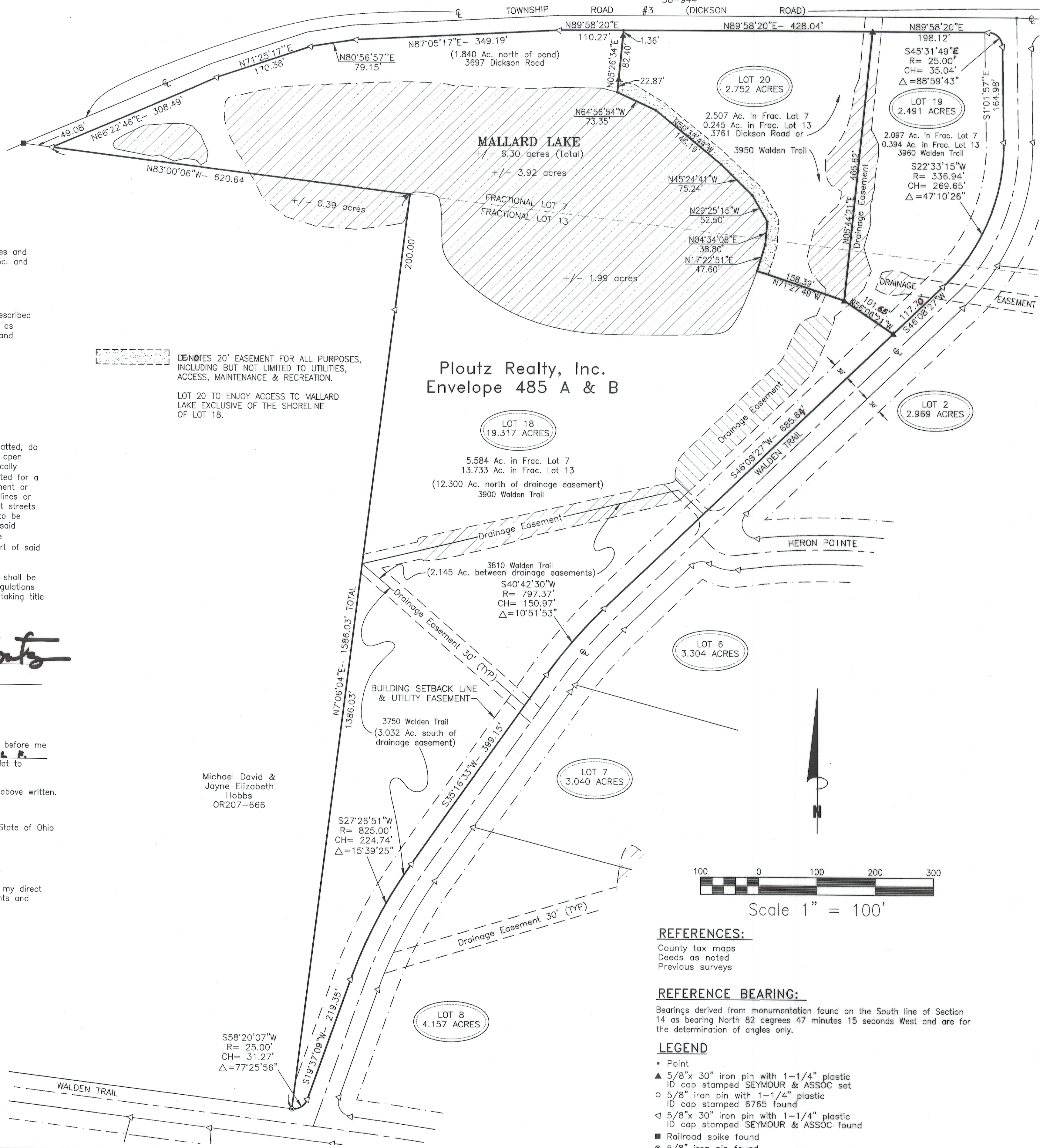
MALLARDS LANDING SUBDIVISION LOT 18 REVISED

Owner/Subdivider:
Ploutz Realty, Inc.
6 Pomeroy Road, Athens, OH 45701

R.A. Eberts Company, Inc.
38-944



LOCATION MAP
1" = 2000'



Ploutz Realty, Inc.
Envelope 485 A & B

A. DEED REFERENCE

Situated in Section 14, Lee Township, Athens County, Ohio, containing 24.561 acres and being Lot 18 of the Mallards Landing Subdivision as conveyed to Ploutz Realty, Inc. and shown on record Plat in Envelope 485 A & B, Athens County, Ohio.

B. CERTIFICATE OF OWNERSHIP

We, the undersigned, do hereby certify that we are the owners of the property described in the above (A) 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 divided as shown.

