

JONES SUBDIVISION

E. CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON May 20, 2005 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: John M. Branner
JOHN M. BRANNER P.S. 6805

F. REGIONAL PLANNING COMMISSION APPROVAL
REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS 20th DAY OF May, 2005

Robert Eickelberg, Planning Director
REPRESENTATIVE, TITLE

G. COUNTY HEALTH DEPARTMENT
ATHENS COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 21st DAY OF May, 2005
John C. Jones A.S.
ATHENS COUNTY BOARD OF HEALTH

H.

MATHEMATICALLY APPROVED THIS 17th DAY OF May, 2005

John C. Jones
ATHENS COUNTY ENGINEER'S OFFICE

PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOR: JONES SUBDIVISION

1. THE PROPERTY OWNERS OF LOT#1, RESIDUAL TRACT (251-823 O.R.) AND THEIR HEIRS & ASSIGNS WILL EACH BE RESPONSIBLE FOR ONE-HALF OF THE TOTAL MAINTENANCE COST OF THE DRIVEWAY IN THE PRIVATE RIGHT OF WAY FROM TOWNSHIP ROAD 324 TO THE SOUTH-LINE OF LOT#1 OF SAID SUBDIVISION

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

3. IN THE EVENT OF A DISPUTE, ALL PARTIES INVOLVED AGREE TO HAVE THE DISPUTE SETTLED EITHER IN 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 DEPTH OF FOUR INCHES OF AGGREGATE FOR THE DRIVEWAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH OF SAID AGGREGATE FOR THE DRIVEWAY.

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.

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.

OWNER/DEVELOPER: RICHARD JONES 10055 SAND RIDGE RD., MILLFIELD, O.
PHONE: 740/662-2166

SURVEYOR: JOHN M. BRANNER P.S. 6805-12500 N. PEACH RIDGE RD., ATHENS, OHIO 45701
PHONE: 740/592-5778

L. TOWNSHIP TRUSTEES APPROVAL

TOWNSHIP TRUSTEES

WE HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF May, 2005

Charles Redcock
(PRESIDENT)
Charles Redcock

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 21st DAY OF May, 2005

Ray Eason
ATHENS COUNTY COMMISSIONERS (PRESIDENT)
Mark Sullivan
William H. (Bill) Shick

K. COUNTY AUDITOR'S TRANSFER:

COUNTY AUDITOR

TRANSFERRED ON THIS 25th DAY OF May, 2005

BY: John E. Thompson
COUNTY AUDITOR

L. COUNTY RECORDER

COUNTY RECORDER

RECEIVED ON THIS 25th DAY OF May, 2005 AT 10:00 AM
RECORDED ON THIS 25th DAY OF May, 2005 AT 10:00 AM
RECORDED IN PLAT BOOK NO. PAGE FEE

BY: John E. Thompson DEPUTY COUNTY RECORDER

20050003349
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
05-25-2005 At 08:57 am.
PLAT 86.40

ENV 345 B

A. DEED REFERENCE - LOT#1 OF RUSSELL SUBDIVISION

LOT#1 OF JONES SUBDIVISION IS SITUATED IN FR. 2, SECTION 9, DOVER TOWNSHIP, TOWN 10, RANGE 14, ATHENS COUNTY, OHIO AND SAID LOT CONSISTS OF A TOTAL OF 2.040 ACRES (BY SURVEY) AND BEING PART OF 27.1 ACRE TRACT DESCRIBED IN VOLUME 324 PAGE 409 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

B. CERTIFICATE OF OWNERSHIP (REF: A ABOVE)

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNERS, WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

