

BASIS

THIS AGREEMENT, MADE THIS 23rd DAY OF March, 2000 BY AND BETWEEN HARLEY SIDWELL, HEREINAFTER, GRANTOR, AND BOYD SIDWELL, JR., HEREINAFTER GRANTEE, WITNESSETH:

WHEREAS, THE GRANTOR IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE: 38.43 ACRE TRACT SITUATE IN SECTION 32, TOWN 6, RANGE 11, ROME TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, AS DESCRIBED IN A DEED RECORDED IN D.B. 236, PG. 484 OF THE ATHENS COUNTY RECORDERS OFFICE PRIOR INSTRUMENT REFERENCE: OFFICIAL RECORDS VOLUME _____, PAGE _____, ATHENS COUNTY RECORDER'S OFFICE.

AND:

WHEREAS, THE GRANTEE IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE: 2.10 ACRE TRACT SITUATE IN SECTION 32, TOWN 6, RANGE 11, ROME TOWNSHIP, ATHENS COUNTY, STATE OF OHIO. SEE HEREIN DESCRIBED SURVEYOR'S DESCRIPTION OF 2.10 ACRE TRACT.

PRIOR INSTRUMENT REFERENCE: DEED BOOK 236, PAGE 484, ATHENS COUNTY RECORDER'S OFFICE.

AND:

WHEREAS, THE SEWAGE DISCHARGE ROUTE FROM GRANTEE'S SEWAGE TREATMENT SYSTEM SITUATE ON GRANTEE'S ABOVE DESCRIBED REAL ESTATE IS ON, OVER AND ACROSS GRANTEE'S ABOVE DESCRIBED REAL ESTATE;

NOW, THEREFORE, FOR CONSIDERATION RECEIVED TO THEIR FULL SATISFACTION, GRANTORS, DO HEREBY GRANT UNTO GRANTEE, HIS HEIRS AND ASSIGNS, A SEWAGE DISCHARGE ROUTE ON, OVER, AND ACROSS GRANTEE'S PROPERTY FOR THE DISCHARGE OF A FULLY OPERATING SEWAGE TREATMENT SYSTEM, PERMITTED AND APPROVED BY THE ATHENS COUNTY HEALTH DEPARTMENT, TO DRAIN ALONG THE NATURAL DRAINAGE THROUGH GRANTEE'S PROPERTY FROM THE ABOVE DESCRIBED REAL ESTATE OF THE GRANTEE AND, FOR SUCH PURPOSE, AND AT GRANTEE'S EXPENSE, TO MAKE, REPAIR, AND MAINTAIN SAID DISCHARGE ROUTE.

IN WITNESS WHEREOF, THE SAID HARLEY SIDWELL, GRANTOR AND BOYD SIDWELL, JR., GRANTEE HAVE SET THEIR HANDS THE DATE AND YEAR FIRST ABOVE WRITTEN.

IN THE PRESENCE OF:

WITNESS: Deanna Long Harley Sidwell

TYPED OR PRINTED NAME OF WITNESS

IN THE PRESENCE OF:

WITNESS: Deanna Long Boyd C Sidwell Jr.

