

15122  
**Description of a Survey  
For One West Bank  
1.244 Acres**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perceal Williams  
DATE: 12/30/15

Situated in the Southeast Quarter of the Southwest Quarter of Section 8 and the Northeast Quarter of the Northwest Quarter of Section 7, T-5-N, R-11-W, Troy Township, Athens County, Ohio. Being a part of the tract recorded to Louise Hershey in Book 51 at Page 781 of the Official Records of the Athens County Recorder's Office. Being part of Parcel Number L010010026100 and all of Parcel Number L010010025900 being more fully described as follows:

Beginning for reference at a point at the southeast corner of the Southwest Quarter of Section 8, T-5-N, R-11-W, Troy Township, Athens County, Ohio. Thence with the south line of Section 8, N 87°- 36'- 47" W – 437.90 feet to a found 5/8-inch rebar with an unreadable cap. A found small axel bears S 01°- 46'- 54" W – 7.57 feet from said found rebar and a found 5/8-inch rebar with an unreadable cap bears N 62°- 22'- 54" E – 62.90 feet from said found rebar. Said found 5/8-inch rebar with an unreadable cap is the **Principal Place of Beginning** for this survey.

Thence with the west line of Walden at Volume 167 at Page 248, S 23°- 55'- 23" W – 218.38 to a point in the center of State Route 144 and passing a found 5/8-inch rebar (no cap) at 190.08 feet.

Thence with the centerline of State Route 144, N 41°- 59'- 18" W – 309.15 feet to a point and passing into Section 8 at 284.21 feet.

Thence leaving said road and with a new division line of O.R. 51 at Page 781, N 42°- 27'- 33" E – 196.23 feet to a point, (a found 5/8-inch rebar with unreadable cap and extending 1.3 feet above the ground, Loose), bears N 52°- 17'- 02" W – 0.63 feet from said point) and passing a found 5/8-inch rebar with unreadable cap at 15.92 feet.

Thence with another new division line of O.R. 51 Page 781, S 42°- 57'- 35" E – 239.04 feet to a found 5/8-inch rebar with an unreadable cap on the line between Sections 7 and Sections 8. Said found 5/8-inch rebar with an unreadable cap on the line between Sections 7 and Sections 8 is the **Principal Place of Beginning** for this survey. Said survey contains **1.244 Acres**, more or less.

The attached plat, **Job Number 15122\_FINAL** is made a part of this description.

All Iron Pins set this survey are 5/8-inch x 30-inch rebar and have a plastic cap on them stamped Dale A. Exline P.S. 6722.

Basis of Bearings is State Plane Grid North, NAD83 (2011) Ohio South Zone. Tied by GPS to ODOT CORS Stations. To denote angles only.

Subject to all legal easements and Right-of-Ways not listed above.

This description was prepared from an actual survey performed by me, Dale A. Exline, or under my direct supervision on December 21, 2015.

 **Appalachian Professional Associates**  
Complete Surveying Services  
Dale A. Exline, Professional Surveyor  
254 Exline Road Jackson, OH 45640  
Phone: (740) 286-9966 Fax: (740) 286-9911

LLC



Dale A. Exline  
Dale A. Exline P.S. 6722

12/29/15  
Date

Not to be used as a separate

building site or transferred as an independent parcel without planning commission approval.

Basis of Bearings is State Plane Gnd South, NAD83 (2011) Ohio South Zone Tied by GPS to ODOT CORS Stations To denote angles only

Must be held continuous and contiguous with Parcel L010025900

By: *Yana Kunk*, AC, RPC Director

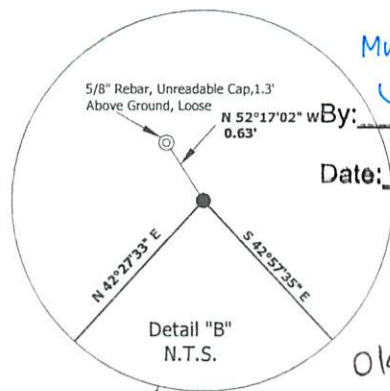
Date: *5/25/16 approved*



# LEGEND

These standard symbols will be found in the drawing.

