5-24

SHEET 1 OF 2

SUBDIVISION PLAT
SELBY ADDITION

SUBDIVISION PLAT

SITUATED IN THE COUNTY OF PERRY, STATE OF OHIO AND BEING OF SECTION 4, TOWNSHIP 15 RANGE 15 CONTAINING 38.679 ACRES AND BEING THE SAME TRACT AS CONVEYED TO PIKE DEV. CO. AND DESCRIBED IN DEED RECORDED IN DEED BOOK 235, PAGE 559 RECORDER'S OFFICE, PERRY COUNTY, OHIO.

THE UNDERSIGNED PIKE DEVELOPMENT COMPANY INC. HERE BY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THIER SELBY ADDITION A SUBDIVISION OF LOTS 1 TO 20 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED FUTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF PERRY COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS SHOWN ON THIS PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF PUBLIC UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF JACK FRAME, PRES. HAVE HEREUNTO SET THEIR HANDS THIS 25 DAY OF JUNE, 1980

WITNESS R.E. Hopkins SIGNED Jack Frame pres. FOR THE PIKE DEVELOPMENT COMPANY INC.
Dale Ward

SURVEYED AND PLATTED BY T.C.W. COMPANY INC. 410 KEYSTONE STREET CROOKSVILLE, OHIO
CIVIL ENGINEERS AND SURVEYORS

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEROF.

BY Ronald M Mouth
REGISTERED SURVEYOR 6473

APPROVALS OF SUBDIVISION PLAT
STATE OF OHIO, COUNTY OF PERRY, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PIKE DEVELOPMENT CO. INC. (JACK FRAME) PERSONALLY CAME WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING CERTIFICATE TO BE THEIR VOLUNTARY CORPORATE ACT AND DEED OF SAID CORPORATION FOR THE USED AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 25 DAY OF JUNE, 1980.

