

# THE REVISED WOODLAND ACRES SUBDIVISION\*

\*(LOTS 1 & 4 RECONFIGURED & NEW LOT 5 ADDED, 50' PRIVATE EASEMENT ALTERED)  
FOR ORIGINAL WOODLAND ACRES SUBDIVISION PLAT SEE ENVELOPE 519 PAGES A & B - ATHENS CO. RECORDER'S OFFICE

**ORIGINAL WOODLAND ACRES SUBDIVISION LOT OWNERS APPROVAL:**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF OUR RESPECTIVE LOTS LISTED BELOW AND HAVE REVIEWED THIS PROPOSED REVISION OF THE WOODLAND ACRES SUBDIVISION, AND THAT AS SAID OWNERS, WE DO APPROVE SAID REVISION.

LOT 1: OWNERS: KENNY D. & MICHELLE D. ROCKHOLD (BY DEED 342 PAGE 2095 O.R.)  
 \_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 \_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 STATE OF OHIO } SS

LOT 2: OWNERS: MICHAEL A. & LORI A. NELSON (BY DEED 337 PAGE 2490 O.R.)  
 \_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 \_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 STATE OF OHIO } SS

LOT 3: OWNERS: MICHAEL E. & GAIL M. HOLLAND (BY DEED 335 PAGE 2169 O.R.)  
 \_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 \_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 STATE OF OHIO } SS

LOT 4: LOT 4 IS UNSOLD AND RETAINED BY KETCHUM L.T.D. (BY DEED 314 PAGE 154 O.R.)

**(A) DEED REFERENCE - REVISED PORTION OF WOODLAND ACRES SUBDIVISION**

THE REVISED PORTION OF THE WOODLAND ACRES SUBDIVISION IS SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TROY TOWNSHIP, TOWN 5 NORTH, RANGE 11 WEST, ATHENS COUNTY, OHIO AND SAID REVISED PORTION OF THE WOODLAND ACRES SUBDIVISION CONSISTS OF: 1) ALL 16.907 ACRES OF ORIGINAL LOT 4 OF THE WOODLAND ACRES SUBDIVISION AS SHOWN IN ENVELOPE 519 PAGES A & B OF THE PLATS OF RECORD IN THE ATHENS COUNTY RECORDER'S OFFICE, SAID LOT BEING PART OF LAND CONVEYED TO KETCHUM L.T.D. AND DESCRIBED IN VOLUME 314 PAGE 154 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS AND 2) 0.071 ACRES TAKEN OUT OF ORIGINAL LOT 1 OF THE WOODLAND ACRES SUBDIVISION (ENVELOPE 519 PAGES A & B ATHENS CO. RECORDER'S OFFICE) AND CONVEYED TO KETCHUM L.T.D. IN VOLUME PAGE OF THE ATHENS COUNTY OFFICIAL DEED RECORDS AND 3) 0.174 ACRES TAKEN OUT OF A 29.90 ACRE TRACT RECORDED IN VOLUME 317 PAGE 2210 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS AS CONVEYED TO KETCHUM L.T.D. IN VOLUME PAGE OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

**(B) CERTIFICATE OF OWNERSHIP (REF: (A) ABOVE)**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE 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 SUBDIVIDED AS SHOWN.

\_\_\_\_\_ SIGNATURE \_\_\_\_\_ SIGNATURE  
 COUNTY STATE OF OHIO } SS

**(C) OWNER'S CONSENT AND DEDICATION (REF: (A) ABOVE)**

WE, THE UNDERSIGNED, BEING ALL 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.

IN WITNESS THEREOF THIS 15<sup>th</sup> DAY OF MARCH, 2004.  
 WITNESS: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 WITNESS: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**1 PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR REVISED WOODLAND ACRES - LOTS 1, 2, 3 AND 4**

THE PROPERTY OWNERS OF LOTS 1, 2, 3, AND 4 WILL EACH BE RESPONSIBLE FOR 25% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM ATHENS COUNTY ROAD 62 TO THE TERMINUS AT LOT 2.

