

PRITCHARD LAND SURVEYING, INC.

ERNEST L. PRITCHARD, P.S.

283 S. McArthur Street - Chillicothe, Ohio 45601

Phone (740) 773-5039

pritchardsurveying@gmail.com

Description of a 79.605 Acre Tract
for Buckeye Rural Electric

Situated in the Township of Waterloo, County of Athens, State of Ohio, and being a part of Section 16, Township 11 North, Range 15 West, and being all of the First Tract (Par. N010010056600) conveyed to William K. and Vickie A. Elliott by Quit Claim Deed dated June 28, 2006 and recorded in Volume 398, Page 1070 of the Athens County Official Records, and being more precisely described as follows:

Beginning at a 5/8" dia. iron pin (found) SWOYER at the southeast corner of Jeremy R. and Shawnda R. Martin (O.R. Vol. 469, Pg. 383), said iron pin bears S85°28'48"E, 305.18 feet from a 3/4" dia. iron pin (found) at the southwest corner of Section 16;

Thence, along the east line of said Jeremy R. and Shawnda R. Martin N09°46'13"E, 402.12 feet to a 5/8" dia. iron pin (found) SWOYER;

Thence, along the east line of Robert Edwin and Geraldine Roberta Clark (O.R. Vol. 67, Pg. 405) N41°18'56"E, passing a 5/8" dia. iron pin (found) SWOYER at 720.61 feet, 803.49 feet to a point;

Thence, along the approximate centerline of State Route 691 with the following three (3) courses:

N77°04'09"E, 76.66 feet to a point,

N89°02'25"E, 71.70 feet to a point,

S79°24'16"E, 116.39 feet to a point;

Thence, along the east line of Kirk C. and Deborah L. Jones, Trustees (O.R. Vol. 495, Pg. 1248) N07°34'32"E, passing a 5" metal plate with a welded "L" (found) at 31.85 feet, 359.81 feet to a 5" metal plate with a welded "L" (found);

Thence, along a portion of the south line of Alicia M. and Joshua L. Green (O.R. Vol. 398, Pg. 1065) S82°48'36"E, passing a 5/8" dia. iron pin (found) SWOYER at 349.31 feet, 380.50 feet to a point;

Thence, along the approximate centerline of State Route 691 S15°49'24"W, 237.72 feet to a point;

Thence, along three (3) lines of William K. and Vickie A. Elliott (O.R. Vol. 349, Pg. 279):

S74°03'38"E, passing a 5/8" dia. iron pin (found) at 35.01 feet, 344.93 feet to a 2" threaded, galvanized pipe (found),

N10°37'03"E, 363.29 feet to an oak tree (found),

N14°49'49"W, 267.84 feet to a 3/4" aluminum pipe (found);

Thence, along the east line of Richard and Helen Young (O.R. Vol. 54, Pg. 17) N20°43'05"W, 424.23 feet to an iron pin (set);

Thence, along a portion of the south line of Mona Jean Buckley and Richard B. Young (O.R. Vol. 24, Pg. 645) S86°11'28"E, 1118.48 feet to an iron pin (set);

Thence, along a portion of the west line of Joseph M. Burns (O.R. Vol. 188, Pg. 442; Par. N010010055100), then along the west line of Joseph M. Burns (O.R. Vol. 188, Pg. 442; Par. N010010054700), then along the west line of Joshua M. Eskey and Jennifer McClain Eskey (O.R. Vol. 473, Pg. 29), and then along the west line of David R. and Nancy F. McClain (O.R. Vol. 317, g. 2235) S03°41'42"W, passing a stone (found) at 1378.54 feet and a 5/8" dia. iron pin (found) at 2067.55 feet, 2113.32 feet to a point;

Thence, along a portion of the north line of Jeff G. and Kathern S. Hunter (O.R. Vol. 165, Pg. 42), then the north line of William K. Elliott (O.R. Vol. 398, Pg. 1070; Second Tract), and then a portion of the north line of Paul L. Moore, II (O.R. Vol. 255, Pg. 102), N85°28'48"W, passing a 3/4" dia. iron pin (found) at 1929.30 feet, 2386.86 feet to the place of beginning.

