

ROMAN WALKER RANCH

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE
PART OF SECTION 7 TOWNSHIP 11N RANGE 14W

2
2

REVISIONS

FILE NAME:
BOUNDARY 99
981604AT

PREPARED BY:

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PREPARED FOR:

TONY AND REBECCA
TRACE

CAROL ANN RUPE
VOL. 316, PG. 373

CORP. LINE

VILLAGE OF JACKSONVILLE

103.50
Mr. P. P. HAN

JEFF W. TOLLIVER
O.R. 265 PAGE 1416

JEFF W. TOLLIVER
O.R. 209 PAGE 593

LOT 1
2,118,172 sq.ft.
48.627 acres
TONY & REBECCA TRACE
VOL. 194, PG. 554

PIN OAK ESTATES SUBDIVISION
PLAT CABINET SLIDE 489B
AMENDMENTS TO RESTRICTIONS O.R.

OHIO MINING CONSULTANTS
DEED VOL. 125 PAGE 2

TRIMBLE TOWNSHIP WASTE WATER
TREATMENT DISTRICT
DEED VOL. 105 PAGE 648

DAVID A. McCLAIN
VOL. 340, PG. 223

ROBERT A. &
CAROL E. JOHNSON

DANIEL J. &
HAZEL J. SANBORN
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SANDRA K. SKROTZKY
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CURVE DATA

△ D=43°18'23"
R=932.78'
L=705.03'
Ch=688.37'
Ch.Brg=S60°51'48"W

△ D=17°59'57"
R=932.78'
L=293.03'
Ch=291.82'
Ch.Brg=S30°12'38"W

PROPOSED PRIVATE, TEMPORARY ACCESS EASEMENT

* 30' WIDE PRIVATE PROPOSED TEMPORARY ACCESS EASEMENT ACROSS PIN OAK ESTATES SUBDIVISION TO BE TERMINATED AT THE COMPLETION OF PIN OAK ESTATES SUBDIVISION AT WHICH TIME ACCESS TO LOT ONE OF ROMAN WALKER RANCH WILL CROSS OVER A 30 FOOT WIDE STRIP OF LAND LOCATED ALONG THE NORTHERLY BOUNDARY LINE OF LOT 17 AND THE SOUTHERLY BOUNDARY LINE OF LOT 18 IN PIN OAK ESTATES SUBDIVISION TO BE AMENDED AT THE SAME MEETING THIS PLAT GETS APPROVED.

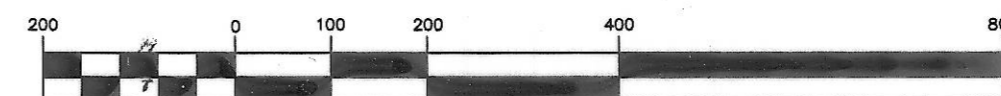
NOTE:

* 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 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.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- ⊕ - POWER POLE
- E- - ELECTRIC LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
03-10-2004 At 09:05 am.
SMALL PLAT 43.20

ENV. 536 B