

NORTHPOINT SUBDIVISION FINAL PLAT

23 SINGLE FAMILY RESIDENTIAL LOTS

SUBDIVIDER AND OWNER: **DIVERSIFIED PROPERTIES**
408 RICHLAND AVENUE
ATHENS, OHIO 45701
TEL. 592-5263

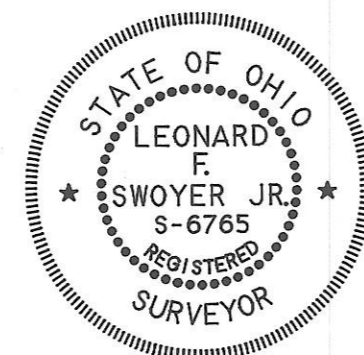
ENGINEERED BY: **MARA ENGINEERING**
GEORGE MARA
55 EAST SECOND ST.
LOGAN, OHIO 43138
TEL. 385-8138

DESIGNED AND
SURVEYED BY: **SOUTHEASTERN LAND SURVEYS**
LEONARD F. SWOYER P.S. 6765
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
TEL. 593-8701

I CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS
NORTHPOINT SUBDIVISION AS SURVEYED AND PLATTED
UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL
DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Leonard F. Swoyer Jr.
LEONARD F. SWOYER JR. P.S. 6765

DATE: 4/22/96



Situated in: LEASE LOTS 49 & 209 Section 11 ATHENS Township.
(Subdivision)
Town 9 Range 14 Athens County, Ohio and
(Corporation)
containing 49.174 Acres and being a part of the tracts of land
as conveyed to DIVERSIFIED PROPERTIES and described by deed of record
in Deed Book 182 Page 570 and Deed Book 190 Page 925 Athens County, Ohio.

1/3

NORTHPOINT SUBDIVISION

473-A

The undersigned JAMES D. BLOOM, JOHN SOLE, & BRUCE WENTWORTH owner(s) of the land platted herein do(es) hereby certify that this plat correctly represents NORTHPOINT SUBDIVISION of Lots 1 to 23 inclusive and do hereby accept this plat of same and dedicate to public use as such all or parts of the streets, roads, boulevards, culdesacs, parks, planting strips etc. shown herein and not heretofore dedicated. The undersigned further agree that any use of improvement made on this land shall be in conformity with all existing, valid zoning, platting, health, or lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio, for the benefit of themselves and all other subsequent owners or assigns taking title from under, or through the undersigned.

OWNER: James D. Bloom WITNESS: Mary Rader
OWNER: John Sole WITNESS: Mary Rader
OWNER: Bruce Wentworth WITNESS: Mary Rader

STATE OF OHIO
S.S.
COUNTY OF ATHENS

Before me, a Notary Public in and for said County, personally came JAMES D. BLOOM, JOHN SOLE & BRUCE WENTWORTH owner(s) who acknowledged the signing of the foregoing instrument to be THEIR voluntary act and deed for the uses and purposes herein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 22nd day of April, 1996

Rebecca A. Mequien
Notary Public, Athens County, Ohio
My commission expires: Feb 5, 1997

Approved this 2nd day of September 1996.

Steve C. Philips
President, City Council

Approved this 2nd day of May 1996.

Joanna J. Priddy

Approved this 2nd day of May 1996.

Wayne C. Key
City Service-Safety Director

Approved this _____ day of _____ 19____.

County Regional Planning
Commission, President

Approved this 19th day of November 1996 (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street or road, or highway dedicated on such plat. Section 711.04, 711.041 Ohio Revised Code)

Dwight Pulley

Reviewed this 15 day of NOVEMBER 1996.

William H. (Bill) Fisher
County Commissioners

Reviewed this 15 day of November 1996.

William R. Brown

Reviewed this _____ day of _____ 19____.

Ralph Nugent
Township Trustees

Approved this 25th day of April 1996.

Robin Staley
County Engineer

Approved this 15th day of Nov 1996.

