

# THE RUSSELL & CECELIA BAIRD SUBDIVISION

**(A) DEED REFERENCE - FOR LOTS 1-3, INCLUSIVE, OF THE RUSSELL & CECELIA BAIRD SUBDIVISION**

LOTS 1-3, INCLUSIVE, OF THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID LOTS (EACH CONTAINING 20.00 ACRES) CONSIST OF 42.954 ACRES OUT OF TRACT 1 AND 17.046 ACRES OUT OF TRACT 2 FOR A TOTAL OF 60.000 ACRES OUT OF THE TRACTS DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

**DEED REFERENCE - FOR THE 50' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS & UTILITIES TO THE RUSSELL & CECELIA BAIRD SUBDIVISION**

THE PRIVATE INGRESS-EGRESS & UTILITIES EASEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION IS SITUATED IN SECTION 19, WATERLOO TOWNSHIP, TOWN 11, RANGE 15, ATHENS COUNTY, OHIO AND SAID EASEMENT CONSISTS OF 1.587 ACRES OUT OF THE SECOND TRACT DESCRIBED IN VOLUME 333 PAGE 2699 OF THE ATHENS COUNTY OFFICIAL RECORDS.

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

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 OWNERS, WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN AND DO ASSENT TO THE NEW EASEMENT AS PLATTED.

\_\_\_\_\_ SIGNATURE  
 COUNTY STATE OF OHIO } SS RUSSELL N. BAIRD  
 \_\_\_\_\_ SIGNATURE  
 CECELIA BAIRD  
 TRUSTEE, RUSSELL N. BAIRD & CECELIA BAIRD JOINT LIVING TRUST

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

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 AGREE 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 WHEREOF THIS 16th DAY OF December, 2007

WITNESS: Shirley Jordan SIGNED: Russell N. Baird WITNESS: Shirley Jordan SIGNED: Cecelia Baird  
 RUSSELL BAIRD CECELIA BAIRD

**(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 16th DAY OF December, 2007

\_\_\_\_\_ ATHENS COUNTY COMMISSIONERS (PRESIDENT)  
William A. Ryan  
Tom Simpson  
Mark Sullivan

**(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 16th DAY OF December, 2007.

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

**(1) PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION**

THE OWNER(S) OF LOTS 1, 2 AND 3 OF THE RUSSELL & CECELIA BAIRD SUBDIVISION SHALL EACH BE RESPONSIBLE FOR 33% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM STATE ROUTE 681 TO THE SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 ACROSS THE DRIVEWAY. THE OWNERS OF LOTS 2 AND 3 SHALL EACH BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM THE AFORESAID SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 1 TO THE SOUTHWARD PROJECTION OF THE EAST LINE OF LOT 2 ACROSS THE DRIVEWAY. THE OWNERS OF LOT 3 SHALL BE RESPONSIBLE FOR THE ENTIRE MAINTENANCE OF THE REMAINDER OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY TO ITS TERMINATION ON THE WEST LINE OF LOT 3.

**(2) PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION**

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 EITHER IN A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION UTILIZING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.

ALL PARTIES\* AGREE THAT THERE SHALL BE A MINIMUM DEPTH OF 4 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 REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'S OFFICE.

\*THEIR HEIRS AND ASSIGNS \*\*DEPTH TO INCLUDE COMPACTED GRAVEL

**(6) ANY PROPOSED UPGRADE OF DRIVEWAY SURFACE FROM GRAVEL TO PAVEMENT MUST BE APPROVED BY ALL INTERESTED PARTIES TO THIS AGREEMENT.**

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 ALL LOTS. THE FRONT LOT SET-BACK IS 30' BUILDING

FOR THE RUSSELL & CECELIA BAIRD SUBDIVISION:  
 OWNERS (TRUSTEES): RUSSELL & CECELIA BAIRD  
 6252 STATE ROUTE 681  
 NEW MARSHFIELD, OHIO 45766  
 PHONE: 740/664-6334  
 DEVELOPER: RUSSELL & CECELIA BAIRD. (PERSONAL DATA SAME AS ABOVE)  
 SURVEYOR: TOM TRANTINA, 2380 OLD RT 33, SHADE, OH 45776  
 PHONE: 740/696-1230

20070908176  
 Filed For Record in  
 ATHENS COUNTY, OHIO  
 JULIA MICHAEL SCOTT  
 12-18-2007 04:02:03 PM  
 PLAT 86.40  
 ENV 562A

**(I) CERTIFICATE OF NOTARY PUBLIC**

STATE OF OHIO, S.S.  
 BE IT REMEMBERED THAT ON THIS 16th DAY OF December, 2007, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Russell & Cecelia Baird, 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: Shirley Jordan NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES: 4-14-2010

MATHEMATICALLY APPROVED THIS 4th DAY OF December, 2007.

S. Blauson  
 ATHENS COUNTY ENGINEER'S OFFICE

**(J) TOWNSHIP TRUSTEES APPROVAL**  
 WATERLOO TOWNSHIP TRUSTEES  
 WE HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF December, 2007.

\_\_\_\_\_ (PRESIDENT)  
Shirley Jordan  
Bill R. McRibbon

**(K) CERTIFICATE OF SURVEYOR**  
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 12-18-2007, 2007 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: Thomas C. Trantina  
 THOMAS C. TRANTINA P.S. 8320

**(L) REGIONAL PLANNING COMMISSION APPROVAL**

REGIONAL PLANNING COMMISSION  
 THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 16th DAY OF December 2007.  
Bill Galbraith Planning Director  
 REPRESENTATIVE, TITLE

**(N) COUNTY HEALTH DEPARTMENT**  
 ATHENS COUNTY HEALTH DISTRICT  
 I HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF December, 2007.

