

COUNTRY MEADOWS SUBDIVISION

PHASE 1

12 SINGLE FAMILY RESIDENTIAL LOTS
LOCATED IN FRACTIONS 34 & 24 OF SECTIONS 28 & 27 OF
TOWN 4, RANGE 13, LODI TOWNSHIP, ATHENS COUNTY, OHIO

SUBDIVIDER AND OWNER: IVAN E. & GAYE H. MARTIN
19746 EDGEWATER DRIVE
PORT CHARLOTTE, FLA. 33948
TEL 941-6258516

SURVEYED AND DESIGNED BY: SOUTHEASTERN LAND SURVEYS
LEONARD F. SWOYER JR.
3428 PLEASANT HILL ROAD
TEL. 740-5938701
APRIL 20, 1998

ENGINEERING BY: MARA ENGINEERING
55 EAST 2ND STREET
LOGAN, OHIO 43138

THE UNDERSIGNED IVAN E. & GAYE H. MARTIN HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR DIVISION OF PROPERTY, A SUBDIVISION OF LOTS 1 TO 12 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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 INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF ATHENS COUNTY OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF Ivan E. Martin Gaye H. Martin 11th DAY OF May 1998.
WITNESS Bernadine Blajer SIGNED _____
STATE OF OHIO
COUNTY OF ATHENS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Ivan E. Martin & Gaye H. Martin WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF May 1998.
BY Nancy Hawk
Nancy Hawk
Com. Exp. 1-10-02

I CERTIFY THAT COUNTRY MEADOWS SUBDIVISION WAS SURVEYED UNDER MY DIRECT SUPERVISION AND ALL DIMENSIONAL DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Leonard F. Swoyer Jr.
LEONARD F. SWOYER JR. PS. 6765



DEED RESTRICTIONS

1. SINGLE WIDE HOUSES MAY BE UTILIZED FOR ONE YEAR WHILE BUILDING PERMANENT HOMES. NO SINGLE WIDE AS A PERMANENT STRUCTURE.
2. LOT OWNERS SHALL KEEP THEIR PREMISES CLEAN AND NEAT. THE BUILDINGS WELL MAINTAINED WITH PAINTING AND THE REMOVING OF WEEDS, UNDERBRUSH, TRASH OR DEBRIS FOR APPEARANCE SAKE. NO RUBBISH OR REFUSE SHALL BE PLACED, DUMPED OR DEPOSITED ON AN LOT. TRASH, GARBAGE AND OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS AT ALL TIMES.
3. NO PERSON SHALL DISCHARGE OR PERMIT OR CAUSE TO BE DISCHARGED THE EFFLUENT FROM A HOUSEHOLD SEWAGE DISPOSAL SYSTEM OR OTHER PUTESCRIBE OR OFFENSIVE WASTES FROM HIS/HER PREMISES UNLESS AN APPLICATION FOR AN OPERATIONAL PERMIT HAS BEEN OBTAINED FROM THE HEALTH COMMISSIONER. THE OPERATIONAL FEE SHALL BE IN ADDITION TO THE INSTALLATION PERMIT FEE. THE OPERATIONAL PERMIT SHALL BE EIGHTY-FIVE DOLLARS ANNUALLY. THE PERMIT SHALL BE RENEWED BY JANUARY 1ST OF EACH YEAR. A LATE FEE OF 25% SHALL BE CHARGED.
4. THE GROUND FLOOR AREA OF SUCH DWELLING OR RESIDENCE HOUSE, EXCLUSIVE OF OPEN PORCHES OR GARAGES, SHALL BE NOT LESS THAN 1300 SQUARE FEET FOR A ONE DWELLING AND 1800 SQUARE FEET FOR ANY OTHER TYPE DWELLING STRUCTURE.

ENV 482A
COUNTRY MEADOWS SUBDIVISION PHASE I
SEC 27 & 28 LODI TWP

REVIEWED THIS 4 DAY OF May 1998.
Demetrius Jordan
Mark A. Bolon
Roy Hawk

TOWNSHIP TRUSTEES
APPROVED THIS 4th DAY OF May 1998.
Charles C. Hamner, Jr.
ATHENS COUNTY BOARD OF HEALTH

PLAT APPROVED THIS 23rd DAY OF April 1998.
Archie Staley
ATHENS COUNTY ENGINEER

PLAT APPROVED THIS 30th DAY OF April 1998.
D. Lusty
ATHENS COUNTY REGIONAL PLANNING COMMISSION

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 CONSTRUCTION.

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 O.R.C.)