Joe Kasler, R.S.
Athens City-County Board of Health

Transferred this 20th day of December 1996 By: David L. Arnett

David L. Arnett
Auditor, Athens County, Ohio

Filed for record this 20 day of Dec. 1996 at 8:40 A.M. ENU. 473A

File No. 9138

Julia Michael Scott
Recorder, Athens County, Ohio

960009138 Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
PLAT
473-A
ENU. 473A

NORTHPOINT SUBDIVISION

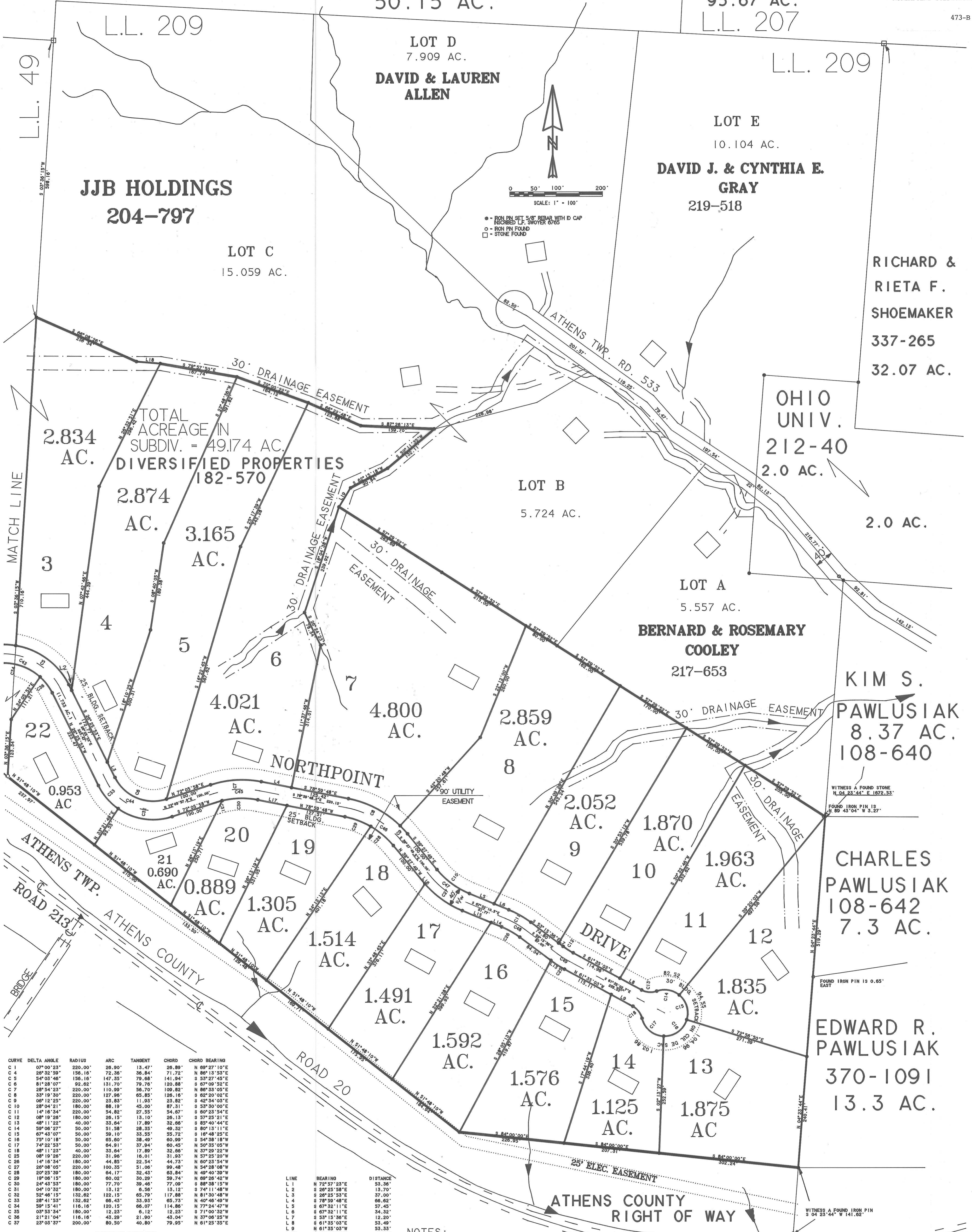


RICHARD H. & WALFRAUD BALD 328-279 L.L. 206
50.15 AC.

