

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Brandon Williams
DATE: 9/14/17

Approved By
Athens County Regional Planning Commission

Date: 10/5/17

Jessie

Exhibit A, pg 1

DESCRIPTION OF A 4.209 ACRE TRACT

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

SEP 15 2017

Jill Thompson
Athens County Auditor

Situated in Section 6, T.11, R.15, Waterloo Township, Athens County, Ohio, being a part of a 9.021 Acre tract as described in Volume 530, Page 215 in the Official Records of the Athens County Recorder's Office and being more particularly described as follows:

Commencing at a stone found at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 6 and also being **the Point of Beginning** for the survey herein described:

Thence along the lines of Cartwright (523-1765 O.R.),
N 3° 51' 38" E, 252.26 feet to an iron pin set;
Thence along a new line created by this survey,
S 86° 14' 34" E, 710.17 feet to a point in the center of Township Road 1266 (Poston-Salem Road),
passing an iron pin set at 671.13 feet;
Thence along said road:
S 6° 55' 36" W, 156.07 feet to a point;
S 10° 06' 54" W, 114.95 feet to a point;
Thence leaving said road and along the North line of Backus (523-926 O.R.),
N 84° 45' 43" W, 689.49 feet to the point of beginning, passing an iron pin found at 18.71 feet, **and containing 4.209 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped "Branner P.S. 6805"

Bearing : Grid North - N.A.D. 83 - Ohio South Zone

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

John M. Branner P.S. 6805

John M. Branner



Exhibit A, pg 2

Couts
Cherie R.
& James M.
530-215 O.R.

Cartwright
Rodney & Kristina G
523-1765 O.R.

N 3° 51' 38" E
252.26'

S 86° 14' 34" E
710.17'

671.13'

+671.13'

4.209 Acres

TR-1266
Poston-Salem Road

S 6° 55' 36" W
156.07'

N 84° 45' 43" W
689.49'

+18.71'

S 10° 06' 54" W
114.95'

TR-1266
Poston-Salem Road

P.O.B.
Stone Found
at the Northwest corner
of the Northeast Quarter
of the Southeast Quarter
of Section 6

Backus
Matthew
523-926 O.R.

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0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

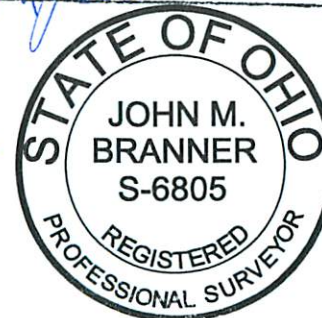
● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Beau Williams
DATE: 9/14/17



Survey of a 4.209 Acre tract
Situated in Section 6, T.11, R.15,
Waterloo Twp., Athens Co., OH
Surveyed September, 2017

By: John M. Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 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 # MS10-17	RECEIVED: 10/5/17
Fee Due: 75 Fee Paid: _____ Date Paid: 10/5/17	Date Reviewed: 10/5/17
Action: Approved	

Proposed subdivision name: _____

APPLICANT INFORMATION:

Landowner's name: Cherie R. Coutts		
Mailing address: 11503 Poston - Salem Road		
City: Athens	State: OH	Zip Code: 45701
Telephone: (740) 706-1550	Fax: _____	
E-mail: cheriecoutts@hotmail.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 #: _____	Township: Waterloo	Range: _____	Parcel acreage: 9.021
Parcel # (s): N02-00200012-02			
Legal description: Vacant Land on Poston Salem Road - Tract #3			
Current zoning (if applicable): _____		Current use: residential	
Nearest city: The Plains		Distance to the nearest city: approx. 5 miles	

PROJECT PROPOSAL:

Number of lots: 1	Smallest lot size: 4.209	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.		

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 type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing:
<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 checked="" type="checkbox"/>	<u>Individual system - List type:</u> <i>Septic tank + leach field.</i>

Water will be supplied by:

<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> <i>Leak</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?

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: 10/4/17
	DATE REVIEWED: 10/5/17

Comments: The split will not affect the location of the existing STS, or locations of future STS for both lots.

Supervising Sanitarian's signature: [Signature] Date: 10-5-17

FOR COUNTY ENGINEER USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED: 9/14/17

Action: Approved per Stamp

Comments:

County Engineer's signature: _____ Date: _____

FOR REGIONAL PLANNING COMMISSION USE ONLY:

FILE #	DATE RECEIVED: 10/5/17
	DATE REVIEWED: 10/5/17

Action: Approved

Comments:

County Planner's signature: [Signature] Date: 10/5/17