TYPED OR PRINTED NAME OF WITNESS

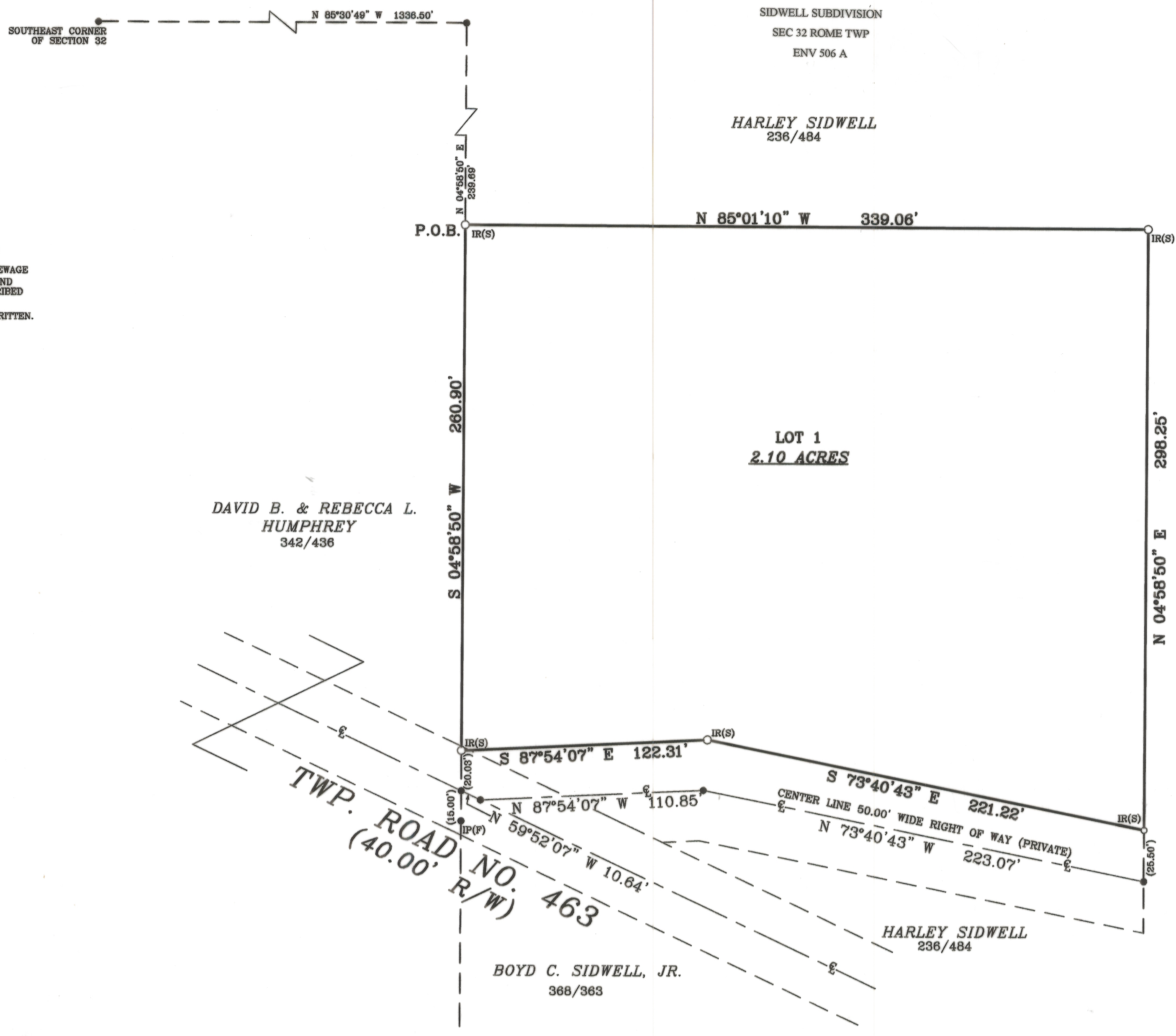
STATE OF OHIO, COUNTY OF ATHENS, ss:

BE IT REMEMBERED, THAT ON THIS 23rd DAY OF March, 2000, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME HARLEY SIDWELL, (GRANTOR), IN THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL ON THIS DAY AND YEAR AFORESAID.



Deanna Long
NOTARY PUBLIC



SURVEYORS DESCRIPTION

SITUATE IN SECTION 32, TOWN 6, RANGE 11, TOWNSHIP OF ROME, COUNTY OF ATHENS, STATE OF OHIO AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, THENCE N 85°30'49" W ALONG THE SOUTH LINE OF SAID SECTION 32; 1,338.50 FEET TO THE GRANTOR'S SOUTHEAST CORNER (DEED BOOK 236, PAGE 484).

THENCE: N 04°58'50" E ALONG THE GRANTOR'S EAST PROPERTY LINE, 239.89 FEET TO AN IRON ROD (SET), BEING THE REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE: WITH THE INTERIOR OF THE GRANTOR'S PROPERTY FOUR (4) COURSES AND DISTANCES:
N 85°01'10" W; 339.06 FEET TO AN IRON ROD (SET),
N 04°58'50" E; 298.25 FEET TO AN IRON ROD (SET),
S 73°40'43" E; 221.22 FEET TO AN IRON ROD (SET),
S 87°54'07" E; 122.31 FEET TO AN IRON ROD (SET) IN THE GRANTOR'S EAST PROPERTY LINE, SAID IRON ROD BEING S 04°58'50" W; 20.03 FEET FROM A POINT, THE SOUTHEASTERLY CORNER OF BOYD C. SIDWELL, JR. (DEED BOOK 368, PAGE 363), ALSO SAID POINT BEING THE CENTER LINE OF ROME TOWNSHIP ROAD NO. 463 (40 FOOT RIGHT-OF-WAY),

THENCE: S 04°58'50" W; ALONG THE GRANTOR'S EAST PROPERTY LINE 260.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES MORE OR LESS.

