

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

MAR 29 2016

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Dis E. 87  
DATE: 3/28/16

## EXHIBIT "A"

**"PLAT OF SURVEY" (Exhibit "B") is hereby referenced as though incorporated herein.**

**"20.461 Acre TRACT (21.87 +/- Acre by 4 deed exceptions) which is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY" with the adjoining 0.6621 Acre Parcel (Auditor's Parcel No: A010010029405) lying to the West of the herein described 20.461 Acre.**

1) Intending to be all of a 21.87 +/- (Auditor's Office Parcel # **A010010029400**) owned by Larry G. & Redina Dailey, the Grantee's herein, as recorded in Official Record 394 at page 1658 in the Athens County Recorder's Office, Athens County, OH, and, being situate in FL/LL#36, (Section 13), Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a point in the Southeast corner of FL/LL#36 (Section 13):

3) Thence **N 00° 21' 28" W** along the East line of FL/LL#36 (Section 13), **495.73 feet** (by deeds & adjoining surveys) to a point in the Southeast corner of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, said point also being the real **POINT OF BEGINNING** of the herein described **"20.461 Acre TRACT"**:

4) Thence **N 89° 53' 29" W** along the South property line of the said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract* and the North property line of 6.7030 Acre Tract owned by Larry G. & Redina Dailey (OR.1/Pg.240), passing onto the North property line of a 5.8955 Acre Tract also owned by Larry G. & Redina Dailey (DB.374/Pg.221), **930.48 feet** (by deeds & adjoining surveys) to a point in the Southwest corner of the said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, said point also being in the Southeast property corner of a 2.240 Acre Parcel owned by Scott W. Dailey (OR.394/Pg.1650):

5) Thence **N 02° 49' 21" E** along one of the Westerly property lines of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract* and the East property line of said S.W. Dailey (OR.394/Pg.1650) 2.240 Acre Parcel, **498.54 feet** (by deeds & adjoining surveys) to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in one of the Westerly corners of the said

*Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, said IPCF also being in one of the Southerly corners of a 3.2846 Acre Parcel owned by Dailey Family Estates, LLC, as recorded in OR.400/Pg.1750, said IPCF also being in the Northeast corner of said S.W.Dailey (OR.394/Pg.1650) 2.240 Acre Parcel:

6) Thence **S 90°00'00" E** along another of the Westerly property lines of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract* and the South property line of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel, **100.00 feet** (by survey) to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in another of the Westerly property corners of the said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, said IPCF also being in the Southeast property corner of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel:

7) Thence **N 09°02'50" W** along another of the Westerly property lines of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract* and the East property line of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel (leaving said D.F.Estates, LLC line at 420.55 feet), **521.81 feet** (by survey) to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in the Northwest property corner of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, the Northeast corner of the said **"0.6621 Acre Parcel which is to be held in CONTIGUOUS and CONTINUOUS OWNERSHIP in PERPETUITY"** with the herein described **20.461 Acre Tract**, said IPCF also being in the South property line of a 1.39 Acre (by deed) Parcel owned by Vicki Williams (OR.106/Pg.712), passing through 3/4" ID x 5' PVC posts set at 120.4 feet and 252.0 feet, and, an iron pin w/cap set (IPCS) at 420.55 feet in the Northeast property corner of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel and the Southeast corner of said **"0.6621 Acre Parcel which is to be held in CONTIGUOUS and CONTINUOUS OWNERSHIP in PERPETUITY"** with the herein described **20.461 Acre Tract**:

8) Thence **N 90°00'00" E** along the North property line of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, the South property line of said V.Williams (OR.106/Pg.712) 1.39 Acre (by deed) Parcel, passing onto the South property line of land owned by Millard B. Payne (OR.301/Pg.2016), **881.65 feet** (by calculations) to a point in the Northeast property corner of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, the Southeast property corner of said M.B.Payne (OR.301/Pg.2016) 15.16 Acre (by deed) Tract, and, the said East line of FL/LL#36 (Section 13):

9) Thence **S 00°21'28" E** along the East property line of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) - 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract* and the said East line of FL/LL#36 (Section 13), **1,015.03 feet** (calculated from deeds & previous surveys) to the **point of beginning**, and, **containing 20.461 Acres**.

10) **NOTE:** The above described **20.461 Acre TRACT is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY"** with the adjoining


**0.6621 Acre Parcel (Auditor's Parcel No: A010010029405) lying to the West of the herein described 20.461 Acre Tract.**


11) The bearings used in the above description are based on the East line of FL/LL.36 (Section 13) as bearing: N 00°21'28" W and are only for the determination of relative angles.

12) Subject to all legal highways and easements.

13) All iron pins w/cap set (IPCS) referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 - 740-593-5686 ".

14) The above description of the herein described "**20.461 Acre TRACT**" was compiled and written by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc./CADD/Billing Job No. 0715-03), with the adjoining field work being completed on 18 March 2016, the "Plat of Survey" (Exhibit "B") being last revised on 24 March 2016, and, the "Legal Description" (Exhibit "A") being completed on 24 March 2016.

  
Gerald W. Bayha, P.S. 6139



03.24.2016  
Date Signed

0821.2010  
to the west of the herein described 20.451 Acres of land.

1. The above described parcel is situated on the east side of the road and is bounded on the north by the road, on the west by the road, on the south by the road, and on the east by the road. The area of the parcel is 20.451 Acres. The parcel is situated in the town of ...

0821.2010  
2010





# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS16-000023

Issue Date: 04/20/2016

**Permit Type:** Minor

**Issue Date:** 04/20/2016

**Description:** Lotsplit - 6268 South Blackburn Road

**Approval Conditions/Notes:** Your request for a Minor Subdivision (Lotsplit/Land Transfer) Permit is approved in accordance with the Application submitted and Code Title 21.

**Location:**

Lot: FL/LL36      Section: 13      Town: -9-N      Range: -14-W      Township: Athens

**Applicant:**

Elizabeth and Gregory Poston  
Phone: 740-591-0913

**Property Owner:**

Dailey Family Estates, LLC ( Charles Sr. and Shirely Dailey) (Contact person - Larry)  
Phone: 740-590-1085

6268 Blackburn Road  
Athens Oh 45701

**Surveyor Name:** Gerald W. Bayha

**Registration #:** S-6139

Date property owner originally purchased the property:	08/01/2016
Acreage of original purchase:	3.2846
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	0.6621
Public road frontage of proposed parcel(s): 101.26	Residual: 2.6225
Date of survey of plat of proposed parcel(s):	03/19/2016
Approval date of health authority of jurisdiction for sewage disposal:	04/12/2016
Approval date of County Engineer for mathematical accuracy of survey:	03/28/2016

**Minimum Requirements:**

Public Road Frontage:

Width to Depth Ratio:

Number of Splits Permitted:

Engineer's Approval:

Health Department Approval:

Registered Surveyor:

**Total Fees:** \$80.00

**Service-Safety Director recommendation:**

Approved

Refused

*Paula Horan Moseley*

Paula Horan-Moseley  
Service-Safety Director

*4/20/16*

Date