William A. Ryan  
 ATHENS COUNTY BOARD OF HEALTH

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

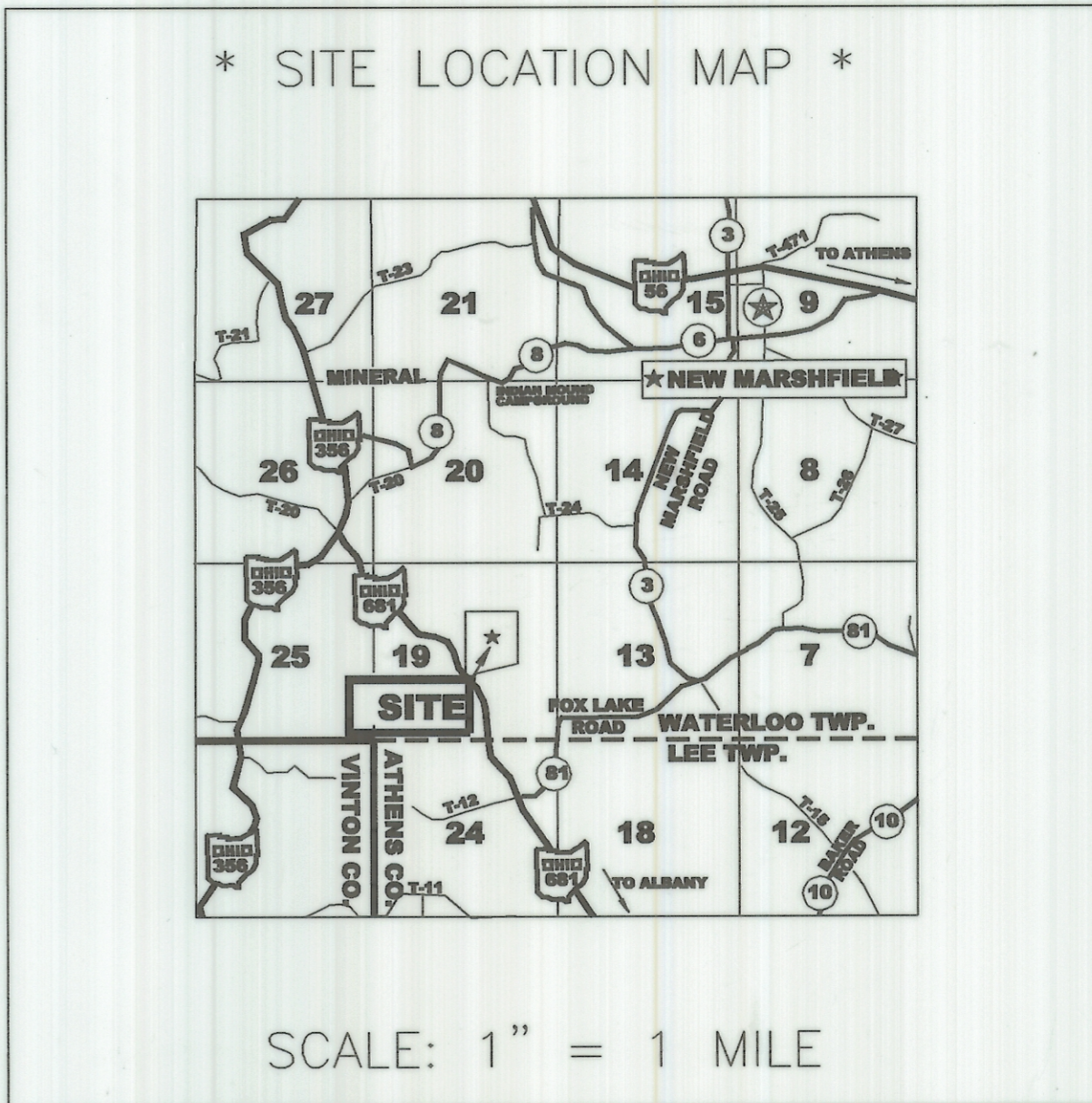
COUNTY AUDITOR  
 TRANSFERRED ON THIS 19 DAY OF December, 2007. \$300 transferred

BY: Jill A. Thompson  
 COUNTY AUDITOR

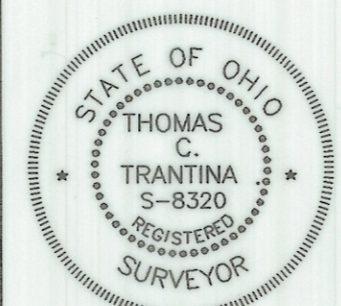
**(P) COUNTY RECORDER**

COUNTY RECORDER  
 FILE NO. 07-276-407-8177  
 RECEIVED ON THIS 18 DAY OF December, 2007 AT 2:02 P.M.  
 RECORDED ON THIS 18 DAY OF December, 2007 AT 2:02 P.M.  
 RECORDED IN PLAT-BOOK NO. 562A PAGE \_\_\_\_ FEE \_\_\_\_  
 ENV 562B

Tom Trantina Julia Michael Scott  
 BTR DEPUTY COUNTY RECORDER



**SOUTHEASTERN LAND SURVEYS**  
 THOMAS C. TRANTINA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 RM. 301, SCCA BLDG., 2380 OLD RT. 33  
 SHADE, OHIO 45776  
 740/696-1230



THE RUSSELL AND CECELIA BAIRD SUBDIVISION		
DRAWN T.T.	DATE 11-15-07	REVISED: 11-06-06
APPROVED T.T.	DATE 11-15-07	
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT No. 08063307