

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brandy Williams  
DATE: 7/7/17



**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Ohio Phone: 1-800-551-5844

**Legal Description**  
**Revised Tract 2: 0.208 Acres**  
**Part Mary A. Gabriel Parcel III: O.R. Book 305, Page 647**

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Section 24, Township 9N, Range 14W, and being part of The John Slater Town Lots Addition, as recorded in Plat Envelope 282-A, in the Athens County Plat Records, and being more particularly described as follows;

Being a Survey of a part of a Parcel III conveyed to Mary J. Gabriel, as recorded in O.R. Book 305, Page 647, in the Athens County Deed Records, and being part of Auditor's P.P.N. A04-02409059-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of said parcel conveyed to Gabriel and said Lot 24 of which this description is a part, also being the intersection of the South Right of Way Line of East First Street (40' Wide R/W) and the West Right of Way Line of Crestview Drive (40' Wide), and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.208 Acre parcel herein to be described;

Thence, **S 41°11'17" W 114.82 feet** with the East line of said parcel conveyed to Gabriel (O.R.305, Pg.647), the same being the West Right of Way Line of said Crestview Drive, to an iron pin set on the South line thereof, also being on the North line of a parcel conveyed to Robert E. Scott, as recorded in O.R. Book 64, Page 153;

Thence, **N 55°23'53" W 77.21 feet** with the South line of said parcel conveyed to Gabriel (O.R.305,Pg.647) of which this description is a part, the same being the North line of said parcel conveyed to Scott (O.R.64,Pg.153) with a line across said Lot 24, to an iron pin set;

Thence, **N 41°37'46" E 123.49 feet** with a line across said Lot 24 and said parcel conveyed to Gabriel (O.R.305,Pg.647) of which this description is a part, to an iron pin set on the South line thereof, also being on the South Right of Way Line of said East First Street;

Thence, **S 48°57'02" E 75.75 feet** with the North line of said parcel conveyed to Gabriel (O.R.305,Pg.647) of which this description is a part, the same being the North line of Lot 24 of which this description is a part, also being the South Right of Way line of said East First Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.208 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The bearings of the above description are based on the South Right of Way Line of East First Street (40' Wide R/W), as being S 48°57'02" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2015 & July of 2017.

Dated 7/14/17

Job No. 2793-17AT-Tract2Rev1

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452



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

SEP 27 2017

Jill Thompson  
Athens County Auditor



# Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Section 24, Township 9N, Range 14W,  
& part Lot 24 of The John Slater Town Lots Addition (Plat Envelope 282-A)

**PROPERTY LOCATION:**

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Section 24, Township 9N, Range 14W, and being part of Lot 24 of The John Slater Town Lots Addition, as recorded in Plat Envelope 282-A, in the Athens County Plat Records.

Being a Survey of Tract III conveyed to Mary J. Gabriel, as recorded in O.R. Book 305, Page 647, in the Athens County Deed Records, and all of Auditor's Parcel No. A04-02409059-00.

The bearings of this plat are based on the South Right of Way Line of East First Street (40' Wide R/W), as being S 48°57'02" E, and is an assumed Meridian used to denote angles only.

**PREPARED FOR:**

LARRY CONRATH REALTY  
ATHENS, OHIO

**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set  
5/8" Rebar with a Red I.D. Cap  
Labeled S.A. England #7452

L1 - N 53°17'59" W 5.47'  
L2 - S 41°37'46" W 45.37'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