**2 PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR REVISED WOODLAND ACRES - LOTS 1, 2, 3 AND 4**

MAINTENANCE WILL BE CONSIDERED EVERY SPRING AS TO WHETHER THERE ARE STILL FOUR INCHES OF AGGREGATE ON THE DRIVEWAY, THAT THE DRIVEWAY IS A MINIMUM OF 10 FEET IN WIDTH, THAT THE DRAINAGE IS ADEQUATE, AND WHETHER ADDITIONAL REPAIRS NEED TO BE MADE ON DRIVEWAY.

IN THE EVENT OF A DISPUTE, ALL PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN SMALL CLAIMS COURT.

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 10 FEET IN WIDTH OF SAID AGGREGATE FOR THE DRIVEWAY.

FOR FURTHER REGULATIONS CONCERNING THE PRIVATE RIGHT-OF-WAYS, REFERENCE IS MADE TO THE SUBDIVISION RESTRICTIONS AS FOUND IN THE SUBDIVISION REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'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 OR THE DEVELOPER 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 THE CONSTRUCTION. THE DEDICATION OF THIS PRIVATE RIGHT OF WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN OR IMPROVE SAID PRIVATE RIGHT OF WAY.

MISCELLANEOUS NOTES:  
 PLEASE NOTE THAT 10' WIDE SIDE AND REAR LOT BUILDING SET BACK RESTRICTIONS ARE IN EFFECT FOR LOTS 1-5, INCLUSIVE OF THE REVISED WOODLAND ACRES SUBDIVISION, THE FRONT SET BACK IS 30' WIDE.

OWNERS: KETCHUM, L.T.D., P.O. BOX 561, HOCKINGPORT, OHIO 45739  
 PHONE: 740/667-6335  
 DEVELOPERS: KETCHUM, L.T.D., P.O. BOX 561, HOCKINGPORT, OHIO 45739  
 PHONE: 740/667-6335  
 SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OHIO 45701  
 PHONE: 740/593-8701

**(D) ATHENS COUNTY COMMISSIONERS APPROVAL**

RIGHT OF WAY APPROVAL 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 STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT. (SECTION 711 O.R.C.)

ATHENS COUNTY COMMISSIONERS  
 WE HEREBY APPROVE THIS PLAT THIS 10<sup>th</sup> DAY OF MARCH, 2004

ATHENS COUNTY COMMISSIONERS (PRESIDENT)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**(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)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**(E) CERTIFICATE OF SURVEYOR**

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 01/26, 2004 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: \_\_\_\_\_  
 LEONARD F. SWOYER P.S. 6765

**(F) REGIONAL PLANNING COMMISSION APPROVAL**

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 15<sup>th</sup> DAY OF MARCH, 2004

\_\_\_\_\_  
 REPRESENTATIVE

**(G) COUNTY HEALTH DEPARTMENT**

I HEREBY APPROVE THIS PLAT ON THIS 1<sup>st</sup> DAY OF March, 2004.  
 \_\_\_\_\_  
 ATHENS COUNTY BOARD OF HEALTH

**(K) COUNTY AUDITOR'S TRANSFER:**

TRANSFERRED ON THIS 11 DAY OF March, 2004  
 \_\_\_\_\_  
 COUNTY AUDITOR

**(L) COUNTY RECORDER**

RECEIVED ON THIS 12 DAY OF March, 2004 AT 10:34 AM.  
 RECORDED ON THIS 12 DAY OF March, 2004 AT 10:34 AM.  
 RECORDED IN PLAT BOOK 2004 PAGE 2004  
 BY: DEPUTY \_\_\_\_\_  
 COUNTY RECORDER

**(O) CERTIFICATE OF NOTARY PUBLIC**

STATE OF OHIO, S.S.  
 BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF March, 2004 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME \_\_\_\_\_ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE 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: \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES: April 12, 2005