50 FOOT RIGHT-OF-WAY DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32,

THENCE: N 85°30'49" W ALONG THE SOUTH LINE OF SAID SECTION 32, 1,338.50 FEET TO THE GRANTOR'S SOUTHEAST CORNER (DEED BOOK 236, PAGE 484),

THENCE: N 04°58'50" E ALONG THE GRANTOR'S EAST PROPERTY LINE; 520.82 FEET TO A POINT IN THE CENTER LINE OF ROME TOWNSHIP ROAD NO. 463 (40 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEASTERLY CORNER OF BOYD C. SIDWELL, JR. (DEED BOOK 368, PAGE 363), ALSO BEING N 04°58'50" E; 20.03 FEET FROM THE NORTHEASTERLY CORNER OF THE ABOVE DESCRIBED 2.10 ACRE PARCEL,

THENCE: WITH THE CENTER LINE OF SAID ROME TOWNSHIP ROAD NO. 463, N 59°52'07" W; 10.84 FEET TO A POINT, SAID POINT BEING THE REAL POINT OF BEGINNING OF THE 50' RIGHT-OF-WAY HEREIN DESCRIBED,

THENCE: TWO (2) COURSES AND DISTANCES ALONG THE CENTER LINE OF THE HEREIN DESCRIBED 50 FOOT RIGHT-OF-WAY:
N 87°54'07" W; 110.85 FEET TO A POINT,
N 73°40'43" W; 223.07 FEET TO A POINT AT THE END OF THE HEREIN DESCRIBED 50 FOOT RIGHT-OF-WAY, SAID POINT BEING N 04°58'50" E; 25.50 FEET FROM THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED 2.10 ACRE PARCEL

SIDWELL SUBDIVISION - LOT 1

OWNER'S STATEMENT AND APPROVALS

OWNER'S STATEMENT - SITUATED IN SECTION 32, TOWN 6, RANGE 11, ROME TOWNSHIP, ATHENS COUNTY, OHIO CONTAINING 2.10 ACRES AND BEING A PART OF THE SAME PROPERTY AS CONVEYED TO HARLEY SIDWELL AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 236, PAGE 484 OF THE ATHENS COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED HARLEY SIDWELL HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SIDWELL SUBDIVISION, A SUBDIVISION OF ONE LOT AND DO HEREBY ACCEPT THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLANNING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF ATHENS COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF HARLEY SIDWELL HAS HEREUNTO SET HIS HAND THIS 23rd DAY OF March, 2000.

WITNESS: Deanna Long OWNER: Harley Sidwell

STATE OF OHIO
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO PERSONALLY CAME HARLEY SIDWELL WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 23rd DAY OF March, 2000.

Deanna Long NOTARY PUBLIC
MY COMMISSION EXPIRES June 3, 2001

THE UNDERSIGNED HARLEY SIDWELL HEREBY DEDICATES TO PRIVATE USE A DRIVEWAY RIGHT-OF-WAY INTENDED FOR ACCESS TO LOT 1

IN WITNESS THEREOF HARLEY SIDWELL HAS HEREUNTO SET HIS HAND THIS 23rd DAY OF March, 2000.

WITNESS: Deanna Long OWNER: Harley Sidwell

STATE OF OHIO
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO PERSONALLY CAME HARLEY SIDWELL WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 23rd DAY OF March, 2000.

Deanna Long NOTARY PUBLIC
MY COMMISSION EXPIRES June 3, 2001

APPROVALS

REVIEWED THIS 25th DAY OF March, 2000

Bill Bamhart
TOWNSHIP TRUSTEES

MATHEMATICALLY APPROVED THIS 10th DAY OF March, 2000

Robin Italy
COUNTY ENGINEER

CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY SUBDIVISION REGULATIONS:

APPROVED THIS _____ DAY OF _____, 2000

APPROVED THIS 30th DAY OF March, 2000

APPROVED THIS 22nd DAY OF MARCH, 2000

Chae C. Homan, M.D.
ATHENS CITY/COUNTY HEALTH DEPARTMENT

Robert Eisenberg
ATHENS COUNTY REGIONAL PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2000 (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 711.04 AND 711.041, OHIO REVISED CODE.)

Mark Sullivan
William H. (Bill) Johnson
Lenny Johnson
COUNTY COMMISSIONERS

TRANSFERRED THIS 5th DAY OF April, 2000

David A. Barrett
COUNTY AUDITOR

FILED FOR RECORD THIS 5th DAY OF April, 2000 AT 9:32 A.M.

RECORDED THIS 5th DAY OF April, 2000 IN PLAT CABINET ENV 506 A, NO. _____ PLAT 43.20

Julia Michael Scott
COUNTY RECORDER

FOR: BOYD SIDWELL, JR.

