

**DESCRIPTION OF A 1.299 Acre Tract (Exhibit B)**  
to be continuous and contiguous with Athens Conservancy (454-1126 O.R.)

Situated in F.L. 176, Section 34, T.9, R.14, Athens Township, Athens County, Ohio, being a part of Jan Merich's Tract One 19.6965 Acres as described in Volume 536, Page 1185 of the Official Records of Athens County and being more particularly described as follows:

**Commencing** at a Stone found at the Southeast Corner of Farm Lot 176;

Thence along the lines of Farm Lots 176 and 174, N 85° 56' 07" W, 171.59 feet to an iron pin found with Cap Stamped "Linn Engineering Inc, Linn RS 7113";

Thence N 31° 15' 01" W, 1414.00 feet to an iron pin set and also **being the Point of Beginning** for the survey herein described:

Thence continuing along said line and the East line of Ohio Franklin Realty (503-2282 O.R.):

N 31° 15' 01" W, **343.94 feet** to an iron pin found on the South bank of Factory Creek;

thence along the South lines of Athens Conservancy (454-1126 O.R.):

S 82° 34' 12" E, **154.34 feet** to an iron pin found;

N 89° 20' 30" E, **82.50 feet** to an iron pin found;

S 73° 09' 40" E, **175.48 feet** to an iron pin set;

Thence along a new line created by this survey:

S 45° 06' 46" W, **317.68 feet** to the point of beginning **and containing 1.299 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 – Ohio South Zone

The above description is based on a field survey completed October 2017 by

John M. Branner P.S. 6805

*John M. Branner*



Legal Description Pre-Approval

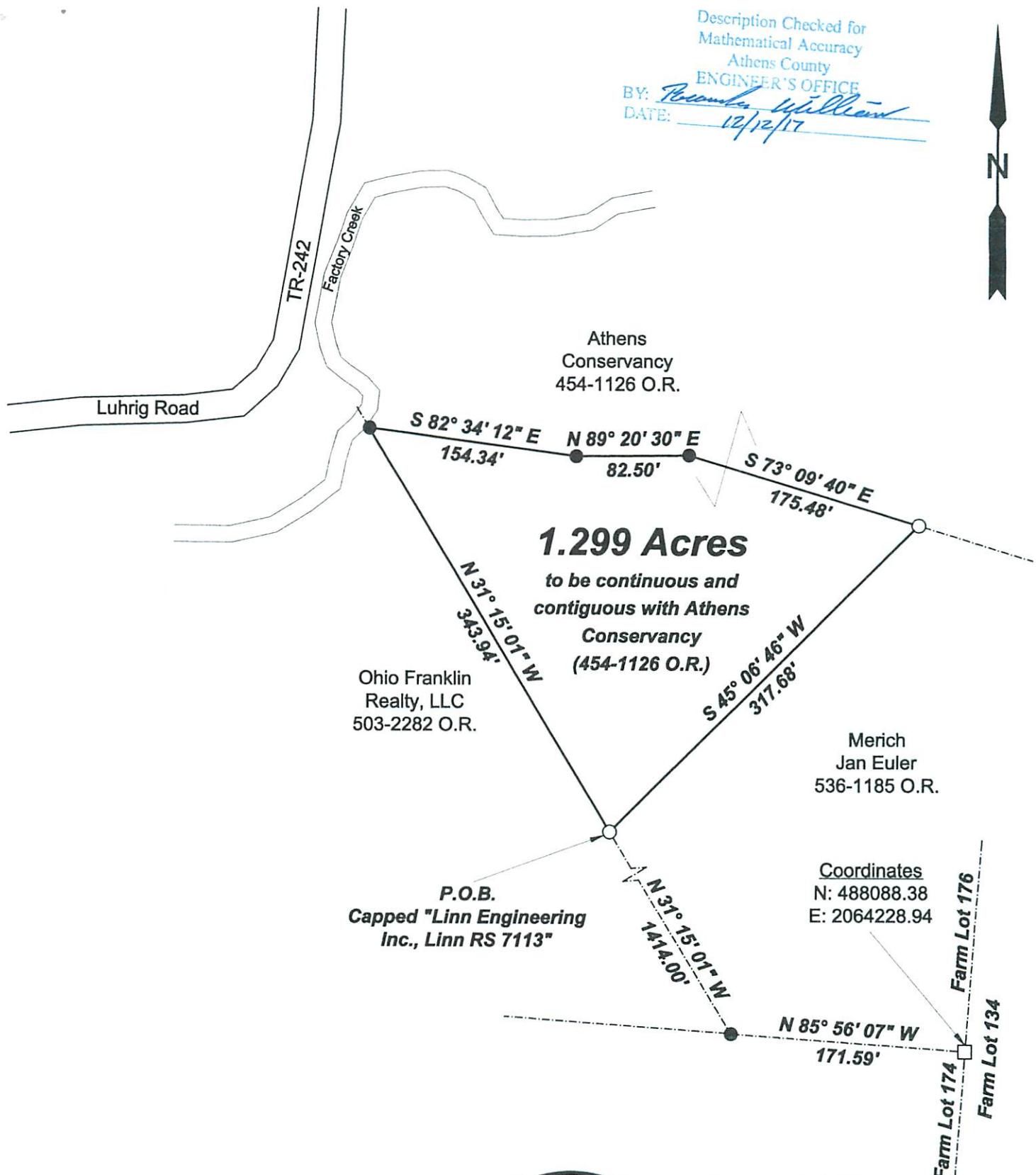
**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

DEC 14 2017

Jill Thompson  
Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *William Williams*  
 DATE: 12/12/17



Scale 1"=100'  
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap  
 ● = Iron pin found  
 Bearings: N.A.D. Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 1.299 Acre tract  
 Situated in Farm Lot 176,  
 Section 34, T.9, R.14,  
 Athens Twp., Athens Co., OH  
 Surveyed October, 2017

By: *John M. Branner*  
 John M. Branner, P.S. 8605  
 P.O. Box 274  
 The Plains, OH 45780



# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS17-000020

Issue Date: 12/18/2017

Permit Type: Minor

Issue Date: 12/18/2017

Description: 7071 Luhrig Road

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

**Location:**

Lot: F.L.176      Section: 34      Town: 9      Range: 14      Township: Athens

**Applicant:**

Philip Cantino representing Athens Conservatory  
Phone: 740-591-1765

Cable Lane Road  
Athens, OH 45701

**Property Owner:**

Jan Merich and Catherine Euler  
Phone: 706-978-9425

7065 Luhrig Rd.  
Athens, OH 45701

**Surveyor Name:** John Branner

**Registration #:** 6805

Date property owner originally purchased the property:	06/10/2015
Acreage of original purchase:	43.2307 acres
Number and size of parcels subdivided since original purchase:	N/A
Acreage of proposed parcel(s) with new plat of survey attached:	1.299 and 18.3975
Public road frontage of proposed parcel(s): 0	Residual: 0
Date of survey of plat of proposed parcel(s):	10/18/2017
Approval date of health authority of jurisdiction for sewage disposal:	10/26/2017
Approval date of County Engineer for mathematical accuracy of survey:	10/18/2017

**Minimum Requirements:**

Public Road Frontage: <input type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio: <input type="checkbox"/>	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*  
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Paula Horan-Moseley  
Service-Safety Director

*12/20/17*  
\_\_\_\_\_  
Date