

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Williams
DATE: 2/23/17

DESCRIPTION OF OVERLAP OF LOT 56 INTO LOT 56-A OF UNIVERSITY ESTATES
SUBDIVISION PHASE 1

Situated in The City of Athens , Ohio, Section 16, T.9, R.14, Athens Township, Athens County, Ohio
and in University Phase I Subdivision as recorded in Plat Envelopes: 532 A, 532 B, 533-A,533-B, 534
A and being Lot 56 that overlaps into Lot 56-A and being more particularly described as follows:

Commencing at an iron pin set at the Westerly most corner of Lot 56 ,
Thence, along the West-line of said Lot 56, (H2 Development 481-233 O.R.)
N 55° 31' 00" E, 124.47 feet to an iron pin found with plastic I.D. Cap stamped "England" and being the
point of beginning for the area of overlap herein described:
Thence, continuing along the west-line of Lot 56 (H2 Development 481-233 O.R.) as per record plat
N 55° 31' 00" E, 24.28 feet to the record plat corner;
Thence , along the North-line of Lot 56 as per record plat (First Choice Homes Ltd. 526-426 O.R.)
S 61° 35' 01" E, 93.17 to a record plat point on the west Right of Way of University Estates
Boulevard;
Thence, along said right of way;
S 28° 24' 59" W, 21.61 feet to an iron pin found with plastic I.D. Cap stamped "England";
Thence, along the South-line of Lot 56-A (Kollman & Fernandez 512-330 O.R.))
N 61° 35' 01" W, 104.23 feet to the point of beginning and containing 0.049 Acres
To be continuous and contiguous with Lot 56-A. *JMB 9-08-17*
Subject to all easements and rights of way of record.
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805
Bearing : Grid North- N.A.D. 83
The above description is based on a field survey completed February. 2017 by
John M. Branner P.S. 6805

John M. Branner



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 24 2017

Jill Thompson
Athens County Auditor

Plat of Survey To Remedy Property Line Overlap Between Lots 56 and 56-A, University Estates Subd.

Env. 532-A, 532-B, 533-A, 533-B 534-A, 557A, 557B, 558A, 558B, 559-A

Situated in University Estates Phase 1 Subd.
In The City of Athens, Sec. 16, T.9, R.14,
Athens Twp., Athens Co., Ohio
Surveyed Feb. 2017

By: *John M. Branner*
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio

H2 Development L.L.C.
481-233 O.R.

Lot 56
0.376 ac.
(exclusive of Overlap)

Marcelo Cano Kollman &
Paula B. Fernandez
512-330 O.R.

First Choice Homes Ltd.
526-426 O.R.

