

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

JUL 10 2017

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Quinn E. Smith*  
DATE: 7/10/17

Approved By  
Athens County Regional Planning Commission

Date: 7/13/17

*Jessie*

**DESCRIPTION OF A 2.729 ACRE TRACT**  
**Lot 2**

Situated in Section 16, T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Northeast Corner of Section 16, thence along the North line of Section 16, N 86° 22' 35" W, 802.96 feet to a point where a fence corner found bears North 1 degree 49 minutes 45 seconds West, 2.74 feet;

Thence along the West line of Borch (376-867 OR):

S 1° 49' 45" E, 456.41 feet to a fence corner found;

S 6° 51' 01" E, 354.10 feet to an iron pin set,

Thence S 36° 07' 37" E, 222.49 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along the South line of Borch (376-867 OR):

S 36° 07' 37" E, 220.79 feet to an iron pin set;

Thence along a new line created by this survey:

S 12° 06' 54" W, 452.63 feet to a point in the center of State Route 681, passing an iron pin set at 422.63 feet;

Thence along the center of said State Route:

N 53° 45' 19" W, 108.12 feet to a point;

N 47° 59' 11" W, 92.69 feet to a point;

N 42° 07' 48" W, 165.46 feet to a point;

Thence leaving said State Route and along a new line created by this survey:

N 31° 55' 20" E, 438.53 feet, passing an iron pin set at 26.50 feet, to the point of beginning **and containing 2.729 acres.**

Subject to all easements and rights of way of record.

Bearings: Grid North, N.A.D. 83

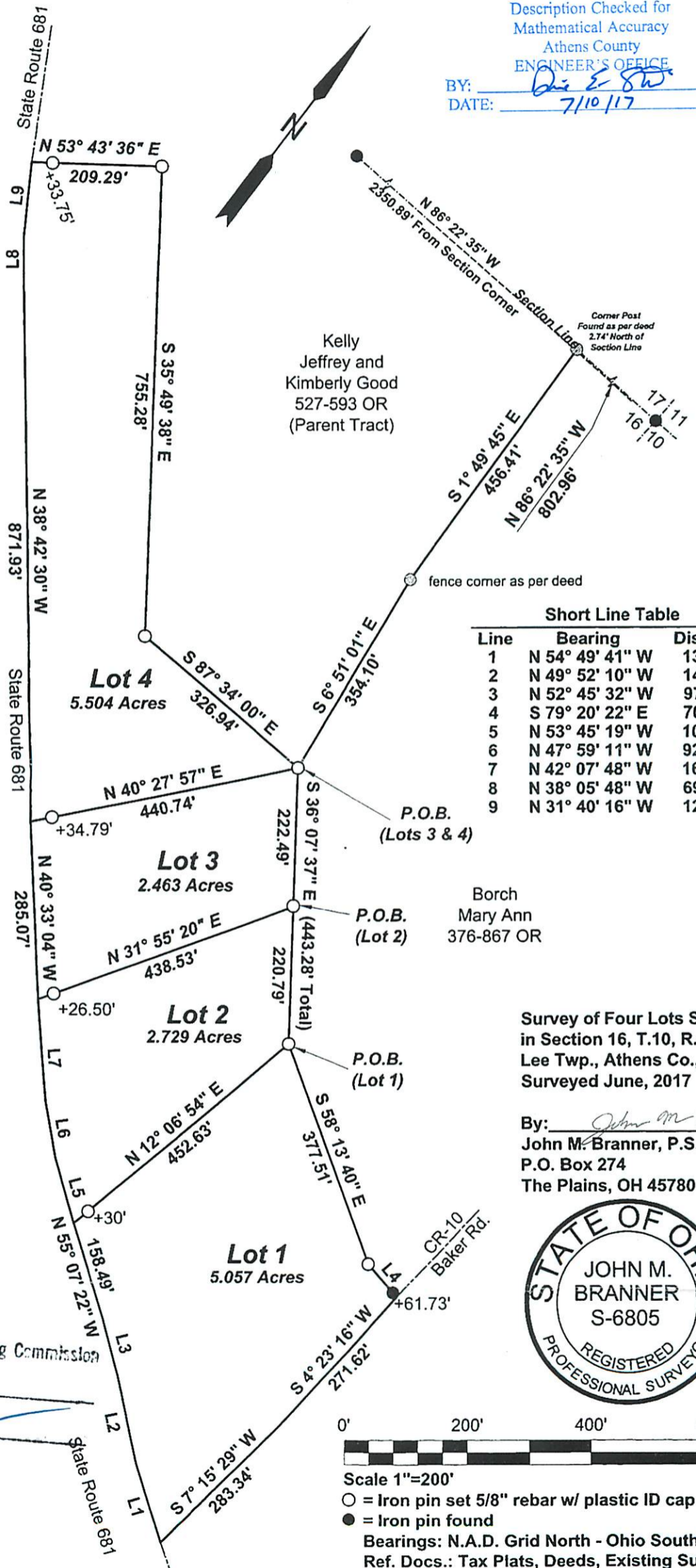
The above description is based on a field survey completed June 2017 by John M. Branner P.S. 6805

*John M. Branner*



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Athens County  
ENGINEER'S OFFICE

BY: De E. SW  
DATE: 7/10/17



○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found  
Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Approved By  
County Regional Planning Commission

Date: 7/13/17  
Joseph

# 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: <div style="text-align: center; font-size: 1.2em; margin: 5px 0;">5/22/17</div> Date Reviewed:
Fee Due: <u>75.00</u> Fee Paid: <u>75.00</u> Date Paid: <u>5/22/17</u> Action: <u>Approved</u>	

Proposed subdivision name: \_\_\_\_\_

**APPLICANT INFORMATION:**

Landowner's name: Jeffery and Kimberly Kelly		
Mailing address: 4275 Baker Rd		
City: Albany	State: Ohio	Zip Code: 45710
Telephone: 740-698-1514	Fax:	
E-mail: j316deere@gmail.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 #: 16	Township: LEE	Range:	Parcel acreage: 28.75
Parcel # (s): H010010041600			
Legal description:			
Current zoning (if applicable):		Current use: Agricultural	
Nearest city: Albany		Distance to the nearest city: 2.6	

**PROJECT PROPOSAL:**

Number of lots: 5	Smallest lot size: 2.73 acres	Largest lot size: 12.9 acres
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"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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 checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <p style="text-align: center;">SR 681N - Paved</p>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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 &amp; proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> Septic

**Water will be supplied by:**

<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> <p style="text-align: center;">Le-Ax</p>
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; 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?**

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.

yes

**FOR HEALTH DEPARTMENT USE ONLY:**

FILE #	DATE RECEIVED: 6/2/17
	DATE REVIEWED: 6/15/17
Comments: - The site has sufficient space for STS and replacement area. There are no public health concerns onsite.	

Supervising Sanitarian's signature: Pat May Date: 6/15/17

**FOR COUNTY ENGINEER USE ONLY:**

FILE #	DATE RECEIVED: 7/10/17
	DATE REVIEWED: 7/10/17
Action:	
Comments: stamped on survey	

County Engineer's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR REGIONAL PLANNING COMMISSION USE ONLY:**

FILE #	DATE RECEIVED: 6/22/17
	DATE REVIEWED: 6/2/17
Action: Approved 7/13/17 survey received 7/11/17	
Comments:	

County Planner's signature: Jessie B Date: 7/13/17