



AVAILABLE LOTS

Suburban Village Section I

13.3371 Acres

Section 12, Township 2 North, Range 22 West
of Mathew's Survey of the Congress Lands

Village of Ashville, Pickaway County, Ohio



Additional Subdivision Plat Language for the Village of Ashville, Ohio

The Village of Ashville, Ohio shall have access to all reserve areas on this plat where the health, or welfare of the Village residents or property could be affected if prompt response by Home Owners Association personnel is not feasible.

If any of the reserves are transferred to any party other than the Home Owner's Association, the Village rights for access shall be included with the transfer. If for any reason land rights are transferred to private ownership, the responsibility for reserve area maintenance shall also be transferred including general maintenance, cleaning and removing debris that is interfering with the functioning of the outlet works of any pond or temporary ponding area that is designated to control the release of water from the development. The responsibility for general maintenance of any land other than for the temporary storage of excess storm water runoff shall be transferred to the new property owner. If the Homeowners Association ceases to function, the Village will have the right to assess all property owners that benefit from the pond for all costs of pond maintenance and repair.

The Village of adjacent property owners that would benefit from the retention, retains the right to any and all necessary permanent easements and temporary easements with reserves for the purpose of maintaining the pond as a part of normal operations of the

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PICKAWAY COUNTY, OHIO
JULIE R. GIFFORD
16-09-2006 At 02:12 pm.
RECORD PLAT 172.50
DR Volume 2 Page 95 - 95

APPROVED FOR TRANSFER
PICKAWAY COUNTY ENGINEER
M/CES DATE 6-4-06

Situated in the Village of Ashville, Pickaway County, Ohio and being part of Section 12, Township 2, Range 22, containing 13.3371 acres and being the same tract as conveyed to RYDP Inc. and described in the deed recorded in Official Record 119, Page 106 of the Office of the Pickaway County Recorder. Current: **Keystone Construction Inc. OK 5/83/2004**

We, the undersigned, being all the owners and ten holders of the land plotted herein, certify that the attached plat correctly represents our "Suburban Village", a subdivision of lots 1 to 14, 36 to 62 and Reserves A & B, inclusive, do hereby voluntarily consent to the execution of said plat.

We further agree that all streets, alleys and public areas as designated are hereby dedicated to public use, and that such streets, alleys and public areas shall not be formally accepted until such time that construction is complete. Easements are reserved for the construction, operation and maintenance of all public and/or private utilities proposed above and beneath the surface of the ground and where necessary, for the construction, operation and maintenance of services connections to all lots and blocks, and for storm drainage.

After construction and grading is complete, monument shall be placed at all lot corners where said monuments do not exist at the present time.

In witness whereof, we set our hands this 6th day of June, 2006

Approved this 5 day of June
John R. Soble
Planning and Zoning Board, Village of Ashville

Approved this 5 day of JUNE
Dennis C. Urban
Village Engineer, Village of Ashville

Approved this 5 day of June
Franklin Christ
Zoning Inspector, Village of Ashville