

WINFIELD ESTATES
SEC 14 LEE TWP
ENV 509 A

Winfield Estates

FOR AMENDED PLAT SEE
ENV. 518 A

SITUATED IN SECTION 14, TOWN 10 RANGE 15 LEE TOWNSHIP, ATHENS COUNTY, OHIO, CONSISTING OF 76.277 ACRES DIVIDED INTO STREETS AND LOTS, NUMBERED 1 TO 10, 3.587 ACRES IN ROADWAY AND 72.690 ACRES IN LOTS.

ACKNOWLEDGMENT

THE UNDERSIGNED TODD AND KARA WINGETT, OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT AND SURVEY TO BE KNOWN AS WINFIELD ESTATES, 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.

DEED V 299 . P. 1600 O.R.

OWNER: Todd Wingett WITNESS: Judith D. Bailey
OWNER: Kara D. Wingett WITNESS: Judith D. Bailey
STATE OF OHIO
S.S.
COUNTY OF ATHENS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TODD WINGETT AND KARA WINGETT, 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 11 DAY OF April 1999 2000

Judith D. Bailey
NOTARY PUBLIC, ATHENS COUNTY, OHIO
MY COMMISSION EXPIRES August 1, 2003

REVIEWED THIS 11 DAY OF April 1999 2000

Barry Casin
Wayne Batt
Hung Davis

LEE TOWNSHIP TRUSTEES

PLAT APPROVED THIS 15TH DAY OF March 1999 2000

Charles D. Homan D.S.
ATHENS COUNTY BOARD OF HEALTH

PLAT APPROVED THIS 16TH DAY OF March 1999 2000

W. J. Paul
ATHENS COUNTY ENGINEER

PLAT APPROVED THIS 9TH DAY OF March 1999 2000

Robert Eichenberg, Planning Director
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 13TH DAY OF April 2000

