

# THE MURPHY SUBDIVISION

(A) DEED REFERENCE-PART I (1.304 ACRE TRACT & 30' WIDE EASEMENT FROM WILLIAM MURPHY)  
 SITUATED IN SECTION 11, TROY TOWNSHIP, TOWN 5N, RANGE 11W, ATHENS COUNTY, OHIO, CONTAINING 1.304 ACRES AND BEING PART OF A TRACT AS CONVEYED TO WILLIAM MURPHY AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 263 PAGE 91 AND 93, ATHENS COUNTY, OHIO.

(A) DEED REFERENCE-PART II (15' WIDE EASEMENT FROM JAMES B. HAYES)  
 SITUATED IN SECTION 11, TROY TOWNSHIP, TOWN 5N, RANGE 11W, ATHENS COUNTY, OHIO, CONTAINING NO ACRES AND BEING PART OF A TRACT AS CONVEYED TO JAMES B. HAYES AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 147 PAGE 145 D.R., ATHENS COUNTY, OHIO.

(B) CERTIFICATE OF OWNERSHIP (REF: (A) PARTS I AND II 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.

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

COUNTY }  
 STATE OF OHIO } SS

(C) OWNER'S CONSENT AND DEDICATION (REF: (A) PARTS I AND II ABOVE)  
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, 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, STORMWATER 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, VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 WITNESS: \_\_\_\_\_ SIGNED: \_\_\_\_\_

(D) CERTIFICATE OF NOTARY PUBLIC  
 STATE OF OHIO, S.S.  
 BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, \_\_\_\_\_ AND \_\_\_\_\_ 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: \_\_\_\_\_ NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES: \_\_\_\_\_

(E) CERTIFICATE OF SURVEYOR  
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION) ON 03/06, 2001 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

BY: Leonard F. Swoyer  
 LEONARD F. SWOYER P.S. 6765

(F) REGIONAL PLANNING COMMISSION APPROVAL  
 REGIONAL PLANNING COMMISSION

(G) COUNTY HEALTH DEPARTMENT  
 ATHENS COUNTY HEALTH DISTRICT

THIS PLAT WAS APPROVED BY THE REGIONAL PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

Robert Endersby, Director

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATHENS COUNTY BOARD OF HEALTH

(H) COUNTY ENGINEER APPROVAL  
 ATHENS COUNTY WILL ONLY ACCEPT A DEDICATED PUBLIC ROADWAY AFTER IT HAS BEEN BUILT TO COUNTY STANDARDS AT THE TIME A PETITION BY THE ADJOINING PROPERTY OWNERS OR THE SUBDIVIDER 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.

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATHENS COUNTY ENGINEER

(I) TOWNSHIP TRUSTEES APPROVAL  
 TOWNSHIP TRUSTEES

WE HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(PRESIDENT)

(J) 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 PRIVATE STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT. (SECTION 711 D.R.C.)

I HEREBY APPROVE THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATHENS COUNTY COMMISSIONERS

(K) COUNTY AUDITOR'S TRANSFER  
 COUNTY AUDITOR

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_ COUNTY AUDITOR

(L) ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MAINTENANCE  
 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, THAT SUBDIVISION ROADWAY IMPROVEMENTS HAVE BEEN INSPECTED AND APPROVED FOR PERMANENT MAINTENANCE BY LOCAL GOVERNMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(M) COUNTY RECORDER  
 COUNTY RECORDER

ATHENS COUNTY COMMISSIONERS (PRESIDENT)

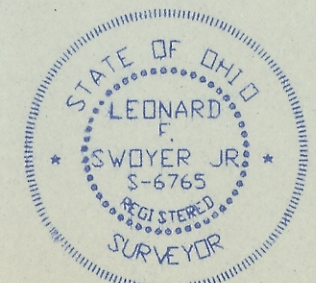
RECEIVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M.  
 RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M.  
 RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_

