

# WESTFIELD PLACE

## FINAL PLAT

### RESIDENTIAL PLANNED UNIT DEVELOPMENT

SUBDIVIDER AND OWNER: DIVERSIFIED PROPERTIES  
408 RICHLAND AVENUE  
ATHENS, OHIO 45701  
TEL. 5925263

ENGINEERED BY MARA ENGINEERING  
GEORGE MARA  
55 EAST SECOND ST.  
LOGAN, OHIO 43138  
TEL. 385-8138

SURVEYED BY: SOUTHEASTERN LAND SURVEYS JULY 1995 - OCT 1997  
LEONARD F. SWOYER P.S. 6765  
3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
TEL. 593-8701

I CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
WESTFIELD PLACE AS SURVEYED  
UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL  
DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Leonard F. Swoyer Jr.  
LEONARD F. SWOYER JR. P.S. 6765

DATE: 2/20/98

SEE DEED RESTRICTIONS IN  
O.R. 286 PAGE 256  
WESTFIELD PLACE SUBDIVISION



980008391  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
On 09-18-1998 At 03:23 pm.  
PLAT 43.20  
486 A

Situated in: LEASE LOTS 55 (Subdivision) Section 13 ATHENS Township.  
ATHENS CITY (Corporation) Town 9 Range 14 Athens County, Ohio and  
containing 2.81 Acres and being all of a tract of land  
as conveyed to DIVERSIFIED PROPERTIES and described by deed of record  
in Deed Book 208 Page 370-373 Athens County, Ohio.

The undersigned JAMES D. BLOOM, JOHN SOLE, & BRUCE WENTWORTH owner(s) of the land platted herein do(es) hereby certify that this plat correctly represents WESTFIELD PLACE A PLANNED UNIT DEVELOPMENT and do hereby accept this plat of same and dedicate to public use as such all or parts of the streets, roads, boulevards, culdesacs, parks, planting strips etc. 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: James Bloom WITNESS: Mary Radey  
STATE OF OHIO OWNER: John R. Munn WITNESS: [Signature]  
COUNTY OF ATHENS OWNER: [Signature] WITNESS: [Signature]

Before me, a Notary Public in and for said County, personally came JAMES D. BLOOM, JOHN SOLE & BRUCE WENTWORTH owner(s) 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 14th day of 1998.

Deanna A. Moquin  
Notary Public, Athens County, Ohio  
My commission expires: Feb. 5, 2002

Approved this 6th day of June 1998.

[Signature]  
President, City Council

Approved this 30th day of April 1998.

[Signature]

Approved this 30th day of April 1998.

City Planning Commission  
Wayne C. Key  
City Service-Safety Director

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

County Regional Planning Commission, President

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_. (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street or road, or highway dedicated on such plat. Section 711.04, 711.041 Ohio Revised Code)

Reviewed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

County Commissioners

Reviewed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Reviewed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Township Trustees

Approved this 14th day of September 1998.

[Signature]  
County Engineer

Approved this 11th day of August 1998.

[Signature]  
Athens City-County Board of Health

\$ 37.00 Transferred this 18th day of September 1998. By: David J. Hovett  
Auditor, Athens County, Ohio

Filed for record this 18 day of September 1998 at 3:23 in Plat Book 486 A+B Page 487 A

File No. [Signature]  
Recorder, Athens County, Ohio



WESTFIELD PLACE  
Sec 13 Athens Twp. & City  
ENV 486 B

State Of Ohio  
Route 50

Calculated Road Area 1.640 Ac.  
Calculated Total Lots Area 10.559 Ac.  
Calculated Total Commons Area 12.79 Ac.  
Calculated Total Area 24.989 Ac.

Note:  
Residential Parking Is Approved On The City Right-of-Way  
And Front Setback Which Will Contain Pocket Parking Which Is  
Immediately Adjacent And Perpendicular To The Right-of-Way.  
Also Approved Are Individual Unit Parking Spaces/Turnarounds Which Are  
Parallel To The Right-of-Way As Per Final Planning Commission  
Approval Case# 95-13.

DIVERSIFIED PROPERTIES  
Vol. 208, Pg. 370-373  
21.81 Ac.

ANDOVER COURT APTS.  
OF ATHENS  
357-253 3.21 AC.

Mitchell & Ann Endick  
242-718 O.R.  
23.67 Ac.

SOUTH COMMON AREA  
2.747 Acres

NORTH COMMON AREA  
8.26 Ac.

