

# Toadvine Subdivision

Situated in Section 5, Town 11, Range 15, Waterloo Township, Athens County, Ohio. Containing 4.373 Acres in Lot 1 and 0.873 acres in roadway. Being part of a tract of land belonging to James W. Toadvine and Wendy S. Toadvine as described in Volume 49, Page 300, Official Records of Athens County.

The undersigned W. James Toadvine and Wendy S. Toadvine hereby certify that the attached plat correctly represents their Toadvine Subdivision, a subdivision of 1 lot and does hereby accept this plat of same.

The undersigned further agrees that any use of improvements made on this land shall be in conformance with all existing valid zoning, platting, health or other lawful rules and regulations of Athens County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

The undersigned further hereby dedicates to private use a driveway right-of-way intended for access to Lot 1.

In witness thereof James W. Toadvine and Wendy S. Toadvine have hereunto set their

hand this 25<sup>th</sup> day of June 2004

Witness Alice Jurini Signed James W. Toadvine  
James W. Toadvine

Witness Wendy S. Toadvine Signed Wendy S. Toadvine  
Alice Jurini  
Wendy S. Toadvine

STATE OF OHIO  
COUNTY OF ATHENS

Before me a Notary Public in and for said County personally came James W. Toadvine and Wendy S. Toadvine who acknowledged the signing of the foregoing instrument to be their voluntary act and deed, for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal

this 25<sup>th</sup> day of June 2004,

By Tina Dolan  
Notary Public



200400005695  
Filed for Record in  
ATHENS COUNTY, OHIO  
JUL 19 2004 At 03:17 PM.  
PLAT 85.40  
ENV. 538-B

I hereby declare that the above plat was prepared by me. It is my professional opinion that the above correctly shows the lots and streets represented herein.

Gregory K. Wright  
Gregory K. Wright

Review this 2<sup>ND</sup> day of JUNE 2004

Paul D. Russell (Waterloo Township Trustees)

Charles Dickerson

Mathematically approved this 13<sup>th</sup> day of MAY 2004

Paul Staly (Athens County Engineer)

Approved this 1<sup>st</sup> day of July 2004  
for a single family dwelling only,

Charles C. Deane (Athens County Board of Health)

Approved this 10<sup>th</sup> day of June 2004.

Robert Eidenberg (Athens County Regional Planning Commission)

Athens County will only accept a dedicated roadway after it has been built to County standards effective at the time a petition by the adjoining landowners or the developer is presented to the Athens County Commissioners. Acceptance of the roadway by the Athens County Commissioners will take place only after the Athens County Engineer has approved the construction.

Right-of-way approved for private use:  
Acceptance of the dedicated 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 does not constitute an acceptance of the dedication of any street, road or highway dedicated on such plat (Section 711, Ohio Revised Code)

(Athens County Commissioners)

William H. (Bill) Sheridan 7/8/04

Rory Elison 7/8/04

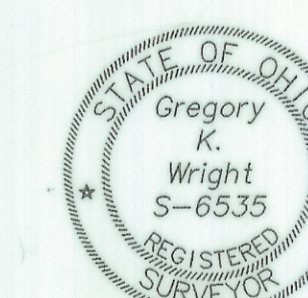
Transferred this 19 day of July 2004

Gill A. Thompson - if (Athens County Auditor)

Filed for record this 19<sup>th</sup> day of July 2004 in

Plat Envelope 538 B File No. \_\_\_\_\_

Julia Michael Scott (Athens County Recorder)



Revised 4/29/04

Gregory K. Wright  
Professional Engineer  
Professional Surveyor

11684 Channingway Blvd  
The Plains, Ohio 45780  
740-797-4142  
FAX 740-797-8623

- ▲ = Railroad Spike Found
- ▲ = Railroad Spike Set
- = Iron Pin Found
- = Iron Pin Set
- = Stone Found
- = Monument Found

LINE	BEARING	DISTANCE
L1	S 20°28'35" E	6.01'
L2	N 66°58'25" E	52.22'

