

LOCATION MAP  
NOT TO SCALE

RESTRICTIONS FOR "MACE ESTATES" are filed in O.R. @ Pg.

# "MACE ESTATES" Subdivision

**A. DEED REFERENCE/S**  
Situating in Section/s 3, VILLAGE OF ALBANY, LEE Township, Athens County, Ohio, containing 1.14 acres and being (a part of) the same tract as conveyed to THOMAS E. & JOYCE C. BOBO and described in the deed recorded in Deed Book/Official Record 351, at page 927, Athens County, Ohio.

Situating in Section/s 3, VILLAGE OF ALBANY, LEE Township, Athens County, Ohio, containing 0.96 acres and being (all of) the same tract as conveyed to THOMAS E. & JOYCE C. BOBO and described in the deed recorded in Deed Book/Official Record 351, at page 927, Athens County, Ohio.

Situating in Section/s 3, VILLAGE OF ALBANY, LEE Township, Athens County, Ohio, containing 4.0236 acres and being (a part of) the same tract as conveyed to LORETTA D. HOBBS and described in the deed recorded in Deed Book/Official Record 311, at page 537, Athens County, Ohio.

**D. CERTIFICATE OF OWNERSHIP**  
We, the undersigned, do hereby certify that so are the owners of the property described in the above (A) 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.

*Thomas E. Dobo* Signature  
Thomas E. Dobo, CO-OWNER OF LOTS 9-11  
*Joyce C. Dobo* Signature  
Joyce C. Dobo, CO-OWNER OF LOTS 9-11  
*Loretta D. Hobbs* Signature  
Loretta D. Hobbs, OWNER OF LOTS 1-8

**C. OWNER'S CONSENT AND DEDICATION**

We, the undersigned, being all the owners of the lands herein plattd, 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, storm water 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 zoning, platting, health or other local 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 thereof this 5th day of FEBRUARY, 2005

Witness: *Michael D. Hobbs* Signed *Thomas E. Dobo*, CO-OWNER OF LOTS 9-11  
Witness: *Phillip C. Hobbs* Signed *Joyce C. Dobo*, CO-OWNER OF LOTS 9-11  
Witness: *Loretta D. Hobbs* Signed *Loretta D. Hobbs*, OWNER OF LOTS 1-8

**D. CERTIFICATE OF NOTARY PUBLIC**  
State of Ohio, 5/5.

Do it remembered that on this 5th day of February, 2005 before me the undersigned, a Notary Public in and for said State, personally came Thomas E. & Joyce C. Dobo & Loretta D. Hobbs, who acknowledged the signing and execution of the foregoing Plat to be their voluntary act and deed for the purpose therein expressed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.  
By: *Elammy J. Brockhaus* NOTARY PUBLIC, State of Ohio.  
My commission expires October 1, 2007

**E. CERTIFICATE OF SURVEYOR**

I hereby certify that this map is a true and complete survey made by me, under my direct supervision, on AUG. 2003 thru FEB. 2005, and that all monuments and lot corner pins are (or will be) set as shown.

By: *Gerald W. Dayha*  
Gerald W. Dayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139

**F. MATHEMATICAL CLOSURE APPROVAL**

Mathematically approved this 8th day of February, 2005

By: *William A. Thompson*  
William A. Thompson, Jr.  
Athens County Engineer, Office

**G. ATHENS COUNTY AUDITOR'S OFFICE TRANSFER**

ATHENS COUNTY AUDITOR  
Transferred on this 10th day of February, 2005

**H. ATHENS COUNTY RECORDER'S OFFICE RECORDING**

ATHENS COUNTY RECORDER  
File No: 200500000890

Received on this 10th day of FEB, 2005  
Recorded on this 10th day of FEB, 2005  
Recorded in Envelope No: 542-A

By: *James P. Fisher* Deputy  
*Julia Michael Scott*  
Athens County Recorder

**AREA TABULATION TABLE:**

**LORETTA D. HOBBS:**  
OR.311/Pg.537 (Deed - 4 Ac. +/-)  
(Survey - 4.0236 Acres)  
AUDITOR'S PARCEL NO: H0200900030.00  
AREA IN LOTS 1-8 - 2.5712 Acres  
AREA IN NEW MACE DR. R/W - 0.3825 Acres  
RESIDUAL AREA (By Survey) - 1.0701 Acres

