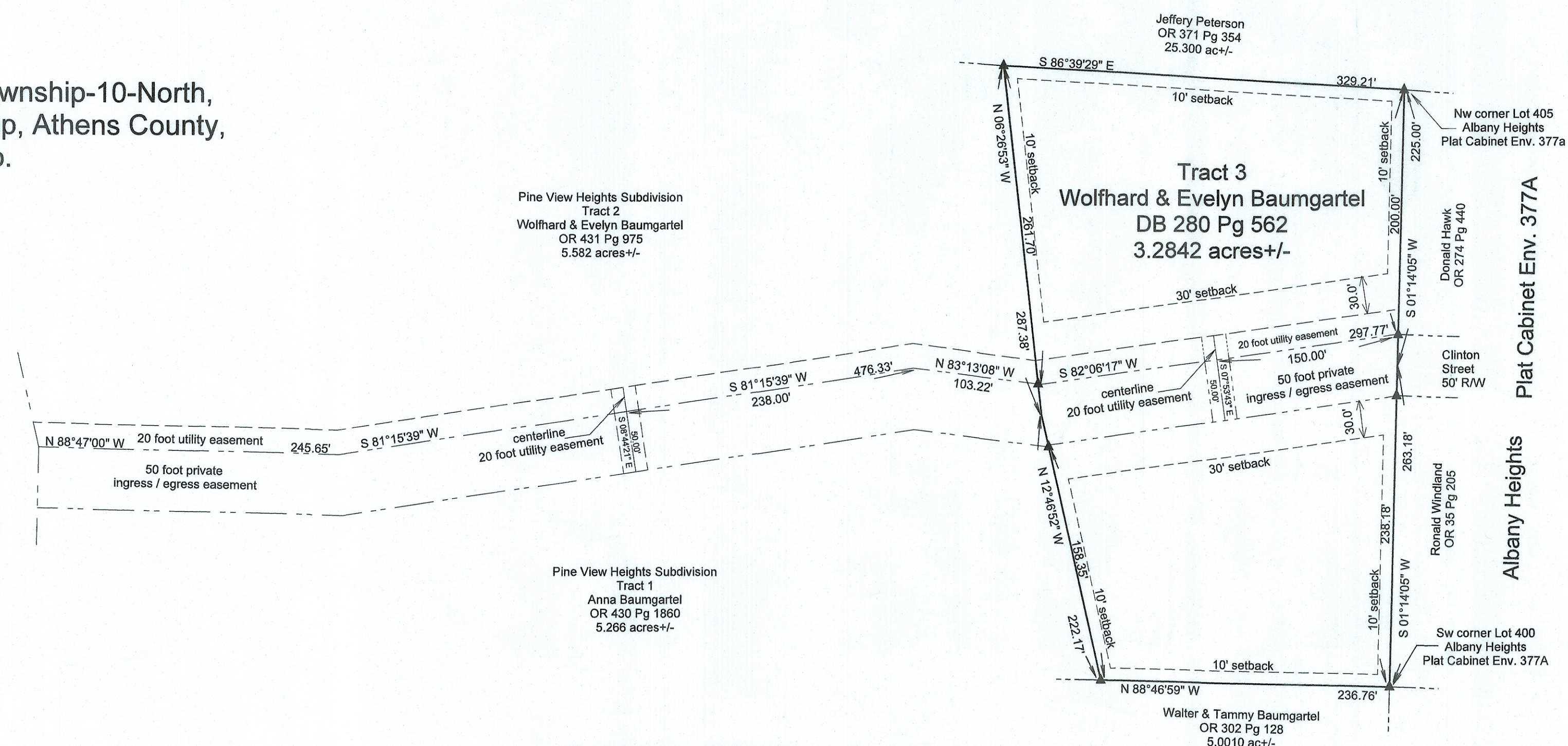
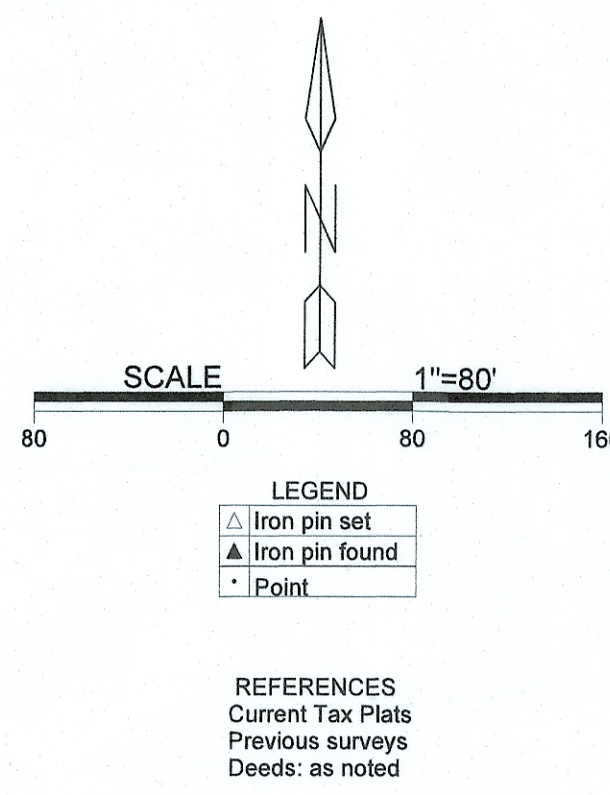


PINE VIEW HEIGHTS SUBDIVISION PHASE TWO

Being a part of Section 8, Township-10-North, Range-15-West, Lee Township, Athens County, State of Ohio.