Containing 79.605 acres.

Bearings are based upon Ohio State Plane Coordinates.

Subject to the existing road right-of-way of State Route 691.

All iron pins set are 5/8" dia. re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made December 08, 2015 by Ernest L. Pritchard, Ohio Registered Professional Surveyor #6837.



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: 6/16/16
Fee Due: \$50.00 Fee Paid: \$50.00 Date Paid: 6/17/16	Date Reviewed: 6/17/16
Action: APPROVED	
Check # 67506 from attorney	
Proposed subdivision name: N/A	

APPLICANT INFORMATION:

Landowner's name: William K. Elliott and Vickie A. Elliott		
Mailing address: 9190 State Route 681		
City: New Marshall	State: Ohio	Zip Code: 45766
Telephone: 740-591-8313	Fax:	
E-mail: billvickieelliott@gmail.com		

REPRESENTATIVE'S INFORMATION (if different from landowner):

Representative's name: Richard Clagg		
Company name: Ochs, Heiser & Miller, LLC		
Mailing address: P.O. Box 309		
City: Wellston	State: OH	Zip Code: 45692
Telephone: 740-384-2111	Fax: 740-384-5632	
E-mail: rclagg@ohlaw.com		

PARCEL INFORMATION:

Section #: 16	Township: 11 N	Range: 15 W	Parcel acreage: 2.958
Parcel # (s): Part of Parcel NO1-00100566-00			
Legal description:			
Current zoning (if applicable): N/A	Current use: Residential / Vacant land		
Nearest city: Athens	Distance to the nearest city:		

PROJECT PROPOSAL:

Number of lots: 2	Smallest lot size: 2.958	Largest lot size: 76.647
Intended use of future lots:		
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial Substation	
<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: <i>State Route 691</i>
<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 & proposed ownership:</u>
<input type="checkbox"/>	<u>Individual system - List type:</u> <i>N/A</i>

Water will be supplied by:

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

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.

N/A

FOR HEALTH DEPARTMENT USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Comments:

Supervising Sanitarian's signature: AS STAMPED ON DRAWING Date: 6/17/16

FOR COUNTY ENGINEER USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Action:

Comments:

County Engineer's signature: AS STAMPED ON DRAWING Date: 6/16/16

FOR REGIONAL PLANNING COMMISSION USE ONLY:

FILE #	DATE RECEIVED: <u>6/16/16</u>
	DATE REVIEWED: <u>6/17/16</u>

Action: APPROVED

Comments: Approved for transfer by AC Regional Planning

County Planner's signature: Maria [Signature] Date: 6/17/16

BUCKEYE RURAL ELECTRIC SURVEY
 AUDITOR'S PAR. N010010056600
 PERTINENT DOCUMENTS AS PROVIDED BY OTHS, HEISER & MILLER, LLC:

- 1 **NOT PLOTTABLE** - blanket easement allowing access to BREC over Elliott
- 2 **EASEMENT - ELLIOT TO GENERAL TELEPHONE COMPANY (VOL. 348, PG. 153)**
 AS SHOWN - 6' wide strip adjacent to and parallel with the west and northwest R/W line of S.R. 691
- 3 **RIGHT OF WAY EASEMENT - ELLIOT TO COUNTY OF ATHENS (VOL. 170, PG. 653)**
 AS SHOWN - 60' wide R/W : 40' LT & 20' RT of C/L Sta.
- 4 **OIL AND GAS LEASE (VOL. 48, PG. 369)**
NOT PLOTTABLE - blanket easement: Elliott allowing mineral rights to Guernsey Petroleum Corporation
- 5 **OIL AND GAS LEASE (O.R. VOL. 185, PG. 123)**
NOT PLOTTABLE - blanket easement: Elliott allowing mineral rights to MFC Drilling, Inc.
- 6 **RIGHT OF WAY EASEMENT (VOL. 59, PG. 667)**
NOT PLOTTABLE - blanket easement allowing access to BREC over Elliott
- 7 **RIGHT OF WAY EASEMENT (VOL. 364, PG. 203)**
NOT PLOTTABLE - blanket easement allowing access to BREC over Elliott

