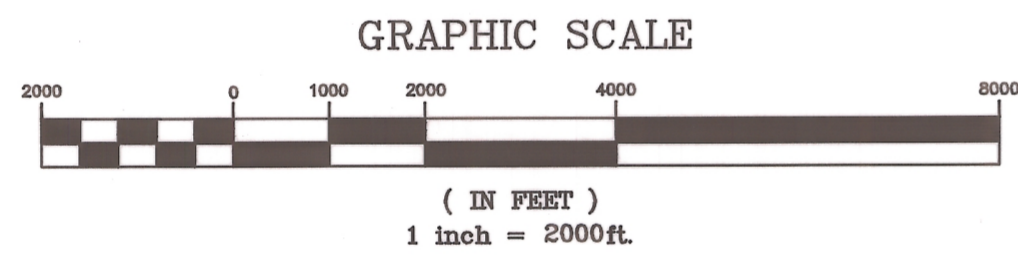
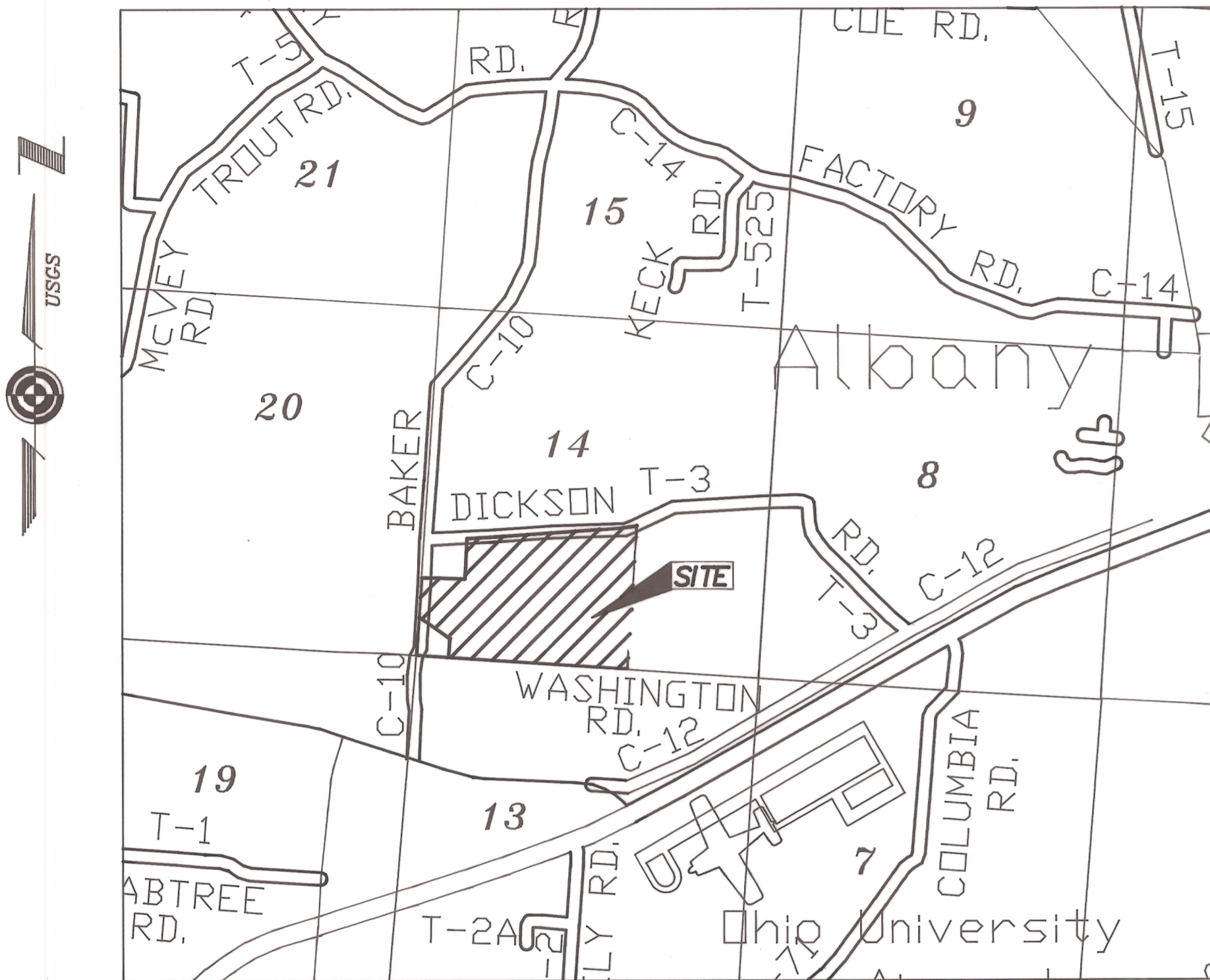