COMMON AREA  
1.539 Acres



*George A. Mara*  
George A. Mara, Ohio P.E. 30594

PENTAJAY CO.  
332-721 & 723  
110-852  
26.58 Ac.

LEE O. & C. JOY  
JONES  
350-431

SEE DEED RESTRICTIONS IN  
O.R. 286 PAGE 256  
WESTFIELD PLACE SUBDIVISION

9800008392  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
On 09-18-1998 At 03:23 pm.  
PLAT 43.20

486 B

GEORGE A. MARA ENGINEERING, Inc. CONSULTING ENGINEERS LOGAN, OHIO	
WESTFIELD PLACE DEVELOPER: DIVERSIFIED PROPERTIES FINAL PLAT ATHENS, OHIO	
CONTRACT	JOB NO. AS-391
DRAWN BY: PWM	SCALE: 1" = 60'
CHECKED BY: GAM	DATE: 4/14/98
APPROVED BY: GAM	SHEET 2 OF 2A



WESTFIELD PLACE  
Sec 13 Athens Twp. & City  
ENV 487 A

LINE	LENGTH	BEARING
L1	5.44	N44°36'47"W
L2	35.72	N44°36'34"W
L3	42.53	N44°36'38"W
L4	34.87	N44°36'36"W
L5	38.83	N44°36'37"W
L6	21.16	N44°36'38"W
L7	26.53	S19°36'39"E
L8	43.99	N19°36'33"W
L9	41.13	N19°36'38"W
L10	39.04	N19°36'38"W
L11	36.80	N19°36'35"W
L12	47.56	N89°23'24"E
L13	27.83	N78°49'58"W
L14	40.82	N78°49'58"W
L15	43.84	N79°55'28"W
L16	24.94	N79°55'28"W
L17	22.68	S80°23'24"W
L18	24.87	S80°23'24"W
L19	21.83	S19°36'30"E
L20	22.91	S19°36'36"E
L21	34.81	S19°36'35"E
L22	20.05	S19°36'45"E
L23	30.50	N19°36'33"W
L24	42.01	N19°36'38"W
L25	20.00	N19°36'34"W
L26	31.11	S19°36'36"E
L27	33.93	S19°36'32"E
L28	20.01	S19°36'38"E
L29	15.11	N19°36'44"W
L30	25.76	S44°36'38"E
L31	20.07	S44°36'43"E
L32	35.49	N44°36'39"W
L33	31.92	N44°36'41"W
L34	20.08	N44°36'31"W
L35	29.02	S44°36'33"E
L36	20.25	N44°36'42"W
L37	21.22	N50°59'44"E
L38	22.01	N50°59'36"E
L39	47.84	S57°37'43"E
L40	20.28	S57°37'43"E
L41	21.40	S38°50'43"E
L42	20.00	S38°50'43"E
L43	20.00	S38°50'43"E
L44	21.47	S51°09'17"W
L45	20.07	S44°36'43"E
L46	20.59	N32°20'59"W
L47	26.43	N32°20'47"W
L48	20.23	N32°20'58"W
L49	9.97	N38°50'47"W
L50	20.03	N01°00'13"E
L51	5.00	S78°49'06"E
L52	14.83	S74°52'38"E
L53	3.45	S74°51'38"E
L54	21.86	N49°01'04"W
L55	5.79	S69°49'15"W
L56	20.04	N89°59'41"E
L57	25.30	S50°59'40"W
L58	20.68	N01°00'12"E
L59	25.43	N48°11'52"W
L60	13.56	N48°11'53"W