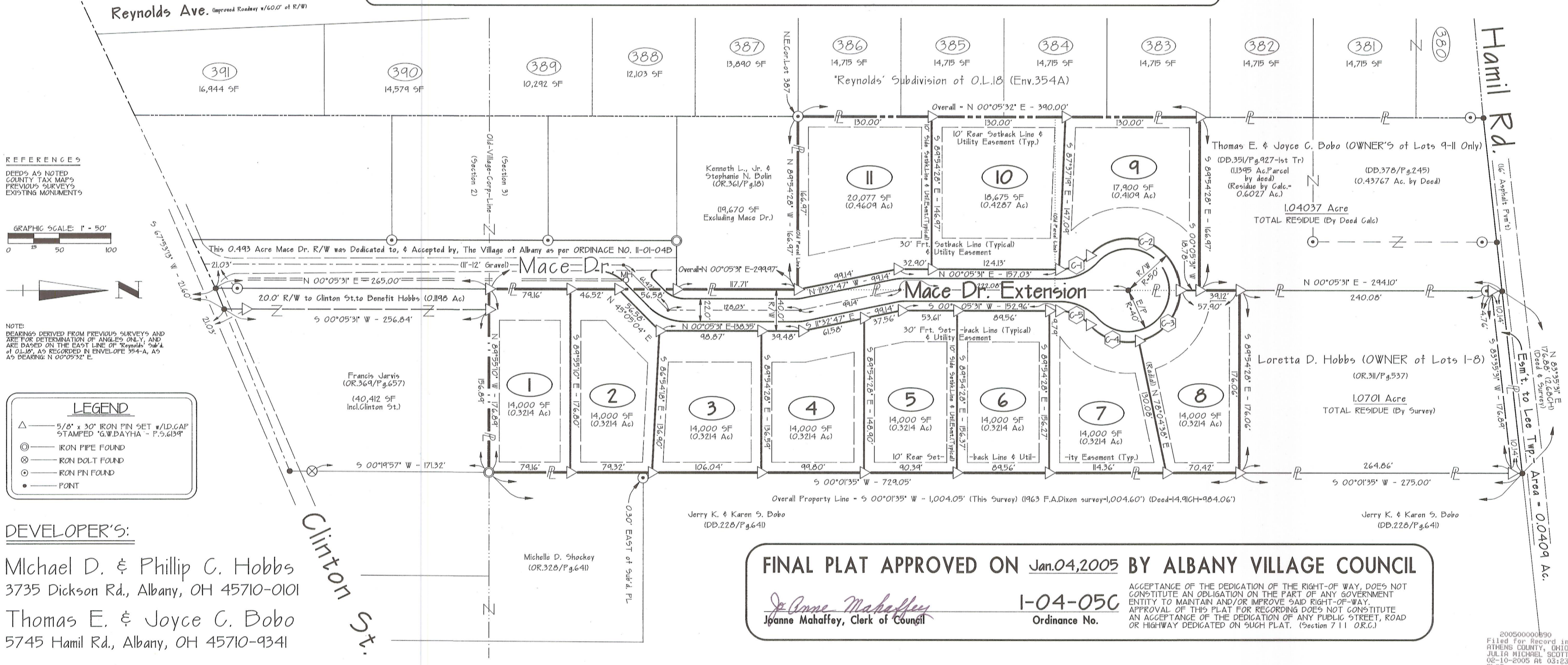
**THOMAS E. & JOYCE C. BOBO:**  
DB.351/Pg.927 - Second Tract (Deed - 1.1395 Ac.)  
AUDITOR'S PARCEL NO: H0200900027.00  
AREA IN LOT 9 & Part 10 - 0.4349 Acres  
AREA IN NEW MACE DR. R/W - 0.1019 Acres  
RESIDUAL AREA (By Deed) - 0.6027 Acres

DB.351/Pg.927 - Second Tract (Deed - 0.4584 Ac.)  
(Survey - 0.4580 Acres)  
AUDITOR'S PARCEL NO: H0200900026.00  
AREA IN LOT 11 & Part 10 - 0.8656 Acres  
AREA IN NEW MACE DR. R/W - 0.0924 Acres  
RESIDUAL AREA (By Survey) - 1.0404 Acres

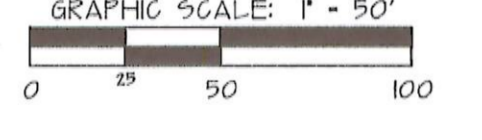
**TOTAL AREA - 4.4485 ACRES**  
LOTS 1 - 11 - 3.8717 Acres  
MACE DR. R/W - 0.5768 Acres

**CURVE DATA:**

CURVE NO.	RADIUS	DELTA	ARC	CHORD
C-1	40.00'	48°11'23"	33.64'	S 24°00'10" E - 32.66'
C-2	50.00'	138°11'23"	120.59'	S 20°54'50" W - 45.42'
C-3	50.00'	77°54'06"	68.06'	N 50°54'50" W - 62.42'
C-4	50.00'	60°12'17"	52.54'	N 18°10'46" E - 50.16'
C-5	40.00'	48°11'23"	33.64'	N 24°11'13" E - 32.66'



**REFERENCES**  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS



**NOTE:**  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF Reynolds' 9th & 4th of O.L.18, AS RECORDED IN ENVELOPE 354-A, AS A BEARING N 00°05'32" E.

**LEGEND**

- △ 5/8" x 30" IRON PIN SET #1/D.G.P STAMPED "G.W.DA YHA - P.5-6139"
- IRON PIPE FOUND
- ⊗ IRON BOLT FOUND
- IRON PIN FOUND
- POINT

**DEVELOPER'S:**  
Michael D. & Phillip C. Hobbs  
3735 Dickson Rd., Albany, OH 45710-0101  
Thomas E. & Joyce C. Bobo  
5745 Hamil Rd., Albany, OH 45710-9341

**FINAL PLAT APPROVED ON Jan.04,2005 BY ALBANY VILLAGE COUNCIL**  
*Jeanne Mahaffey*  
Jeanne Mahaffey, Clerk of Council  
1-04-05C  
Ordinance No.

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 O.R.C.)

200500000890  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
02-10-2005 At 03:23 pm.  
PLAT  
85.40

**RECORD PLAT**  
Being part of Outlots 17 & 18 in the Village of Albany, and being situate in Sections 3 & 2, Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, U.S.A.

**REVISIONS**

**DATE** 02-04-05  
**BY** JWB  
**JOB NO.** 2005-00000890  
**SCALE** AS SHOWN  
**SHEET** 1 OF 1

**REGISTERED PROFESSIONAL SURVEYOR No. 5-6139**  
**Gerald W. Dayha, P.S.**  
10916 Pleasanton Road  
Athens, OH 45710-4997  
Phone: 740.939.9606 Fax: 740.934.7541  
E-mail: gdayha@regnet.net

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