

McClain Subdivision Phase II

Situate

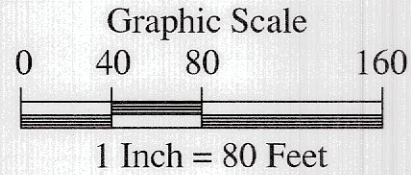
Township of York, County of Athens, State of Ohio, being part of the Northeast Quarter of Section 32, Township 12N, Range 15W, and being part of 3 Parcels conveyed to Robert Stacy McClain, as recorded in O.R. Volume 315, Page 2563, O.R. Volume 393, Page 1695, and O.R. Volume 429, Page 001, in the Athens County Deed Records.

Note #1: McClain Subdivision recorded in Plat Envelope 551B, in the Athens County Plat Records, is vacated in O.R. Volume _____, Page _____, in the Athens County Official Records.

Note #2: The Driveway Agreement is recorded in O.R. Volume _____, Page _____, in the Athens County Official Records.

LOT 1-A: 1.271 Acres from Auditor's P.P.N. P01-0010019200.
LOT 2-A: 1.214 Acres from Auditor's P.P.N. P01-0010019200 1.786 Acres from Auditor's P.P.N. P01-0010019201 0.129 Acres from Auditor's P.P.N. P01-0010019100 3.129 Acres TOTAL

LINE TABLE		
No.	Bearing	Distance
L1	N 83°29'28" E	36.46'
L2	S 39°31'46" E	41.89'
L3	S 63°54'08" E	65.68'
L4	S 14°11'55" W	62.58'
L5	S 44°16'03" W	76.62'



LEGEND

- ▲ - Mag Spike Set
- - Stone Found w/scribed 'X'
- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England # S-7452"
- ◆ - 3/8" o.d. Iron Pin Found

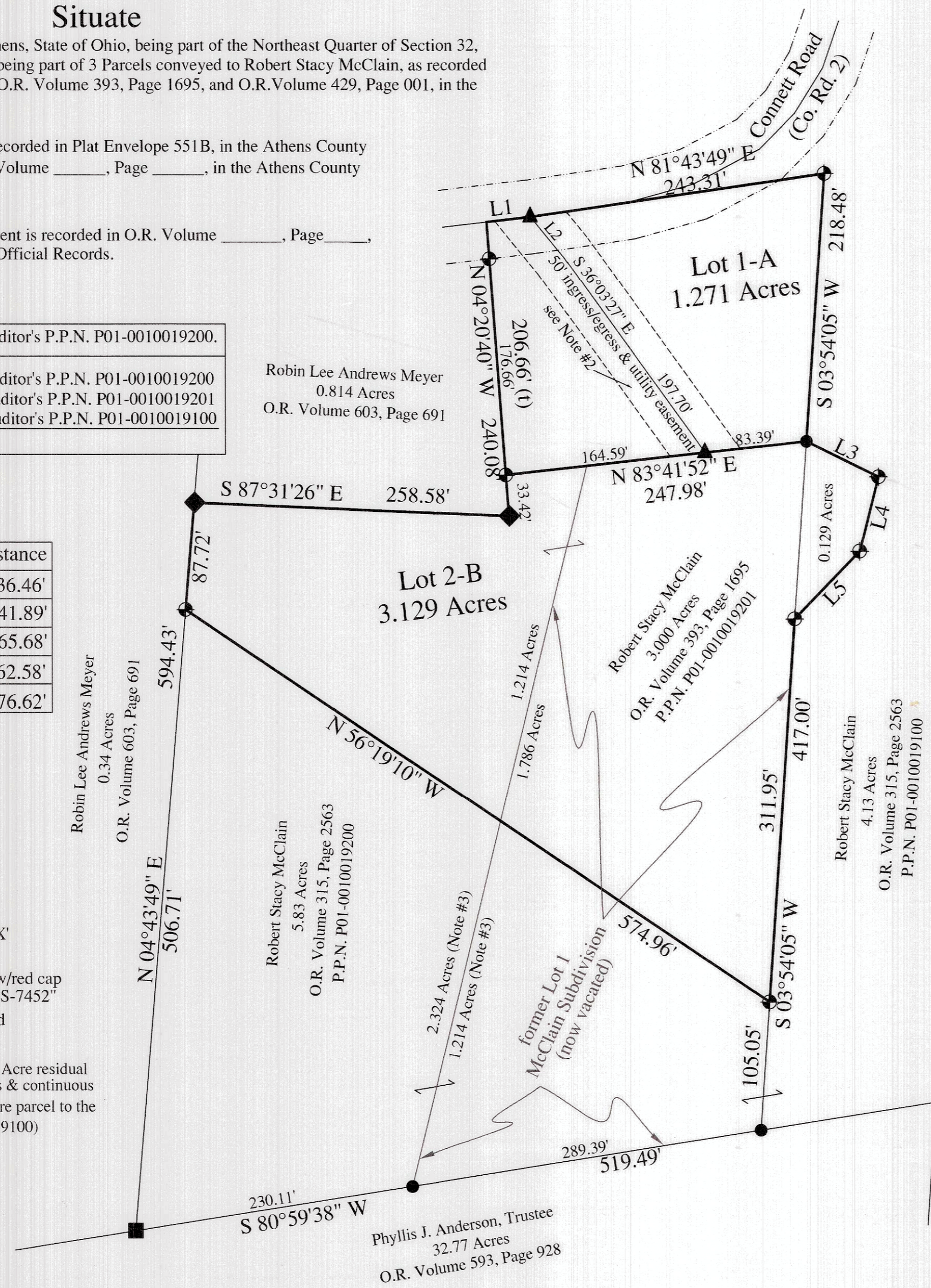
Note #3: Both 2.324 Acre & 1.214 Acre residual parcels remain contiguous & continuous with the McClain 4.13 Acre parcel to the East. (P.P.N. P01-0010019100)

