

WOODRIDGE SUBDIVISION

20 SINGLE FAMILY RESIDENTIAL DWELLINGS

SUBDIVIDER AND OWNER:

DWIGHT A. PUGH
4505 FISHER ROAD
ATHENS, OHIO 45701
TEL. 614593-5120

SURVEYOR AND DESIGN BY:

SOUTHEASTERN LAND SURVEYS
LEONARD F. SWOYER JR.
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
TEL 614593-8701

ENGINEER:

JEFF MAIDEN
RJM ENGINEERING CO.
8 NORTH COURT STREET
ATHENS, OHIO 45701
TEL. 614593-5541

0-119-94
ADOPTED
Approved this 21st day of November 1994.

Richard B. Hill
President, City Council

Approved this 23rd day of September 1994.

Joanne D. Pringle

City Planning Commission

Approved this 23rd day of September 1994.

Pron Chapman
City Service-Safety Director

Approved this 26th day of January 1995.

Conrad P. Wood
County Regional Planning Commission, President

Approved this 22 day of FEB 1995. (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street or road, or highway dedicated on such plat. Section 711.04, 711.041 Ohio Revised Code)

Situated in: LEASE LOTS I Section 23 & 29 ALEXANDER Township.
(Subdivision)
Town 8 Range 14 Athens County, Ohio and
(Corporation)
containing 23.95 Acres and being PART of a tract of land
as conveyed to DWIGHT A. PUGH and described by deed of record
in Deed Book ODR 151 Page 424 Athens County, Ohio.

Reviewed this 22 day of FEB 1995.

Reid Hart
James Richard
Paul F. Davis
TOWNSHIP TRUSTEES
County Commissioners

Reviewed this 22 day of FEB 1995.

William H. (Bill) Thurston

Reviewed this 22 day of FEB 1995.

Samuel A. Aubrey
Bro. Sam
COUNTY COMMISSIONERS
Township Trustees

The undersigned, DWIGHT A. PUGH owner(s) of the land plated herein do(es) hereby certify that this plat correctly represents WOODRIDGE SUBDIVISION of Lot(s) 1 to 20 inclusive and do hereby accept this plat of same and dedicate to public use as such all or parts of the streets, roads, boulevards, culdesacs, parks, planting strips etc. shown herein and not heretofore dedicated. The undersigned further agree that any use of improvement made on this land shall be in conformity with all existing, valid zoning, platting, health, or lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio for the benefit of themselves and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Approved this 11th day of August 1994.

Archie Stanley
County Engineer

S.S. COUNTY OF ATHENS OWNER: Dwight A. Pugh WITNESS: Jack R. Ferrier

Approved this 12th day of September 1994.

Joe Kasher, R.S.
Athens City-County Board of Health

Before me, a Notary Public in and for said County, personally came DWIGHT A. PUGH owner(s) who acknowledged the signing of the foregoing instrument to be HIS voluntary act and deed for the uses and purposes herein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 26th day of August 1994.

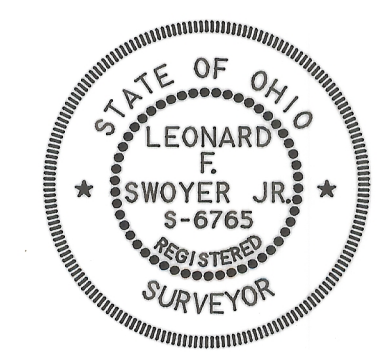
10⁰⁰
Transferred this 6th day of March 1995. By: Peter C. Couladis
Auditor, Athens County, Ohio

Jina Jappas
Notary Public, Athens County, Ohio
My commission expires: 11-18 1998

1223

CERTIFICATION: I certify that the lots herein plated are based on an actual field survey and that all dimensions and acreages are correct to the best of my knowledge.

Leonard F. Swoyer Jr.
Leonard F. Swoyer Jr. Professional Land Surveyor Number 6765
AUGUST 11, 1994



Filed for record this 7 day of MARCH 1995 at 1:02 P. in Plat Book 462 A+B Page 443 20

WOODRIDGE SUBDIVISION
ENV. 462- A&B

Julia Michael Scott
Recorder, Athens County, Ohio

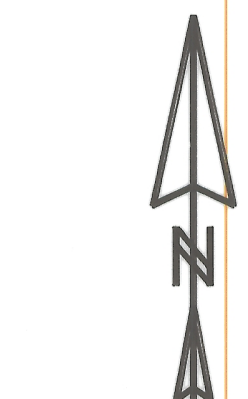
1223

WOODRIDGE SUBDIVISION

JACK CLAXTON
236-545

EMORY W. ALLEN JR.
95-843
41.87 AC.