Ploutz Realty Inc
by Paul F. Ploutz, owner
Signature
Signature
County
State of Ohio

C. 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 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, storm water 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 zoning, plating, 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 19th day of April, 2005.

Witness: *Robert Eschenberg* Signed: *Paul F. Ploutz*

D. CERTIFICATE OF NOTARY PUBLIC

State of Ohio, S.S.
Be it remembered that on this 19th day of APRIL, 2005, before me the undersigned, a Notary Public in and for said State, personally came PAUL F. PLOUTZ, 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: *Paula E. Moran Moreley* NOTARY PUBLIC, State of Ohio
My commission expires: April 12, 2010

E. CERTIFICATE OF SURVEYOR

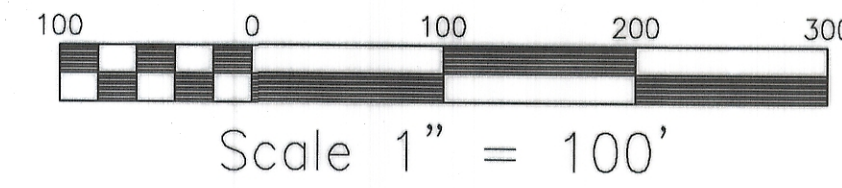
I hereby certify that this map is a true and complete survey made by me under my direct supervision, on APRIL 18, 2005, and that all monuments and lot corner pins are (or will be) set as shown.

By: *George F. Seymour*
George F. Seymour, P.S.
Ohio Registered Surveyor No. 6044



--- DENOTES 20' EASEMENT FOR ALL PURPOSES, INCLUDING BUT NOT LIMITED TO UTILITIES, ACCESS, MAINTENANCE & RECREATION.
--- LOT 20 TO ENJOY ACCESS TO MALLARD LAKE EXCLUSIVE OF THE SHORELINE OF LOT 18.

Michael David & Jayne Elizabeth Hobbs
OR207-666



REFERENCES:

County tax maps
Deeds as noted
Previous surveys

REFERENCE BEARING:

Bearings derived from monumentation found on the South line of Section 14 as bearing North 82 degrees 47 minutes 15 seconds West and are for the determination of angles only.

LEGEND

- Point
- ▲ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC set
- 5/8" iron pin with 1-1/4" plastic ID cap stamped 6765 found
- ◊ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC found
- Railroad spike found
- 5/8" iron pin found

F. REGIONAL PLANNING COMMISSION APPROVAL

This Plat was approved by the Regional Planning Commission on this 19th day of April, 2005.

By: *Robert Eschenberg*
Title: *Planning Director*

G. ATHENS COUNTY HEALTH DISTRICT APPROVAL

I hereby approve this Plat on this 20th day of April, 2005.

Chad A. Danner
Athens County Board of Health

H. ATHENS COUNTY ENGINEER APPROVAL

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 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 easements, no structure, planting, fencing, or 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 _____.

Athens County Engineer

MATHEMATICAL CLOSURE APPROVAL

Mathematically approved this 4th day of MAY, 2005.

J. Blausen
Athens County Engineer's Office

I. TOWNSHIP TRUSTEES APPROVAL

LEE TOWNSHIP TRUSTEES
We hereby approve this Plat on this May day of 27, 2005.

President: *Steve Kuni* *Harry Danner*
Mary Davis

J. 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 7 1 1 O.R.C.)

ATHENS COUNTY COMMISSIONERS
We hereby approve this Plat on this 21st day of May, 2005.

President, Athens Co. Commissioners: *Ray Shuman* *Mark Sullivan*
Wesley (Bud) Shush

K. ATHENS COUNTY AUDITOR'S OFFICE TRANSFER

ATHENS COUNTY AUDITOR
Transferred on this 2 day of June, 2005.

By: *Jim* *Bill L. Thompson*
Athens County Auditor

L. ATHENS COUNTY RECORDER'S OFFICE RECORDING

ATHENS COUNTY RECORDER
File No: 200500003526
Received on this 2 day of June, 2005.
Recorded on this 2 day of June, 2005.
Recorded in Envelope No: 546A

By: *Kassia Markins* *Julia Michael Scott*
Deputy Athens County Recorder

M. 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 _____ day of _____.

President, Athens Co. Commissioners

RECORD PLAT

Being a RE-PLAT of LOT 18 of "Mallards Landing Subdivision" (Envelope Section 14, T-10-N, R-15-W, Lee Township, Athens county, Ohio)

REVISIONS	DATE	BY	REASON
1	4/19/05		
2	4/17/05		
3	4/19/05		

200500003526
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
06-02-2005 at 02:57 pm.
PLAT 86.40
ENV 546 A

SHEET 1/1