APPROVALS:

Reviewed this 12 day of August 2002

Township Trustees

Approved this 5TH day of August 2002

Athens City/County Health Dept.

Approved this 8th day of August 2002

County Regional Planning Commission

COUNTY ENGINEER APPROVAL

Athens County will only accept a dedicated public roadway after is 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 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 easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

ATHENS COUNTY ENGINEER

Mathematically approved this 12 day of August 2002

County Engineer

Construction of road improvements as per Athens County subdivision regulations.

Approved this _____ day of _____ 2002

County Engineer

ATHENS COUNTY COMMISSIONERS APPROVAL

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 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 Ohio Revised Code)

We have reviewed this plat on this 13TH day of AUGUST 2002

Athens County Commissioners (President)

TRANSFER & RECORDING:

.50

Transferred this 13 day of Aug 2002

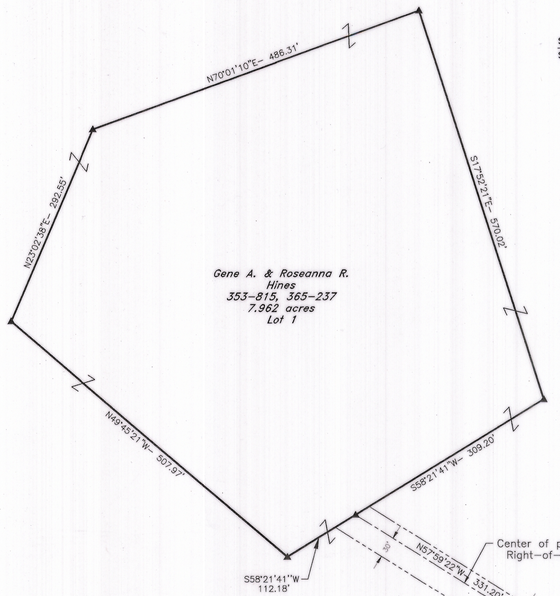
County Auditor

Filed for record this 13 day of AUG 2002 at 11:10 am

Recorded this 13 day of AUG 2002 in Plat Cabinet ____ at Page ____

ENV 524A Fee $43.20

County Recorder



REFERENCES:

County tax maps
Deeds as noted
Previous surveys

OWNER'S STATEMENT

Situate in Section 10, Township 6, Range 13, Ames Township, Athens County, Ohio, containing 7.962 acres and being part of the same tract as conveyed to Gene A. and Roseanna R. Hines and described in the deed recorded in Deed Volume 353, Page 0815 and Deed Volume 365, Page 237, of the Athens County Recorder's Office.

The undersigned Gene Hines hereby certifies that the attached plat correctly represents **Hines Subdivision**, a subdivision of one lot and does hereby accept this plat of same.

The undersigned further agrees that any use or 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 themselves and all subsequent owners or assigns taking title from, under, or through the undersigned.

IN WITNESS THEREOF Gene Hines hereunto set his hand this 10th day of Aug 2002.

Owner: Gene Hines, Roseanna Hines Witness: Witness:

STATE OF OHIO

Before me a Notary Public in and for said State of Ohio personally came Gene Hines who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the purposes therein expressed. **IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal this 10th day of Aug 2002.

Notary Public

My Commission Expires 8-25-04

Helen J. Withem
Notary Public, State of Ohio
My commission expires 8-25-04

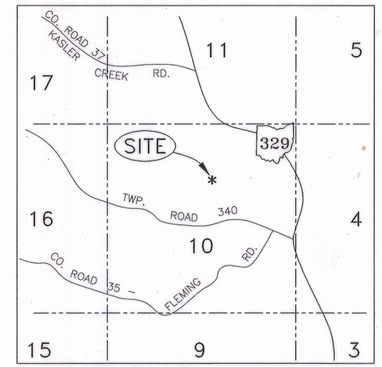
OWNER: Gene Hines
16171 East Kasler Creek Road
Amesville, Ohio 45711

DEVELOPER: Gene Hines
16171 East Kasler Creek Road
Amesville, Ohio 45711

SURVEYOR: Highland Surveying
80 Fayette Street
Nelsonville, Ohio 45764
(740) 753-1264

LEGEND

- ● Point
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped HIGHLAND S-7581 set
- □ Stone found
- ——————— Right-of-Way line



LOCATION MAP

1" = 2000'

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR HINES SUBDIVISION

1.) The owners of Lot 1 will maintain 100% of the portion of private right-of-way from Road to the residence of Lot 1. The property owners of Lot 1 will be 100% responsible for the maintenance of the driveway from the right-of-way up to the residence.

2.) 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 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 a court of proper jurisdiction.

Owner: Gene Hines, Roseanna Hines Witness: Witness:

Signed and Acknowledged in my presence this 10th day of Aug. 2002.

Notary Public, State of Ohio

My Commission Expires 8-25-04

Helen J. Withem
Notary Public, State of Ohio
My commission expires 8-25-04

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon in June of 2002, and that this plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon will be set upon completion of the site work and their locations are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon. The bearings shown on the attached plat are assumed and are for the determination of angles only.

STATE OF OHIO KENNETH E. HIGHLAND S-7581 REGISTERED SURVEYOR

Kenneth E. Highland, P.S. 7581

200200007476
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
08-13-2002 At 11:10 am.
PLAT 43.20

ENV. 524A

N

100 0 100 200 300

Scale 1" = 100'

HIGHLAND SURVEYING
80 Fayette Street, Nelsonville, Ohio 45764
(740) 753-1264

HINES SUBDIVISION
16171 EAST KASLER CREEK ROAD
AMESVILLE, OHIO 45711
Plat of Subdivision

REVISIONS

Scale: 1" = 100'

JOB NO:	DRAWN BY:	DATE:
---	RAC	7-30-02

SHEET 1 / 1

C:\PROJECTS\PLAT Tue Aug 06 14:36:41 2002