

RECEIVED
SEP 11 2003

RPC Number 03-915
03-925

Del. Co. Regional
Planning Commission

NO PLAT SUBDIVISION APPLICATION
DELAWARE COUNTY, OHIO
(for unincorporated areas only)

Note: All required items below shall be answered completely in order for your request to be processed. This is for the divisions of lots 5.00 acres or less.

NAME & ADDRESS OF CURRENT PROPERTY OWNER -

Name(s): GARY BEERY Phone: _____
Address: 5383 STATE ROUTE 257 Fax: _____
City: RADNOR State: OH Zip: 43066

NAME & ADDRESS OF SURVEYOR/ENGINEER -

Name(s): SCIOTO LAND SURVEYING SERVICE, INC. Phone: _____
Address: 173 North Sandusky St. Fax: _____
City: Delaware, Ohio 43015 State: _____ Zip: _____
Tel: (740) 369-7577

NAME & ADDRESS OF CONTACT PERSON -

Name(s): KAREN COFFMAN Phone: 369-7577
Address: _____ Fax: _____
City: _____ State: _____ Zip: _____

LOCATION:

Township: THOMPSON Farm Lot 12 Section Township Range VMS 3021

And described as:

N S E W side of STATE ROUTE 257 Road/Street, about 1250 feet
N S E W of TAWAY Road/Street.

PROPOSAL:

Size of Current Lot 6.258 Acres, Number of Acres to be Subdivided ALL

Number of Lots to be created: (1) (2) (3) (4) (5), Circle one.

Is there a house on any lot? YES Which lot? TRACT 22

Del-Co water lines? NO Private Wells? YES Public Sanitary Sewer? NO

Proposed land use: Residential Soil Types: BLOUNT, GLYNWOOD, MARTINSVILLE

ACKNOWLEDGMENTS: (per Sub. Regs. Section 207.02) See reverse side for additional information.

1. ☒ Survey drawing with legal description and easements (if applicable)
2. ☒ - Health Department Approval on Development Plan Date Approved 8/31/01
3. ☒ - Zoning Approval on Development Plan Date Approved 8/21/01
4. ☒ - County Engineer Approval on Development Plan Date Approved 11/30/01
5. ☒ Deed of transfer including Grantor and Grantee
6. ☒ Proposed lot corners clearly marked with stakes and colored flags
7. ☒ Completed and Signed Application
8. ☒ Required Fee (Refer to Fee Schedule) \$ 350.00

Owner (or agent for owner) and Date

FOR OFFICE USE ONLY

Date Received: 9/11/03

Date Approved: 10/9/03

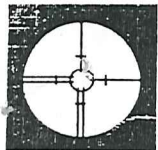
Date Denied: _____

Comments: Correct the floodplain info on survey and obtain updated signatures

- Delaware County Regional Planning Commission, 109 N. Sandusky Street, Delaware, OH 43015 -

- Phone (740) 833-2260 or Fax (740) 833-2259 -

Returned
10/9/03



Scioto Land Surveying Service

Surveyors

173 North Sandusky Street
Delaware, Ohio 43015

Phone (740) 369-7577
Phone (740) 548-7577
FAX (740) 362-7577

Frank Celio, P.S. 6612
Karen S. Coffman, P.S. 7845
Arthur L. Burford, P.S. 7634
Istvan Gajary, Surveyor-in-Training

August 22, 2001

Description of a 3.403 acre tract for
Gary Beery

TRACT 22

Situated in the Township of Thompson, County of Delaware, State of Ohio, being part of Farm Lot 12 in J. Clark's Virginia Military Survey Number 3021, and being more particularly described as follows:

Beginning at a Mag Nail set at the intersection of the south line of said Farm Lot 12 and the centerline of State Route 257;

thence along the said centerline of State Route 257 **North 05° 28' 58" West 594.61 feet** to a railroad spike found, being on the south line of an 85.368 acre tract now or formerly owned by Wahneta J. Barnes, Tim Barnes and Sue Cunningham, as described as Tract 1 in Deed Book 613, Page 706;

thence along the south line of the said 85.368 acre tract **South 86° 30' 18" East 240.17 feet** to a point, being the southeast corner of the said 85.368 acre tract (passing an iron bar set at 30.37 feet and an iron pipe found 1.44 feet north at 207.94 feet);