FEB. 24, 1983 — Thomas C. Wilson
MY COMMISSION EXPIRES — NOTARY PUBLIC PERRY COUNTY, OHIO

APPROVED THIS 24 DAY OF July, 1980 — John W. Hagan, PERRY COUNTY ENGINEER

APPROVED THIS 24 DAY OF July, 1980 — John W. Hagan, PERRY COUNTY SANITARY ENGINEER

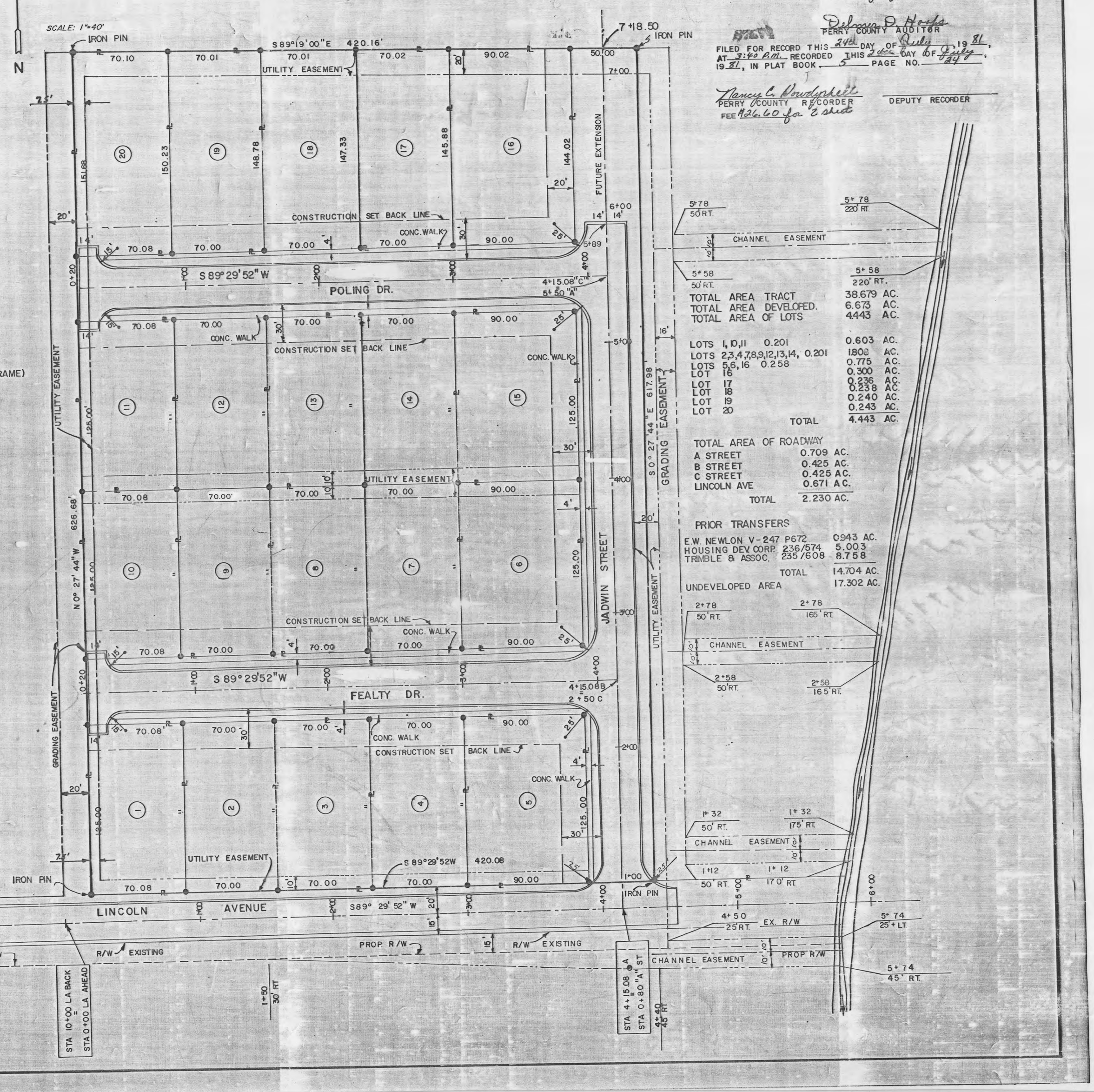
APPROVED THIS 17 DAY OF JULY, 1980 — G.K. Wilson, SECRETARY OF PLANNING COMMISSION PERRY COUNTY

APPROVED AND ACCEPTED THIS 24 DAY OF JULY, 1980, THE ROADS, BOULVARDS, ETC. HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF PERRY, STATE OF OHIO.

Andrew J. McMillen
Richard N. Shafer
PERRY COUNTY COMMISSIONERS

-Legend-
● IRON PIN SET

COVENANT: THE SIDEWALK SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.



TRANFERRED THIS 23rd DAY OF July, 1981.

Delmar D. Hinds
PERRY COUNTY AUDITOR

FILED FOR RECORD THIS 24th DAY OF July, 1981, AT 3:40 P.M. RECORDED THIS 24th DAY OF July, 1981, IN PLAT BOOK 5 PAGE NO.

Nancy C. Rudzinski
PERRY COUNTY RECORDER — DEPUTY RECORDER
FEE 426.60 for 2 sheet

TOTAL AREA TRACT	38.679	AC.
TOTAL AREA DEVELOPED.	6.673	AC.
TOTAL AREA OF LOTS	4.443	AC.
LOTS 1,10,11 0.201	0.603	AC.
LOTS 2,3,4,7,8,9,12,13,14, 0.201	1.808	AC.
LOTS 5,6,16 0.258	0.775	AC.
LOT 16	0.300	AC.
LOT 17	0.236	AC.
LOT 18	0.238	AC.
LOT 19	0.240	AC.
LOT 20	0.243	AC.
TOTAL	4.443	AC.

TOTAL AREA OF ROADWAY

A STREET	0.709	AC.
B STREET	0.425	AC.
C STREET	0.425	AC.
LINCOLN AVE	0.671	AC.
TOTAL	2.230	AC.

PRIOR TRANSFERS

E.W. NEWLON V-247 P672	0.943	AC.
HOUSING DEV CORP. 236/574	5.003	AC.
TRIMBLE & ASSOC. 235/608	8.758	AC.
TOTAL	14.704	AC.
UNDEVELOPED AREA	17.302	AC.

*Note: SEE PLAT BK 5 PG 61 FOR ANNEXATION OF LOTS 1,2,3,4,5 INTO THE CITY OF NEW LEXINGTON

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