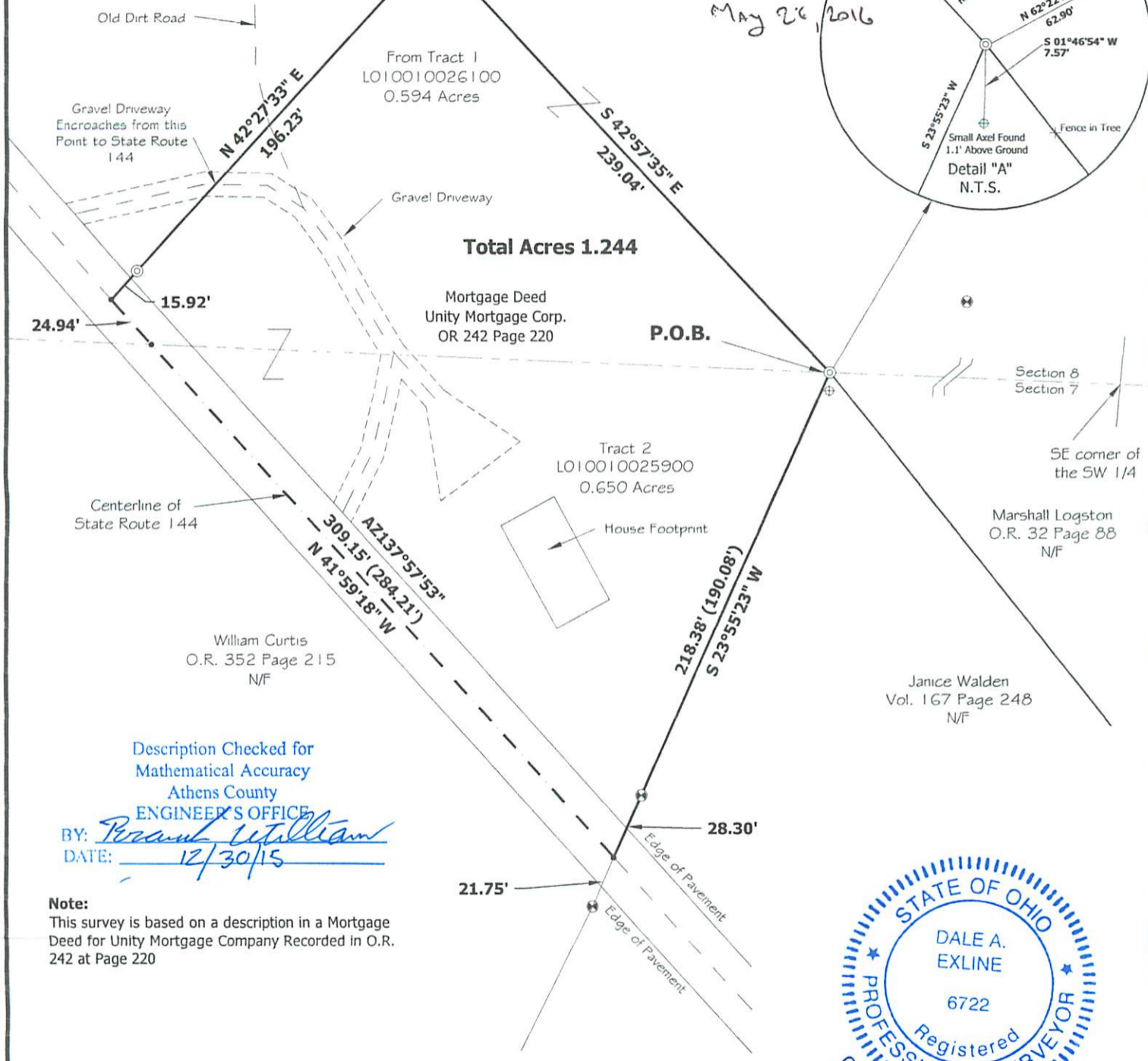
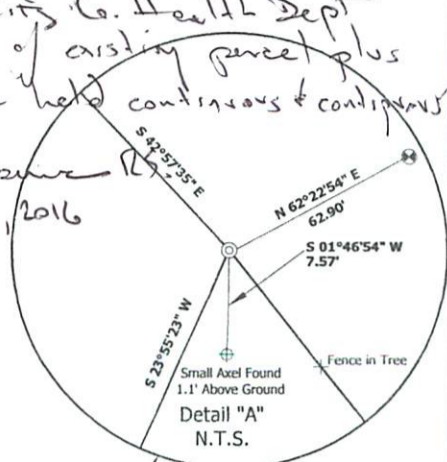
- ⊙ 5/8" x 30" Rebar Set w/ Cap Stamped Dale Exline PS 6722
- ⊙ 5/8-inch Rebar w/ Cap Found Unreadable Cap
- ⊙ 5/8-Rebar Found, No Cap
- Calculated Point-No Monument Set
- N/F Now or Formerly



