

NOTE: SEE GENERAL NOTES & RESTRICTIONS ON SHEET 1 OF 2 FOR THE COVENANTS WHICH AFFECT THE LOTS DEPICTED HEREON.

**LEGEND**

- △ 5/8" x 30" IRON PIN SET w/DCAP STAMPED "SEYMOUR & ASSOC."
- POINT
- 3/4" IRON PIPE FOUND
- ⊙ 60# SPIKE FOUND
- ⊙ PKNAIL SET IN BROKEN STONE FOUND
- ⊙ 2" x 6" STONE w/"X" NOTCH FOUND
- ⊙ STONE FOUND w/"X" NOTCH
- ⊙ STONE FOUND
- ⊙ 3 FOOT TALL IRON SUCKER ROD FOUND
- ⊙ IRON PIN FOUND
- ⊙ 1-1/2" IRON BAR FOUND
- FENCE CORNER POST FOUND
- ℓ EXISTING PROPERTY LINE
- ℓ DEDICATED PUBLIC RIGHT-OF-WAY
- ℓ DENOTES COMMON OWNERSHIP

# STONEHILL SUBDIVISION

## Phase I

**DEVELOPER:**  
STONEHILL, LTD., 240 Estates Dr., Athens, OH, 45701

**OWNERS:**  
Classic Gold, Inc., Mark E. Spezza, 530 Rickland Ave., Athens, OH, 45701 - 64.594.421  
Robert J. Shostak, 14 N. Court St., Suite 301, Athens, OH, 45701 - 64.593.5626

**NET AREA IN LOTS 1 - 7 = 6.67325 ACRES**  
OF WHICH, 0.24669 AC. LIES IN F.L. OR L.L. 113, 5.18668 AC. LIES IN F.L. OR L.L. 147 & 1.22776 AC. LIES IN F.L. OR L.L. 146

**AREA IN NEW ROAD R/W = 3.08430 ACRES**  
OF WHICH, 2.16942 AC. LIES IN F.L. OR L.L. 113, 0.89588 AC. LIES IN F.L. OR L.L. 147

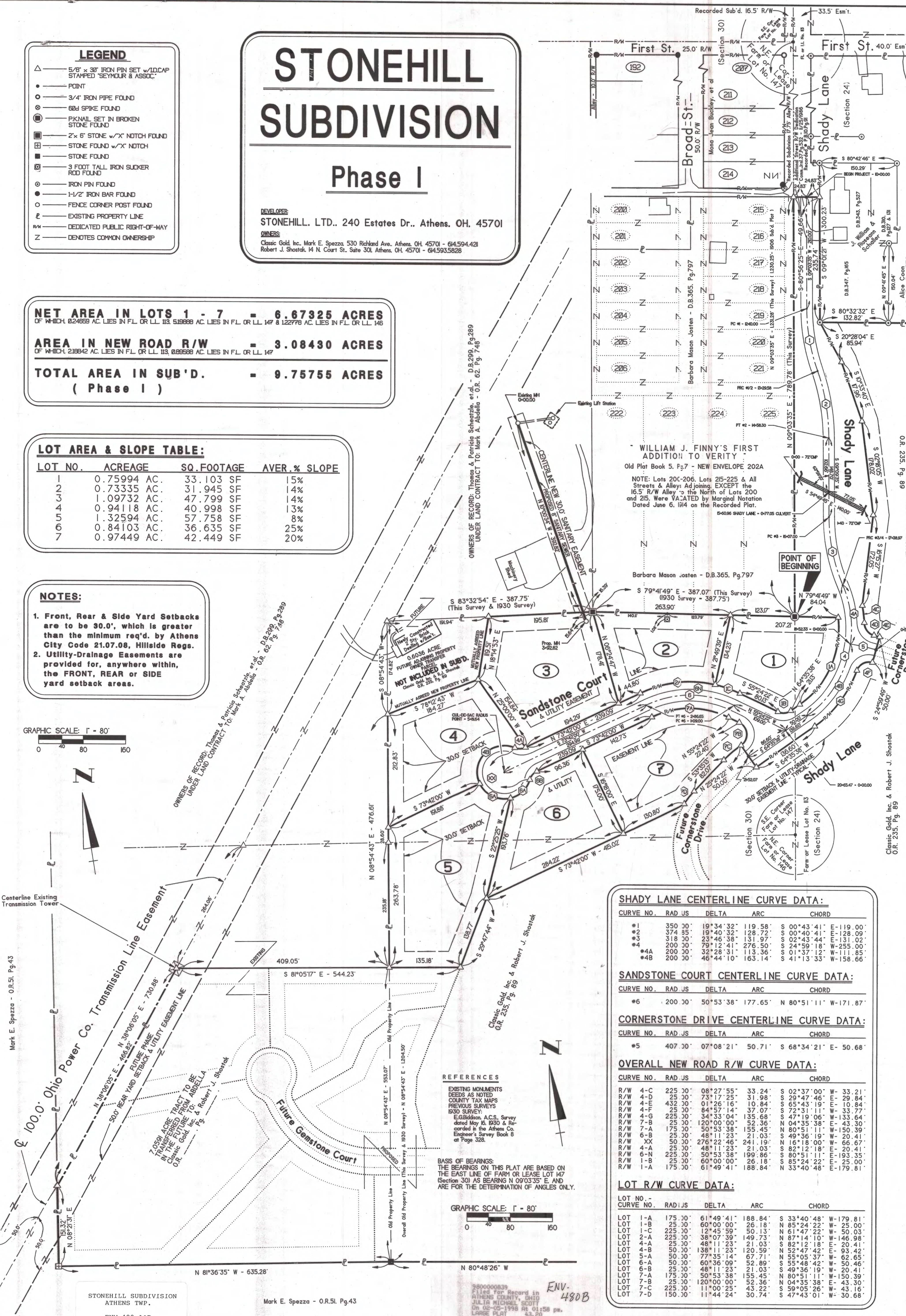
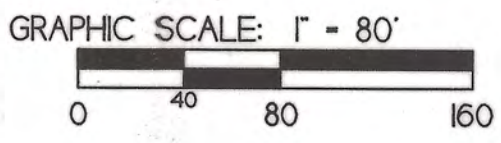
**TOTAL AREA IN SUB'D. = 9.75755 ACRES**  
(Phase I)

