

1 PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR WHITE PINE MEADOWS SUBDIVISION - LOT 1 AND RESIDUAL

THE OWNERS OF LOT 1 AND THE OWNER OF THE RESIDUAL TRACT WILL BE RESPONSIBLE FOR 50% OF THE TOTAL MAINTENANCE COST OF THE 50' WIDE PRIVATE RIGHT-OF-WAY WITHIN THE AREA DELINEATED AND MONUMENTED ON THE PLAT FROM THE EXISTING ROAD (JARVIS RD) TO THE WEST END OF LOT 1.

2 PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR WHITE PINE MEADOWS SUBDIVISION - LOT 1 AND RESIDUAL

MAINTENANCE WILL BE CONSIDERED EVERY SPRING AS TO WHETHER THERE ARE STILL FOUR INCHES OF AGGREGATE ON THE RIGHT-OF-WAY, THAT THE RIGHT-OF-WAY IS A MINIMUM OF 10 FEET IN WIDTH, THAT THE DRAINAGE IS ADEQUATE, AND WHETHER ADDITIONAL REPAIRS NEED TO BE MADE ON THE RIGHT-OF-WAY.

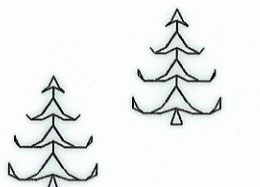
3 IN THE EVENT OF A DISPUTE, ALL PARTIES AGREE TO HAVE THE DISPUTE SETTLED IN EITHER A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION UTILIZING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.

4 ALL PARTIES AGREE THAT THERE SHALL BE A MINIMUM OF FOUR INCHES OF AGGREGATE FOR THE PRIVATE RIGHT OF WAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH ON THE PRIVATE RIGHT OF WAY.

5 FOR FURTHER REGULATIONS CONCERNING THE PRIVATE RIGHT-OF-WAYS, REFERENCE IS MADE TO THE SUBDIVISION RESTRICTIONS AS FOUND IN THE SUBDIVISION REGULATIONS BOOK IN THE ATHENS COUNTY RECORDER'S OFFICE.



WHITE PINE MEADOWS SUBDIVISION



(A) DEED REFERENCE - 1.151 ACRE TRACT - LOT 1 OF THE WHITE PINE MEADOWS SUBDIVISION SITUATED IN SECTION 23, CARTHAGE TOWNSHIP, TOWN 5, RANGE 12, ATHENS COUNTY, OHIO, CONTAINING 1.151 ACRES AND BEING A PART OF A 10.551 ACRE TRACT AS CONVEYED TO: MARGARET RUSH AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL DEED BOOK 281, PAGE 1239, ATHENS COUNTY, OHIO.

(B) CERTIFICATE OF OWNERSHIP (REF: (A) ABOVE)
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

Margaret E. Rush SIGNATURE
COUNTY }
STATE OF OHIO } SS

(C) OWNER'S CONSENT AND DEDICATION (REF: (A) ABOVE)
I, THE UNDERSIGNED, BEING ALL THE OWNER(S) AND LIEN HOLDER(S) OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR OPEN SPACE AS SHOWN HEREON TO THE PUBLIC USE FOREVER, UNLESS SUCH AREAS ARE SPECIFICALLY MARKED "PRIVATE" ON THE FINAL PLAT. EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR 4) CREATE A HAZARD.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING, VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HIMSELF OR HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF THIS 25th DAY OF MARCH, 2003.
WITNESS: *[Signature]* SIGNED: *Margaret E. Rush*



(M) ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MAINTENANCE

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, THAT SUBDIVISION ROADWAY IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED FOR PERMANENT MAINTENANCE BY LOCAL GOVERNMENT ON THIS DAY OF , 20 .

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

(I) ATHENS COUNTY COMMISSIONERS APPROVAL
RIGHT OF WAY APPROVAL FOR PRIVATE USE. ACCEPTANCE OF THE DEDICATION OF THE 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 FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT. (SECTION 711 O.R.C.)

ATHENS COUNTY COMMISSIONERS
WE HEREBY APPROVE THIS PLAT THIS 25 DAY OF MARCH, 2003
Richard Sullivan
William A. (Bud) Shuster
Ray Shuster

(D) CERTIFICATE OF NOTARY PUBLIC
STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 25th DAY OF MARCH, 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME MARGARET RUSH, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

By: *Rula E. Hounn* NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: April 12, 2005

MATHEMATICALLY APPROVED THIS 10th DAY OF March, 2003.
[Signature]
ATHENS COUNTY ENGINEER'S OFFICE

(L) TOWNSHIP TRUSTEES APPROVAL
WE HEREBY APPROVE THIS PLAT ON THIS 22 DAY OF March, 2003.