Mark Sullivan
Wyllia H. (Bill) Sheisen
Ang Elinson

ATHENS COUNTY COMMISSIONERS

TRANSFERRED THIS 21 DAY OF August 1999 2000

David A. Lovett
ATHENS COUNTY AUDITOR

FILED FOR RECORD THIS 21 DAY OF August 1999 2000

RECORDED THIS 21 DAY OF August 1999 2000

ENVELOPE NUMBER 509 A+B

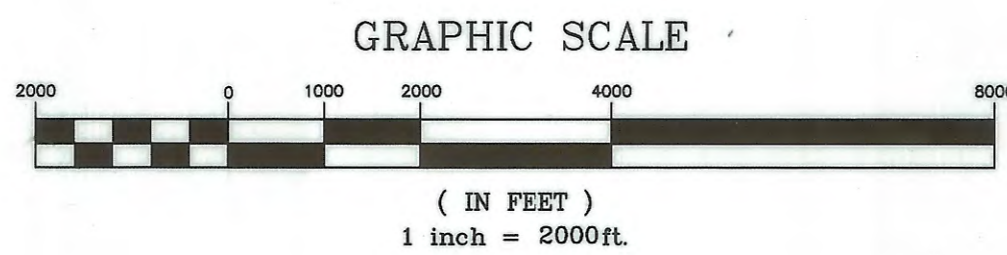
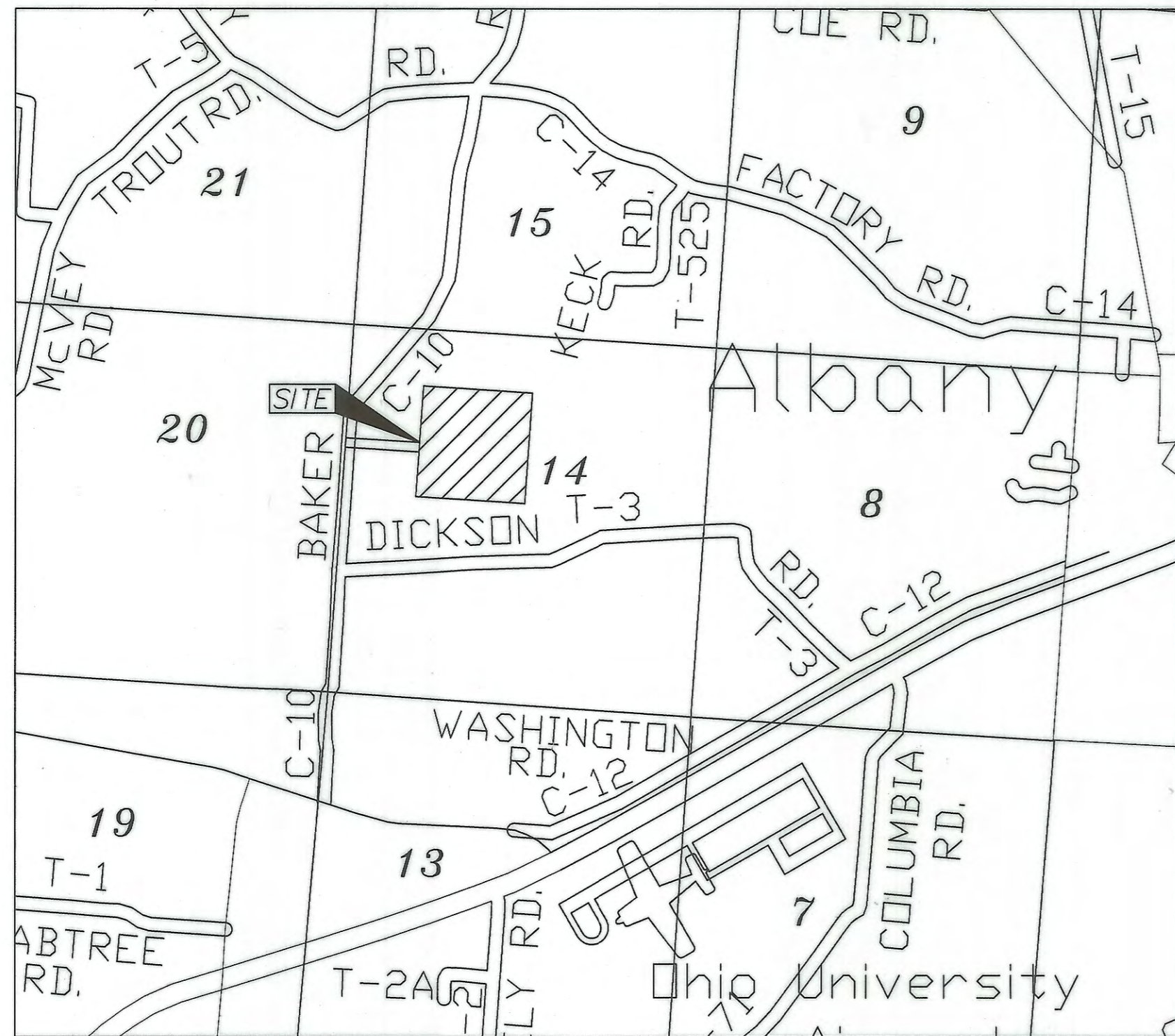
FILE NUMBER 2000-5933

Julia Michael Scott
ATHENS COUNTY RECORDER

CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY SUBDIVISION REGULATIONS APPROVED THIS _____ DAY OF _____ 1999 2000

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 TO THE WINFIELD ESTATES SUBDIVISION LEE TOWNSHIP, ATHENS COUNTY, OHIO

- 1. All lots in this subdivision shall be used exclusively for residential purposes only, restricted exclusively to single family, private dwelling home purposes. No mobile homes or trailers of any type will be suffered on the premises. All building plans for dwellings must be approved by the subdivision's developer prior to commencement of construction.
- 2. No mobile home or trailer, basement home, tent, shack, garage or other outbuilding shall be used at any time as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.
- 3. Outbuildings, shacks, fences, or unattached garages are permitted subject to the approval of the subdivision's developer. At no such time shall such structures be used as a residence.
- 4. No residential or other structure shall be placed and/or erected within seventy feet of any property line.
- 5. Each lot is hereby made subject to easements for the installation and maintenance of utility lines and drainage facilities on both sides of all roads and/or as shown upon the plats of the subdivision. Any improvements made on or under any easement shall be made at the risk of the owner of the lot on which the improvements are made. The subdivision's developer, its heirs, and assigns reserve the right to assign the use of said easements to any person, firm, or corporation furnishing any one or more of the aforesaid utility facilities.
- 6. No livestock, goats, rabbits, or poultry of any kind shall be kept, maintained, or harbored upon said lots.
- 7. No business or trade shall be conducted upon said lots.
- 8. No wrecked, junked, inoperable, or permanently disabled motor vehicles or equipment of any kind shall be stored upon said lots.
- 9. The covenants and restrictions hereinabove enumerated are for the benefit of the owners of all lots in this subdivision and shall run with the land.
- 10. In the event that any person violates any of the covenants and restrictions herein enumerated, any lot owner shall have the right to prosecute any proceedings at law or in equity against such person either to enjoin such violation or to recover damages.
- 11. Invalidity of any of the covenants and restrictions herein enumerated by court order shall not affect the validity of the remaining covenants and restrictions.
- 12. For the purposes of long term planning for sewage systems in the subdivision, the rights of each upstream lot to discharge a properly operating and permitted sewage system effluent onto and through the natural surface water drainage routes shall be allowed throughout the subdivision. Notwithstanding, every effort shall be made to eliminate or minimize any off-lot discharge of sewage effluents by every lot owner.