BASIS OF BEARINGS:

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone (2011 NAD83).

Prepared For:
Robert Stacy McClain

- Related Documents:
- 1) Deeds as shown
 - 2) 1984 Survey by Leonard F. Swoyer, P.S.
 - 3) Plat of McClain Subdivision: Plat Envelope 551B



DEDICATION:

Know all men by these presents that Robert Stacy McClain, the undersigned owner of the land shown on this plat, do hereby accept this plat and acknowledge the making of the same to be our free act and deed and do hereby dedicate to public use as such the easements shown hereon to public use forever.

In witness whereof we hereunto set out hands this 6th day of July, 2023.

Rhonda Brown
witness
Kathy Maloney
witness

Robert Stacy McClain
Robert Stacy McClain

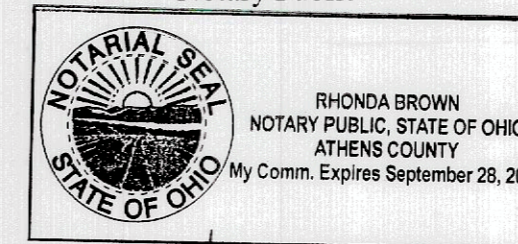
STATE OF OHIO COUNTY OF ATHENS

Before me a Notary Public in and for said County and State, personally appeared the above signed Robert Stacy McClain, who acknowledges that they did sign the foregoing instrument to be of his voluntary act and deed for the uses and purposes herein expressed.

In Witness thereof, I have hereunto set my hand and affixed my official seal this 6th day of July, 2023.

Rhonda Brown
Notary Public

My commission expires 9-28-2025.



APPROVALS

Approved by the Athens County Planning Commission at a meeting held on the 10th day of August, 2023.

Approved this 10th day of August, 2023.

Warren Jeffers
Athens County Planning Commission

Approved this 10th day of August, 2023.

Scott J. ...
Athens County Health Department

Approved this 6th day of JULY, 2023.

Rex Jeffrey Marden
Athens County Engineer

Approved this 11th day of AUGUST, 2023.

Indira ...
Athens County Auditor

Approved this 11 day of August, 2023.

Jessica Markins ss
Athens County Recorder



CERTIFICATE OF ACCURACY

All dimensions are shown in feet and decimal parts thereof, I do hereby certify that I have fully complied with the requirements of the subdivision regulations and the subdivision laws of the County of Athens and State of Ohio governing surveying and mapping of the land, and that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it, and that this plat represents a survey made by me and that all monuments indicated actually exist and their location, and material are correctly shown.

Dated 6/30/23

Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Prepared By:
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