Walden Woods Final Plat



Owner-Developer:
Paul F. & Geri J. Ploutz
1785 Pine Lake Drive
Albany, Ohio 45710
614-698-5555

Engineer-Surveyor:
Gregory K. Wright
11684 Channingway Blvd.
The Plains, Ohio 45780
614-797-4777

I hereby state that this plat correctly represents
Walden Woods subdivision as surveyed and platted
under my supervision and that all dimensional
details are correct to the best of my knowledge.

Gregory K. Wright
Gregory K. Wright
Registered Professional Engineer E-43140
Registered Surveyor S-6535



SITUATED IN SECTION 14, TOWN 10, RANGE 15 LEE TOWNSHIP, ATHENS COUNTY,
OHIO, CONSISTING OF 126.36 ACRES DIVIDED INTO STREETS AND LOTS
NUMBERED 1 TO 23, 120.925 ACRES IN LOTS AND 5.435 ACRES IN ROADS.

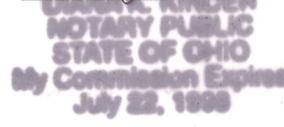
ACKNOWLEDGEMENT

THE UNDERSIGNED PAUL F. AND GERI J. PLOUTZ, OWNERS OF THE REAL ESTATE
SHOWN ON THIS PLAT AND SURVEY TO BE KNOWN AS WALDEN WOODS, DO
HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME AND DO
HEREBY DEDICATE TO PUBLIC AS SUCH ALL PARTS OF THE STREETS, ROADS
AND CUL-DE-SACS SHOWN HEREIN AND NOT HERETOFORE DEDICATED. THE
UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENT MADE ON
THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING,
PLATTING, HEALTH, OR LAWFUL RULES AND REGULATIONS INCLUDING THE
APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF ATHENS
COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER
SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH
THE UNDERSIGNED.

OWNER: *Paul F. Ploutz* WITNESS: *David L. Chastain*
Gerri J. Ploutz WITNESS: *Diana K. Kinder*

STATE OF OHIO
S.S.
COUNTY OF ATHENS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME
PAUL F. PLOUTZ AND GERI J. PLOUTZ, OWNERS, WHO ACKNOWLEDGED THE
SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND
DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 8 DAY OF April 1997



Diana K. Kinder
NOTARY PUBLIC, ATHENS COUNTY, OHIO
MY COMMISSION EXPIRES July 22, 1998

REVIEWED THIS 1st DAY OF April 1997

Russell L. Cudde
Harrison Davis
Clyde E. West

LEE TOWNSHIP TRUSTEES

PLAT APPROVED THIS 31st DAY OF March 1997
Joe Kuder, Admin
ATHENS COUNTY BOARD OF HEALTH

PLAT APPROVED THIS 8th DAY OF April 1997
Gregory K. Wright
ATHENS COUNTY ENGINEER

PLAT APPROVED THIS 27 DAY OF March 1997
William H. (Bill) Thiesch
ATHENS COUNTY REGIONAL PLANNING COMMISSION

RIGHT-OF-WAY APPROVED FOR PUBLIC USE
ACCEPTANCE OF THE DEDICATION OF THIS RIGHT-OF-WAY DOES NOT
CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO
MAINTAIN AND/OR IMPROVE SAID PUBLIC 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 711.04 O.R.C.)

