

	Lot/Plat Vacation Application Delaware County, Ohio (for unincorporated areas only)	RPC Number <u>08-24</u>
		Sec. _____ Ph. _____ Pt. _____

SUBDIVISION NAME	<u>Bevelhymmer</u>	(circle one) Residential _____
TOWNSHIP	<u>Genoa</u>	


APPLICANT/ CONTACT	Name <u>Jason Heidenescher</u>	Phone <u>614-701-6236</u>
	Address <u>3148 Omega Drive</u>	E-mail <u>NewHomePartner@gmail.com</u>
	City, State, Zip <u>Columbus, OH 43231</u>	

PROPERTY OWNER	Name <u>Jason Heidenescher</u>	Phone _____
	Address _____	E-mail _____
	City, State, Zip _____	

SURVEYOR/ ENGINEER	Name <u>Kevin L Baxter</u>	Phone <u>614-761-1661</u>
	Address <u>3500 Snoufer Rd, St 225</u>	E-mail <u>kbaxter@birdbull.com</u>
	City, State, Zip <u>Columbus, OH 43235</u>	

DETAILS	Is the request for the entire plat to be vacated? <u>yes</u> (No)
	Total Number of Lots and Acreage to be vacated <u>1 lot equal to 1.867 acres</u>
	Parcel # of lot(s) <u>317-431-03-003-000</u>

SUBMISSION REQUIREMENTS (Sub. Regs. Section 102.06)	<input checked="" type="checkbox"/> Original Survey of the land to be vacated (max size 8.5" x 14")
	<input checked="" type="checkbox"/> Original Legal Description with Map Dept. green stamp
	<input checked="" type="checkbox"/> PDF of Survey and Legal Description, e-mailed to smatlack@co.delaware.oh.us
	<input checked="" type="checkbox"/> Printed copy of the affected plat (max size 11" x 17")
	<input checked="" type="checkbox"/> Fee - \$500


dotloop verified
03/29/24 10:16 PM EDT
7W41-VP8W-TANS-YVGE

Owner (or agent for owner) and Date

V9063621804

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

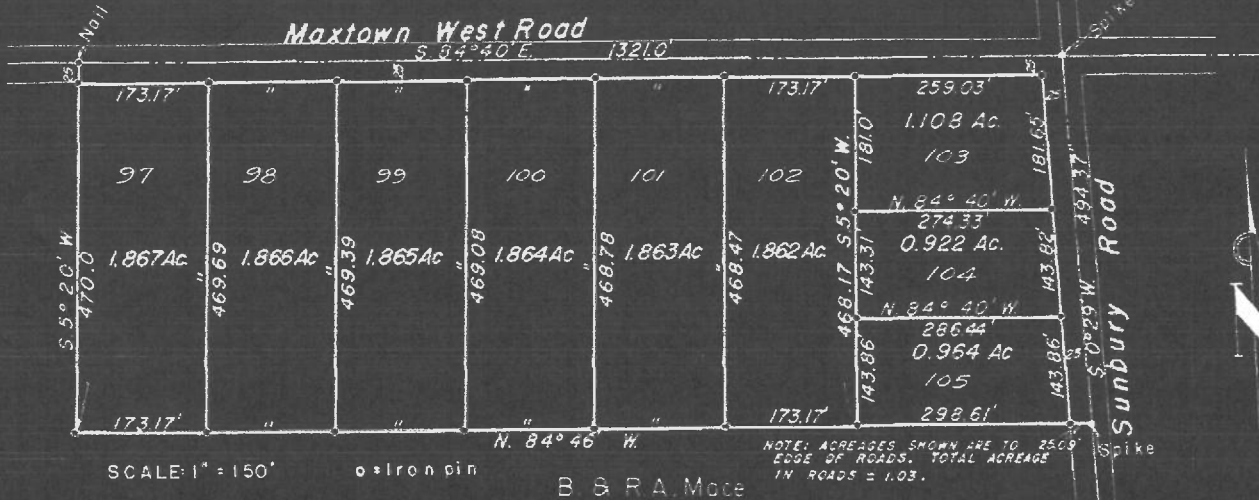
Effective 01/01/24

R E C E I V E D

APR 03 2024

Del. Co. Regional
Planning Commission

BEVELHYMER SUBDIVISION



Approved this 8th day of MARCH, 1954.

Charles E. Elert
Engineer, Delaware County, Ohio

Approved and accepted this 8th day of MARCH, 1954 and the roads not heretofore dedicated, are hereby accepted as such for the County of Delaware, State of Ohio.

C. R. Barton
Engineer Thomas
R. M. Fawcett

Commissioners Delaware County, Ohio

Transferred this 8th day of MARCH, 1954 at _____ m.

J. A. Samson
Auditor, Delaware County, Ohio

#03347
Filed this 8th day of MARCH, 1954, at 11:35 A.M.

