

**DESCRIPTION OF 0.269 ACRE TRACT
TO BE TRANSFERRED TO AN ADJOINER**

BY: *Beauchamp Williams*
DATE: 3/2/16

The following described tract being located in Section #11, Township #10 North, Range #15 West, Lee Township, Athens County, Ohio. Being part of Jeffrey Cole tract as recorded in Official Record 268 at Page 1591 and being more accurately described as follows:

Beginning at the northeast corner of Section #11, thence South 89°14'28" West, along the north line of Section #11, a distance of 337.78 feet to a 1.25" diameter iron pipe found, thence South 00°00'00" West, a distance of 436.00 feet to a 1.25" diameter iron pipe found, thence South 90°00'00" West, a distance of 671.17 feet to the northeast corner of the tract of which this description is a part and being the southeast corner of the Lori Stump tract as recorded in Deed Book 223 at Page 606, in the centerline of Marshfield Road (Twp. Rd. #15) and being **THE TRUE POINT OF BEGINNING** for the herein described tract;

Thence South 15°35'30" East, along the centerline of Marshfield Road, a distance of 70.06 feet to a point;

Thence North 79°32'51" West, through the tract of which this description is a part, a distance of 371.95 feet to a 1.25" diameter pipe found, passing an iron pin set for reference at a distance of 13.14 feet;

Thence North 90°00'00" East, along the north line of the tract of which this description is a part and the south line of the Stump's tract, a distance of 346.95 feet to the true point of beginning, passing a 1.25" diameter pipe found at a distance of 331.95 feet.

Containing 0.269 acres and being part of Auditor's Parcel #H01-00100457-00.

Being more particularly described and delineated on a 8½" by 14" plat (drawing #16007A01) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in any way.

Being subject to all legal right-of-ways and easements.

Bearings for this survey are rotated to the Lori Stump tract as recorded in Deed Book 223 at Page 606.

All iron pins set are 5/8" rebar (30" long) with id. cap stamped "Dana Exline 7060".

The above description was prepared from an actual field survey completed in February of 2016 by Dana A. Exline, Ohio Professional Surveyor #7060.

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAR 02 2016

Jill Thompson
Athens County Auditor

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 2/25/14

LEGEND

- 5/8" REBAR (30" LONG) W/ID. CAP SET
- 1.25" DIA. PIPE END
- △ CALCULATED POINT, NOTHING SET
- POINT OF BEGINNING
- TRUE POINT OF BEGINNING

BY: *Dana A. Exline*
 DATE: 3/21/16
 ENGINEER'S OFFICE
 Athens County

Description Checked for
 Mathematical Accuracy
 Athens County

*3/14/2016
 ok to transfer per Athens
 City Pla. Health Dept
 Dale A. Hammond, R.S.*