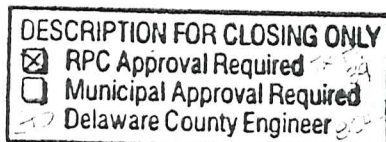
thence **South 11° 08' 24" East 534.16 feet** to a point;

thence **South 79° 28' 33" West 291.01 feet** to the POINT OF BEGINNING (passing iron bars set at 70.34 feet and 260.89 feet);

containing 3.403 acres, being part of an original 6.258 acre tract as described in Deed Book 648, Page 827;

subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on August 21, 2001. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".

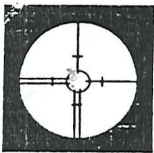


Frank Celio, Surveyor
Registration No. 6612



C:\SLSS FOLDER\BACK UP FOLDER\beery801.doc

APPROVED
Delaware County
Regional Planning Commission
No Plat Required
This Approval Will Expire On
11/9/04
Signed Paul A. Dool
03-915



Scioto Land Surveying Service

Surveyors

173 North Sandusky Street
Delaware, Ohio 43015

Phone (740) 369-7577
Phone (740) 548-7577
FAX (740) 362-7577

Frank Celio, P.S. 6612
Karen S. Coffman, P.S. 7845
Arthur L. Burford, P.S. 7634
Istvan Gajary, Surveyor-in-Training

August 22, 2001

Description of a 2.846 acre tract for
Gary Beery

TRACT 23

Situated in the Township of Thompson, County of Delaware, State of Ohio, being part of Farm Lot 11 in J. Clark's Virginia Military Survey Number 3021, and being more particularly described as follows:

Beginning at a Mag Nail set at the intersection of the north line of said Farm Lot 11 and the centerline of State Route 257;

thence **North 79° 28' 33" East 291.01 feet** to a point (passing iron bars set at 30.12 feet and 220.67 feet);

thence **South 11° 08' 24" East 400.51 feet** to a point, being the northeast corner of a 1.509 acre tract now or formerly owned by Deborah Ann Rodman, as described in Official Records Volume 3, Page 548;

thence along the north line of the said 1.509 acre tract **South 79° 59' 21" West 330.40 feet** to a P.K. Nail found, being the northwest corner of the said 1.509 acre tract, also being in the said centerline of State Route 257 (passing iron pipes found at 30.68 and 296.76 feet);

thence along the said centerline of State Route 257 **North 05° 28' 58" West 399.08 feet** to the POINT OF BEGINNING;

containing 2.846 acres, being part of an original 6.258 acre tract as described in Deed Book 648, Page 827;

subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on August 21, 2001. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".

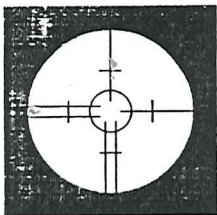
DESCRIPTION FOR CLOSING ONLY	
<input checked="" type="checkbox"/>	RPC Approval Required
<input type="checkbox"/>	Municipal Approval Required
CS	Delaware County Engineer

Frank Celio, Surveyor
Registration No. 6612



C:\SLSS FOLDER\BACK UP FOLDER\beery801.doc

APPROVED
Delaware County
Regional Planning Commission
No Plat Required
This Approval Will Expire On
1/9/04
Signed Paul A. Dool
03-925



Scioto Land Surveying Service, Inc.

173 NORTH SANDUSKY STREET • DELAWARE, OHIO 43015 • 740-369-7577

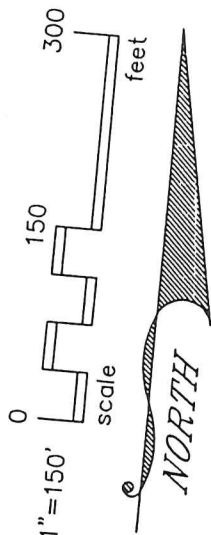
PLAT OF SURVEY FOR

GARY BEERY

PART OF LOTS 11 AND 12 IN J. CLARK'S
VIRGINIA MILITARY SURVEY NO. 3021
THOMPSON TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL 6.258 Ac.