VIRGIL JOHNSON ETAL
249-35
95.67 AC.
L.L. 207

NORTHPOINT SUBDIVISION

473-B



2.834 AC.
2.874 AC.
3.165 AC.
4.021 AC.
4.800 AC.
2.859 AC.
2.052 AC.
1.870 AC.
1.963 AC.
1.835 AC.
1.576 AC.
1.125 AC.
1.875 AC.

LOT C
15.059 AC.

LOT D
7.909 AC.
DAVID & LAUREN ALLEN

LOT E
10.104 AC.
DAVID J. & CYNTHIA E. GRAY
219-518

RICHARD & RIETA F. SHOEMAKER
337-265
32.07 AC.

OHIO UNIV.
212-40
2.0 AC.

LOT B
5.724 AC.

LOT A
5.557 AC.
BERNARD & ROSEMARY COOLEY
217-653

KIM S. PAWLUSIAK
8.37 AC.
108-640

CHARLES PAWLUSIAK
108-642
7.3 AC.

EDWARD R. PAWLUSIAK
370-1091
13.3 AC.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°00'33"	220.00'	28.90'	13.47'	26.89'	N 69°27'10"E
C 2	26°32'59"	158.16'	72.36'	36.64'	71.72'	N 86°13'53"E
C 3	54°03'46"	158.16'	147.35'	79.68'	141.94'	S 53°27'45"E
C 4	81°28'07"	92.62'	70.76'	120.88'	120.88'	S 07°09'52"E
C 5	28°54'23"	220.00'	110.99'	56.70'	109.82'	N 86°33'05"E
C 6	38°19'30"	220.00'	127.95'	65.85'	126.16'	S 62°20'02"E
C 7	08°12'25"	220.00'	11.05'	23.82'	23.82'	S 42°54'03"E
C 8	28°04'21"	180.00'	88.19'	45.00'	87.31'	S 53°30'00"E
C 9	14°18'54"	220.00'	54.82'	27.55'	54.67'	S 60°23'54"E
C 10	08°19'28"	180.00'	13.10'	26.13'	26.13'	S 57°25'21"E
C 11	48°11'22"	40.00'	33.64'	17.89'	32.66'	S 85°40'44"E
C 12	59°08'27"	50.00'	51.58'	28.35'	49.32'	S 80°13'11"E
C 13	07°43'07"	50.00'	39.10'	33.55'	35.72'	S 16°48'25"E
C 14	75°10'18"	50.00'	65.60'	38.49'	60.99'	S 54°38'18"W
C 15	48°11'53"	40.00'	34.64'	17.89'	32.66'	N 37°50'25"W
C 16	08°19'28"	220.00'	31.06'	16.01'	31.93'	N 57°25'20"W
C 17	14°18'54"	180.00'	44.85'	22.54'	44.73'	N 60°23'54"W
C 18	28°08'05"	220.00'	100.35'	51.06'	99.48'	N 54°28'08"W
C 19	20°23'39"	180.00'	64.17'	32.43'	63.84'	N 49°40'39"W
C 20	19°08'15"	180.00'	60.02'	30.29'	59.74'	N 69°28'42"W
C 21	24°43'53"	180.00'	77.70'	39.46'	77.09'	S 88°38'15"W
C 22	04°10'32"	180.00'	13.12'	6.56'	13.12'	S 74°11'48"W
C 23	52°46'15"	132.62'	122.15'	65.79'	117.88'	N 81°30'48"W
C 24	28°04'21"	200.00'	97.99'	50.00'	97.01'	N 40°46'49"W
C 25	14°10'34"	200.00'	49.83'	25.05'	49.70'	S 60°23'54"E
C 26	21°21'04"	116.16'	43.29'	21.50'	43.04'	N 37°06'25"E
C 27	23°03'57"	200.00'	80.50'	40.80'	79.95'	N 61°25'35"E