LORI STUMP
 DEED BOOK 223, PAGE 606



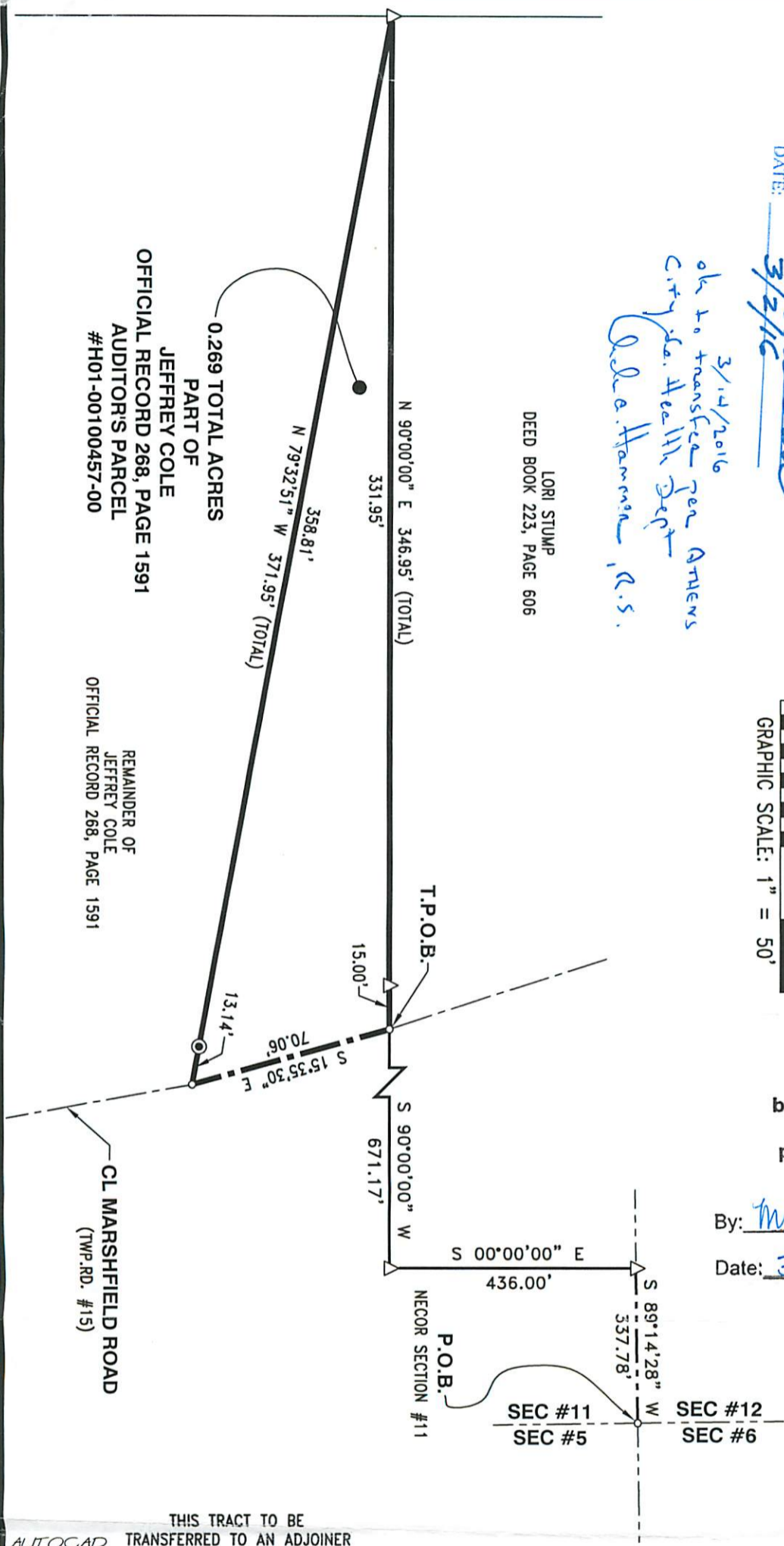
BEARINGS ARE ORIENTED TO
 THE LORI STUMP DEED AS RECORDED
 IN DEED BOOK 223 AT PAGE 606.

**Not to be used as a separate
 building site or transferred as an
 independent parcel without
 planning commission approval.**

By: *Miranda Kridner, RPC*
 Planning Director

Date: 3/16/16

Dana A. Exline
 DANA A. EXLINE
 PROFESSIONAL SURVEYOR #7060
 STATE OF OHIO
 DATE: 2/25/16



0.269 TOTAL ACRES
 PART OF
 JEFFREY COLE
 OFFICIAL RECORD 268, PAGE 1591
 AUDITOR'S PARCEL
 #H01-00100457-00

REMAINDER OF
 JEFFREY COLE
 OFFICIAL RECORD 268, PAGE 1591

CL MARSHFIELD ROAD
 (TWP. RD. #15)

THIS TRACT TO BE
 AUTOCAD TRANSFERRED TO AN ADJOINER

- NOTES:
- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - 2) NO TITLE REPORT FURNISHED.
 - 3) DEED REFERENCE: OFFICIAL RECORD 268, PAGE 1591

