

**SUBJECT:** APPROVING VARIANCE FOR BRANDON SURVEY - LOT NO. 3A  
JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO

**DATE:** JANUARY 22, 1998

The Board of County Commissioners of Mercer County, Ohio met in regular session on the 22nd day of January 1998 at the Office of the Mercer County Commissioners with the following members present Mr. Ray Cron, Mr. Jerry Laffin and Mr. Thomas Gagel. Also present was Clerk/Ass't. Adm. of the Board, Joan Bollenbacher.

IN THE MATTER OF GRANTING A VARIANCE FOR THE :  
MERCER COUNTY SUBDIVISION REGULATIONS TO : RESOLUTION # 76  
BRANDON SURVEY, GRANTOR, LOT NO. 3A. :

Mr. Gagel moved the adoption of the following

RESOLUTION

Whereas, Mr. Roy Thompson, Surveyor has submitted a request for a variance for the Brandon Survey from compliance with the Subdivision Regulations of Mercer County for the following described description.

Being part of the Northwest quarter of Section 5, Town 6 South, Range 2 East, Jefferson Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the west quarter post, Section 5, Town 6 South, Range 2 East, Jefferson Township, said point being defined by an iron pin found on the centerline of State Route 29,

Thence, South 89 degrees 06 minutes 57 seconds East, along the South line of the Northwest quarter of Section 5, being the centerline of State Route 29, Two hundred Twelve and Fifty Hundredths (212.50) feet to a nail set as the place of beginning,

Thence North One Thousand Three Hundred Sixty-seven and Fifty-one Hundredths (1367.51) feet to an iron pin set,

Thence North 89 degrees 03 minutes 37 seconds West, Two Hundred Twelve and Forty-nine Hundredths (212.49) feet to an iron pin found.

Thence South 01 degree 37 minutes 41 seconds West, One Thousand Nine and Seventy-two Hundredths (1009.72) feet to an iron pin set,

Thence South 89 degrees 06 minutes 57 seconds East, One Hundred Eighty-two and Fifty Hundredths (182.50) feet to an iron pin set,

Thence South 01 Degree 37 minutes 41 seconds West, Three Hundred Fifty-eight (358.00) feet to a nail set on the South line of the Northwest quarter of Section 5, being the centerline of State Route 29,

Thence South 89 degrees 06 minutes 57 seconds East, on and along the South line of the Northwest quarter of Section 5, Thirty (30.00) feet to the place of beginning.

The afore described parcel contains Five and One Hundred Seventy-one Thousandths (5.171) acres, more or less subject to all roadways and easements of record, is part of the lands recorded in the official record volume 41 page 16 and is shown as parcel 3A on a plat of survey filed with the Mercer County Engineer.

DATE: JANUARY 22, 1998

Barrett Brothers, Springfield, Oh. 1-800-322-7711

Resolution 76 continued

Approval for this lot configuration by the Mercer County Commissioners is predicated one driveway approach being permitted for combined lots "3A" and "3B" over and upon the sixty (60.00) foot North-South access right of way. The driveway shall be of Mutual construction, Maintenance and use by the title holders of lots "3A" and "3B".

All bearings for this survey description were turned from the South line of the Northwest quarter of Section 5, being the centerline of State Route 29, established as South 89 degrees 06 minutes 57 seconds East

The description was prepared by Roy F. Thompson Jr. Reg. Sur. #5379.

Whereas, The Board of Mercer County Commissioners have reviewed the Variance for Brandon Survey Lot No 3A and the Mercer County Regional Planning Commission is recommending to grant a variance and flag lots shall have rights in common driveway. Now therefore, be it

Resolved, That the Board of County Commissioners of Mercer County, Ohio does hereby grant a variance of which the above named property owner is excused for the parcel of real estate therein described.