LINE	BEARING	DISTANCE
L 1	N 72°57'23"E	53.36'
L 2	S 28°25'58"E	13.70'
L 3	S 28°25'53"E	37.00'
L 4	S 78°59'48"E	66.62'
L 5	S 67°32'11"E	97.18'
L 6	S 67°32'11"E	34.32'
L 7	S 53°15'36"E	12.20'
L 8	N 61°35'03"E	53.49'
L 9	N 61°35'03"W	33.33'
L 10	N 53°15'36"W	2.98'
L 11	N 67°32'11"W	24.59'
L 12	N 67°32'11"W	97.18'
L 13	N 53°15'36"W	2.98'
L 14	N 67°32'11"W	24.59'
L 15	N 67°32'11"W	97.18'
L 16	N 40°23'58"W	7.44'
L 17	N 78°59'48"W	64.33'
L 18	S 82°07'44"E	51.67'
L 19	S 31°16'23"W	47.81'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 43	80°36'45"	136.16'	191.57'	115.50'	176.16'	S 66°44'15"E
C 44	81°28'08"	112.62'	160.14'	96.99'	146.98'	S 67°09'53"E
C 45	28°54'24"	200.00'	100.90'	51.55'	99.84'	N 86°33'05"E
C 46	39°31'54"	200.00'	137.99'	71.87'	135.27'	S 59°13'49"E
C 47	28°04'21"	200.00'	97.99'	50.00'	97.01'	N 40°46'49"E
C 48	14°10'34"	200.00'	49.83'	25.05'	49.70'	S 60°23'54"E
C 49	08°19'26"	200.00'	29.06'	14.55'	29.03'	S 57°25'21"E

NOTES:
 1. BUILDING SETBACKS AND 40' RIGHT OF WAY ARE TO BE USED FOR INSTALLATION AND EASEMENT FOR UTILITIES
 2. 30' DRAINAGE EASEMENTS ARE TO FOLLOW EXISTING DRAINAGE PATTERNS
 3. - POTENTIAL BUILDING SITE

4. 49.174 - TOTAL ACRES (6.07 IN L.L. 49 & 43.104 AC. IN L.L. 209)
 - 47.235 - TOTAL ACRES IN LOTS
 1.939 - TOTAL ACRES IN ROAD

960009139
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 Dn 12-20-1996 At 08:40 am.
 PLAT 43.20
 ENV. 473 B