APPROVED THIS 28th DAY OF April 1998.
Walter H. (Bill) Theisen
ATHENS COUNTY COMMISSIONERS

9.50
TRANSFERRED THIS 18 DAY OF May 1998.
David B. Rowett
ATHENS COUNTY AUDITOR

FILED FOR RECORD THIS 18 DAY OF May 1998.
RECORDED THIS 18 DAY OF May 1998.
PLAT BOOK NO. 482 A+B PAGE NO. 43.20
Julia Michael Scott
ATHENS COUNTY RECORDER

9800003983
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 05-18-1998 At 10:35 am.
PLAT 43.20
Env 482 A+B

CONSTRUCTION OF ROAD IMPROVEMENTS AS PER ATHENS COUNTY SUBDIVISION REGULATIONS APPROVED THIS _____ DAY OF _____ 1998.
ATHENS COUNTY ENGINEER

COUNTRY MEADOWS SUBDIVISION

**THEODORE RICHARD
ST. CLAR**
301-360
29.39 AC.

9800003984
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 05-18-1998 At 10:35 AM.
PLAT 43.20
Env 482 A+B

TOTAL ACRES IN SUBDIV. = 82.543 AC.
TOTAL ACRES IN LOTS = 80.127 AC.
TOTAL ACRES IN ROAD R/W = 2.416 AC.

SUBACREAGE FROM TRACTS IN VOL. 39 PG. 390

26.38 ACRES OUT OF TRACT 1
41.95 ACRES OUT OF TRACT 2
0.90 ACRES OUT OF TRACT 5
13.313 ACRES OUT OF TRACT 6

**ROBERT ANGELL
BOBO**
86.57 AC.
5-208

**STEAVEN
D. & JUNE J.
MEADOWS**
380-647
1.63 AC.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	10°43'24"	1057.34'	197.89'	99.23'	197.60'	S 50°34'25"E
C 2	37°20'37"	285.30'	183.39'	98.15'	182.10'	S 72°19'41"W
C 3	142°00'57"	50.00'	123.95'	145.41'	94.57'	S 09°55'01"E
C 4	05°25'16"	1091.12'	65.15'	32.58'	65.14'	N 55°17'30"E
C 5	13°53'44"	1091.12'	265.28'	133.29'	264.60'	N 85°58'00"E
C 6	05°54'00"	1091.12'	74.27'	37.15'	74.26'	N 72°52'51"E
C 7	21°15'00"	1041.12'	386.13'	195.31'	383.92'	S 64°12'22"W
C 8	27°49'21"	285.30'	137.57'	70.17'	136.22'	N 64°49'48"W
C 9	151°31'23"	50.00'	132.23'	197.04'	96.93'	N 43°04'50"W
C 10	75°30'03"	285.30'	307.45'	180.64'	285.88'	S 86°40'08"E
C 11	05°58'32"	1107.34'	70.39'	35.21'	70.38'	S 54°11'29"E
C 12	01°27'05"	1107.34'	28.05'	14.03'	28.05'	S 51°38'40"E
C 13	09°45'16"	1107.34'	188.55'	94.49'	188.29'	S 60°53'22"E
C 14	05°17'36"	1057.34'	60.77'	30.40'	60.77'	N 52°34'05"W

LINE	BEARING	DISTANCE
L 1	N 15°16'10"W	59.32'
L 2	N 11°42'29"W	49.38'
L 3	N 11°42'30"W	50.00'
L 4	N 11°42'29"W	63.59'
L 5	N 59°41'04"W	39.97'
L 6	N 48°50'42"E	35.90'
L 7	S 80°30'07"E	69.00'
L 8	N 12°10'47"E	69.64'
L 9	N 59°14'12"W	29.30'
L 10	S 00°00'00"E	70.90'
L 11	N 12°49'56"E	43.37'
L 12	N 63°38'56"W	18.64'
L 13	S 07°12'41"W	52.41'
L 14	N 69°33'20"E	36.64'
L 15	N 12°10'47"E	69.64'
L 16	N 12°49'56"E	43.37'
L 17	N 63°38'56"W	18.64'