13.58 AC.



GRID NORTH

scale 1" = 100'

•• IRON PIN SET

○ IRON PIN FOUND

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 4	21°04'01"	75.00'	27.58'	13.95'	27.42'	S 66°04'46"W
C 5	40°16'48"	75.00'	52.73'	27.51'	51.65'	S 35°24'21"W
C 6	20°01'31"	129.82'	45.37'	22.92'	45.14'	S 25°16'43"W
C 7	47°52'18"	129.82'	108.47'	57.63'	105.34'	S 59°13'37"W
C 8	12°22'54"	129.82'	28.05'	14.08'	28.00'	S 89°20'55"W
C 9	18°46'00"	248.06'	81.25'	40.99'	80.89'	N 75°04'25"W
C 10	11°34'06"	248.06'	50.09'	25.13'	50.00'	N 59°54'22"W
C 11	18°31'57"	248.06'	80.24'	40.47'	79.89'	N 44°51'20"W
C 12	56°23'36"	175.00'	172.25'	93.82'	165.38'	N 64°01'57"W
C 13	23°09'41"	227.48'	91.96'	46.61'	91.33'	N 80°53'37"W
C 14	09°51'01"	227.48'	39.11'	19.60'	39.06'	N 64°23'16"W
C 15	49°59'50"	50.00'	43.63'	23.31'	42.26'	S 85°32'11"W
C 16	70°53'37"	50.00'	61.87'	35.59'	57.99'	N 34°01'06"W
C 17	120°34'28"	50.00'	105.22'	87.61'	86.85'	N 61°42'57"E
C 18	58°32'06"	50.00'	51.08'	28.02'	48.89'	S 28°43'47"E
C 19	20°04'16"	177.48'	62.17'	31.41'	61.86'	S 69°29'53"E
C 20	12°56'26"	177.48'	40.08'	20.13'	40.00'	S 86°00'14"E
C 21	50°32'18"	225.00'	198.46'	106.21'	192.09'	S 67°00'51"E
C 22	05°57'50"	225.00'	23.42'	11.72'	23.41'	S 38°46'00"E
C 23	48°52'05"	198.06'	168.93'	89.99'	163.85'	S 60°01'23"E
C 24	80°16'45"	79.82'	111.84'	67.31'	102.91'	N 55°24'16"E
C 25	67°21'36"	125.00'	146.96'	83.30'	138.64'	N 48°56'46"E

LINE	BEARING	DISTANCE
L 11	N 84°27'24"W	75.00'
L 12	N 35°35'27"W	82.75'
L 13	N 35°35'27"W	18.00'
L 14	S 87°31'33"W	55.00'
L 15	S 35°35'27"E	52.10'
L 16	S 35°35'27"E	48.65'
L 17	S 84°27'25"E	110.00'
L 18	S 84°27'21"E	78.30'
L 19	N 15°15'57"E	100.00'
L 20	S 01°11'20"W	51.08'
L 21	S 01°11'20"W	38.56'
L 22	S 01°10'20"W	106.83'
L 23	S 00°22'17"E	107.65'
L 24	S 05°43'20"E	75.00'
L 25	S 76°19'37"W	100.00'
L 26	S 76°19'37"W	99.62'
L 27	N 28°22'09"E	56.82'
L 28	N 50°02'33"W	48.27'
L 29	N 78°31'52"W	53.62'
L 30	N 18°26'06"W	104.36'
L 31	S 58°14'26"W	74.09'
L 32	N 40°09'22"W	41.87'
L 33	N 07°35'41"E	75.66'
L 34	N 48°21'59"W	108.37'
L 35	N 66°52'25"W	104.39'
L 36	N 27°05'35"W	98.57'
L 37	S 77°01'51"E	38.89'
L 38	N 48°14'17"E	87.03'
L 39	N 05°32'35"E	37.00'
L 40	N 05°32'35"E	110.71'
L 41	S 13°23'14"E	75.00'
L 42	N 34°27'15"W	75.00'
L 43	S 15°15'57"W	50.66'
L 44	S 15°15'57"W	49.34'
L 45	N 87°31'33"E	23.41'

2.161 AC. - R/W
21.806 AC. - LOTS 1-20
23.967 AC. - TOTAL
(11.81 AC. IN SEC. 23
11.607 AC. IN SEC. 29
0.33 AC. IN SEC. 30
0.22 AC. IN SEC. 24)

THERE IS PRESENTLY AN EXISTING TRIPLEX ON LOT 1 WHICH IS USED AS A RENTAL.
LOTS 8-15 ARE RESTRICTED AS NON BASEMENT BUILDING SITES

NOTE: 30' SETBACK AREA IS ALSO TO BE USED FOR INSTALLATION OF UTILITIES AS WELL AS THE 50' RIGHT OF WAY FOR FOX RUN
ALL STORM AND EFFLUENT EASEMENTS ARE 30' IN WIDTH AND FOLLOW EXISTING DRAINAGE PATTERNS. LOT 16 HAS AN OPTIONAL DRAINAGE TO THE ROAD DITCH.
□ - PROPOSED BLDG. SITE
100 YEAR FLOOD ELEV. IS 667 ASSUMED REFERENCE DATUM, USE BENCHMARK ON SITE.
FIRST FLOOR ELEVATION OF ALL RESIDENCES MUST BE AT LEAST 668.00

DWIGHT PUGH
151-424
112.65 AC.

THIS SUBDIVISION IS COMPRISED OF ALL OF TRACT 3 AND TRACT 4, 10.77 ACRES OUT OF TRACT 2 AND 12.64 ACRES OUT OF TRACT 1 OF VOLUME 151 PAGE 424 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.

WOODRIDGE SUBDIVISION
ENV. 462-A&B

SURVEYED AND PLATTED BY
SOUTHEASTERN LAND SURVEYS, ATHENS OHIO
AUGUST 1994
LEONARD F. SWOYER JR. P.L.S. 6765