NORTHPOINT SUBDIVISION
 473 A&B and 474-A



KENNETH A. HOLROYD
&

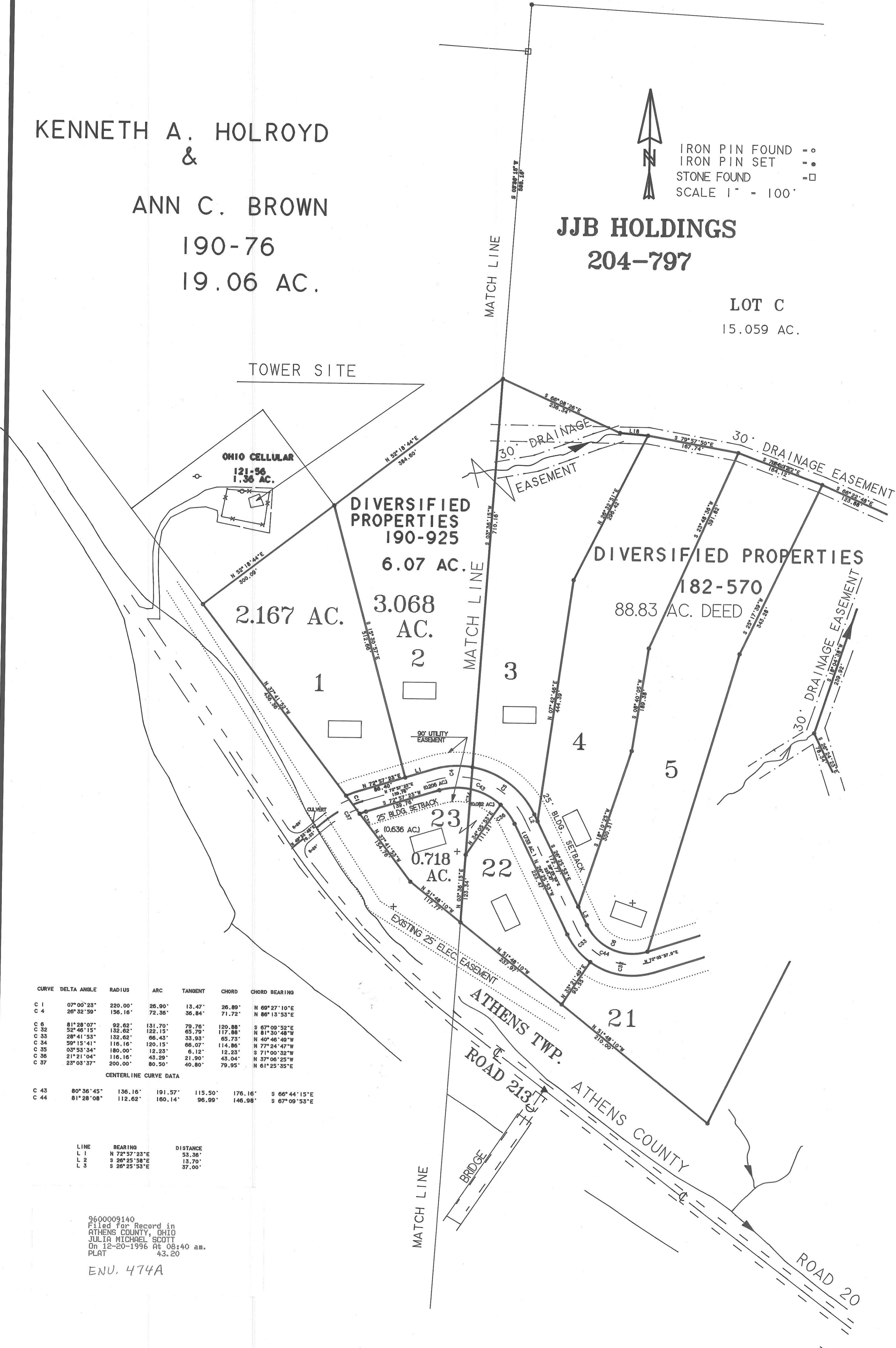
ANN C. BROWN
190-76
19.06 AC.

JJB HOLDINGS
204-797

LOT C
15.059 AC.



IRON PIN FOUND -o-
IRON PIN SET -.-
STONE FOUND -□-
SCALE 1" = 100'



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°00'33"	220.00'	26.90'	13.47'	26.89'	N 69°27'10"E
C 4	26°32'59"	156.16'	72.36'	36.84'	71.72'	N 86°13'53"E
C 6	81°28'07"	92.62'	131.70'	79.76'	120.88'	S 87°09'52"E
C 32	52°46'15"	132.62'	122.15'	65.79'	117.88'	N 81°50'49"W
C 33	28°41'35"	132.62'	66.43'	33.93'	65.73'	N 49°46'49"W
C 34	59°15'41"	116.16'	129.15'	66.07'	114.86'	N 77°54'47"W
C 35	03°53'34"	180.00'	12.23'	6.12'	12.23'	S 71°00'32"W
C 36	21°21'04"	116.16'	43.29'	21.90'	43.04'	N 37°06'25"W
C 37	23°03'37"	200.00'	60.50'	46.80'	79.95'	N 61°25'35"E

CENTERLINE CURVE DATA

C 43	80°36'45"	136.16'	191.57'	115.50'	176.16'	S 66°44'15"E
C 44	81°28'08"	112.62'	160.14'	96.99'	146.98'	S 67°09'53"E

LINE	BEARING	DISTANCE
L 1	N 72°57'23"E	53.36'
L 2	S 26°25'38"E	13.70'
L 3	S 26°25'53"E	37.00'

960009140
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 12-23-1996 At 08:40 am.
PLAT 43.20

ENU. 474A