

To:

Mr. Jerry Hann
Athens County Engineer
335 E. State Street
Athens, Ohio 45701

From: MICHAEL NOLAN

ATTORNEY AT LAW
COURT HOUSE, ATHENS, OHIO 45701
78 W. WASHINGTON STREET
NELSONVILLE, OHIO 45764

SUBJECT

John E. McClain Minor Subdivision Application

DATE Oct. 22, 1975

MESSAGE

Dear Jerry:

I am enclosing the Application for the Minor Subdivision Approval in the above captioned matter that was returned to me this date by the Health Department. I have included a copy of the executed Warranty Deed and also a map of the survey.

Upon completion, please return the papers to my office and we will get them to the Planning Commission. --THANKS--

Mike
SIGNED

REPLY

DATE 10-24-75

The mathematical check on the above deed indicates an error of 7 feet which is not acceptable. The exception should also be referenced to the present deed or D.B. & P. should be given for the owner or former owners as called out. This exception should show on the plot.

Gerald E. Hanna

COPY FOR PERSON ADDRESSED

SIGNED

SPEED-NOTE

ARDON - PROVIDENCE, R. I.

TO:	Mr. Jerry Hann	From: MICHAEL NOLAN ATTORNEY AT LAW COURT HOUSE, ATHENS, OHIO 45701 78 W. WASHINGTON STREET NELSONVILLE, OHIO 45764
	Athens County Engineer	
	555 E. State Street Athens, Ohio 45701	
SUBJECT	John E. McClain Minor Subdivision Application	DATE Oct. 22, 1975

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Mike
SIGNED

REPLY DATE *10-24-75*

The mathematical check on the above deed indicates an error of 7 feet which is not acceptable. The exception should also be referenced to the present deed or D.B. & P. should be given for the owners or former owners as called out. This exception should show on the plat.

Gerald E. Hann
SIGNED

THIS COPY RETURNED TO SENDER

Sec # 7 for 10

77

APPLICATION FOR MINOR SUBDIVISION APPROVAL

_____, Ohio Date _____ Application No. _____

The undersigned applies for minor subdivision approval under Section 711.131 Ohio Revised Code, and certifies all material submitted with this application is true and correct. Action must be taken within seven (7) working days.

Signature John E. McClain Jr.
 Address Rt. #11 Nelsonville, Ohio Phone 753-2704

Minor subdivision approval may be granted only under the following conditions:

1. The proposed subdivision is along an existing public road and involves no openings, widening or extension of any street.
2. No more than 5 lots are involved after the original parcel has been completely subdivided.
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variance can only be requested before the entire commission.
4. The property has been surveyed and a sketch and legal description is submitted.
5. Approval is granted, where applicable, by the agencies listed on reverse side.

 CHECKLIST FOR MINOR SUBDIVISION APPROVAL

	<u>Does</u>	<u>Does Not</u>	<u>Item</u>
1.	_____	_____	Location Description
2.	_____	_____	Name and address of owner, subdivider, surveyor and engineer
3.	_____	_____	Date and North Point
4.	_____	_____	Vicinity Map
5.	_____	_____	Location, width, and names of existing streets, right-of-ways, easements
6.	_____	_____	Corporation, township, range, section lines
7.	_____	_____	Layout and dimensions of lots
8.	_____	_____	Survey markers, monuments and pins shown on plat
9.	_____	_____	Plat Map - 3 copies

Signature _____

Title or Position _____

Date _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, John E. McClain Jr., and Rosemary McClain, husband and wife, of Athens County, Ohio, in consideration of one dollar and other good and valuable considerations to them in hand paid by Dale G. Ross and Kay Ross, husband and wife, whose address is Nelsonville, Ohio do hereby GRANT, BARGAIN, SELL and CONVEY to the said Dale G. Ross and Kay Ross, their heirs and assigns forever, the following described REAL ESTATE,

Situated in Sec. 7, T. 12, R. 15, York Township, Athens County, Ohio, and being more particularly described as follows:

Beginning at an iron pin on the North line of Sec. No. 7, N. 87° 10' W., 1740.60 feet from the Northeast corner of Sec. No. 7; [thence S. 37° 14' E., 98.31 feet to an iron pin at the Northeast corner of a 4.34 acre tract described in Vol. 308, Page 895 of the Athens County Deed Records; thence along the Northwest line of said tract, S. 46° 48' W. (passing an iron pin at 204.73 feet) for a total distance of 232.89 feet to a point in the centerline of S. R. No. 691; thence along the centerline of S. R. No. 691, N. 45° 20' 02" W., 63.06 feet to a point; thence N. 46° 27' 37" W., 65.19 feet to a point; thence N. 50° 21' 26" W., 122.84 feet to a point; thence N. 40° 20' 50" W., 77.05 feet to a point; thence N. 32° 28' 52" W., 26.43 feet to a point on the North line of Sec. No. 7; thence along the North line of Sec. No. 7, S. 87° 10' E., (passing an iron pin at 54.78 feet) for a total distance of 361.52 feet to the point of beginning, containing 1.2742 acres, and being part of a 53.07 acre tract described in Vol. 264, Page 412 of the Athens County Deed Records.

Surveyed April 22, 1975 by Harold D. Whaley, Reg. Surveyor No. 4986.

Excepting from the above described premises a strip of land 20 feet wide running north and south and lying on the west side of the 25 acre lot conveyed to J. F. Beckler by will of John H. Beckler, deceased, and running south to the south line of said 25 acre lot of J. F. Beckler and parallel with the East line of lands of Samuel W. Beckler in Section 7, York Township, Athens County, Ohio, and being a part of the same premises conveyed to Samuel W. Beckler by will of John H. Beckler, deceased, dated October 18th, 1900. Also excepting from the above described premises all the coal and mining rights heretofore conveyed to Frank Patton.

REF: Vol. 264, Page 412, Athens County Deed Records.

and all the ESTATE, RIGHT, TITLE and INTEREST of the said grantors in and to said premises; TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their heirs and assigns forever. And the said John E. McClain, Jr., and Rosemary McClain, husband and wife, do hereby COVENANT and WARRANT that the title

Engineer

Planner

2 maps.

Survey in Cal.

3 tract off

4.34

1.50

3.01

44.75 AC

K. Allen

WARRANTY DEED

THESE PRESENTS that, John E. McLain Jr., and wife, of Athens County, Ohio, in consideration and valuable considerations to them in hand and loss, husband and wife, whose address is [REDACTED] WARRANT, BARGAIN, SELL and CONVEY to the said heirs and assigns forever, the following

T. 12, R. 15, York Township, Athens County, Ohio, being more particularly described as

beginning at an iron pin on the North line of Sec. No. 7, N. 87° 10' W., 1740.60 feet from the Northeast corner of Sec. No. 7; thence S. 37° 14' E., 98.31 feet to an iron pin at the Northeast corner of a 4.34 acre tract described in Vol. 308, Page 895 of the Athens County Deed Records; thence along the Northwest line of said tract, S. 46° 48' W. (passing an iron pin at 204.73 feet) for a total distance of 232.89 feet to a point in the centerline of S. R. No. 691; thence along the centerline of S. R. No. 691, N. 45° 20' 02" W., 63.06 feet to a point; thence N. 46° 27' 37" W., 65.19 feet to a point; thence N. 50° 21' 26" W., 122.84 feet to a point; thence N. 40° 20' 50" W., 77.05 feet to a point; thence N. 32° 28' 52" W., 26.43 feet to a point on the North line of Sec. No. 7; thence along the North line of Sec. No. 7, S. 87° 10' E., (passing an iron pin at 54.78 feet) for a total distance of 361.52 feet to the point of beginning, containing 1.2742 acres, and being part of a 53.07 acre tract described in Vol. 264, Page 412 of the Athens County Deed Records.

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is conveyed is CLEAR, FREE and UNINCUMBERED, and that they will DEFEND the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands, this 20th day of May, 1975.

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

[Signature]

John E. McClain, Jr.
John E. McClain, Jr.

[Signature]

Rosemary McClain
Rosemary McClain

STATE OF OHIO, ATHENS COUNTY, ss.

