



ENVELOPE: 431B

THE COMMONS
ATHENS

See Amended Plat in Env 472 B

THE COMMONS

Located in Out Lots 21 & 22 as such Lots are so Numbered in the City of Athens, Athens Township, T9N-R14W, Ohio River Survey, Athens County, Ohio.

OWNER: Diversified Properties, an Ohio General Partnership
408 Richland Ave. Athens Ohio 45701

DEVELOPER: Diversified Properties, an Ohio General Partnership
John D. Sole, Bruce K. Wentworth and
James D. Bloom General Partners.
408 Richland Ave., Athens Ohio 45701

SURVEYOR: Leonard F. Swoyer
3428 Pleasant Hill Road, Athens Ohio 45701

ENGINEER: George A. Mara Engineering Inc.
27 North College Street, Athens Ohio 45701

STATEMENT: Situated in the State of Ohio, County of Athens, Athens Township, The City of Athens and being a part of Out Lots 21 & 22 Township No. (9), Range No. (14), and being a tract of 1.97 Acres more or less as conveyed to DIVERSIFIED PROPERTIES by deed of record in Volume _____ at Page _____ of the Official Records of Athens County as recorded in the Athens County Recorder's Office.

The undersigned JOHN D. SOLE, BRUCE K. WENTWORTH and JAMES D. BLOOM hereby certify that the attached plat correctly represents their plat of THE COMMONS and do hereby accept this plat of same. The undersigned further agree that any use or improvements made on the land, shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio, County of Athens and City of Athens for the benefit of themselves and all other subsequent owners or assigners taking title from, under or through the undersigned. Easements are reserved where indicated and are for public utility purposes.

IN WITNESS THEREOF, John D. Sole, Bruce K. Wentworth and James D. Bloom have hereunto set their hand

Witness: James D. Bloom Owner: John D. Sole
James D. Bloom John D. Sole
James D. Bloom John D. Sole

STATE OF OHIO
COUNTY OF ATHENS:
Before me a Notary Public in and for said County personally came JOHN D. SOLE, BRUCE K. WENTWORTH and JAMES D. BLOOM who acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 21st day of November, 1991.

Thomas E. Eslocker Athens, Ohio
Notary Public
THOMAS E. ESLOCKER
NOTARY PUBLIC STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 R. C.

See Amended Plat in ENV. 472-B

SURVEYORS STATEMENT: I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 3 day of March 1991; that the plat is a correct representation of the premise as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. Dimensions on curves are arc measurements.

Leonard F. Swoyer
Leonard F. Swoyer
Registered Surveyor No. 6765

APPROVALS:

Approved this 10th day of April, 1991

Ben Chapman
Service Director Athens, Ohio

Approved this 10th day of April, 1991

Bruce Gaddis
Planning Commission Athens, Ohio

Approved and accepted this 26th day of July, 1991 by Ordinance No. 0-62-91 wherein the attached plat is accepted as such by Council, for the City of Athens, Ohio.
In witness thereof, I have hereunto set my hand and affixed my seal this 26th day of August, 1991.

John J. Salter
Clerk of Council Athens, Ohio

Approved this 25th day of September, 1991

Audie Italy
Athens County Engineer

Transfer Not Necessary
Transferred this _____ day of _____, 1991

Pete M. Conlache
Auditor Athens County, Ohio

6656

Filed for Record this 25th day of Nov, 1991 at 9:11A Fee \$ 43.20, File No. 6656

Recorded this 25th day of Nov, 1991

Julia Michael Scott
Recorder Athens County, Ohio

Plat Book _____ Page _____
ENV. 431-B

Recorder Athens County, Ohio

TRACT AREAS

Out Lot 21 1.92 Acres
Out Lot 22 0.05 Acres
Total 1.97 Acres

$\Delta = 35^{\circ}23'19''$
 $R = 41.82'$
 $T = 13.34'$
 $L = 25.83'$

$\Delta = 54^{\circ}34'31''$
 $R = 50.00'$
 $T = 25.79'$
 $L = 47.62'$

O.L. 22
O.L. 21

Andy W. & Betty C. Ransom

Knights of Columbus Home Association

Larry E. & Jackie VanDyke

Donna M. Welch

LOT 532

Wilda C. Patterson

Ohio University

OUT LOT 22
OUT LOT 21

Ohio University

CSX R.R.

RR R/W

RR R/W

RR R/W

S 31°14'06" W 602.86'

Parking Area

6 Units

3 Units

Parking Area

Centerline Roadway

Parking Area

Parking Area

Parking Area

Dumster Area

$\Delta = 90^{\circ}0'0''$
 $R = 50.00'$
 $T = 50.00'$
 $L = 78.54'$

P.C. = 1+73.42

P.T. = 2+51.96

P.C. = 4+82.39

P.T. = 4+88.22

P.C. = 5+70.00

P.T. = 6+17.62

P.C. = 6+32.62

6 Units

6 Units

6 Units

32.00'

15.00'

15.00'

16.00'

16.00'

42.00'

491.48'

O.L. 197
John K. Mussio
Bishop

LOT 2435
Dix Graham

LOT 2440
Dix Graham



NO.	DATE	DESCRIPTION	BY

GEORGE A. MARA ENGINEERING, Inc. CONSULTING ENGINEERS ATHENS, OHIO	
DIVERSIFIED PROPERTIES "THE COMMONS" PLAT of SURVEY	
CONTRACT	JOB NO. AS-350
DRAWN BY:	SCALE: 1" = 20'
CHECKED BY:	DATE: APRIL 1991
APPROVED BY:	SHEET 1 OF 1