CURVE	LENGTH	RADIUS	Chord	Chord Dir.
C1	185.90	130.00	170.46	N83°21'28"E
C2	25.10	130.00	25.07	S50°08'32"E
C3	59.23	175.00	58.95	N48°14'23"W
C4	80.59	175.00	79.88	N77°11'41"W
C5	33.61	175.00	33.56	S84°06'36"W
C6	32.77	175.00	32.72	S73°14'38"W
C7	43.30	175.00	43.19	S60°47'23"W
C8	34.84	175.00	34.78	S47°59'54"W
C9	33.85	175.00	33.80	S36°45'10"W
C10	28.79	175.00	28.75	S25°02'38"W
C11	28.04	175.00	28.01	S15°53'00"W
C12	30.04	175.00	30.00	S06°22'31"W
C13	43.48	175.00	43.36	S05°59'24"E
C14	20.87	175.00	20.86	S16°11'36"E
C15	88.73	80.00	84.25	N12°09'48"E
C16	30.90	80.00	30.05	N62°09'48"E
C17	67.05	260.01	66.87	N87°46'40"E
C18	34.04	260.01	34.01	S81°05'04"E
C19	8.91	53.33	8.90	S47°37'21"E
C20	21.20	49.10	21.04	N41°16'59"W
C21	29.26	49.10	28.83	N70°43'14"W
C22	15.14	49.10	15.08	S83°22'13"W
C23	17.19	49.10	17.10	S64°30'56"W
C24	23.19	49.10	22.56	S39°07'00"W
C25	23.05	49.10	22.43	S03°31'48"E
C26	24.01	49.10	23.78	S36°49'29"E
C27	21.21	49.10	21.04	S63°12'33"E
C28	34.80	49.10	34.08	N84°06'38"E
C29	14.05	36.27	13.96	N59°13'31"E
C30	16.96	36.27	16.90	S73°19'57"W
C31	4.11	21.58	4.11	S81°28'34"W
C32	7.61	21.58	7.58	N82°57'10"W
C33	24.54	300.01	24.53	S79°40'38"E
C34	45.19	300.01	45.15	S86°20'07"E
C35	30.02	300.01	30.00	N86°49'00"E
C36	16.90	300.01	16.90	N82°00'13"E
C37	22.39	120.00	22.35	N75°02'30"E
C38	28.34	120.00	28.28	N62°56'15"E
C39	20.07	120.00	20.05	N51°22'44"E
C40	22.70	120.00	22.67	N41°10'02"E
C41	20.61	120.00	20.58	N30°49'29"E
C42	20.11	120.00	20.09	N21°06'23"E
C43	35.71	120.00	35.58	N07°46'45"E
C44	39.67	120.00	39.49	N01°13'05"W
C45	63.25	135.00	63.69	S85°11'05"E
C46	216.42	135.00	193.98	S53°09'57"W
C47	85.53	135.00	84.10	N62°45'34"W
C48	13.98	170.00	13.98	S46°57'58"E
C49	20.66	170.00	20.65	S36°48'15"E
C50	65.08	170.00	64.69	S67°15'14"E
C51	42.59	170.00	42.48	S85°23'57"E
C52	29.57	170.00	29.56	N82°47'23"E
C53	112.93	170.00	110.87	N61°27'28"E
C54	23.38	53.33	23.20	S64°58'20"E



DALE W. & RITA KYLE  
233-641  
22.67 Ac.

Common Area #3  
2.75 Ac.

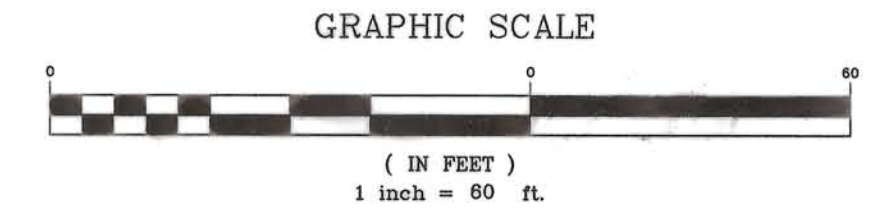
Common Area #4  
1.54 Ac.

Common Area #2  
8.26 Ac.

12.79 Ac. *of*  
Total Common Area = 11.58 Ac.  
Total Road Right-of-Way = 1.637 Ac.  
Total Property Area Calculated = 23.61 Ac. *of*  
24.987 Ac. *of*

ANDOVER COURT APTS.  
OF ATHENS  
357-253 3.21 Ac.

- ⊕ = Conc. Monument
- = Iron Pin Found
- = Iron Pin Set



GEORGE A. MARA ENGINEERING, Inc.  
CONSULTING ENGINEERS  
LOGAN, OHIO

WESTFIELD PLACE SUBDIVISION  
A PLANNED UNIT DEVELOPMENT  
DEVELOPER: DIVERSIFIED PROPERTIES  
FINAL PLAT  
ATHENS, OHIO

CONTRACT	JOB NO.	AS-391
DRAWN BY:	PWM	SCALE: 1" = 60'
CHECKED BY:	GAM	DATE: 9/8/98
APPROVED BY:	GAM	SHEET 2 OF 2

PENTAJAY CO.  
332-721 & 723  
110-852  
26.58 Ac.

SEE DEED RESTRICTIONS IN  
O.R. 286 PAGE 256  
WESTFIELD PLACE SUBDIVISION

9800008393  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
On 09-18-1998 At 03:23 pm.  
PLAT 43.20  
487 A

LEE O. & C. JOY  
JONES  
350-431