Area of Overlap
to be Quit Claimed
to Lot 56-A Owner

Iron pipe w/ cap
found and used

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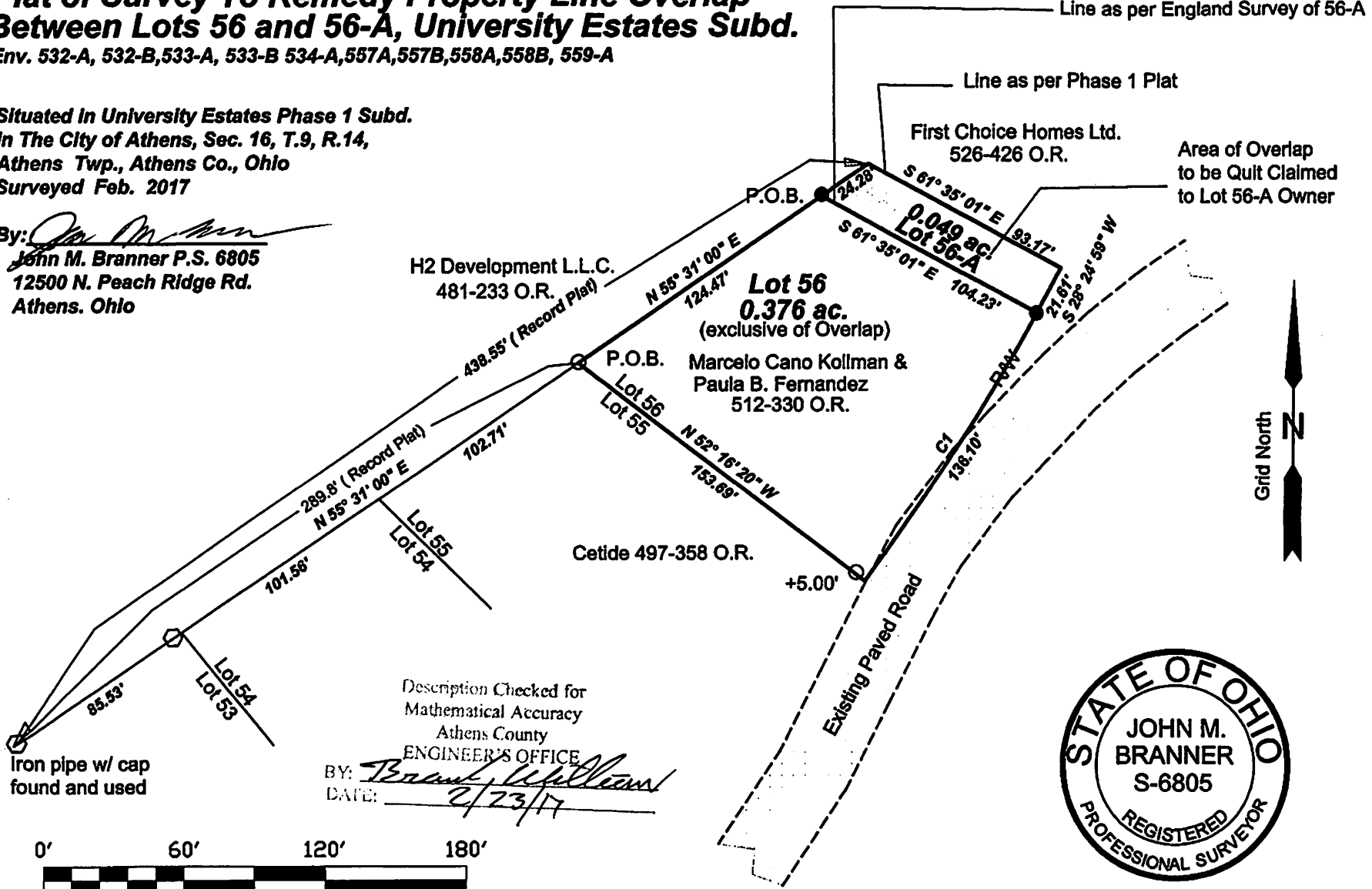
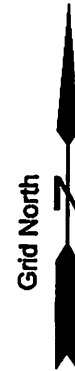
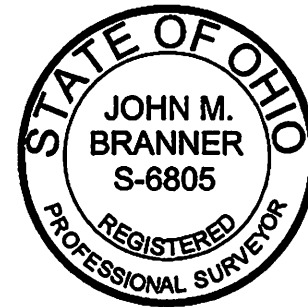
Scale 1 inch = 60 feet

- = Iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = Iron pin found capped "England"
- ◊ = Iron pipe found with plastic cap

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys
Newman P.S. 8043 Survey Dec. 1, 2016,

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
Curve 1	8°02'21"	970.00	136.10	68.16	135.99	S 32° 19' 21" W





LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS17-000015

Issue Date: 09/19/2017

Permit Type: Minor

Issue Date: 09/19/2017

Description: original acreage 0.46/ proposed parcel with new plat 0.376

Approval Conditions/Notes: Your request for a Minor Subdivision Lotsplit is approved in accordance with the application submitted and ACC Title 21.

Location:

Lot: 56 Section: 16 Town: Range: Township: Athens

Applicant:

Marcelo F. Cano Kollman
Phone: 919-943-3003

255 Fox Glen Drive E.
Pickerington, OH 43147

Property Owner:

Marcelo Kollmann
Phone: 919-943-3003

255 Fox Glen Drive E.
Pickerington, OH 43147

Surveyor Name: John M. Branner

Registration #: S-6805

Date property owner originally purchased the property:	08/27/2015
Acreage of original purchase:	0.46
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	0.376
Public road frontage of proposed parcel(s): 136.10	Residual: 21.61
Date of survey of plat of proposed parcel(s):	08/01/2015
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	02/23/2017

Minimum Requirements:

Public Road Frontage: <input checked="" type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio:	Health Department Approval:
Number of Splits Permitted:	Registered Surveyor: <input checked="" type="checkbox"/>

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused

Paula Horan Moseley
Paula Horan-Moseley
Service-Safety Director

9/21/17
Date