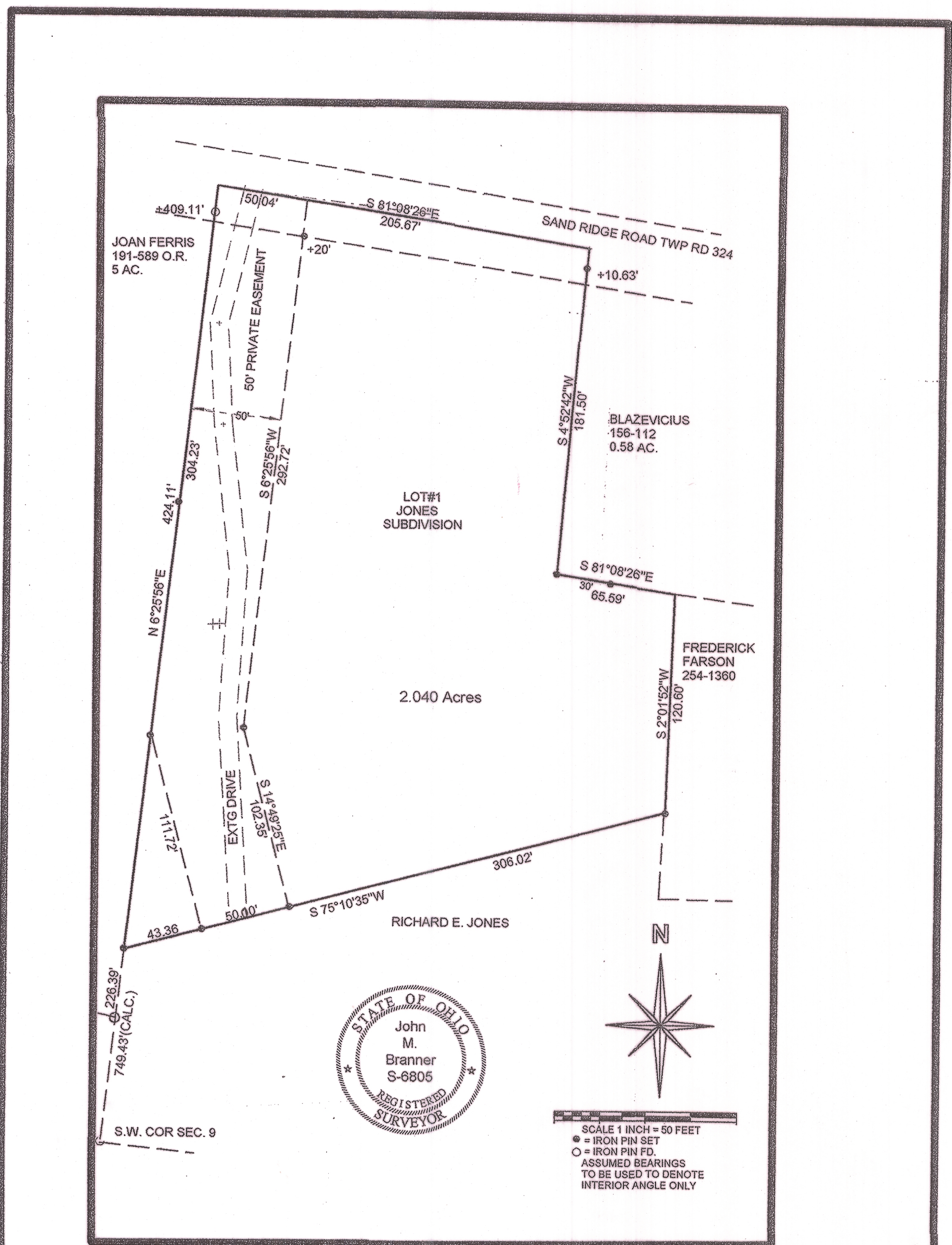
BY: Richard E. Jones SIGNATURE Richard E. Jones SIGNATURE
COUNTY STATE OF OHIO SS

D. CERTIFICATE OF NOTARY PUBLIC
STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 20th DAY OF May, 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Richard E. Jones 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: Mary Woinne Mayer
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: 7-6-2010

MARY WOINNE MAYER
Notary Public, State of Ohio
My Commission Expires: 7-6-2010
Commission Recorded in Athens County



VICINITY MAP

