

HAROLD D. ("DALE") WHALEY

REGISTERED SURVEYOR NO. 4986

ALBANY, OHIO 45710

Lots, Farms, Subdivisions and Construction Staking

0.3259 Acre

Situated in Sec. 1, T. 5, R. 12, Carthage Township, Athens County, Ohio, and being more particularly described as follows:

Beginning at a point on the East line of Sec. 1, and in the center of T. R. ~~120~~ No. 120; 1,375.43 feet SOUTH of the Northeast corner of Section No. 1;

Thence along said Section line, SOUTH 715.08 feet to an iron pin;

Thence WEST 20.00 feet to an iron pin;

Thence parallel to the Section line, NORTH (passing an iron pin on the South side of the road at 683.18 feet) for a total distance of 704.59 feet to a point in the centerline of T. R. No. ~~120~~ 120;

Thence along the centerline of said road, N. 62° 19' E., 22.59 feet to the point of beginning, containing 0.3259 acre, and being a strip of land 20 feet wide to be used as **access**.

Surveyed Sept. 10, 1974 by HAROLD D. WHALEY

Harold D. Whaley

Reg. Surveyor No. 4986

Description checked for

Mathematical Accuracy

ATHENS COUNTY

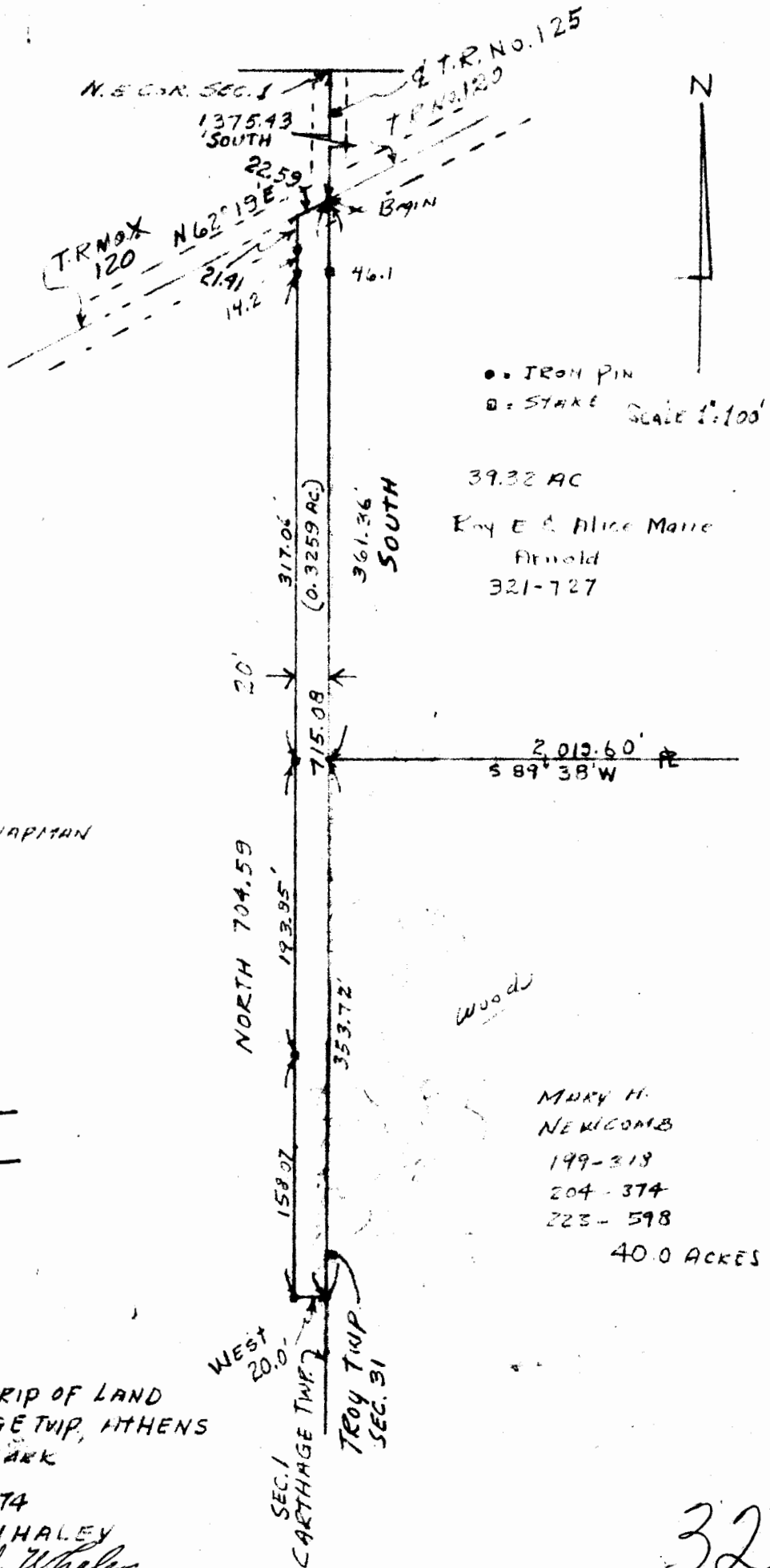
ENGINEER'S OFFICE

BY: *[Signature]*

DATE: 9-30-74

Sec # 1
CAR

31



H. HALL CHAPMAN
 241-473
 108.56 AC

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE

BY: [Signature]
 DATE: 9-30-74

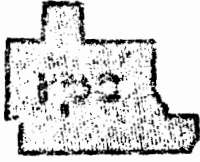
SURVEY OF A 0.3259 AC. STRIP OF LAND
 IN SEC. 1, T. 5, R. 12, CARTHAGE TWP, ATHENS
 COUNTY, OHIO for W. R. CLARK

SURVEYED SEPT. 10, 1974
 by HAROLD D. WHALEY
 Harold A. Whaley
 REG. SURV. NO. 4986

MARY H.
 NEWCOMB
 199-318
 204-374
 223-598
 40.0 ACRES

athens county

regional planning commission



280 W. Union Street Athens, Ohio

Phone (614) 593-8555

September 27, 1974

W. P. Clark
South Maple Street
Amesville, Ohio 45711

Dear Mr. Clark:

In the transfer of 40-acre tract of land from Mrs. Newcomb to Frank Goebel - This is a transfer of an existing deed in its entirety. For the planning commission to turn this transfer down would, under definition, create a hardship. Under existing law, this transfer can be made.