Louise M. Hershey  
O.R. 51 Page 781  
P/N L010010026100

*OK per Athens City Co. Health Dept  
New lot consists of existing parcel plus  
0.594 acres to be held continuous & contiguous*

*Charles Jones  
May 26, 2016*



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Perceal Williams*  
DATE: *12/30/15*

**Note:**  
This survey is based on a description in a Mortgage Deed for Unity Mortgage Company Recorded in O.R. 242 at Page 220



Dale A. Exline P.S. 6722 Date



## Plat of Survey for: One West Bank

8.5"x14"

**Appalachian Professional Associates, LLC**  
Complete Surveying Services  
Dale A. Exline, Professional Surveyor  
254 Exline Road Jackson, OH 45640  
Phone: (740) 286-9966 Fax: (740) 286-9911

<b>File Name:</b> 15122_FINAL	<b>Crd File:</b> 15057
<b>Survey Date(s):</b> 12/21/2015	<b>Scale:</b> 1" = 60'
<b>Parcel(s):</b> L010010025900 & L010010026100	
<b>Recorded in:</b> O.R. 51 Page 781	
<b>Notes:</b>	

**Location:** Situated in the Southeast Quarter of the Southwest Quarter of Section 8 and the Northeast Quarter of the Northwest Quarter of Section 7, T-5-N, R-11-W, Troy Township, Athens County, Ohio

# 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:		
	Date Reviewed:		
Fee Due:	Fee Paid:	Date Paid:	Action:

Proposed subdivision name:

**APPLICANT INFORMATION:**

Landowner's name: <u>Louise M Hershey (deceased)</u>		
Mailing address: <u>1030 SR 144, Coolville Ohio</u>		
City: <u>Coolville</u>	State: <u>Ohio</u>	Zip Code:
Telephone: <u>—</u>	Fax: <u>—</u>	
E-mail: <u>—</u>		

**REPRESENTATIVE'S INFORMATION (if different from landowner):**

Representative's name: <u>David L Van Slyke</u>		
Company name: <u>Plunkett Cooney PC</u>		
Mailing address: <u>300 East Broad, Ste 570</u>		
City: <u>Columbus</u>	State: <u>OH</u>	Zip Code: <u>43215</u>
Telephone: <u>614 629 3006</u>	Fax: <u>614 629 3019</u>	
E-mail: <u>dvan.slyke@plunkettcooney.com</u>		

**PARCEL INFORMATION:**

Section #: <u>8/7</u>	Township: <u>Troy</u>	Range: <u>11</u>	Parcel acreage: <u>1.244</u>
Parcel # (s): <u>L010010025900      L010010026100</u>			
Legal description:			
Current zoning (if applicable):		Current use: <u>residential</u>	
Nearest city:		Distance to the nearest city:	

**PROJECT PROPOSAL:**

Number of lots: <u>1</u>	Smallest lot size:	Largest lot size:
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.		



**FOR HEALTH DEPARTMENT USE ONLY:**

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Comments: Adding property (0.594 a) to existing tract with house. Septic and water well not connected

Supervising Sanitarian's signature: *C. L. ...* Date: 5/26/16

**FOR COUNTY ENGINEER USE ONLY:**

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Action:  
Comments:

County Engineer's signature: As Stamped on drawing 12/8/15 Date: \_\_\_\_\_

**FOR REGIONAL PLANNING COMMISSION USE ONLY:**

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Action:  
Comments: Must be held continuous and contiguous with parcel L010010025900  
• 650 acres. Not to be transferred as a separate parcel

County Planner's signature: *Mina ...* ACRPC Date: 5/25/16