Mr. Laffin seconded the resolution and the roll being called upon its adoption the vote resulted as follows;

Mr. Cron, Yea; Mr. Laffin, Yea; Mr. Gagel, Yea;

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MERCER COUNTY, OHIO

*Roy Cron*  
\_\_\_\_\_  
Roy Cron, Chairman  
*Jerry Laffin*  
\_\_\_\_\_  
Jerry Laffin, Vice Chairman  
*Thomas Gagel*  
\_\_\_\_\_  
Thomas Gagel, Member

ATTEST:

*Jean Bellebocher*  
\_\_\_\_\_  
Clerk/Ass't. Adm. of the Board

**BRANDON SURVEY - LOT NO. 3A  
PART NW ¼, SEC 5, T6S, R2E, JEFFERSON TWP  
MERCER COUNTY, OHIO**

BEING PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWN 6 SOUTH, RANGE 2 EAST, JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER POST, SECTION 5, T6S, R2E, JEFFERSON TOWNSHIP, SAID POINT BEING DEFINED BY AN IRON PIN FOUND ON THE CENTERLINE OF STATE ROUTE 29,

THENCE SOUTH 89 DEGREES 06 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, BEING THE CENTERLINE OF STATE ROUTE 29, TWO HUNDRED TWELVE AND FIFTY HUNDREDTHS (212.50) FEET TO A NAIL SET AS THE PLACE OF BEGINNING,

THENCE NORTH ONE THOUSAND THREE HUNDRED SIXTY-SEVEN AND FIFTY-ONE HUNDREDTHS (1367.51) FEET TO AN IRON PIN SET,

THENCE NORTH 89 DEGREES 03 MINUTES 37 SECONDS WEST, TWO HUNDRED TWELVE AND FORTY-NINE HUNDREDTHS (212.49) FEET TO AN IRON PIN FOUND,

THENCE SOUTH 01 DEGREE 37 MINUTES 41 SECONDS WEST, ONE THOUSAND NINE AND SEVENTY-TWO HUNDREDTHS (1009.72) FEET TO AN IRON PIN SET,

THENCE SOUTH 89 DEGREES 06 MINUTES 57 SECONDS EAST, ONE HUNDRED EIGHTY-TWO AND FIFTY HUNDREDTHS (182.50) FEET TO AN IRON PIN SET,

THENCE SOUTH 01 DEGREE 37 MINUTES 41 SECONDS WEST, THREE HUNDRED FIFTY-EIGHT (358.00) FEET TO A NAIL SET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, BEING THE CENTERLINE OF STATE ROUTE 29,

THENCE SOUTH 89 DEGREES 06 MINUTES 57 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, THIRTY (30.00) FEET TO THE PLACE OF BEGINNING.