**LOT AREA & SLOPE TABLE:**

LOT NO.	ACREAGE	SQ. FOOTAGE	AVER. % SLOPE
1	0.75994 AC.	33,103 SF	15%
2	0.73335 AC.	31,945 SF	14%
3	1.09732 AC.	47,799 SF	14%
4	0.94118 AC.	40,998 SF	13%
5	1.32594 AC.	57,758 SF	8%
6	0.84103 AC.	36,635 SF	25%
7	0.97449 AC.	42,449 SF	20%

**NOTES:**

1. Front, Rear & Side Yard Setbacks are to be 30.0', which is greater than the minimum req'd. by Athens City Code 21.07.08, Hillside Regs.
2. Utility-Drainage Easements are provided for, anywhere within, the FRONT, REAR or SIDE yard setback areas.



**SHADY LANE CENTERLINE CURVE DATA:**

CURVE NO.	RAD. JS	DELTA	ARC	CHORD
#1	350.00	19°34'32"	119.58	S 00°43'41" E - 119.00'
#2	374.85	19°40'32"	128.72	S 00°40'41" E - 128.09'
#3	318.80	23°46'38"	131.97	S 02°43'44" E - 131.02'
#4A	200.00	79°12'41"	276.50	S 24°59'18" W - 255.00'
#4B	200.00	32°28'31"	113.36	S 01°37'12" W - 111.85'
#4B	200.00	46°44'10"	163.14	S 41°13'35" W - 158.66'

**SANDSTONE COURT CENTERLINE CURVE DATA:**

CURVE NO.	RAD. JS	DELTA	ARC	CHORD
#6	200.00	50°53'38"	177.65	N 80°51'11" W - 171.87'

**CORNERSTONE DRIVE CENTERLINE CURVE DATA:**

CURVE NO.	RAD. JS	DELTA	ARC	CHORD
#5	407.00	07°08'21"	50.71	S 68°34'21" E - 50.68'

**OVERALL NEW ROAD R/W CURVE DATA:**

CURVE NO.	RAD. JS	DELTA	ARC	CHORD
R/W 4-C	225.00	08°27'55"	33.24	S 02°37'00" W - 33.21'
R/W 4-D	225.00	73°17'25"	31.98	S 29°47'46" E - 29.84'
R/W 4-E	432.00	01°26'16"	10.84	S 61°47'22" W - 50.03'
R/W 4-F	25.00	84°57'14"	37.07	S 72°33'11" E - 10.84'
R/W 4-G	225.00	34°33'04"	135.68	S 47°19'06" W - 133.64'
R/W 7-B	25.00	120°00'00"	52.36	N 04°35'38" E - 43.30'
R/W 7-A	175.00	50°53'38"	155.45	N 80°51'11" W - 150.39'
R/W 6-B	25.00	48°11'23"	21.03	S 55°48'42" W - 50.46'
R/W XX	50.00	276°22'46"	241.19	N 16°18'00" W - 20.41'
R/W 4-A	25.00	48°11'23"	21.03	S 82°12'18" E - 20.41'
R/W 6-N	225.00	50°53'38"	199.86	S 80°51'11" E - 193.35'
R/W 1-B	25.00	60°00'00"	26.18	S 85°24'22" E - 25.00'
R/W 1-A	175.00	61°49'41"	188.84	N 33°40'48" E - 179.81'