On this 20th day of May, 1975, before me, a notary public in and for said County, personally came John E. McLain and Rosemary McLain, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

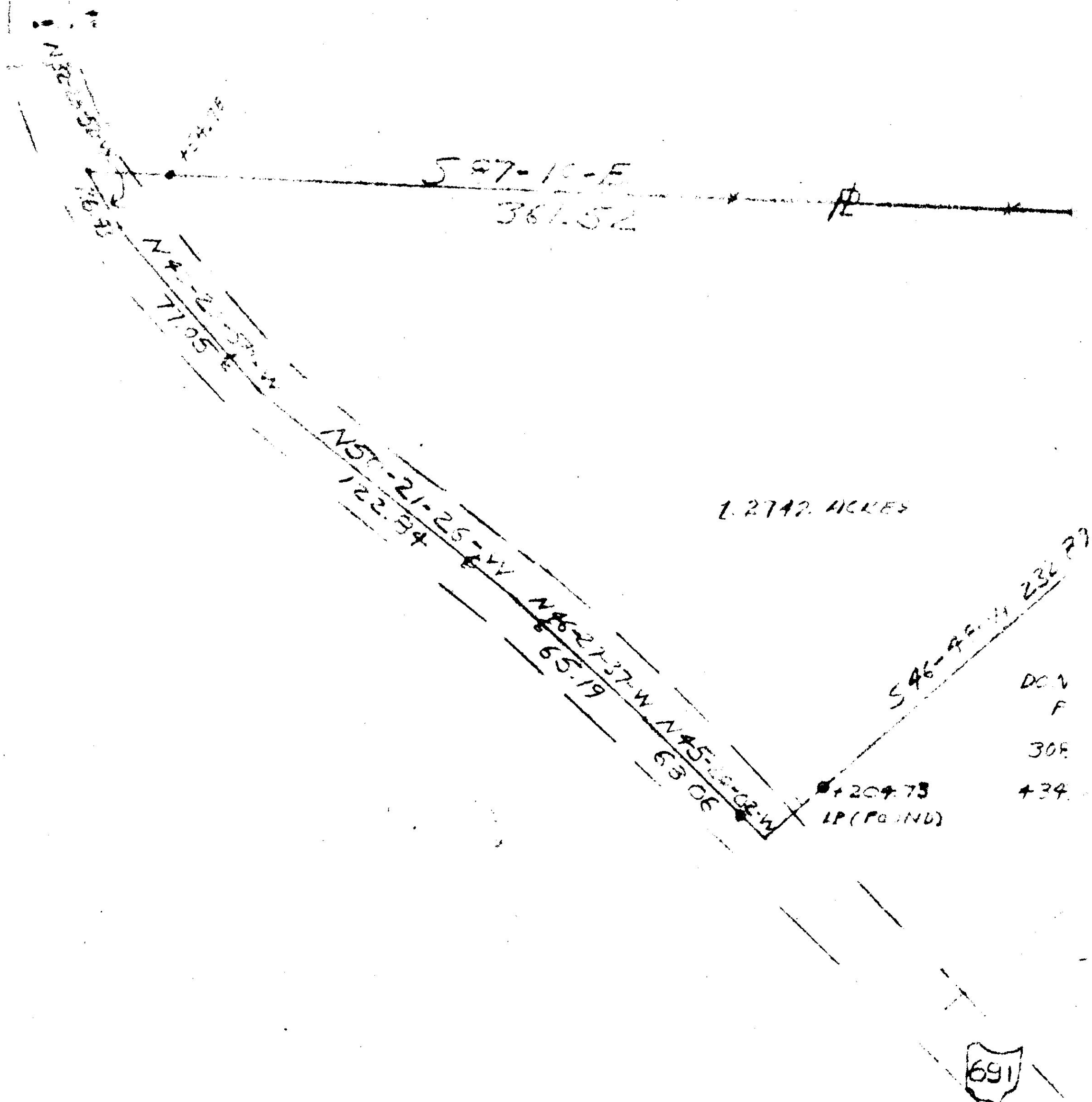
WITNESS my official signature and seal on the day last above mentioned.

[Signature]
Notary Public
My Commission expires:

B. A. WILSON, Notary Public
in and for Hocking & Athens Counties, Ohio
My Commission Expires November 1, 1978

THIS INSTRUMENT PREPARED BY:

Michael Nolan
Attorney at Law
Nelsonville, Ohio



SURVEY OF 1.2742 AC IN SEC. 7, TOWN 13, RANGE 15,
 YORK TOWNSHIP, ATHENS COUNTY, OHIO
 FOR JOHN E. JR & ROSEMARY MCGILPIN

SURVEYED APRIL 22, 1975 BY HAROLD D. WHALEY
Harold D. Whaley
 RES SURV. NO. 4986

