

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Branner
DATE: 9/7/17

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

SEP 07 2017

DESCRIPTION OF A 1.343 ACRE TRACT

Jill Thompson
Athens County Auditor

Situated in Outlot 32, Fraction 12, Section 10, T.10, R.15, Lee Township, Athens County, Ohio, being a part of Joel G. Pollard 2.502 Acre Tract as described in Volume 531, Page 1431 of the Official Records of the Athens County Recorder's Office and being more particularly described as follows:

Commencing at the Northeast corner of Outlot 32, thence S 03° 09' 54" W, 562.41 feet to an iron pin found, thence N 86° 04' 27" W, 208.00 feet to an iron pin found, thence S 3° 09' 55" W, 260.02 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence continuing along said line and the West line of Mulligan (500-2379 O.R.),

S 3° 09' 55" W, 263.98 feet to a point in the center of TR-13 (Coe Road), passing an iron pin found at 243.98 feet;

Thence along said road,

N 86° 02' 41" W, 208.00 feet to a point;

Thence along the East side of TR-1299 (Canterbury Court),

N 3° 09' 32" E, 298.43 feet to an iron pin set, passing an iron pin found at 20.00 feet;

Thence along new lines created by this survey,

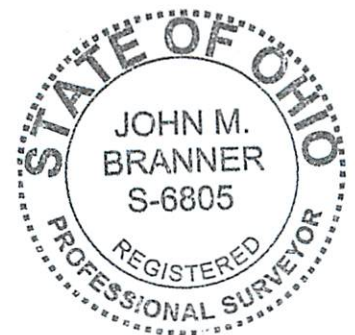
S 76° 39' 56" E, 211.33 feet to the point of beginning **and containing 1.343 acres.**

Subject to all easements and rights of way of record.

Bearings: Grid North, Ohio South Zone, N.A.D. 83

The above description is based on a field survey completed September 2017 by

John M. Branner P.S. 6805



Approved By

Athens County Regional Planning Commission

Date

9/26/17

Jessie P.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert Mulligan
DATE: 9/7/17



Pollard
Joel G.
531-1431 O.R.

S 76° 39' 56" E
211.33'

P.O.B.
Iron Pin Set Bearing
S 03° 09' 54" W, 562.41 feet,
N 86° 04' 27" W, 208.00 feet,
S 3° 09' 55" W, 260.02 feet,
from the Northeast Corner
of Outlot 32, Fraction 12,
Lee Township

Mulligan
Robert J. & Ann E.
500-2379 O.R.

1.343 Acres

TR-1299
Canterbury Court

N 3° 09' 32" E

298.43'

S 3° 09' 55" W

263.98'

+20.00'

+243.98'

TR-13
(Coe Road)

N 86° 02' 41" W

208.00'

Approved By
Athens County Regional Planning Commission

Date: 9/26/17
Jessie Pro



Scale 1 inch = 50 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 1.343 Acre Tract
Situated in Outlot 32, Fraction 12,
Section 10, T.10, R.15, Lee Twp.,
Athens Co., Ohio
Surveyed September 2016

By: John M. Branner
John M. Branner P.S. 6805
P.O. Box 274
The Plains, Ohio 45780

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 # MSD8-17	RECEIVED: 9/20/17		
Fee Due: \$75	Fee Paid:	Date Paid:	Date Reviewed:
Action: Check to be mailed			

Proposed subdivision name:

APPLICANT INFORMATION:

Landowner's name: Joel Pollard		
Mailing address: 3035 Canterbury Ct		
City: Albany	State: Ohio	Zip Code: 45710
Telephone: 740-707-4371	Fax:	
E-mail: Joel.Pollard@yahoo.com		

REPRESENTATIVE'S INFORMATION (if different from landowner):

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 10	Township: Lee	Range: 15	Parcel acreage: 2.502
Parcel # (s): H010010027308			
Legal description: Attached			
Current zoning (if applicable): N/A	Current use: Vacant		
Nearest city: Albany	Distance to the nearest city: 1/4 mi		

PROJECT PROPOSAL:

Number of lots: 1	Smallest lot size: 1.343	Largest lot size: N/A	
Intended use of future lots: Residential Home			
<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>Canterbury Ct chip and sealed</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 - List name of sewer district or provider and type of system:</u> |
| <input type="checkbox"/> | <u>Proposed Community System - List type & proposed ownership:</u> |
| <input checked="" type="checkbox"/> | <u>Individual system - List type:</u>
<i>Aeration with leach field</i> |

Water will be supplied by:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <u>Existing public or community system - List name of provider:</u>
<i>Le. Ar Water</i> |
| <input type="checkbox"/> | <u>Proposed Community System - List type & proposed ownership:</u> |
| <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? *Yes*


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: 9/20/17
	DATE REVIEWED: 9/20/17
Comments: - This site and replacement/adjacent site have adequate room for an onsite and replacement areas for sewage treatment.	


Supervising Sanitarian's signature: [Signature] Date: 9/20/17

FOR COUNTY ENGINEER USE ONLY:

FILE # MS08-17	DATE RECEIVED: 9/20/17
	DATE REVIEWED: 9/26/17
Action: <u>Approved</u>	
Comments: Property access  on twp Rd. site visit 9/25/17	

County Engineer's signature: [Signature] Date: 9/26/17

FOR REGIONAL PLANNING COMMISSION USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:
Action: <u>Approved</u>  evidenced by stamp 9/7/17	
Comments:	

County Planner's signature: [Signature] Date: _____