BY: DEPUTY \_\_\_\_\_ COUNTY RECORDER

## PLAT OF SURVEY OF LOT 1 OF THE MURPHY SUBDIVISION

PREPARED BY: SOUTHEASTERN LAND SURVEYS

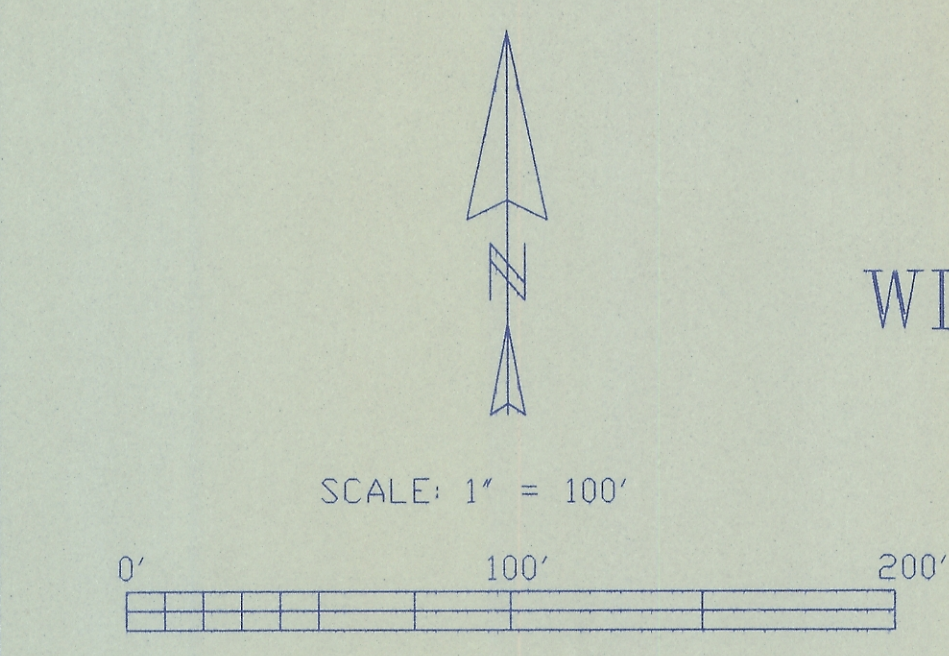
\*MARCH 5, 2001\*  
 FOR: TIMOTHY AND CHELISA MURPHY  
Leonard F. Swoyer  
 LEONARD F. SWOYER P. S. 6765