**(H)**

MATHEMATICALLY APPROVED THIS 22 DAY OF January, 2004.  
 \_\_\_\_\_  
 ATHENS COUNTY ENGINEER'S OFFICE

**(I) TOWNSHIP TRUSTEES APPROVAL**

TROY TOWNSHIP TRUSTEES  
 WE HEREBY APPROVE THIS PLAT ON THIS 1 DAY OF Feb, 2004.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

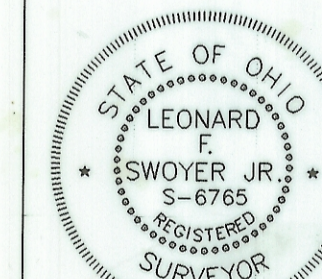
200400001792  
 Filed for Record in  
 ATHENS COUNTY, OHIO  
 JULIA MICHAEL SCOTT  
 03-12-2004 At 10:34 am.  
 PLAT 90.40  
 ENV 537A+B



**SOUTHEASTERN LAND SURVEYS**

LEONARD F. SWOYER  
 REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD  
 ATHENS, OHIO 45701  
 740/593-8701

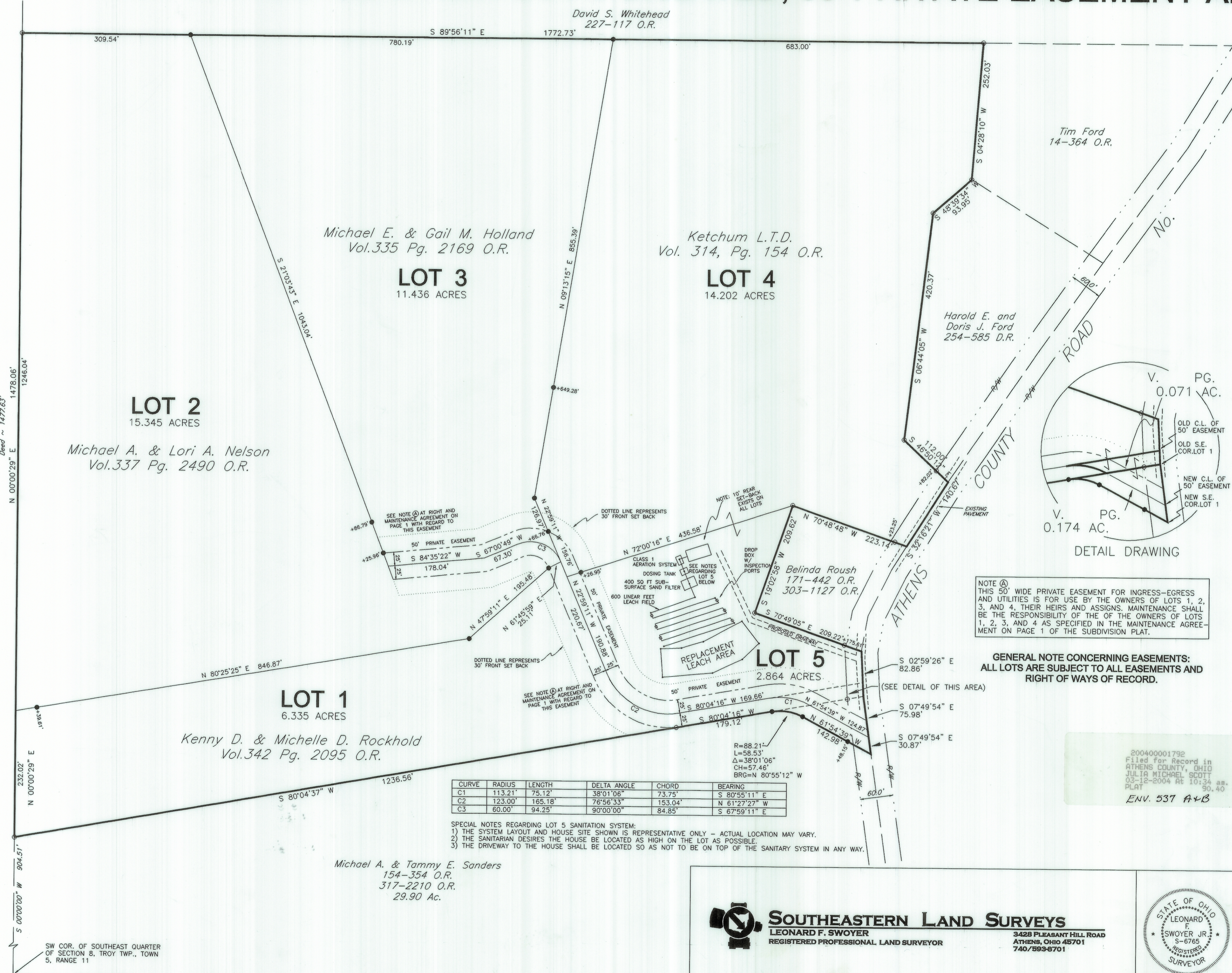


**WOODLAND AC.-REVISED COVER**

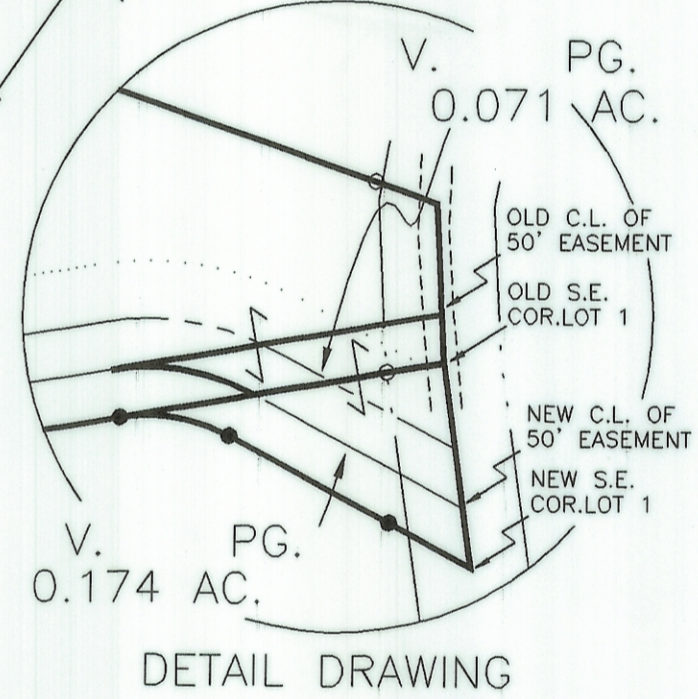
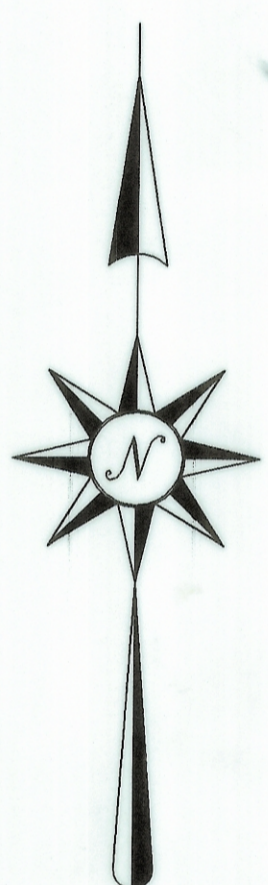
DRAWN D.D.	DATE 10-31-01	REVISED: 1-04-04
APPROVED L.S.	DATE 11-01-01	
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT No. 08085401

# THE REVISED WOODLAND ACRES SUBDIVISION\*

\*(LOTS 1 & 4 RECONFIGURED & NEW LOT 5 CREATED, 50' PRIVATE EASEMENT ALTERED)