Engineer-Surveyor:

Gregory K. Wright
11684 Channingway Blvd.
The Plains, Ohio 45780
614-797-4142

Owner-Developer:

Todd Wingett and Kara Wingett
1846 Baker Road
Albany, Ohio 45710
740-698-2119

Certification:

I hereby certify that the attached plat was prepared from an actual ground survey conducted under my direct supervision and that all dimensional details are correct.

Gregory K. Wright
Gregory K. Wright



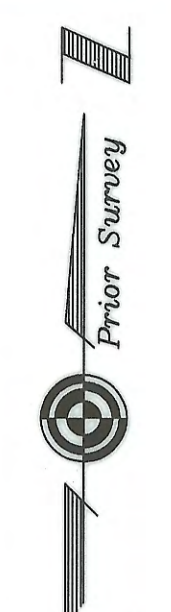
Situated in Section 14, Town 10, Range 15,
Lee Township, Athens County, Ohio
Surveyed November, 1999 for:
Todd and Kara Wingett

Gregory K. Wright
Gregory K Wright
Registered Surveyor S-6535

200000005933
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 08-21-2000 10:16 am.
PLAT 43.20

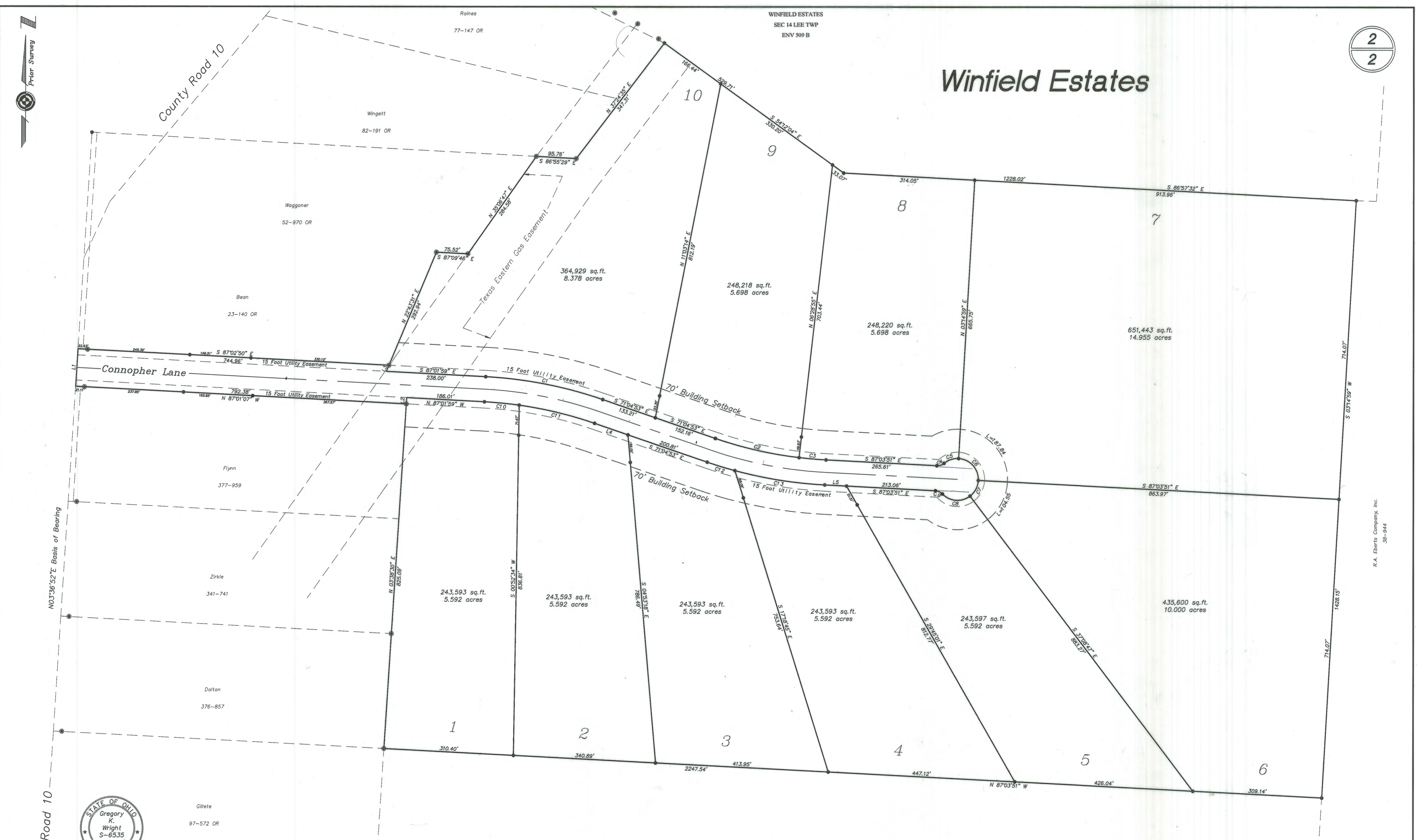
Added Restrictions	GKW	02/12/00
Added Certification	GKW	01/05/00