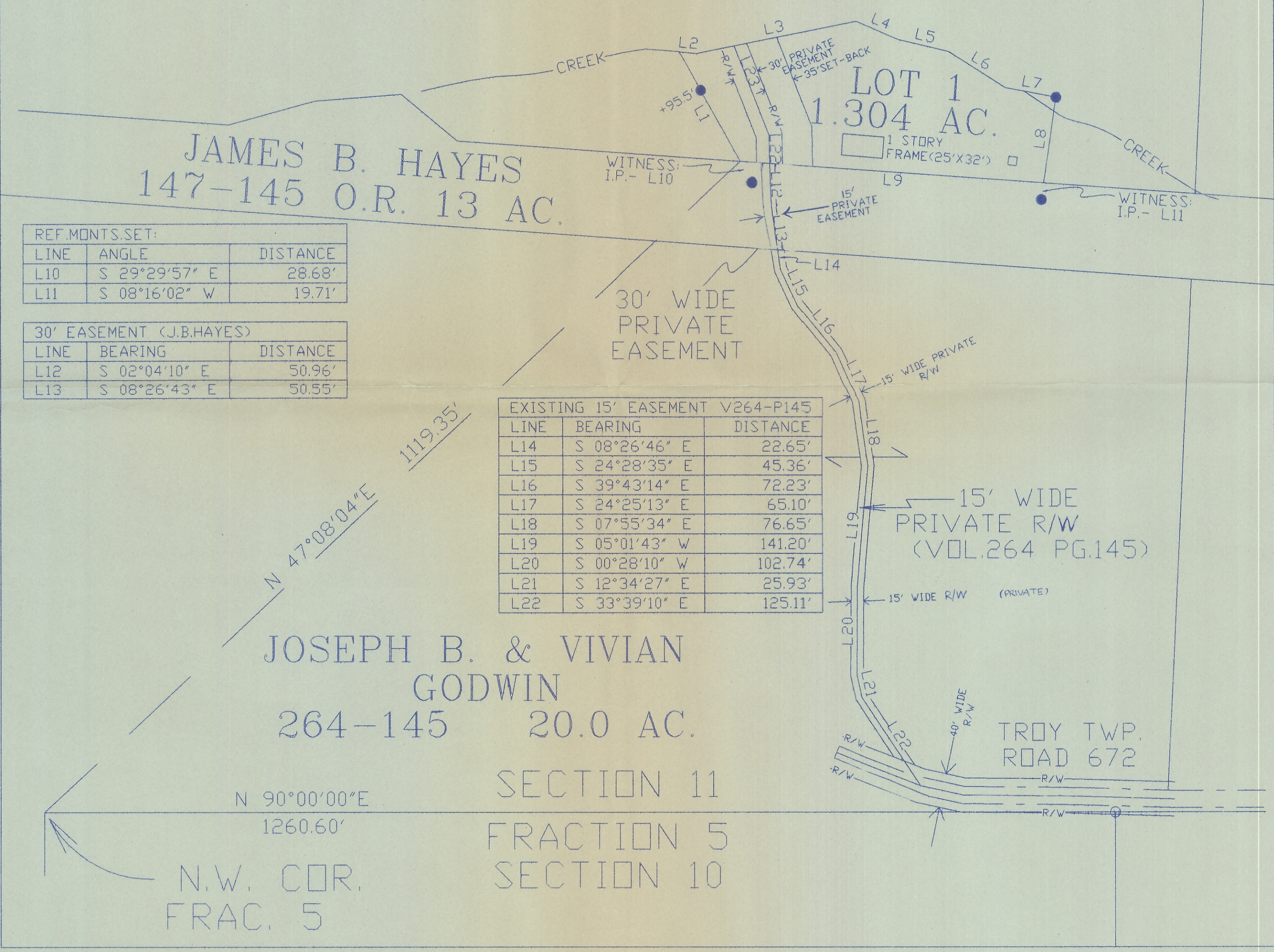
WILLIAM MURPHY  
 263-91,93  
 55.3 AC.

LINE	ANGLE	DISTANCE
L1	N 29°29'57" W	146.66'
L2	S 84°49'53" E	20.16'
L3	N 78°44'18" E	191.75'
L4	S 66°49'50" E	55.00'
L5	S 76°52'35" E	59.13'
L6	S 57°39'56" E	79.14'
L7	S 79°10'12" E	61.23'
L8	S 08°16'03" W	101.04'
L9	N 85°53'28" W	357.47'

LINE	ANGLE	DISTANCE
L22	N 00°45'17" W	33.03'
L23	N 21°19'27" W	111.88'