GEORGE DALE
38.64 AC.
238-334

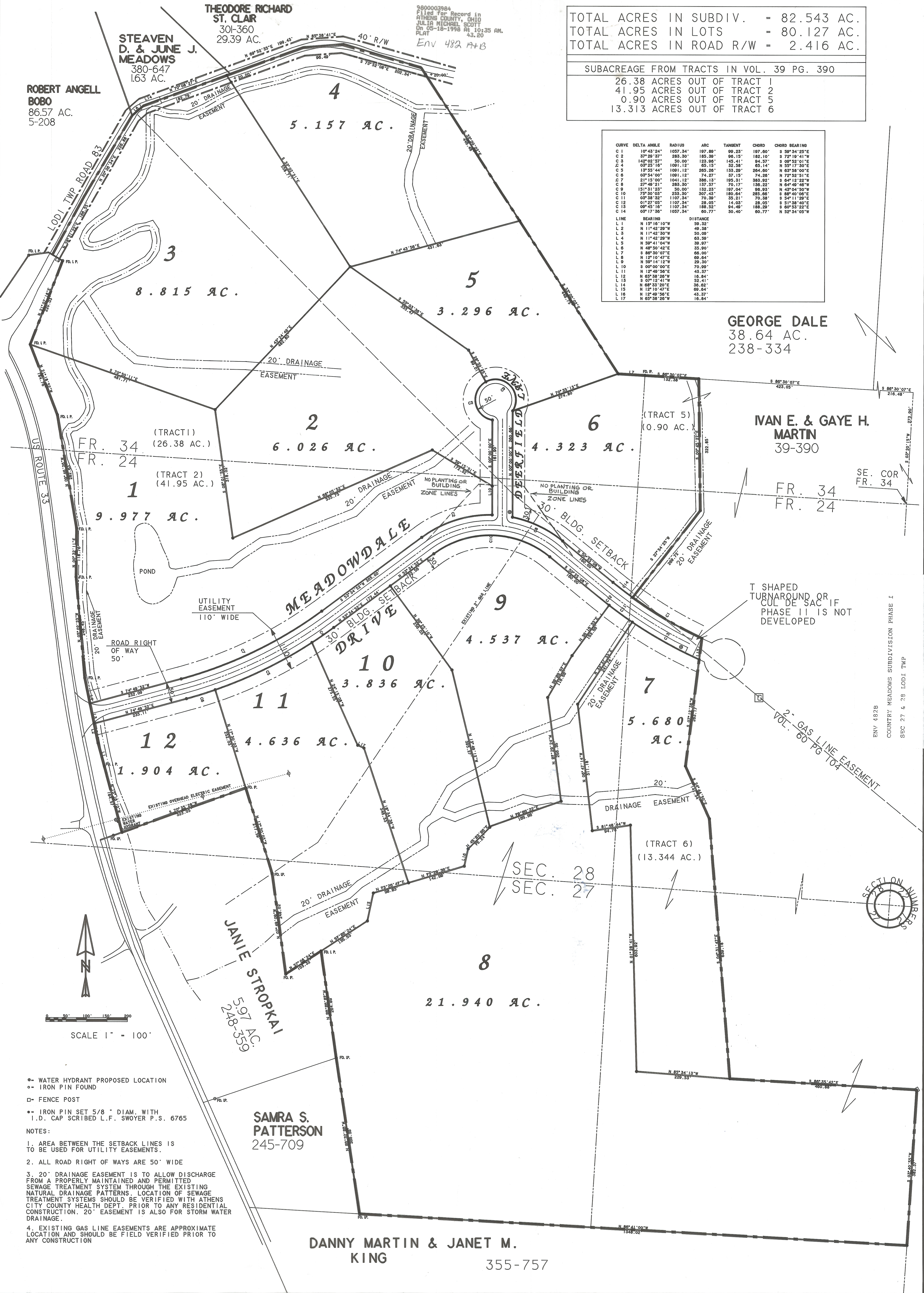
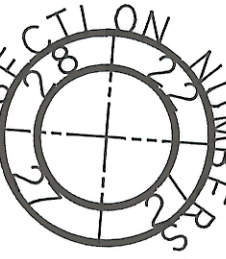
**IVAN E. & GAYE H.
MARTIN**
39-390

FR. 34
FR. 24

T SHAPED
TURNAROUND OR
CUL DE SAC IF
PHASE II IS NOT
DEVELOPED

2" GAS LINE EASEMENT
VOL. 60 PG 104

ENVY 482B
COUNTRY MEADOWS SUBDIVISION PHASE I
SEC 27 & 28 LODI TWP



- WATER HYDRANT PROPOSED LOCATION
- IRON PIN FOUND
- FENCE POST
- IRON PIN SET 5/8" DIAM. WITH 1"D. CAP SCRIBED L.F. SWOYER P.S. 6765

NOTES:
1. AREA BETWEEN THE SETBACK LINES IS TO BE USED FOR UTILITY EASEMENTS.
2. ALL ROAD RIGHT OF WAYS ARE 50' WIDE
3. 20' DRAINAGE EASEMENT IS TO ALLOW DISCHARGE FROM A PROPERLY MAINTAINED AND PERMITTED SEWAGE TREATMENT SYSTEM THROUGH THE EXISTING NATURAL DRAINAGE PATTERNS. LOCATION OF SEWAGE TREATMENT SYSTEMS SHOULD BE VERIFIED WITH ATHENS CITY COUNTY HEALTH DEPT. PRIOR TO ANY RESIDENTIAL CONSTRUCTION. 20' EASEMENT IS ALSO FOR STORM WATER DRAINAGE.
4. EXISTING GAS LINE EASEMENTS ARE APPROXIMATE LOCATION AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

**SAMRA S.
PATTERSON**
245-709

**DANNY MARTIN & JANET M.
KING**
355-757