APPROVED THIS 1st DAY OF APRIL 1997

William H. (Bill) Thiesch
Dwight A. Aubrey

ATHENS COUNTY COMMISSIONERS

TRANSFERRED THIS 15th DAY OF April 1997
David A. Houser

ATHENS COUNTY AUDITOR

FILED FOR RECORD THIS 16 DAY OF April 1997

RECORDED THIS 16 DAY OF April 1997
ENVELOPE NUMBER 475A
FILE NUMBER 9700002443

Julia Michael Scott
ATHENS COUNTY RECORDER 843.20

Instrument Vol. Page Type
9700002443 6 PLAT

9700002443
Filed For Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 04-16-1997 At 09:28 am.
PLAT 43.20

ENV. 475A

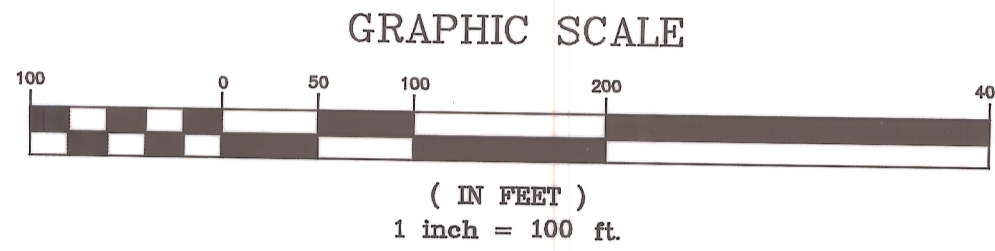
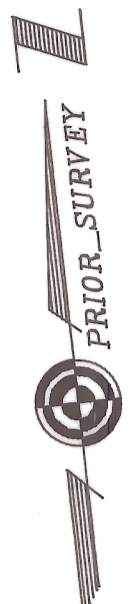
CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY
SUBDIVISION REGULATIONS APPROVED THIS _____ DAY OF _____ 1997

ATHENS COUNTY ENGINEER

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT
HAS BEEN BUILT TO COUNTY ROAD 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 COMPLETED ROADWAY
CONSTRUCTION.

RESTRICTIONS FOR WALDEN WOODS SUBDIVISION LEE TOWNSHIP, ATHENS COUNTY, OHIO
ARE RECORDED IN VOLUME 249 PAGE 701 OFFICIAL RECORDS OF ATHENS COUNTY
AND ARE INCORPORATED HEREIN AS IF FULLY REWRITTEN.