Property Owners: Wolfhard & Evelyn Baumgartel
P.O. Box 218
Albany, Ohio 45710

(A) Deed Reference- For Tract 3 of the Pine View Heights Subdivision Subdivision Phase Two

Tract 3 of the Pine View Heights Subdivision Phase Two is situated in Section 8, Township-10, Range-15, Lee Township, Athens County, State of Ohio, and being a part of a tract of land transferred to Wolfhard and Evelyn Baumgartel as recorded in Official Records Volume 431 at page 975 Athens County Recorder's Office, Athens County, Ohio.

(B) Certificate of Ownership

We, the undersigned, do hereby certify that we are the owners of the properties described in the above captions and that all legally due taxes have been paid, and that as such owner, I have caused the said above described property to be surveyed and subdivided as shown and do assent to the new easement as platted.

Wolfhard Baumgartel (owner)
Evelyn Baumgartel
Evelyn Baumgartel (owner)

(c) Owner's consent and dedication

We, the undersigned, being 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 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, stormwater 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 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.

Sherry Keenan
witness
Wolfhard Baumgartel (owner)
Evelyn Baumgartel
Evelyn Baumgartel (owner)

(1) Private right-of-way maintenance agreement for the Pine View Heights Subdivision and Pine View Heights Phase Two Subdivision.

The owners of Tract 1, Tract 2 and Tract 3 of the Pine View Height Subdivisions shall be responsible for 33 1/3% of the total maintenance cost of the driveway in the private right of way from the terminus of Clinton Street to the common corner and property lines of Tracts 1, 2 and 3. The owners of Tract 1 and 2 shall each be responsible for 50% of the total maintenance cost of the driveway in the private right of way from the common corner of Tracts 1 and 2 to the terminus of said private right of way.

(2) Maintenance will be considered every spring as to whether there are still four inches of aggregate on the driveway, that the drainage is adequate, and whether additional repairs need to be made on the driveway.

(3) In the event of a dispute, all parties and their heirs and assigns 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.

(4) All parties agree that there shall be a minimum depth of four inches of aggregate for the driveway, and that there shall be a minimum of ten feet in width of said aggregate for the driveway.

(5) For further regulations concerning the private right-of-ways, reference is made to the subdivision regulations book in the Athens County Recorder's Office.

(6) Any proposed upgrade of driveway surface from gravel to pavement must be approved by all interested parties to this agreement.

(D) Certificate of Notary Public
State of Ohio, S. S.

Be it remembered that on this 18th day of May, 2015
Before me the undersigned, a Notary Public in and for said State, personally came Wolfhard and Evelyn Baumgartel, who acknowledged the signing and execution of foregoing plat to be their voluntary act and deed for the purposes therein expressed in testimony whereof, I have set my hand and Notary seal on the day and date above written.

By Kimberly Sparks
Notary Public, State of Ohio
My commission expires: May 21, 2016
Commission Recorded in Athens County

(E) Certificate of Surveyor

I hereby certify that this map is a true and complete survey made by me (under my supervision) on the 14th day of May, 2015 and that all monuments and lot corner pins are (or will be) set as shown.

By C. Thomas Smith
C, Thomas Smith Ohio Professional Surveyor No. 6844

(F) Regional Planning Commission Approval
Regional Planning Commission

This plat is recommended for County Commissioner approval by the Regional Planning Commission on this 19 day of May, 2015.
Diarrh Kridler, County Planner
Representative, Title

(G) County Health Department Approval
Athens County Health District

I hereby approve this plat this 15th day of May, 2015
Carl C. Danner
Athens County Board of Health

(H) County Engineer's Approval
Athens County Engineer's Office

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 of 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 designed 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 the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard or divert the flow through the watercourse.

Mathematically approved this 19 day of May, 2015
Bronck Williams
Athens County Engineer's Office

Construction of road improvements as per Athens County Subdivision Regulation:
Approved this _____ day of _____, 20____
Athens County Engineer

(I) Township Trustee Review
Lee Township Trustees

We have reviewed this plat this 31 day of May, 2015
Michael D. Best
President
Steph...
Annith...

(J) County Commissioners Approval
Athens County Commissioners
Right of way for private use.

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 private right of way. Approval of this plat for recording does not constitute an acceptance of the dedication of any public road, street, and / or highway dedicated on such plat. (Sections 711 O.R.C.)

We approve this plat this 19th of May, 2015
Larry Elison
Athens County Commissioners (President)
Chris Chumal
...

(K) County Auditor Transfer
Athens County Auditor

Transferred on this 2 day of June, 2015.
By Healy
Bill Thompson
Athens County Auditor

(L) County Recorder
Athens County Recorder

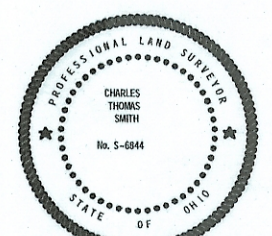
File No. 573 B
Received on this 3rd day of June, 2015 at 3:09 P.M.
Recorded on this 3rd day of June, 2015 at 3:09 P.M.
Recorded in Plat Cabinet Envelope 573 B Fee \$86.40
Debra Ann Matlock
By Deputy Jessica Marking
Athens County Recorder

(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 _____, 20____.

Athens County Commissioners (President)

20150002388
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKING, RECORDER
06-03-2015 at 03:09 PM
LARGE PLAT 86.40



Surveyed and platted by
C. Thomas Smith
Ohio Professional Surveyor No 6844
P.O. Box 393
Racine, Ohio 45711
740-949-2524