ADJOINER TABLE

- | | |
|---|--|
| A | JEREMY R. & SHAWNDA R. MARTIN
(O.R. VOL. 469, PG. 383) PAR. N010010056608 |
| B | ROBERT EDWIN & GERALDINE ROBERTA CLARK
(O.R. VOL. 67, PG. 405) PAR. N010010056606 |
| C | KIRK C. & DEBORAH L. JONES, TRUSTEES
(O.R. VOL. 495, PG. 1248) PAR. N010010057000 |
| D | ALICIA M. & JOSHUA L. GREEN
(O.R. VOL. 398, PG. 1065) PAR. N010010056609 |
| E | WILLIAM K. & VICKIE A. ELLIOTT
(O.R. VOL. 349, PG. 279) PAR. N010010056604 |
| F | SHERWIN LEROY MILLIRON
(O.R. VOL. 411, PG. 1023) PAR. N010010056900 |
| G | RICHARD & HELEN YOUNG
(O.R. VOL. 54, PG. 17) PAR. N010010056700 |
| H | MONA JEAN BUCKLEY & RICHARD B. YOUNG
(O.R. VOL. 24, PG. 645) PAR. N010010056400 |

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Peramb Williams*
 DATE: *6/16/16*

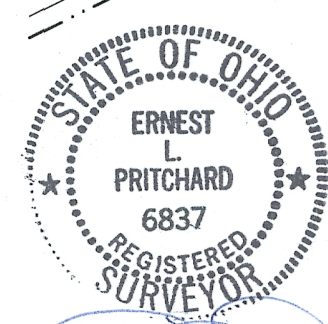
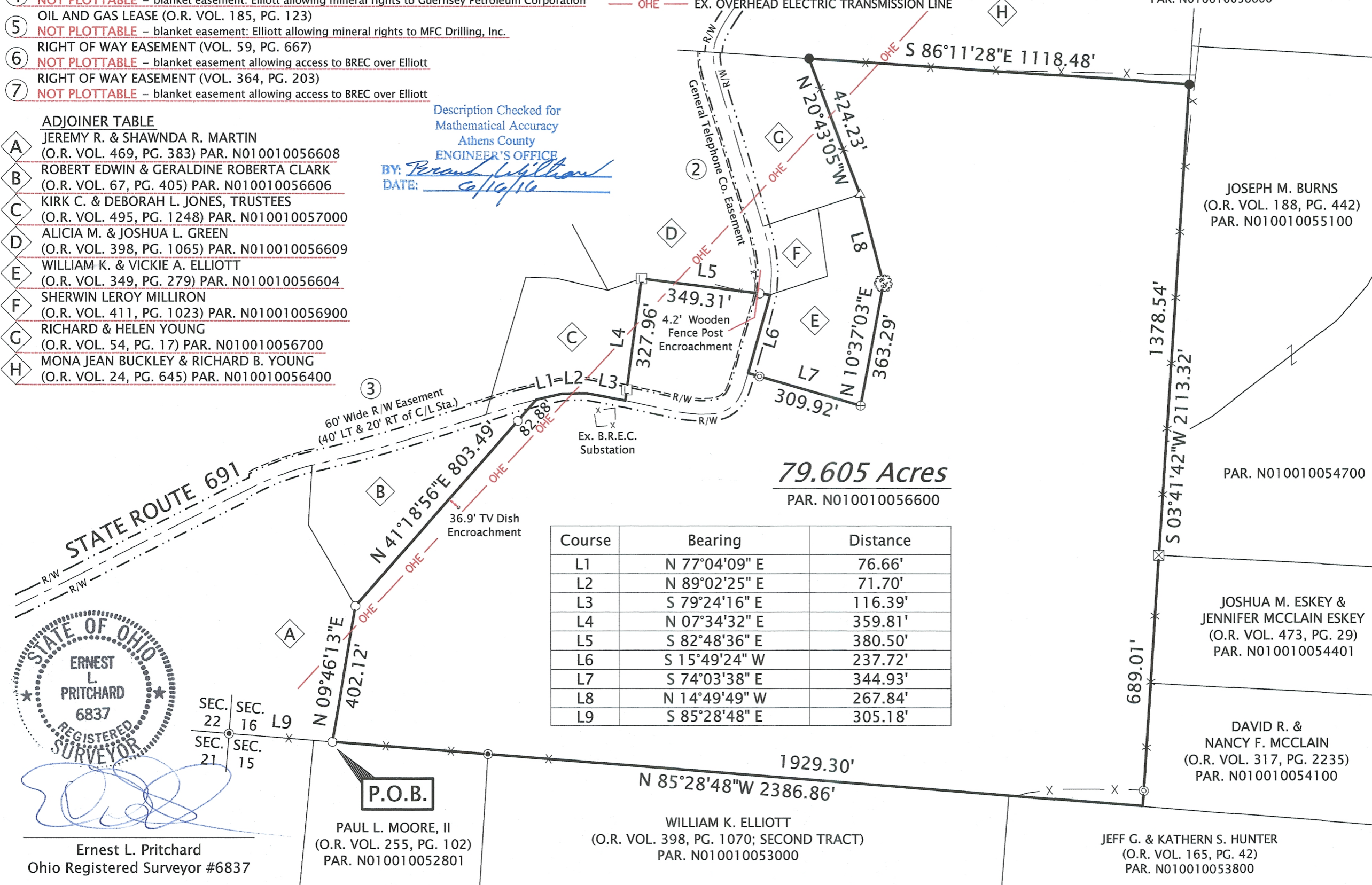
- LEGEND**
- 5/8" DIA. IRON PIN (SET) W/ I.D. CAP
 - 5/8" DIA. IRON PIN (FOUND) SWOYER
 - ⊙ 3/4" DIA. IRON PIN (FOUND)
 - ⊙ 5/8" DIA. IRON PIN (FOUND)
 - 5" METAL PLATE W/ WELDED "L" (FOUND)
 - △ 3/4" ALUMINUM PIPE (FOUND)
 - ⊕ 2" THREADED, GALVANIZED PIPE (FOUND)
 - ⊗ STONE (FOUND)
 - ⊗ OAK TREE (FOUND)
 - X FENCE OR FENCE REMNANTS
 - OHE — EX. OVERHEAD ELECTRIC TRANSMISSION LINE