SITUATE: IN SECTION 32, TOWN 6, RANGE 11, TOWNSHIP OF ROME, COUNTY OF ATHENS, STATE OF OHIO

BEING: A PART OF THE SAME PROPERTY CONVEYED TO HARLEY SIDWELL IN D.B. 236, PG. 484

OWNER: HARLEY SIDWELL
D.B. 236, PG. 484

BUYER: BOYD SIDWELL, JR.

REF: D.B. 236, PG. 484
D.B. 368, PG. 363

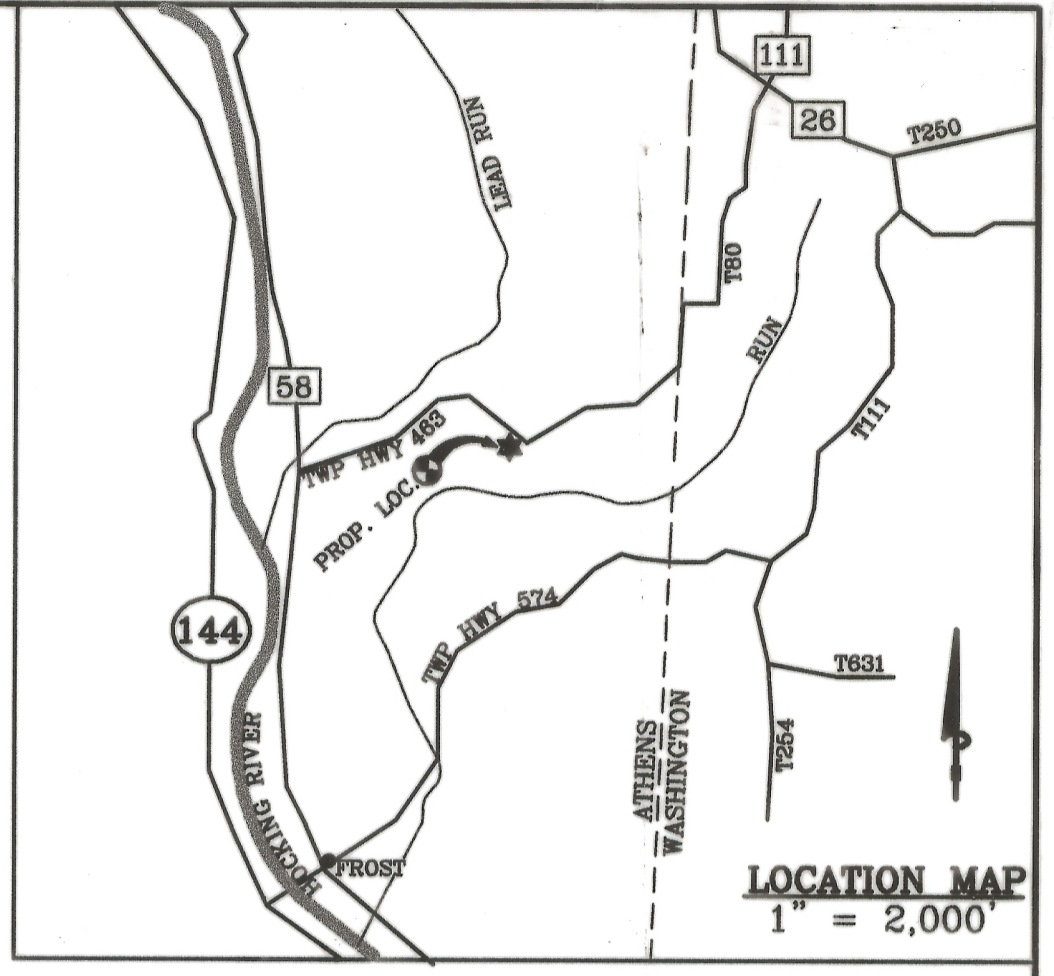
LEGEND

LOT LINE

PROPERTY LINE

5/8" IRON ROD (SET)

IR(S)



PROPERTY MAP

SIDWELL SUBDIVISION LOT 1
TWP. ROAD 463
COOLVILLE, OHIO

REVISED DATE: 03/07/00 - EASEMENT
REVISED DATE: 03/03/00 - OWNER'S STATEMENT AND APPROVALS
REVISED DATE: 03/02/00 - WIDER RIGHT OF WAY

SCALE: 1"=40'

TAX MAP: --

PROJ. NO. 002803801

DATE: 01/28/00

PARCEL: --

DWN. BY: M. LEVINE

J.D. & ASSOCIATES

PROFESSIONAL LAND SURVEYING 1828 7th. STREET
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