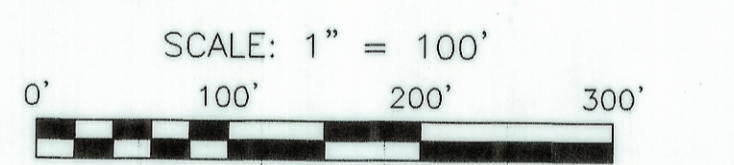


NOTE: FOR ORIGINAL WOODLAND ACRES SUBDIVISION PLAT SEE: ENVELOPE 519 PAGES A & B OF THE PLATS OF RECORD IN THE ATHENS COUNTY RECORDERS OFFICE.



BASIS OF BEARINGS: MONUMENTS FOUND ON SOUTH LINE OF 50.00 ACRE TRACT SURVEYED BY JAMES M. MULRYAN, P.S. 7565 CITED AS S. 80°04'16" W. IN VOL. 314, PG. 154, OFFICIAL RECORDS.

REFERENCES: DEEDS AS SHOWN: SURVEY BY JAMES M. MULRYAN, P.S. 7565 DATED JUNE 24, 2001 AND RECORDED IN VOL. 314, PG. 154, OFFICIAL RECORDS OF ATHENS COUNTY. TAX PLATS



NOTE (A) THIS 50' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS AND UTILITIES IS FOR USE BY THE OWNERS OF LOTS 1, 2, 3, AND 4, THEIR HEIRS AND ASSIGNS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2, 3, AND 4 AS SPECIFIED IN THE MAINTENANCE AGREEMENT ON PAGE 1 OF THE SUBDIVISION PLAT.

GENERAL NOTE CONCERNING EASEMENTS: ALL LOTS ARE SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

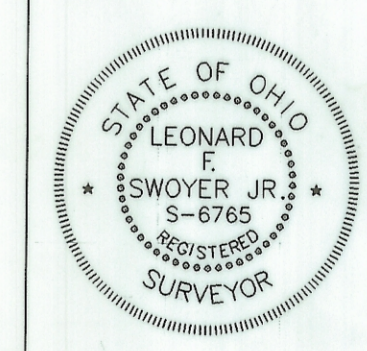
- IRON PIN FOUND
- 5/8" IRON PIN SET, CAPPED SCRIBED L.F.S. PS 6765
- ◻ SAN. DROP BOX W/INSPECTION PORT

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD	BEARING
C1	113.21'	75.12'	38°01'56"	73.75'	S 80°55'11" E
C2	123.00'	165.18'	78°56'33"	153.04'	N 61°27'27" W
C3	60.00'	94.25'	90°00'00"	84.85'	S 67°59'11" E

SPECIAL NOTES REGARDING LOT 5 SANITATION SYSTEM:  
 1) THE SYSTEM LAYOUT AND HOUSE SITE SHOWN IS REPRESENTATIVE ONLY - ACTUAL LOCATION MAY VARY.  
 2) THE SANITARIAN DESIRES THE HOUSE BE LOCATED AS HIGH ON THE LOT AS POSSIBLE  
 3) THE DRIVEWAY TO THE HOUSE SHALL BE LOCATED SO AS NOT TO BE ON TOP OF THE SANITARY SYSTEM IN ANY WAY.

800400001792  
 Filed for record in  
 ATHENS COUNTY, OHIO  
 JULIA MICHAEL SCOTT  
 03-12-2004 At 10:34 AM  
 PLAT 30.40  
 ENV. 537 A+B

**SOUTHEASTERN LAND SURVEYS**  
 LEONARD F. SWOYER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 3428 PLEASANT HILL ROAD  
 ATHENS, OHIO 45701  
 740/893-6701



REVISED WOODLAND ACRES - PLAT		
DRAWN D.D.	DATE 10-31-01	REVISED: 1) 11-15-01 2) 01-05-04
APPROVED L.S.	DATE 11-01-01	
SCALE 1" = 100'	SHEET 2 OF 2	PROJECT No. 08085401