[Signature]
(PRESIDENT)
[Signature]

(K) COUNTY AUDITOR'S TRANSFER:
COUNTY AUDITOR
TRANSFERRED ON THIS 28 DAY OF March, 2003.
By: *[Signature]* *Gill A. Thompson*
COUNTY AUDITOR

(J) COUNTY RECORDER
COUNTY RECORDER
FILE NO. 03-2572
RECEIVED ON THIS 28 DAY OF March, 2003 AT 11:35 A.M.
RECORDED ON THIS 28 DAY OF March, 2003 AT 10:35 A.M.
RECORDED IN PLAT BOOK NO. , PAGE FEE \$29.20
By: *[Signature]* *Julie Mullett*
BY: DEPUTY *[Signature]* COUNTY RECORDER
ENV. 529 A

(E) CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 03/19, 2003 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

By: *[Signature]*
LEONARD F. SWOYER P.S. 6765

(F) REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 13th DAY OF March, 2003.
[Signature]
REPRESENTATIVE, TITLE

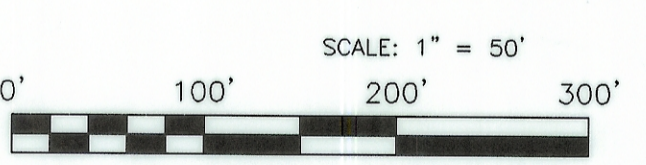
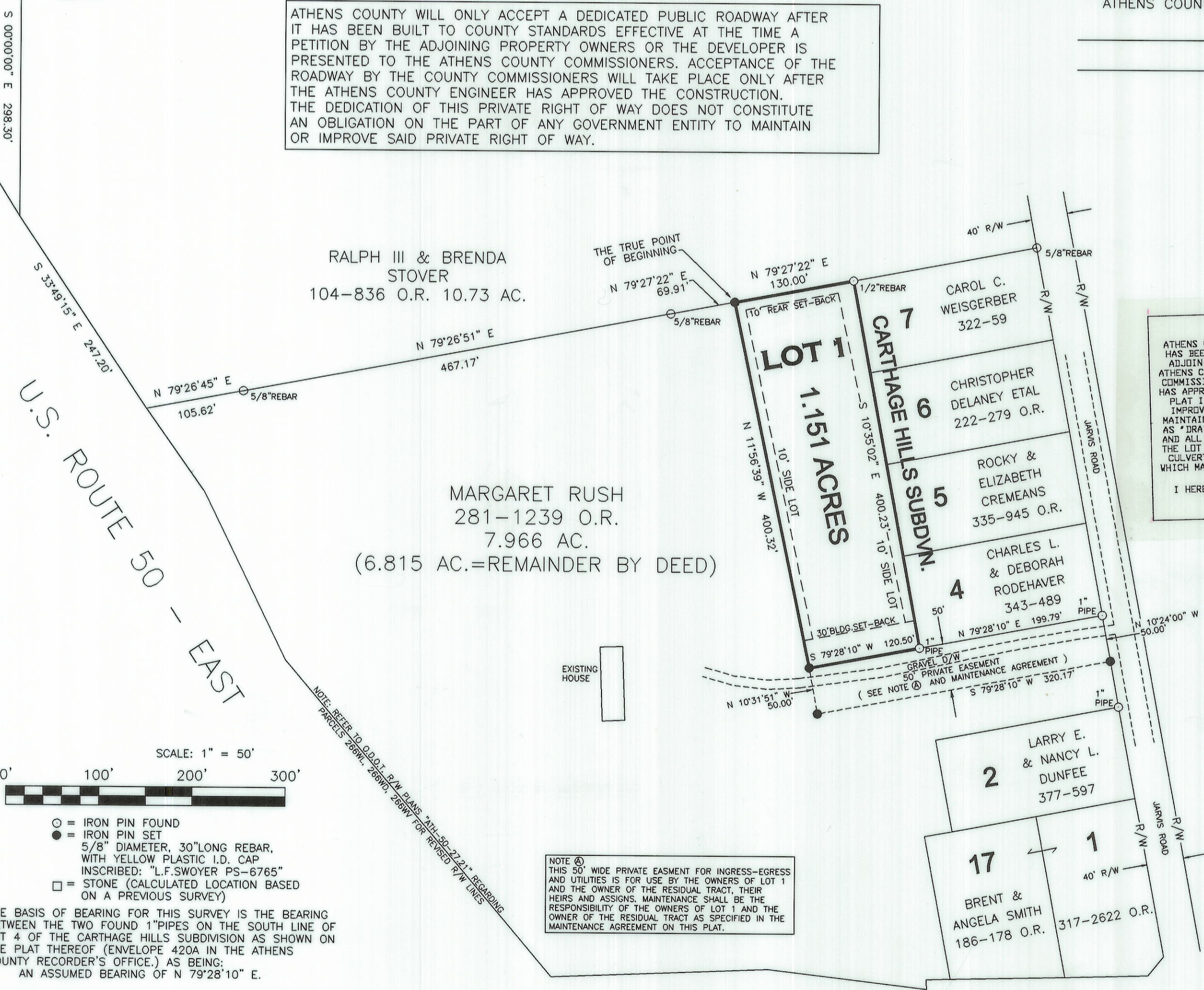
(G) COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 21st DAY OF March, 2003.
[Signature]
ATHENS COUNTY BOARD OF HEALTH

