

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

fote: All required items below shall be answered completely in order for your request to be release.					
NAME & ADDRESS OF CURRENT PROPERTY OWNER -					
Name(s): GARY BEERY	Phone:				
Address: 5383 STATE ROUTE 251	Fax: Zip:				
City: RADNOR State: OH	_ Zip: _ 43066				
THE STREET STREET					
NAME & ADDRESS OF SURVEYOR/ENGINEER—	Phone:				
Name(s): SCIOTO LAND SURVETING SERVICE, INS.	Fax:				
Address: Delaware, Ohio 43015 State:	Zip:				
NAME & ADDRESS OF SURVEYOR/ENGINEER— Name(s): Address: City: Tel: (740) 369-7577 State:					
NAME & ADDRESS OF CONTACT PERSON-					
Name(s): KAREN COFFMAN	Phone: 369 - 7577				
Address:	Fax:				
Address: State:	Zip:				
City.					
LOCATION:	m 1: Dance VMS 3021				
Township: HOMPSON Farm Lot 12 Section_	Township Range vivis vivis				
And described as: N SE W side of STATE ROVE 257 R N SE W of TAWAY	Coad/Street				
N S E W ot TAWAY	Cold, Street.				
PROPOSAL:					
Size of Current Lot 6. 75 & Acres, Number of	Acres to be Subdivided				
Number of Lots to be created: (1) (2) (3) (4) (5), Circle	one.				
To there a house on any lot? Which lot?	CACI E E				
Dervoto Wolle' Vo	Phone Samuary Sewer: 100				
Proposed land use: Residential Soil Ty	pes: BLOUDY, GLYDWSGS, MINICHASTIC				
ACKNOWLEDGMENTS: (per Sub. Regs. Section 207.02) See reverse	side for additional information.				
1. Survey drawing with legal description and easer	ments (if applicable)				
II - 141 Description Approval on Develon	neni Piali Date Apploved /. /				
- Zolling Approval on Development 1 icas					
- County Engineer Approval on Development Fian Bate Approval					
Deed of transfer including Grantor and Grantee 6. Proposed lot corners clearly marked with stakes and colored flags					
	25-00				
7. Completed and Signed Application 8. Required Fee (Refer to Fee Schedule)	\$ 350°°				
1/ < 01/	0/0/03				
O will the cont for owner	and Date				
Owner (of agent for owner) and Date					
FOR OFFICE USE ONLY	Date Denied:				
Date Received: 9/11/03 Date Approved: 10/9/03	y and obtain uplated signeture				
Comments: Correct the Chad plain into an Survey - Delaware County Regional Planning Commission, 109 N. Sa	ndusky Street, Delaware, OH 43015 -				
- Phone (740) 833-2260 or Fax (740)	833-2259 -				
Returned Page 1 of 2	Effective 12/23/96				
10/9/03					

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

OF

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".

DESCRIPTION FOR CLOSING ONLY RPC Approval Required Municipal Approval Required Delaware County Engineer 2

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 03-915

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

OF

CELIO

SIONAL

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 Municipal Approval Required Delaware County Engineer and

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

03-925

Signed



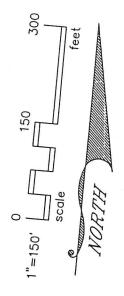
SCIOTO LAND SURVEYING SERVICE, INC.

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

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
- O Iron Bar Set with a plastic cap marked "SLSS RS 6612"

RECORDS USED

Deeds as shown.

BASIS OF BEARINGS

Assumed.

DELAWARE COUNTY ZONING INSPECTOR n, marlboro, oxford, radnor, thompson 10 - 9 - 2003 DATE:_ ZONING:_FR-I FRONTAGE: MIN. 175' (TRACT 23

REGIONAL PLANNING

APPROVED

Delaware County Regional Planning Commission No Plat Required This Approval Will Expire On

19/04 Signed You 03-915 03-925

<u>SETBACKS</u>

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

FARM LOT 12 FARM LOT 11

TRACT 22 61 2 3.403 Ac. #5374 2 3 BEDROOM \ RES. GARAGE GRAVEL 28, 0 -30.12 2 33"E 70.34 05 291.01 90 1 TRACT 23 S 2.846 Ac. SETBACK 30.40 59 79 30.68'-Deborah Ann Rodman

Wahneta J. Barnes, Tim Barnes, and Sue Cunningham Tract I — 85.368 Ac.

706

30' 18"E

240.17

I.P. FND. ,1.44' N

,80

5

1.509 Ac.

O.R.V. 3, Page 548

STATE OF OHIO

KAREN

COFFMAN

ESS/ONAL

<u>32.23'</u>

613 /

30.37

\$86.

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.

AUGUST 21, 2001 Date of Survey

KAREN S. COFFMAN, SUPVEYOR Registration No. 7845

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.
W:\Laurie-E\DEEDS\Beery Trust deed.doc

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 v permit, and if the work is not comp		does not comply with the conditions, terms, and requirements applicable to this
Dated this17th day of		- Gack R. Marchbanks
	Dis	trict Deputy Director

Rev 3/20/00

(See Other Side

State of Ohio Department of Transportation Department of Transportation Devices and lean 614 (Maintaining Traffic) of the Construction and Material Specifications, latest Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. Department of Department of Transportation District Office must be obtained. De	N'R 505.	State of Ohio	
County C	App No 53	Department of Transportation	Office Use Only
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11 This form must be completed by the property owner or agents working for a utility company (if applicable). Application by contractor is unacceptable. Name		06-0534-03	
Name Cara Recro. State Oh	[1] This form mus	st be completed by the property owner or agents working for a utility	ets 22 ad 17 A total as a total as 2 ad 18
Address 5333 St. Rt. 257 City Radney State Oh State Oh 1930 2055 Other (Fax, E-mail)	company (if applic	cable). Application by contractor is unacceptable.	C-1
Traffic Plan	Address 5383	3 St. Rt. 257 City Radnor	State Oh
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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	T	The state is the first of the state.	DE DRIVE
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SUPE OF ORD

APPLICATION FOR RESIDENTIAL DRIVEWAY PERMIT INFORMATION SHEET

APPLICANT (NAME) GARRY BRANCE
(ADDRESS) 5383 52257 (PHONE)
LOCATION: COUNTY Del ROUTE 257 North Arrow -
1250 Feet or miles WS E W of County Rd, Twp Rd, SR 1/2
PLACE STAKE AT DRIVE LOCATION SIDE OF ROAD N S E W
SKETCH ON BACK OF THIS FORM
ODOT USE
HORIZONTAL SIGHT DISTANCE GOOD FAIR POOR . LOCATION IS ON CURVE TANGENT LEVEL HILL
LOCATION IS ON CURVE TANGENT ELVEL Of Q A dress
COMMENTS: Make June you have by prening at Roydway with 2' canth Canth Jam on Side to hold back Stone
With I CHIEF CHICH THE CON STREET
RECOMMENDED BY: Don Story
TYPICAL DRIVE DESIGN & DETAIL PIPE TYPE: CORRUGATED METAL, REINFORCED CONCRETE, CORRG. POLYETHYLENE TUBING SMOOTH WAIL
LENGTH OF PIPE: 40 DIAMETER OF PIPE: 12
Driveway Profile-See 0007 L&D Manual Volume I, section
Right-of-Way 25' (Typ.) 5 Direction of Flow
Edge of Paved Shoul
White Edge Line (62'-
State Route 257