

Maxson Subdivision

Situated in Section 2, Town 10, Range 14, Dover Township, Athens County, Ohio. Containing 3.000 Acres in Lot 1 and 0.086 acres in roadway. Being part of a tract of land belonging to Ned Victor Maxson and Judith Ann Maxson as described in Volume 346, Page 667, Deed Records of Athens County.

The undersigned Ned Victor Maxson and Judith Ann Maxson hereby certify that the attached plat correctly represents their Maxson Subdivision, a subdivision of 1 lot and do hereby accept this plat of same.

The undersigned further agree that any use of improvements made on this land shall be in conformance with all existing valid zoning, platting, health or other lawful rules and regulations of Athens County, Ohio, for the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned.

The undersigned further hereby dedicates to private use a driveway right-of-way intended for access to Lot 1.

In witness thereof Ned Victor Maxson and Judith Ann Maxson have hereunto set their

hand this 6th day of MAY 2004

Witness Mauraen Burk Signed Ned V. Maxson
Ned Victor Maxson

Witness Mauraen Burk Signed Judith A. Maxson
Judith Ann Maxson

STATE OF OHIO
COUNTY OF ATHENS

Before me a Notary Public in and for said County personally came Ned Victor Maxson and Judith Ann Maxson who acknowledged the signing of the foregoing instrument to be their voluntary act and deed, for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal

this 6th day of May 2004,

By Angela Balbo com. exp. 4/1/2008
Notary Public

I hereby declare that the above plat was prepared by me. It is my professional opinion that the above correctly shows the lots and streets represented herein.

Gregory K. Wright
Gregory K. Wright

Reviewed this 6th day of May 2004
Charlie Redcock (Dover Township Trustees)

Mathematically approved this 10th day of MAY 2004
Charlie Redcock (Athens County Engineer)

Approved this 17th day of May 2004
for a single family dwelling only,
John C. Horn R.S. (Athens County Board of Health)

Approved this 5th day of May 2004.
Robert Eichleberg (Athens County Regional Planning Commission)

Athens County will only accept a dedicated roadway after it has been built to County standards effective at the time a petition by the adjoining landowners or the developer is presented to the Athens County Commissioners. Acceptance of the roadway by the Athens County Commissioners will take place only after the Athens County Engineer has approved the construction.

Right-of-way approved for private use:
Acceptance of the dedicated right-of-way does not constitute and obligation on the part of any government entity to maintain and/or improve said private right-of-way

Approval of this plat does not constitute an acceptance of the dedication of any street, road or highway dedicated on such plat (Section 711, Ohio Revised Code)

William H. (Bill) Shuck 05-18-04 (Athens County Commissioners)

Larry Edmon 5/18/04
Mark Sullivan 5-18-04

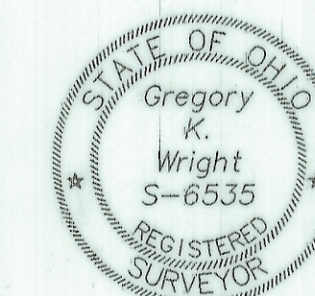
Transferred this 15 day of June 2004
Gill A. Thompson-jt (Athens County Auditor)

Filed for record this 15 day of June 2004 in

Plat Envelope 538A File No. #04-4578

Julia Michael Scott ppm (Athens County Recorder)

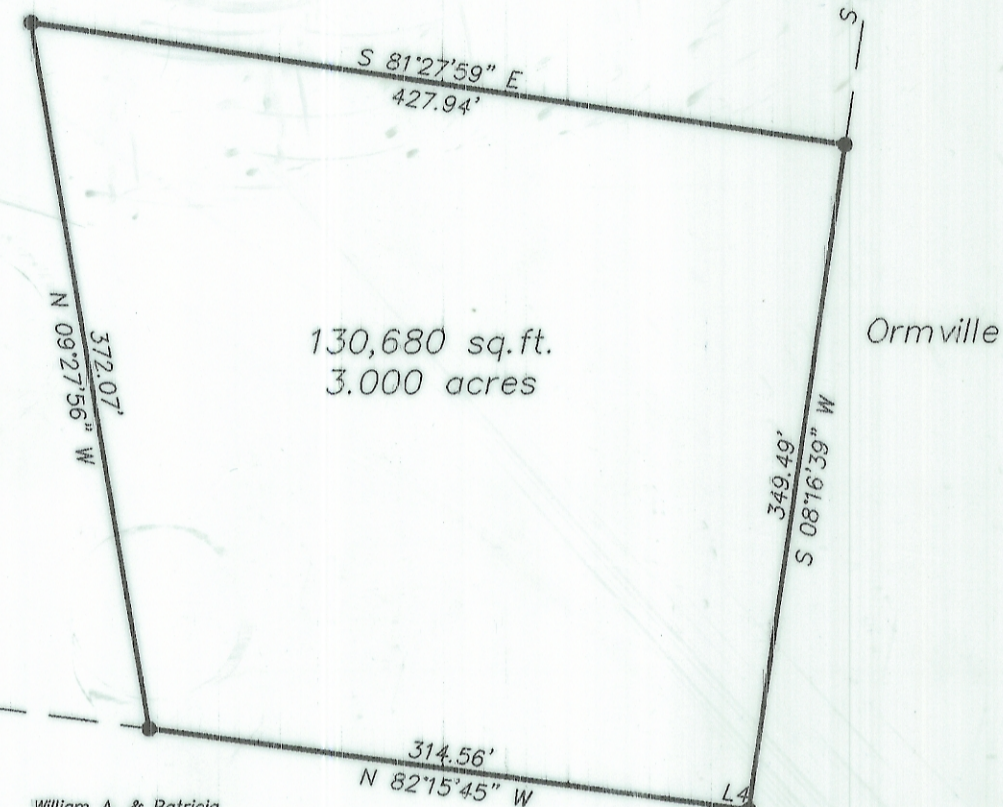
200400004578
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
06-15-2004 AT 01:23 pm.
PLAT 86.40
ENV 538 A



Gregory K. Wright
Professional Engineer
Professional Surveyor
11684 Channingway Blvd
The Plains, Ohio 45780
740-797-4142
FAX 740-797-8623

- △ = Railroad Spike Found
- ▲ = Railroad Spike Set
- ⊙ = Iron Pin Found
- = Iron Pin Set
- = Stone Found
- ⊗ = Monument Found

Ned Victor & Judith Ann Maxson 346-667



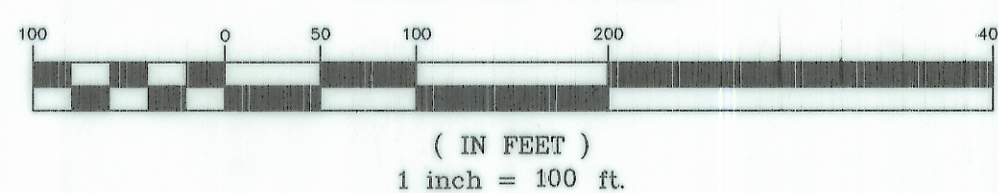
Pre-existing
15 foot wide Right-of-way
as described in Volume 192,
Page 212 Athens County Deed Records

MAXSON LANE

Centerline of State Route 550

LINE	BEARING	DISTANCE
L1	S 08°16'39" W	213.69'
L2	N 81°43'21" W	15.00'
L3	N 08°16'39" E	213.69'
L4	S 81°43'21" E	15.00'

GRAPHIC SCALE



PRIOR SURVEY