

SUBJECT: APPROVING VARIANCE FOR BRANDON SURVEY LOT 3B IN
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 # 77
BRANDON SURVEY, GRANTOR, LOT NO. 3B. :

Mr. Laffin 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 continuing South 89 Degrees 06 minutes 57 Seconds East along the South line of the Northwest quarter of Section 5, Thirty (30.00) feet to a nail set,

Thence North 01 degree 37 minutes 41 seconds East, Three Hundred Fifty-eight (358.00) feet to an iron pin set and passing thru an iron pin set at Forty (40.00) feet,

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 North 01 degree 37 minutes 41 seconds East, One Thousand Nine and Thirty Hundredths (1009.30) feet to an iron pin set,

Thence North 89 Degrees 03 minutes 37 seconds West, Two Hundred Twelve and Fifty Hundredths (212.50) feet to a nail set,

Thence South 01 degree 37 minutes 41 seconds West, One Thousand Three Hundred Sixty-seven and Fifty-one Hundredths (1367.51) feet to the place of beginning.

The afore described parcel contains Five and One Hundred Seventy Thousandths (5.170) Acres, more or less, subject to all Roadways and easements of record, is part of the lands described in official record Volume 41 Page 16 and is shown as parcel "3B" on a Plat of survey filed with the Mercer County Engineer.

SUBJECT: VARIANCE CONTINUED

DATE: JANUARY 22, 1998

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

Resolution # 77 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 3B 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.

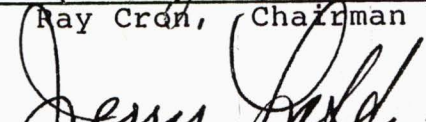
Mr. Gagel seconded the resolution and the roll being called upon its adoption the vote resulted as follows;

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

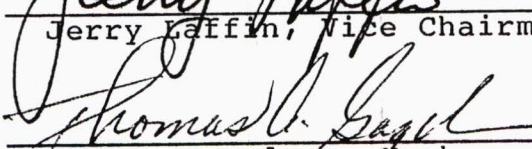
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
OF MERCER COUNTY, OHIO



Ray Cron, Chairman

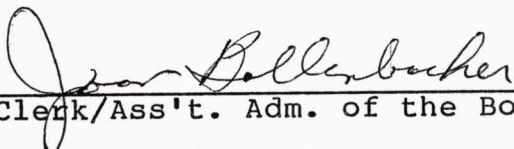


Jerry Laffin, Vice Chairman



Thomas Gagel, Member

ATTEST:



Clerk/Ass't. Adm. of the Board

BRANDON SURVEY - LOT 3B
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 POINT AS THE PLACE OF BEGINNING,

THENCE CONTINUING SOUTH 89 DEGREES 06 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, THIRTY (30.00) FEET TO A NAIL SET,

THENCE NORTH 01 DEGREE 37 MINUTES 41 SECONDS EAST, THREE HUNDRED FIFTY-EIGHT (358.00) FEET TO AN IRON PIN SET AND PASSING THRU AN IRON PIN SET AT FORTY (40.00) FEET,

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 NORTH 01 DEGREE 37 MINUTES 41 SECONDS EAST, ONE THOUSAND NINE AND THIRTY HUNDREDTHS (1009.30) FEET TO AN IRON PIN SET,

THENCE NORTH 89 DEGREES 03 MINUTES 37 SECONDS WEST, TWO HUNDRED TWELVE AND FIFTY HUNDREDTHS (212.50) FEET TO AN IRON PIN SET,

THENCE SOUTH 01 DEGREE 37 MINUTES 41 SECONDS WEST, ONE THOUSAND THREE HUNDRED SIXTY-SEVEN AND FIFTY-ONE HUNDREDTHS (1367.51) FEET TO THE PLACE OF BEGINNING.

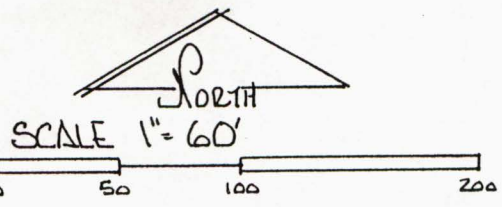
THE AFORE DESCRIBED PARCEL CONTAINS FIVE AND ONE HUNDRED SEVENTY THOUSANDTHS (5.170) ACRES, MORE OR LESS, SUBJECT TO ALL ROADWAYS AND EASEMENTS OF RECORD, IS PART OF THE LANDS DESCRIBED IN OFFICIAL RECORD VOLUME 41 PAGE 16 AND IS SHOWN AS PARCEL "3B" ON A PLAT OF SURVEY FILED WITH THE MERCER COUNTY ENGINEER.

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".

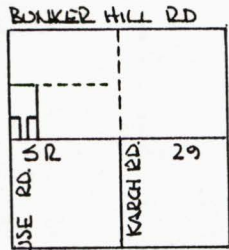
ALL BEARINGS FOR THIS SURVEY DESCRIPTION WERE TURNED FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5 ESTABLISHED AS SOUTH 89 DEGREES 06 MINUTES 57 SECONDS EAST.

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



S89°03'37"E 424.99'



SECTION 5
 JEFFERSON TWP.

PARCEL 3
 10.342 ACRES

PLAT BY SURVEY JAN. '98

Roy F. Thompson Jr.
 ROY F. THOMPSON JR.

REG. # 5379



LEGEND

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

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

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

1367.72'

SO1°37'41"W

W. LINE NW 1/4 SEC. 5

358.00'

182.50'
 N89°06'57"W

PARCEL 1
 1.500 AC.

358.00'
 N01°37'41"E

358.00'
 SO1°37'41"W

182.50'
 N89°06'57"W

PARCEL 2
 1.500 AC.

1009.72'

1367.30'

N01°37'41"E

40.00' RIGHT OF WAY

182.50' 60' 182.50'

1/2 SEC. LINE SEC. 5 & S. R. 29 S89°06'57"E