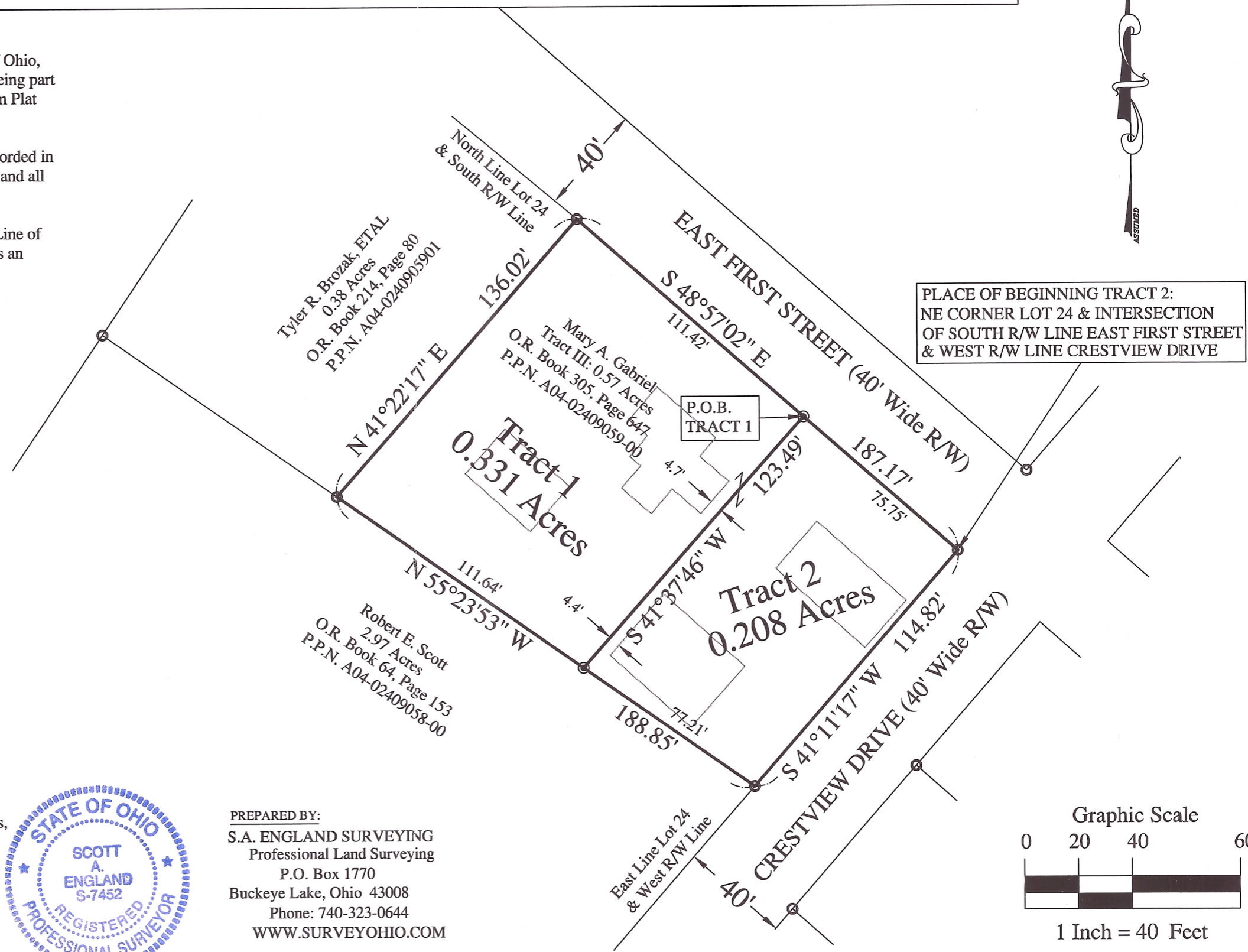
BY: *Scott A. England*  
9/7/17

I hereby certify that an actual survey was made of the premises,  
and that this plat is correct to the best of my knowledge.

Date 9/14/17  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452



PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
Phone: 740-323-0644  
WWW.SURVEYOHIO.COM



PLACE OF BEGINNING TRACT 2:  
NE CORNER LOT 24 & INTERSECTION  
OF SOUTH R/W LINE EAST FIRST STREET  
& WEST R/W LINE CRESTVIEW DRIVE



# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS17-000014

Issue Date: 07/24/2017

Permit Type: Minor

Issue Date: 07/24/2017

**Description:** Lot Split 95 & 93 East First Street The Plains

**Approval Conditions/Notes:** Your request for a Minor Subdivision (Lotsplit/Land Transfer) is approved in accordance with the application submitted and

**Location:**

Lot: part lot 24 (282-A)      Section: 24      Town: 9N      Range: 14W      Township: Athens

**Applicant:**

Ralph Hartman Hartman Holdings, LLC  
Phone: 740-541-7425

PO Box 173  
The Plains, OH 45780

**Property Owner:**

GABRIEL MARY A  
Phone: 740-677-0080/740-707-2792

95 E. First St.  
The Plains, OH

**Surveyor Name:** Scott A. England

**Registration #:** 7452

Date property owner originally purchased the property:	01/02/2001
Acreage of original purchase:	0.539
Number and size of parcels subdivided since original purchase:	N/A
Acreage of proposed parcel(s) with new plat of survey attached:	(0.331) and (0.208)
Public road frontage of proposed parcel(s): (111.42') (187.17'+114.82	Residual:
Date of survey of plat of proposed parcel(s):	07/14/2017
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	

**Minimum Requirements:**

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio:

Health Department Approval:

Number of Splits Permitted:

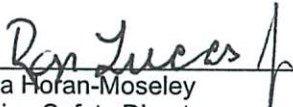
Registered Surveyor:

**Total Fees:** \$80.00

**Service-Safety Director recommendation:**

Approved

Refused

  
Paula Horan-Moseley  
Service-Safety Director

7/25/17  
Date

DSSD