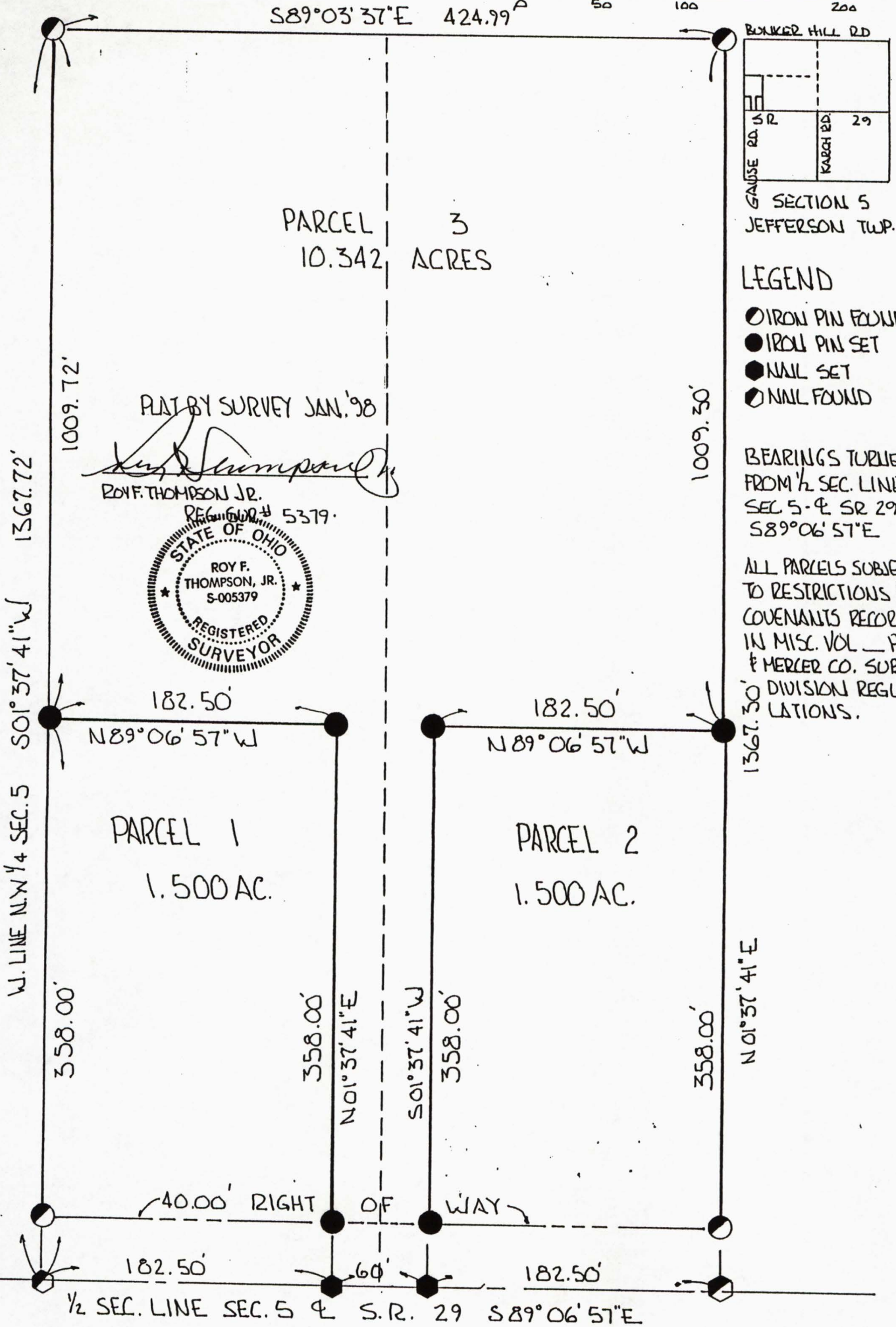
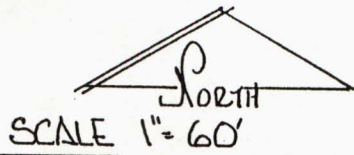
THE AFORE DESCRIBED PARCEL CONTAINS FIVE AND ONE HUNDRED SEVENTY-ONE THOUSANDTHS (5.171) ACRES, MORE OR LESS SUBJECT TO ALL ROADWAYS AND EASEMENTS OF RECORD, IS PART OF THE LANDS RECORDED IN THE OFFICIAL RECORD VOLUME 41 PAGE 16 AND IS SHOWN AS PARCEL 3A ON A PLAT OF SURVEY FILED WITH THE MERCER COUNTY ENGINEER.

APPROVAL FOR THIS LOT CONFIGURATION BY THE MERCER COUNTY COMMISSIONERS IS PREDICATED ON ONE DRIVEWAY APPROACH BEING PERMITTED FOR COMBINED LOTS "3A" AND "3B" OVER AND UPON THE SIXTY (60.00) FOOT NORTH - SOUTH ACCESS RIGHT OF WAY. THE DRIVEWAY SHALL BE OF MUTUAL CONSTRUCTION, MAINTENANCE AND USE BY THE TITLE HOLDERS OF LOTS "3A" AND "3B"

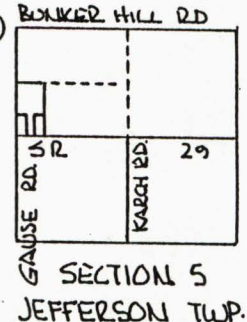
ALL BEARINGS FOR THIS SURVEY DESCRIPTION WERE TURNED FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, BEING THE CENTERLINE OF STATE ROUTE 29 ESTABLISHED AS SOUTH 89 DEGREES 06 MINUTES 57 SECONDS EAST.

THIS DESCRIPTION WAS PREPARED BY ROY F. THOMPSON JR., REG. SUR. #5379.

BRANDON SURVEY  
 PART NW 1/4, SEC. 5, T 6 S, R 2 E, JEFFERSON TWP.  
 MERCER CO., OHIO



PLAT BY SURVEY JAN. '98  
*Roy F. Thompson Jr.*  
 ROY F. THOMPSON JR.  
 REG. # 5379  
 STATE OF OHIO  
 ROY F. THOMPSON, JR.  
 S-005379  
 REGISTERED SURVEYOR



- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - NAIL SET
  - NAIL FOUND

BEARINGS TURNED FROM 1/2 SEC. LINE SEC. 5 - & SR. 29 S89°06'57"E

ALL PARCELS SUBJECT TO RESTRICTIONS & COVENANTS RECORDED IN MISC. VOL. PG. & MERCER CO. SUB-DIVISION REGULATIONS.