Plat Book 4 Page 339

Fee \$ 5.00

Donald F. Jones
Recorder, Delaware County, Ohio

We, the undersigned, Ranny Bevelhymer and Alta Bevelhymer, his wife, do hereby certify that the annexed plat correctly represents our "BEVELHYMER SUBDIVISION", it being in Lot B of Section 4, Township 3, Range 17, United States Military Lands, Genoa Township, Delaware County, Ohio, and being a tract of 15211 acres conveyed to us by deed of record in Deed Book 176, Page 71, Recorder's Office, Delaware County, Ohio.

We do hereby accept this plat of same and dedicate to public use as such all or parts of the roads shown hereon and not heretofore dedicated.

The dimensions of the lots & streets are shown on the annexed plat in feet and decimal parts thereof. In witness whereof we have hereunto set our hand this 8th day of MARCH, 1954.

Witnesses Signed
Earl Fravel Alta Bevelhymer
Harlan Wornatoff Ranny Bevelhymer

STATE OF OHIO SS
County of Delaware

Before me, a notary public, in and for said county, personally came the above named Ranny Bevelhymer and Alta Bevelhymer, his wife, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes above expressed. In witness whereof, I have hereunto set my hand and affixed my notary seal this 8th day of MARCH, 1954.

Earl A. Snow
Notary Public, Delaware County, Ohio
My commission expires 30th day of Oct., 1956

We certify that the attached plat is correct.

EVANS & MECHWART
CIVIL ENGINEERS - SURVEYORS
GARANNA, OHIO

By J. Evans
Registered Surveyor # 253

April 02, 2024

**DESCRIPTION OF LOT 97 OF BEVELHYMER SUBDIVISION,
ALONG THE SOUTH SIDE OF MAXTOWN ROAD, EAST OF BAY DRIVE
GENOA TOWNSHIP, DELAWARE CO., OHIO**

Situated in the State of Ohio, County of Delaware, Genoa Township, in Farm Lot 8, Quarter Township 4, Township 3 North, Range 17 West., United States Military Lands, and being all of Lot 97, as shown upon the plat entitled Bevelhymer Subdivision, of record in Plat Book 4, Page 339, said Lot 97 having been conveyed to Jason A. Heidenescher, by deed of record in Official Record 1566, Page 2440, all references being to the Recorder's Office, Delaware County, Ohio and bounded described as follows:

Beginning at a railroad spike set at the northwest corner of said Lot 97, in the south right-of-way line of Maxtown Road (variable width), and in the east line of a 1.852 acre tract of land conveyed to John J. Joffre & James M. Joffre, Co-Trustees, by deeds of record in Official Record 51, Page 1826 and Official Record 1555, Page 452;

thence S 88° 16' 39" E along the north line of said Lot 97 and along the south right-of-way line of Maxtown Road a distance of 173.17 feet to a 1/2" solid iron pin found at the northeast corner of said Lot 97 and at the northwest corner of Lot 98, as shown upon said plat of Bevelhymer Subdivision;

thence S 01° 43' 21" W along the east line of said Lot 97 and along the west line of said Lot 98 a distance of 469.69 feet to a 1/2" solid iron pine found at the southeast corner of said Lot 97, at the southwest corner of said Lot 98, and in the north line of Lot 270, as shown upon the play entitled Mariners Cove Section 5, of record in Plat Cabinet 2, Slides 44-44A;

thence N 88° 22' 39" W along the south line of said Lot 97, along a portion of the north line of said Lot 270, and along a portion of the north line of Lot 269, as shown upon said plat of Mariners Cove Section 5 a distance of 173.17 feet to a 1/2" solid iron pin found at the southwest corner of said Lot 97 and at the southeast corner of said 1.852 acre tract;

thence N 01° 43' 2" E along the west line of said Lot 97 and along a portion of the east line of said 1.852 acre tract a distance of 470.00 feet to the place of beginning;

containing 1.867 acres of land, more or less, and being subject to all easements and restrictions of record. Of said 1.867 acres, all are within P.N. 317-431-03-003-000.