BOUNDARY SURVEY		
ON THE PROPERTY OF		
JEFFREY COLE		
SECTION #11, TOWNSHIP #10 NORTH, RANGE #15 WEST		
LEE TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D.EXLINE	SCALE: 1" = 50'	SURVEY DATE: 2-16-16
DRAWN BY: P.TAYLOR	DRAWING NO.: 16007A01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 2-16-2016	



10356 State Route 139
 Jackson, Ohio 45640

Phone: (740) 286-1024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012

1110
P. 108

At 11:00 AM, 11/10/10, was
the date of the
survey of the
lot shown on the
plan.

1110
P. 108

Handwritten signature

Handwritten notes:
C. P. O. ...
of ...

Handwritten notes:
...

Handwritten notes:
...



Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.

Handwritten notes:
...

Handwritten notes:
...



STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
DANA A. EXLINE
EXLINE 7080

APPROVED FOR
BY: [Signature]
DATE: [Date]

XL INC SURVEYING, INC.

Athens County Regional Planning Commission

Office of the Athens County Planner
280 West Union Street
Athens, OH 45701

Telephone: 740.517.4543
Email: mkridler@athensoh.org

MINOR SUBDIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED: 3/2/16
Fee Due: \$50 ✓ <i>mk</i> Fee Paid: \$50 <i>mk</i> Date Paid: 3/17/16	Date Reviewed: 3/16/16
Action: Approved 3/16/16	

Proposed subdivision name: _____

APPLICANT INFORMATION:

Landowner's name: Jeff Cole		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION (if different from landowner):

Representative's name: Jeff Cole Curt Spencer		
Company name:		
Mailing address: 4943 Marshfield Rd		
City: Athens	State: Ohio	Zip Code: 45701
Telephone: 740-698-4706 cell 740-577-7917	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 11	Township: 10N	Range: 15W	Parcel acreage: 5.02 acres
Parcel # (s): H01-00100457-00			
Legal description:			
Current zoning (if applicable): residential N/A	Current use: residential		
Nearest city: Albany Village OR Athens	Distance to the nearest city:		

PROJECT PROPOSAL:

Number of lots: 2	Smallest lot size: .269	Largest lot size: 4.751
Intended use of future lots:		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> Non-residential	<input type="checkbox"/> Mixed	
Is a variance required as part of this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, a variance application is required.		

ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> Existing <input type="checkbox"/> Proposed Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:
<input checked="" type="checkbox"/>	<u>Public Road</u> <input type="checkbox"/> Existing <input type="checkbox"/> Proposed Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <i>Marshfield Rd.</i>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> Existing <input type="checkbox"/> Proposed Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

SERVICES:

Sewage disposal will be provided by:

<input type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system:
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership:
<input type="checkbox"/>	<u>Individual system</u> - List type:

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider:
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership:
<input type="checkbox"/>	<u>Individual well</u>

If water is supplied by a public system, does the water provider have access easements to reach your residence?

Please note: It is the responsibility of the property owner to ensure that any required Easements have been granted to, and suitable arrangements made with, any public utility providing water or central sanitary sewer service to the property.

FOR HEALTH DEPARTMENT USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:
Comments:	

Supervising Sanitarian's signature: AS signed on survey drawing Date: 3/14/16

FOR COUNTY ENGINEER USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:
Action:	
Comments:	

County Engineer's signature: AS signed on ^{survey} drawing Date: ~~3/2/16~~ 3/2/16

FOR REGIONAL PLANNING COMMISSION USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED: <u>3/16/16</u>
Action: <u>APPROVED</u>	
Comments: <u>• 269 must be held cont. and contiguous with adjoining property. Not to be used as a separate building site.</u> <u>Spencer</u>	

County Planner's signature: Mindy Fisher, ACRPC Date: March 16, '16