The only problem is if Mr. Goebel wishes to divide this into more than one parcel. The twenty foot right-of-way will not meet minimum requirements for any division of this forty-acre tract.

Sincerely,

Kenneth E. Ackerman, Secretary
Athens County Regional Planning Commission

KEA/hmh
CC: Frank Goebel



CLARK REALTY

SOUTH MAPLE STREET
AMESVILLE, OHIO 45711
PHONE: (614) 448-4444

W. P. CLARK
REALTOR

September 17, 1974

Mr. Ken Ackerman
Athens County Planning Commission
274 W Union
Athens, OH 45701

Dear Mr. Ackerman:

Mrs John Newcomb owns a 40 acre landlocked tract in Section 31, Troy Township and wants to sell. To do so an access must be provided to Twp. Rd. 120.

This acreage was transferred to Mrs Newcomb in 1948 by her father and it is not known why it became landlocked. Over the years Mr Newcomb cropped the land and gained access across land owned by Minnie Jones et al, by a friendly agreement. It is not possible to obtain a legal access from Jones.

The adjoining land to the west of the 40 acres fronts on TR#120 and is owned by H. Hall Chapman who has agreed to sell a strip of ground off the East side of his 40 acre parcel, to be used only as an access to the Newcomb 40 acres. His terms are that it can be no wider than 20 feet; that nothing can be built on it and that the owner must build any fences required. A width wider than 20 feet will not be considered.

Frank Goebel of Coolville has agreed to buy both the above mentioned parcels and is aware of these conditions as well as your 40 foot roadway requirements. Therefore, it is requested that a variance be granted.

Copies of the Auditor's Tax Plats of Section 1, Carthage and Section 31, Troy are enclosed along with survey plat and description of the strip. Kindly return these documents with your reply.

Encs. 3

Cordially,

W. P. Clark
W. P. Clark

*Copies to
Goebel
John Newcomb*

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