Gregory K. Wright
Professional Engineer
Professional Surveyor
11684 Channingway Blvd
The Plains, Ohio 45780
740-797-4142
FAX 740-797-8823



Winfield Estates

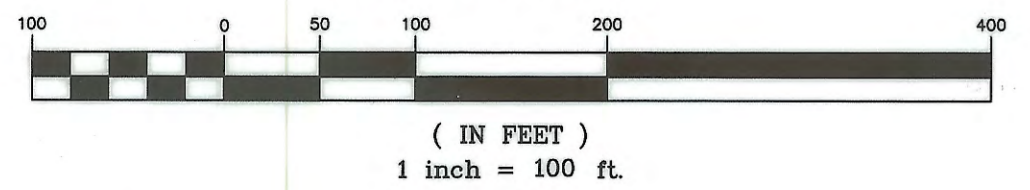
WINFIELD ESTATES
SEC 14 LEE TWP
ENV 509 B



County Road 10
N03°36'52"E Basis of Bearing



GRAPHIC SCALE



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	286.76	1030.00	N79°03'26"W	285.84
C2	205.71	970.00	S77°09'25"E	205.33
C3	64.87	970.00	S85°08'54"E	64.86
C4	18.69	25.00	N71°31'09"E	18.26
C5	37.55	50.00	S71°40'34"W	36.77
C6	78.27	50.00	N41°54'26"W	70.52
C7	43.56	50.00	N27°53'41"E	42.20
C8	72.36	50.00	S85°41'19"E	66.21
C9	18.69	25.00	N65°38'51"W	18.26
C10	84.07	970.00	N84°33'00"W	84.04
C11	185.89	970.00	N76°54'22"W	185.70
C12	69.23	1030.00	S73°00'24"E	69.22
C13	218.09	1030.00	S80°59'54"E	217.69

LINE	LENGTH	BEARING
L1	89.67	N 3°36'52" E
L2	15.03	N 3°39'30" E
L3	15.96	N 22°43'31" E
L4	84.56	S 71°04'53" E
L5	52.55	S 87°03'51" E

- ⊙ = Iron Pin Found
- = 30" x 5/8" Rebar Capped "Wright S-6535"

Gillette
67-890 OR

200000005934
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 08-21-2000 10:16 am.
PLAT 43.20

⊕	Added L4 & L5	GKW	01/21/00
⊕	Extended Utility Easement	GKW	01/21/00
⊕	Added Utility Easement	GKW	01/11/00

Gregory K. Wright
Professional Engineer
Professional Surveyor

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