DEED BOOK 645, PAGE 827



LEGEND

- Railroad Spike Found
- ⊙ P.K. Nail Found
- Iron Pipe Found
- Mag Nail Set
- Iron Bar Set with a plastic cap marked "SLSS RS 6612"

RECORDS USED

Deeds as shown.

BASIS OF BEARINGS

Assumed.

SETBACKS

FRONT - 130' FROM CENTERLINE
SIDE - 25'
REAR - 80' (15' ACCESSORY BLDG)

Tract 23 90' front setback by
variance 8-21-01

Tract 22 has an existing Res. which
is 47' from centerline

DELAWARE COUNTY ZONING INSPECTOR	
KINGSTON, MARLBORO, OXFORD, RADNOR, THOMPSON	
DATE: 10-9-2003	
ZONING: FR-1	
FRONTAGE: MIN. 200' (TRACT 22)	
MIN. 175' (TRACT 23)	
F 90' (TRACT 23) S 25' R 80'	
Inspector: <i>Frederick M. Fowler</i>	
INSPECTOR	

REGIONAL PLANNING

APPROVED
Delaware County
Regional Planning Commission
No Plat Required
This Approval Will Expire On
1/9/04
Signed *Paul A. Duf*
03-915 03-925

All lots delineated on this plat are located as shown, per Community Panel No. 390146 0025 J, dated April 21, 1999.

Prior to preparation of building plans and/or detailed site plans, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sanitary system location is consistent with or compatible with the owner's desired site plan.

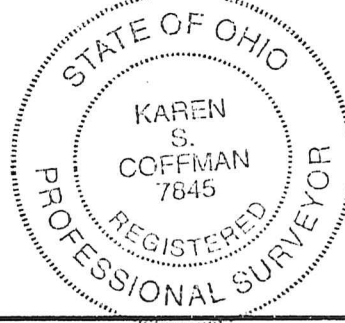
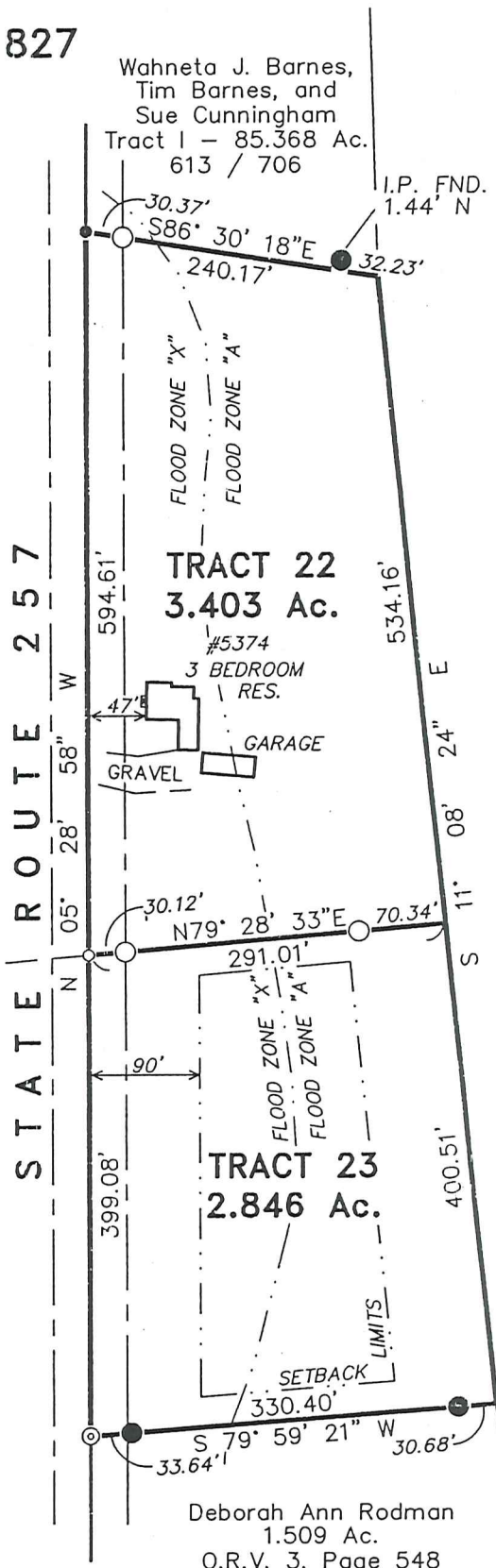
Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, leaching field locations and building envelopes.