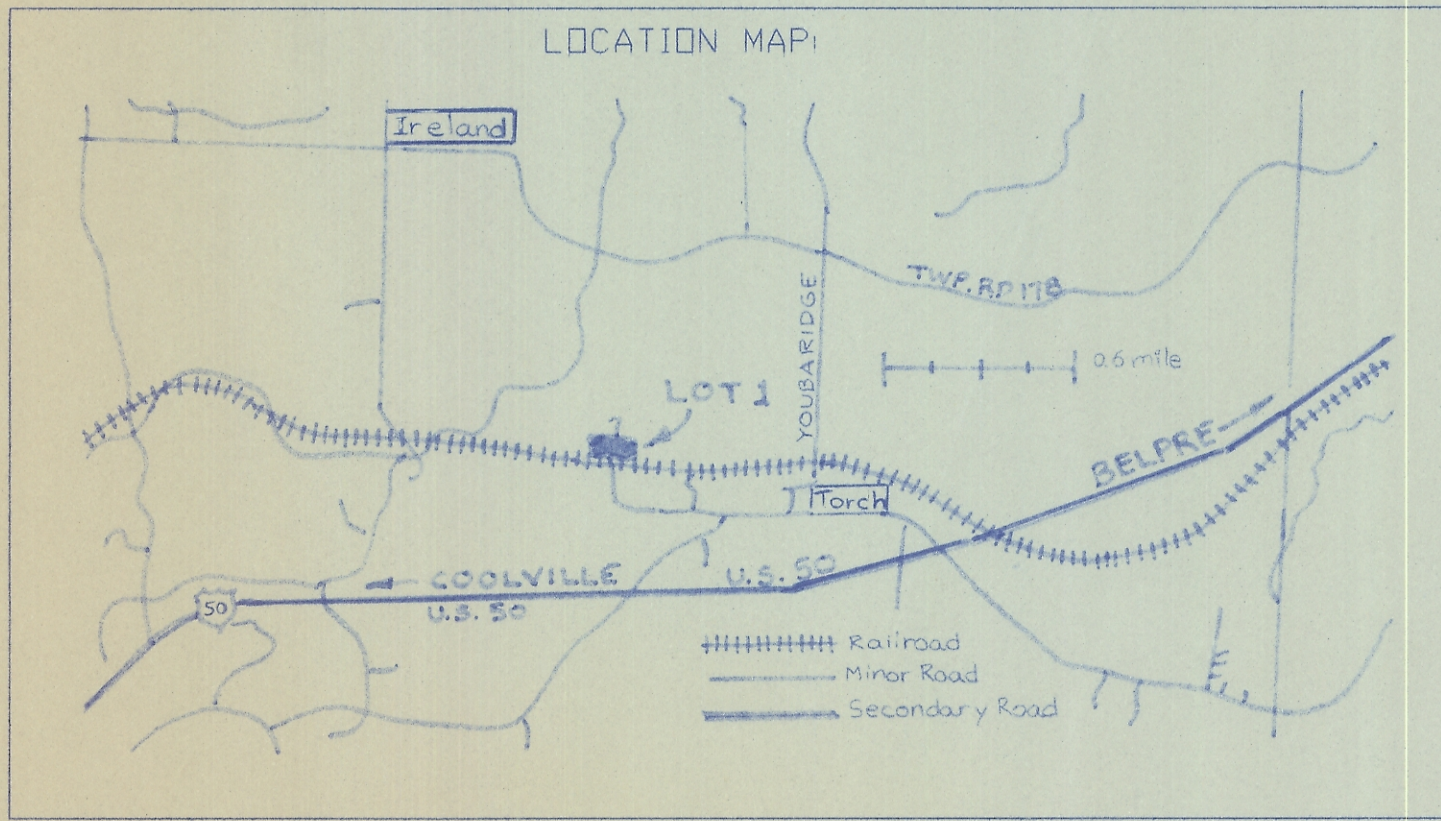
● = I.P. SET  
 ○ = I.P. FOUND



LINE	ANGLE	DISTANCE
L10	S 29°29'57" E	28.68'
L11	S 08°16'02" W	19.71'

LINE	BEARING	DISTANCE
L12	S 02°04'10" E	50.96'
L13	S 08°26'43" E	50.55'

LINE	BEARING	DISTANCE
L14	S 08°26'46" E	22.65'
L15	S 24°28'35" E	45.36'
L16	S 39°43'14" E	72.23'
L17	S 24°25'13" E	65.10'
L18	S 07°55'34" E	76.65'
L19	S 05°01'43" W	141.20'
L20	S 00°28'10" W	102.74'
L21	S 12°34'27" E	25.93'
L22	S 33°39'10" E	125.11'



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.

NOTE:  
 -NO SUBDIVISION RESTRICTIONS  
 -THE 15' & 30' WIDE ACCESSWAYS ARE INTENDED TO BE PRIVATE  
 -THE 15' & 30' WIDE ACCESSWAYS ARE INTENDED TO BE USED AS AN EASEMENT FOR ANY ADDITIONAL UTILITIES REQUIRED FOR LOT 1.

OWNERS: WILLIAM MURPHY - 28222 OSBORNE RD., TORCH, OH. 45781  
 PHONE: 740/667-3819  
 JAMES B. HAYES - 19979 RIVER RD., GUYSVILLE, OH. 45735  
 PHONE: 740/662-2061  
 DEVELOPERS: TIMOTHY & CHELISA MURPHY-P.O. BOX 276, TORCH, OH. 45781  
 PHONE: 740/667-3926  
 SURVEYOR: LEONARD SWOYER-3428 PLEASANT HILL RD., ATHENS, OH. 45701  
 PHONE: 740/593-8701