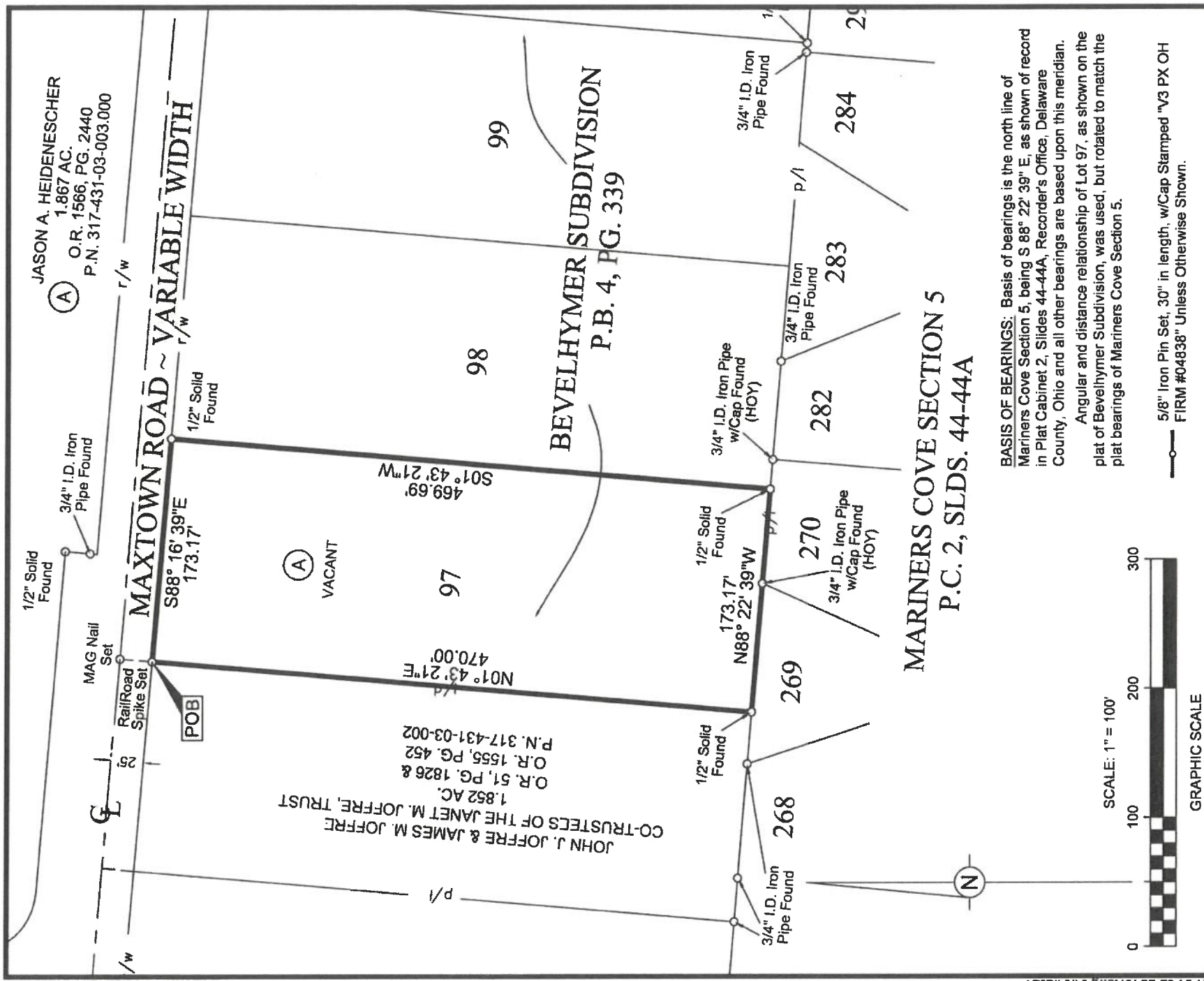
The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd, Consulting Engineers & Surveyors, Columbus, Ohio, an actual field survey performed under his supervision in April, 2018. All 5/8" iron pins set are 30" in length with a plastic cap stamped "V3 PX OH FIRM #04838". Basis of bearings is the north line of Mariners Cove Section 5, being S 88° 22' 39" E, as shown of record in Plat Cabinet 2, Slides 44-44A, Recorder's Office, Delaware County, Ohio and all other bearings are based upon this meridian.

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697



DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/> RPC Approval Required	BS
<input type="checkbox"/> Municipal Approval Required	4/4/2024
Delaware County Engineer	



BASIS OF BEARINGS: Basis of bearings is the north line of Mariners Cove Section 5, being S 88° 22' 39" E, as shown of record in Plat Cabinet 2, Slides 44-44A, Recorder's Office, Delaware County, Ohio and all other bearings are based upon this meridian.

Angular and distance relationship of Lot 97, as shown on the plat of Bevelhymmer Subdivision, was used, but rotated to match the plat bearings of Mariners Cove Section 5.

**EXHIBIT OF LOT 97 OF BEVELHYMER SUBDIVISION,
 ALONG THE SOUTH SIDE OF MAXTOWN ROAD,
 EAST OF BAY DRIVE,
 GENOA TOWNSHIP, DELAWARE CO., OHIO
 (FARM LOT 8, QTR. TWP. 4, T 3 N., R. 17 W., U.S.M.L.)**

SCALE: 1" = 100'

V3 Companies, Ltd.
 550 Polaris Parkway, Ste. 250
 Westerville, Ohio 43082
 Ph: (614) 761-1661

KEVIN L. BAXTER
 REGISTERED SURVEYOR

By *Kevin L. Baxter*
 APRIL 07, 2024

Kevin L. Baxter ~ Ohio Surveyor No. 7697