Walden Woods Final Plat



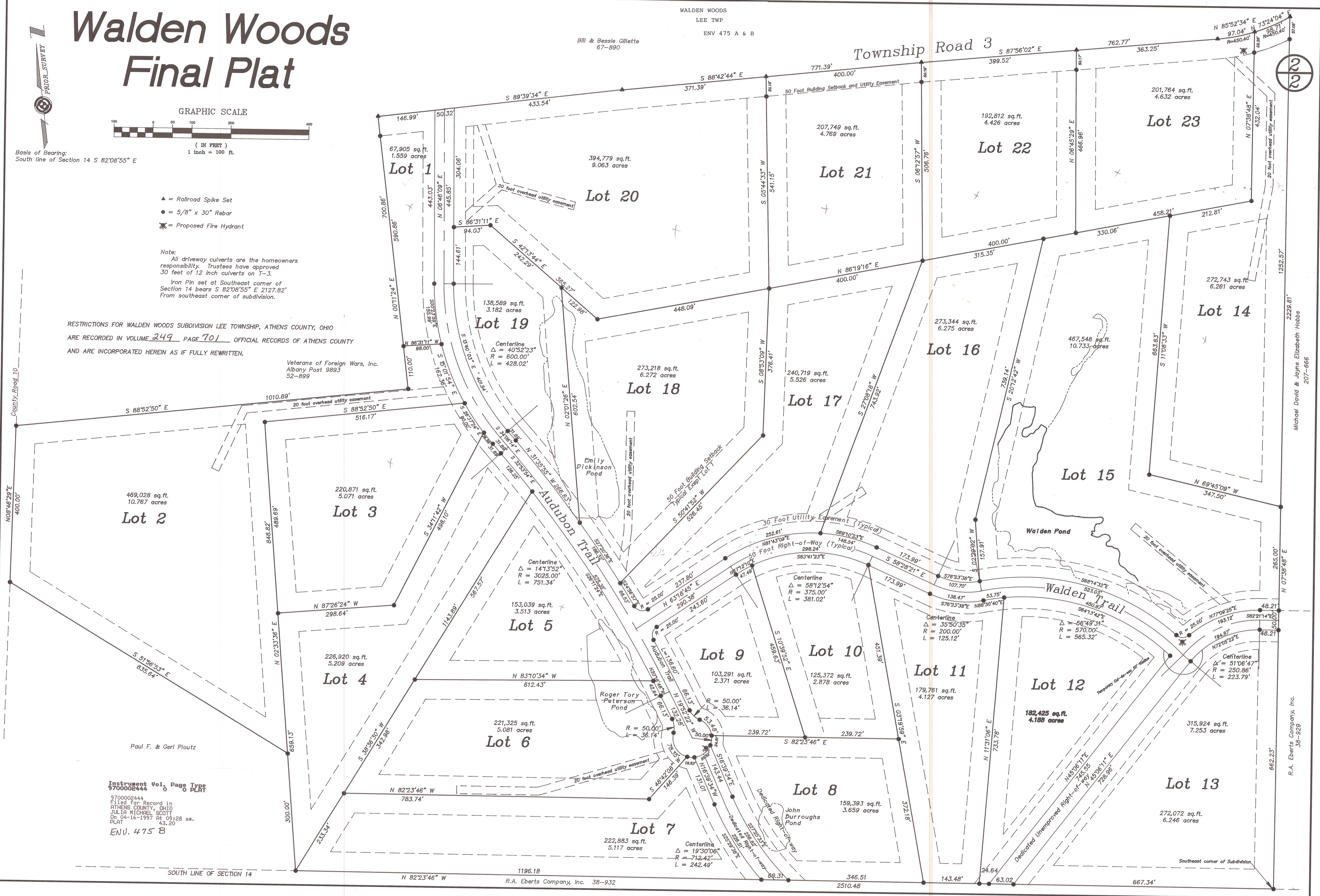
Basis of Bearing:
South line of Section 14 S 82°08'55" E

- ▲ = Railroad Spike Set
- = 5/8" x 30" Rebar
- ⊗ = Proposed Fire Hydrant

Note:
All driveway culverts are the homeowners responsibility. Trustees have approved 30 feet of 12 inch culverts on T-3.
Iron Pin set at Southeast corner of Section 14 bears S 82°08'55" E 2127.82' From southeast corner of subdivision.

RESTRICTIONS FOR WALDEN WOODS SUBDIVISION LEE TOWNSHIP, ATHENS COUNTY, OHIO
ARE RECORDED IN VOLUME 249 PAGE 701 OFFICIAL RECORDS OF ATHENS COUNTY
AND ARE INCORPORATED HEREIN AS IF FULLY REWRITTEN.

Veterans of Foreign Wars, Inc.
Albany Post 9893
52-899



Instrument Vol. Page Type
9700002444 0 PLAT
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 04-16-1997 At 09:28 am.
PLAT 43.20
ENJ. 475 B

SOUTH LINE OF SECTION 14

R.A. Eberts Company, Inc. 38-932

R.A. Eberts Company, Inc.
38-932

Michael David & Jayne Elizabeth Hobbs
207-666

