

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY *Paul Williams*
DATE 1/6/17

DESCRIPTION OF A 0.33 ACRE TRACT

Situated in L.L. 112, Section 24, T.9, R.14, Athens Township, Athens County Ohio and being part of a tract of land as described in Volume 489, Page 2451 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an existing iron pin found at the Easterly most corner of the Maiorana 0.286 acre tract (512-1908 O.R.), said pin bears South 17 degrees 13 minutes 44 seconds East, 770.75 feet from the North-east corner of Lot 841 of the Cottingham's Addition to Verity;

Thence, along the line of Gamertsfelder Trustee (354-313 O.R.)
North 37 degrees 22 minutes 40 seconds East, 63.96 feet to an iron pin found at the Westerly most corner of The Archaeological Conservancy (424- 1876 O.R.)
Thence, along the south-line of The Archaeological Conservancy (424- 1876 O.R.)
South 47 degrees 19 minutes 26 seconds East, 70.30 feet to an iron pin set;
Thence, along a new line created by this survey:
South 37 degrees 17 minutes 36 seconds west, 202.84 feet to an iron pin set;
Thence, along the North Right of Way Line of East First Street;
North 52 degrees 19 minutes 06 seconds West, 70.30 feet to an iron pin found;
Thence, leaving said right of way and along the line of Maiorana (512-1908 O.R.)
North 37 degrees 22 minutes 40 seconds East, 145.00 feet to the point of beginning and containing 0.33 acres

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 January 2017

John M. Branner P.S. 6805



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

JAN 06 2017

Jill Thompson
Athens County Auditor



Don Gamertsfelder Trustees
354-313 O.R.

ARCHAEOLOGICAL CONSERVANCY THE
424-1876 O.R.

P.O.B.
bears
S 17-13-44 E
770.75' from
N.E. cor of
Lot 841 of
Cottingham's Addn
to Verity

Donald Maiorana
512-1908 O.R.

0.33 Acres

Part of
A040020040216

GARDEN COMMUNITIES LTD
489-2451 O.R.

GARDEN COMMUNITIES LTD
354-313 O.R.

East First Street
Residual Frontage 170'+
(combined contiguous tracts)

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Scale 1 inch = 40 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys

Survey of a 0.33 Acre Tract
Situated in L.L. 112, Section 24
T.9, R.14, Athens Twp., Athens Co., Oh.
Surveyed Jan. 2017

By: *John M. Branner*
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.,
Athens, Ohio 45701



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS17-000001

Issue Date: 01/17/2017

Permit Type: Minor

Issue Date: 01/17/2017

Description: Lotsplit 0 East First Street (aka 0 Johnson Road)

Approval Conditions/Notes: Your lot split is approved in accordance with the Application submitted and Athens City Code Title 21.

Location:

Lot: 112 Section: 24 Town: 9 Range: 14 Township: Athens

Applicant:

John Branner Branner Surveying 12500 N. Peach Ridge Road
Phone: Athens, OH 45701

Property Owner:

Garden Communities LLC 12500 North Peach Ridge Road
Phone: 740-541-0350 Athens, OH 45701

Surveyor Name: John Branner

Registration #: P.S. 6805

Date property owner originally purchased the property:	09/10/2013
Acreage of original purchase:	0.66 contiguous w 1.00 AC
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	0.33
Public road frontage of proposed parcel(s): 70.30'	Residual: 170'+ w contiguous 1.99AC
Date of survey of plat of proposed parcel(s):	01/06/2017
Approval date of health authority of jurisdiction for sewage disposal:	The Plains -Sewer & Water
Approval date of County Engineer for mathematical accuracy of survey:	01/06/2017

Minimum Requirements:


Public Road Frontage: <input checked="" type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio: <input checked="" type="checkbox"/> 210.9	Health Department Approval: <input checked="" type="checkbox"/>
Number of Splits Permitted: <input checked="" type="checkbox"/>	Registered Surveyor: <input checked="" type="checkbox"/>

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused


Paula Horan-Moseley
Service-Safety Director


Date