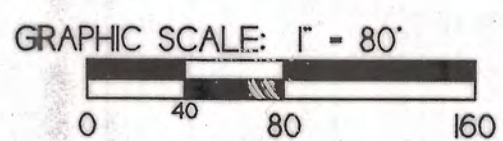
**LOT R/W CURVE DATA:**

LOT NO. - CURVE NO.	RAD. JS	DELTA	ARC	CHORD
LOT 1-A	175.00	61°49'41"	188.84	S 33°40'48" W - 179.81'
LOT 1-B	25.00	60°00'00"	26.18	S 85°24'22" W - 25.00'
LOT 1-C	225.00	12°45'59"	50.13	S 61°47'22" W - 50.03'
LOT 2-A	225.00	38°07'39"	149.73	S 87°14'10" W - 146.98'
LOT 4-A	25.00	48°11'23"	21.03	S 82°12'18" E - 20.41'
LOT 4-B	50.00	138°11'23"	120.59	N 52°47'42" E - 93.42'
LOT 4-C	50.00	77°35'14"	67.71	N 55°05'37" E - 62.65'
LOT 4-D	50.00	60°36'09"	52.89	S 55°48'42" W - 50.46'
LOT 6-B	25.00	48°11'23"	21.03	S 49°36'19" W - 20.41'
LOT 7-A	175.00	50°53'38"	155.45	N 80°51'11" W - 150.39'
LOT 7-B	25.00	120°00'00"	52.36	N 04°35'38" E - 43.30'
LOT 7-C	225.00	11°00'25"	43.22	S 59°05'26" E - 43.16'
LOT 7-D	150.00	11°44'24"	30.74	S 47°43'01" E - 30.68'

**REFERENCES**

- EXISTING MONUMENTS DEEDS AS NOTED
- COUNTY TAX MAPS
- PREVIOUS SURVEYS 1930 SURVEY: E. G. Bidston, A.C.S. Survey dated May 16, 1930 & Recorded in the Athens Co. Engineer's Survey Book 8 at Page 328.

**BASIS OF BEARINGS:**  
THE BEARINGS ON THIS PLAT ARE BASED ON THE EAST LINE OF FARM OR LEASE LOT 147 (Section 30) AS BEARING N 09°03'35" E AND ARE FOR THE DETERMINATION OF ANGLES ONLY.



ENV-480B

STONEHILL SUBDIVISION  
ATHENS TWP.  
ENV 480 A&B

Mark E. Spezza - O.R.S.I. Pg.43

sheet 2/2	revisions	job	drawn	date
	ENV. 480B AMENDED DEED RESTRICTIONS IN O.R. 308 PAGE 632	AT964E	G	12.09.96

# RECORD PLAT "STONEHILL SUBDIVISION" (PHASE - I)

BEING PARTS OF FARM LOTS 113, 146 & 147 SITUATE IN SECTIONS 24 & 30, TOWN-9-N., RANGE-14-W., THE UNINCORPORATED AREA KNOWN AS "THE PLAINS", ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, UNITED STATES OF AMERICA, NORTH AMERICA, PLANET EARTH.

**PROFESSIONAL LAND SURVEYORS**

- URBAN LOTS & FARM SURVEYS
- CONSTRUCTION STAKEOUT
- OIL WELL PERMITTING
- LAND PLANNING
- SUBDIVISIONS
- AERIAL
- GPS

**SEYMOUR & ASSOCIATES**

830 W. HUNTER ST. 385-4349

P.O. Box 424  
Lega, Ohio 43138

**GERALD W. BAYHA**  
S-6139

NOTE: SEE GENERAL NOTES & RESTRICTIONS ON SHEET 1 OF 2 FOR THE COVENANTS WHICH AFFECT THE LOTS DEPICTED HEREON.

DRG. NO: FINAL.GCD - REV: 08.01.97 @ 12.00  
REV: 08.01.97 @ 14.40

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