

OAKMONT SUBDIVISION

PHASE III

ATHENS, OHIO

ATHENS COUNTY

SITUATED IN F.L. 5 AND F.L. 7, IN SECTION 1, T-9-N, R-14-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, CONTAINING 33.24 ACRES, AND BEING A PART OF A 182.08 ACRE TRACT CONVEYED TO J. B. AND C. L. HAYES, AS DESCRIBED IN OFFICIAL RECORD VOLUME 0270, PAGE 1587, ATHENS COUNTY RECORDERS OFFICE, ATHENS, OHIO. 9.99 ACRES BEING IN F.L. 7 & 23.25 ACRES BEING IN F.L.5.

THE UNDERSIGNED, J. B. AND C. L. HAYES, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR OAKMONT PHASE III SUBDIVISION, A SUBDIVISION OF LOTS 3900 TO 3937 AND RESERVE AREA "A" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL PARTS OF STREETS AND ROADS SHOWN HEREON, AND NOT HERETOFORE DEDICATED.

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 AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE UNDERSIGNED FURTHER AGREES THAT, PER SECTION III, ORDINANCE 0-142-98;

A. ALL STORM WATER CONTROL FACILITIES AND STRUCTURES ADJOINING OAKMONT I AND II SHALL BE CONSTRUCTED BY THE DEVELOPER ON LOTS 3900 THROUGH 3906, WITHIN THE EASEMENTS DESIGNATED SOLELY FOR SAID PURPOSE, SHALL BE MAINTAINED BY THE LOT OWNER, AND SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL OF THE DEVELOPER AND THE ATHENS CITY PLANNING COMMISSION.

B. EACH DEED FOR LOTS 3900 THROUGH 3906 SHALL CONTAIN A DEED RESTRICTION REQUIRING THE CONSTRUCTION OF THE STORM WATER CONTROL FACILITIES AND STRUCTURES AS A CONDITION PRECEDENT TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURES BUILT ON EACH OF THE ABOVE STATED LOTS.

C. ALL INFORMATION PERTAINING TO THE LOCATION AND CONSTRUCTION OF THE DRAINAGE IMPROVEMENTS CONTAINED ON PLAN SHEETS NUMBERED 25 AND 26, SUBMITTED BY LINN ENGINEERING, INC., ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

D. SANITARY SERVICE LATERALS ON LOTS 3901, 3902, AND 3903 SHALL NOT REQUIRE EASEMENTS FROM ADJOINING PROPERTY OWNERS.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION, OR OTHER UTILITY LINES, OR SERVICES, AND FOR PROVIDING INGRESS AND/OR EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

IN WITNESS THEREOF THIS 8th DAY OF MARCH 1998

WITNESS: Monica Shanks SIGNED: J. B. Hayes, OWNER
Van Skilling SIGNED: C. L. Hayes, OWNER

STATE OF OHIO:
COUNTY OF Athens:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME J. B. Hayes AND C. L. Hayes WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE OF THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 8th DAY OF MARCH 1998

NOTARY: Jan Palmer
MY COMMISSION EXPIRES: 4/1/02
ADDRESS: 20 second st
CITY AND STATE: Athens Ohio



JANE H. PALMER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 4/1/02

OWNER/DEVELOPER:

J.B. HAYES EXCAVATING, INC.
756 W. UNION STREET
ATHENS, OHIO 45701
(740)-592-3478

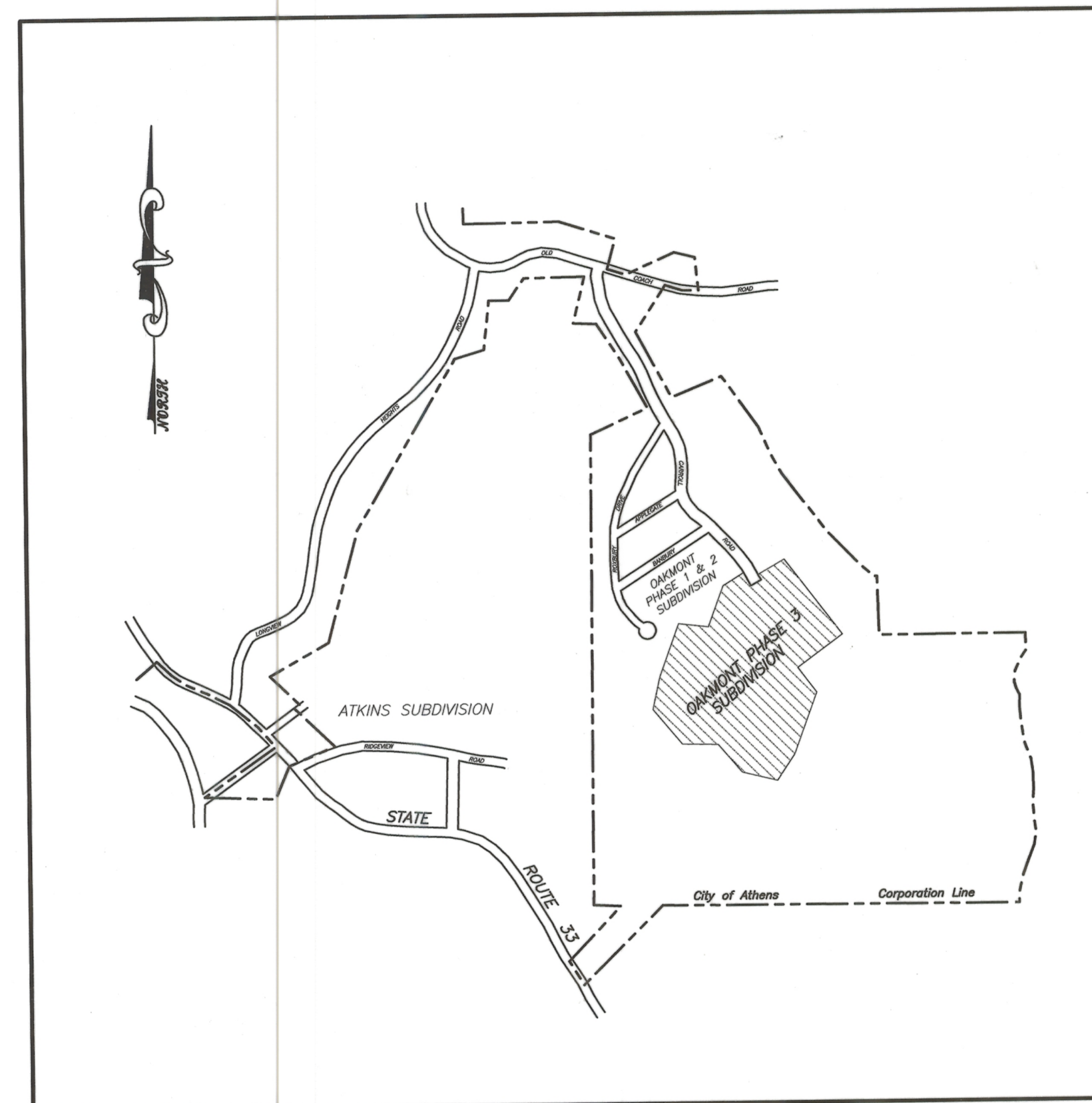
SURVEYOR'S CERTIFICATION

I, DO HEREBY CERTIFY, THAT I HAVE PREPARED THIS PLAT BASED ON A SURVEY BY ROY A. DEPUE (PS #7084) IN MARCH 1992, AND THAT SAID PLAT IS TRUE AND CORRECT.

DATE 3/4/99

BY Timothy H. Linn

TIMOTHY H. LINN, P.S.
7113



SCALE 1" = 1000'

TOTAL AREA IN TRACT = 182.08 ACRES

TOTAL AREA IN SUBDIVISION = 33.24 ACRES

TOTAL AREA IN LOTS = 28.37 ACRES

TOTAL AREA IN RESERVE AREA 'A' = 143 ACRES

TOTAL AREA IN PUBLIC R/W = 3.44 ACRES

APPROVED THIS 6th DAY OF AUG, 1998
Joanna D. Paisley
CITY PLANNING COMMISSION ATHENS, OHIO

APPROVED THIS 6th DAY OF Aug, 1998
Wayne C. Key
SERVICE-SAFETY DIRECTOR ATHENS, OHIO

APPROVED AND ACCEPTED THIS 14th DAY OF Dec, 1998 BY ORDINANCE NO. 0-142-98

WHEREIN ALL OF THE COURT, WAY, PLACE, DRIVE, ROAD AND RESERVE FOR PUBLIC USE AREA DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL, FOR THE CITY OF ATHENS, OHIO.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THIS 8th DAY OF March 1998
John J. Walker
CITY CLERK, ATHENS, OHIO

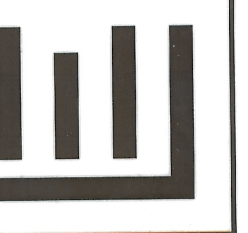
21.50
TRANSFERRED THIS 24th DAY OF March, 1998
David B. Garrett / JB
AUDITOR, ATHENS COUNTY, OHIO

FILED FOR RECORD THIS 24 DAY OF MAR, 1999
AT 2:00 P.M. FEE \$ 43.20, FILE NO. 9900002431
Julia Michael Scott
RECORDER, ATHENS COUNTY, OHIO

RECORDED THIS 24 DAY OF MAR, 1999
PLAT BOOK ENV 490A PLAT BOOK _____
Julia Michael Scott
RECORDER, ATHENS COUNTY, OHIO

APPROVED John J. Walker 3/24/99
ATHENS COUNTY ENGINEER DATE

9900002431
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 03-24-1999 At 02:00:05 pm.
PLAT
OR
ENV 490A



Linn Engineering, Inc.
Civil Engineering Consultants
P.O. Box 2671 Zanesville, Ohio 43702-2671
614-452-7434

OAKMONT PHASE III
ATHENS, OHIO
FINAL PLAT

Date	By	Scale	Revisions
11/20/98	THL	1/30/98	1
11/20/98	SM	N/A	2
11/20/98	THL	N/A	3
11/20/98	THL	N/A	4
11/20/98	THL	N/A	5
11/20/98	THL	N/A	6
11/20/98	THL	N/A	7
11/20/98	THL	N/A	8
11/20/98	THL	N/A	9
11/20/98	THL	N/A	10

Project No. OAK-947
Sheet No. 1 of 2