BE ADVISED: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

Karen S. Coffman
KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

AUGUST 21, 2001
Date of Survey



TRUSTEE'S DEED
(Statutory Form, Sections 5302.09, Ohio Revised Code)

Gary J. Beery, Trustee of the Gary J. Beery Trust dated January 28, 1998, grants, with fiduciary covenants, to Gary J. Beery, Trustee, or his successors in trust, of the Gary J. Beery Trust dated January 28, 1998, whose tax-mailing address is 5383 State Route 257 North, Radnor, Ohio 43066, the real estate described in Exhibit A attached hereto.

PIN(s) _____

For prior deed reference see Deed Book 645, Page 827, Recorder's Office, Delaware County, Ohio.

This deed is executed by the Grantor and accepted by the Grantee subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments, if any.

Signed this ____ day of _____, 2003.

Gary J. Beery Trust dated January 28, 1998

by _____
Gary J. Beery, Trustee

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this ____ day of _____, 2003, before me, a notary public in and for said County and State, appeared Gary J. Beery, Trustee of the Gary J. Beery Trust dated January 28, 1998, who signed the foregoing deed and acknowledged that he did examine and read the same and did sign the foregoing instrument, and that the same is his free act and deed, individually and as Trustee.

In Witness Whereof, I have hereunto set my hand and official seal.

NOTARY PUBLIC

This instrument was prepared by David C. Shade, Attorney at Law, 41 N. Sandusky Street, Suite 410, P. O. Box 438, Delaware, Ohio 43015-0438.

MR 509

Permit No. 06-0534-03

State of Ohio
Department of Transportation
Permit

Office Use Only
County or
Jurisdiction DEL
Rte 257 Log Pt 2018
AccCat

[1] Subject to all terms, conditions, and restrictions printed, written below and on the reverse side hereof, or attached,

Name: Gary Beery Address: 5383 S. R. 257, Radnor, Ohio 43066 is hereby granted a permit under Section 5515.01 and 5515.02 of Ohio Revised Code, and permission to perform work necessary in the manner described and at the location indicated in the following or as attached to this permit. To build a private residence drive and mailbox turnout as per plans and specifications attached. Applicant to furnish all labor, equipment and materials Strip out ditch bottom to a uniform grade before laying pipe. Build three foot earth berms along sides of drive and over ends of drive pipe to stabilize and contain drive stove base and to provide a turnaround so it will not be necessary to back into traffic. All work requiring men or vehicles on the pavement or shoulders shall comply with all th requirements of the Ohio Manual of Uniform Traffic Control Devices.

Residential Drive

Location: Delaware County along S.R. 257, 1,250 feet north side of Taway Road on the east side of the road

[2] This permit shall be in the possession of employees on site at all times who are in charge of the work and shall be shown, upon request, to any employee of the Department of Transportation.

Contact County Manager 10 days before work begins, also contact County Manager when work is completed for final inspection.

[3] No work authorized by this permit shall begin until the permittee has contacted and received instructions from

County Manager: Robert Lloyd Phone: 740-363-3713
(Authorized ODOT Employee)

NOTE: Any work performed by the permittee may be stopped if this requirement is not met.

[4] Prior to any excavation in the highway right-of-way, the Ohio Utilities Protection Service (OUPS) must be contacted in accordance with ORC Section 3781.25 to 3781.32. OUPS can be reached at 1-800-362-2764.

[5] All work requiring men or vehicles within ODOT right of way shall comply with all applicable requirements of the Ohio Manual of Traffic Control Devices and Item 614 (Maintaining Traffic) of the Construction and Material Specifications, latest editions. Failure to comply with these requirements will be cause for immediate revocation or suspension of the permit until the proper traffic control devices have been provided.

[6] The permittee accepts the conditions, terms, and requirements printed, written on, or attached to this permit and understands that failure to comply fully with those conditions, terms, and requirements or any change in the use of the permit inconsistent with its terms and conditions will be considered a violation and cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Department action, up to an including removal of the installation at the permittee's expense.