(N) COUNTY ENGINEER APPROVALS
ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS AT THE TIME A PETITION BY THE ADJOINING PROPERTY OWNERS OR THE SUBDIVIDER IS PRESENTED TO THE ATHENS COUNTY COMMISSIONERS. ACCEPTANCE OF THE ROADWAY BY THE COUNTY ATHENS COUNTY COMMISSIONERS WILL TAKE PLACE ONLY AFTER THE ROADWAY BY THE COUNTY COMMISSIONERS WILL TAKE PLACE ONLY AFTER THE ATHENS COUNTY ENGINEER HAS APPROVED CONSTRUCTION OF THE IMPROVEMENTS. APPROVAL OF THIS PLAT IN NO WAY CONSTITUTES APPROVAL OF CONSTRUCTION OF ANY SITE IMPROVEMENTS. THE COUNTY ENGINEER ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENT NO STRUCTURE, PLANTING, FENCING, GULLY, OR OTHER MATERIAL, SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.
I HEREBY APPROVE THIS PLAT ON THIS DAY OF , 20 .
ATHENS COUNTY ENGINEER

ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY 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 CONSTRUCTION. THE DEDICATION OF THIS PRIVATE RIGHT OF WAY DOES NOT CONSTITUTE AN OBLIGATION ON THE PART OF ANY GOVERNMENT ENTITY TO MAINTAIN OR IMPROVE SAID PRIVATE RIGHT OF WAY.

POINT OF COMMENCEMENT:
N.W. CORNER
CARTHAGE HILLS
SUBDIVISION

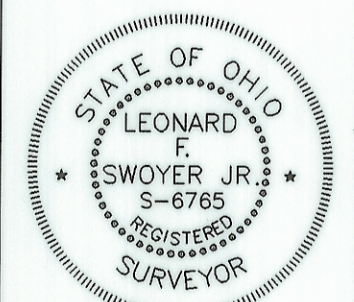


SCALE: 1" = 50'
● = IRON PIN FOUND
○ = IRON PIN SET
5/8" DIAMETER, 30" LONG REBAR, WITH YELLOW PLASTIC I.D. CAP INSCRIBED: "L.F. SWOYER PS-6765"
□ = STONE (CALCULATED LOCATION BASED ON A PREVIOUS SURVEY)
THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING BETWEEN THE TWO FOUND 1" PIPES ON THE SOUTH LINE OF LOT 4 OF THE CARTHAGE HILLS SUBDIVISION AS SHOWN ON THE PLAT THEREOF (ENVELOPE 420A IN THE ATHENS COUNTY RECORDER'S OFFICE.) AS BEING: AN ASSUMED BEARING OF N 79°28'10" E.

NOTE (N)
THIS 50' WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS AND UTILITIES IS FOR USE BY THE OWNERS OF LOT 1 AND THE OWNER OF THE RESIDUAL TRACT. THEIR HEIRS AND ASSIGNS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 1 AND THE OWNER OF THE RESIDUAL TRACT AS SPECIFIED IN THE MAINTENANCE AGREEMENT ON THIS PLAT.

OWNER: MARGARET RUSH, 4485 JARVIS RD., GUYSVILLE, OH. 45735
PHONE: 740/662-5049
DEVELOPER: JOHN BOBO, 4545 JARVIS ROAD, GUYSVILLE, OH. 45735
PHONE: 740/662-1215
SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OHIO 45701
PHONE: 740/593-8701

SOUTHEASTERN LAND SURVEYS
LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/593-8701



WHITE PINE MEADOWS		
DRAWN T.T.	DATE 02-10-03	REVISED: 02-24-03
APPROVED L.S.	DATE 02-10-03	
SCALE 1" = 100'	SHEET 1 ONLY	PROJECT No. 01010103