300 150 0 300

SCALE IN FEET

BEARINGS ARE BASED UPON OHIO STATE
 PLANE COORDINATES.

DEED REFERENCE:
 WILLIAM K. & VICKIE A. ELLIOTT
 (O.R. VOL. 398, PG. 1070; FIRST TRACT)
 PAR. N010010056600



Ernest L. Pritchard
 Ohio Registered Surveyor #6837

PAUL L. MOORE, II
 (O.R. VOL. 255, PG. 102)
 PAR. N010010052801

WILLIAM K. ELLIOTT
 (O.R. VOL. 398, PG. 1070; SECOND TRACT)
 PAR. N010010053000

JEFF G. & KATHERN S. HUNTER
 (O.R. VOL. 165, PG. 42)
 PAR. N010010053800

JOSHUA M. ESKEY &
 JENNIFER MCCLAIN ESKEY
 (O.R. VOL. 473, PG. 29)
 PAR. N010010054401

DAVID R. &
 NANCY F. MCCLAIN
 (O.R. VOL. 317, PG. 2235)
 PAR. N010010054100

PAR. N010010054700

JOSEPH M. BURNS
 (O.R. VOL. 188, PG. 442)
 PAR. N010010055100

Revisions	Sheet	1 of 1
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PRITCHARD LAND SURVEYING, INC.
 Registered Professional Surveyor / Ernest L. Pritchard P.S.
 283 S. McArthur Street, Chillicothe, Ohio 45601
 (740) 773-5039



Date	12-30-15
Scale	1" = 300'
Drawn By	N.J.P.

SURVEY PLAT FOR
 BUCKEYE RURAL ELECTRIC
 SEC. 16, T-11N, R-15W
 ATHENS CO., OHIO, WATERLOO TWP.