[7] Performance Bond Required? ☐ Yes ☐ No Company _____
Effective Date _____ Expiration Date _____ Amount \$ _____

[8] This permit shall be void if the work described herein does not comply with the conditions, terms, and requirements applicable to this permit, and if the work is not completed by 10-17-03

Dated this 17th day of April 2003

District Deputy Director

Jack R. Marchbanks

App No

539

State of Ohio
Department of Transportation
Permit Application
See Reverse side for additional requirements

PERMIT #

06-0534-03

Office Use Only

County/
Jurisdiction Del
Rte 257 LogPt 2018
AccCat _____

[1] This form must be completed by the property owner or agents working for a utility company (if applicable). Application by contractor is unacceptable.

Name Gary Beery
Address 5383 St. Rt. 257 City Radnor State Oh
Zip 43066 Phone (740) 494-2035 Other (Fax, E-mail) _____

[2] Type of Permit requested: _____ Commercial (See other side) ☒ Residential _____ Field _____ Utility _____ Drainage
_____ Beautification (See other side) _____ Spraying, trimming, tree removal _____ Other

[3] Briefly describe work to be performed. (Attach plans and see Instructions.)

See attached letter

RES DRIVE

Traffic Plan

[4] Location where work is to be performed. Give sufficient detail to locate the site accurately, such as the distance in miles or feet from a mile post or from some geographical feature such as an intersecting highway.

In Delaware County (along, across) State Route 257 miles or 1250 feet
North ☒ East ☒ West _____ South _____ of Taway Rd. (Co. Rd. 182) on the North East side of the road.
Work to commence on _____ and will require _____ days to complete

[5] Does the property owner own or have any interests in any adjacent property? ☒ Yes _____ No
If yes, please describe. He owns the farm across the street

[6] Prior to any excavation in the highway right-of-way, the Ohio Utilities Protection Service (OUPS) must be contacted in accordance with ORC Section 3781.25 to 3781.32. OUPS can be reached at 1-800-362-2764.

[7] Open cutting of pavement shall not be permitted unless no reasonable alternate method is available. Written approval of the Ohio Department of Transportation District Office must be obtained.

[8] All work requiring men or vehicles within ODOT right of way shall comply with all applicable requirements of the Ohio Manual of Traffic Control Devices and Item 614 (Maintaining Traffic) of the Construction and Material Specifications, latest editions. Failure to comply with these requirements will be cause for immediate revocation or suspension of the permit until the proper traffic control devices have been provided.

[9] I have received a copy of the policies and regulations pertaining to the permit for which I have applied. If a permit is subsequently issued to me by the Ohio Department of Transportation, I understand that the permit will state the terms and conditions for its use, and I agree to comply with all conditions and regulations stipulated on or attached to the permit. I also understand and agree that failure to comply fully with all conditions and regulations of the permit or any change in the use of the permit inconsistent with its terms and conditions will be considered a violation and cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Department action, up to an including removal of the installation at the permittee's expense.

SIGN HERE

→ Mark Mastner Agent
Signature of Property Owner or Agent for Owner
Date 1/31/03
Day time Phone (740) 369-7577

Office use only

Date Received RECEIVED
By _____
Date Accepted MAR 28 2003
By _____

PERMITS



APPLICATION FOR RESIDENTIAL DRIVEWAY PERMIT INFORMATION SHEET

APPLICANT (NAME) Gary Beary
(ADDRESS) 5383 Sa 257 (PHONE) _____

LOCATION: COUNTY Del ROUTE 257



North Arrow

1250 Feet or miles N S E W of County Rd Twp Rd, SR 182
PLACE STAKE AT DRIVE LOCATION SIDE OF ROAD N S E W

SKETCH ON BACK OF THIS FORM

ODOT USE

HORIZONTAL SIGHT DISTANCE X GOOD _____ FAIR _____ POOR _____
LOCATION IS ON _____ CURVE _____ TANGENT X LEVEL _____ HILL _____

COMMENTS: make sure you have 12' opening at Roadway
with 2' earth embankment on side to hold back stone

RECOMMENDED BY: Don Stover

TYPICAL DRIVE DESIGN & DETAIL

PIPE TYPE: CORRUGATED METAL, REINFORCED CONCRETE, CORRG. POLYETHYLENE TUBING
Smooth wall

LENGTH OF PIPE: 40'

DIAMETER OF PIPE: 12"

