

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brent Williams
DATE: 1/30/17

Exhibit A
Description of .074 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 43, and Being part of Lot 660 of Hudson's Addition to Athens, Ohio (Envelope 147A)

Beginning at a Mag Nail set in concrete at the northeast corner of said Lot 660;

- 1.) Thence S00°07'29"E 73.00 feet along the east line of said Lot 660, and the west line of Hudson Street to a Mag Nail set in concrete;
- 2.) Thence S89°50'49"W 45.00 feet over Lot 660 to an iron pin set;
- 3.) Thence N00°07'29"W 70.23 feet along the west line of Lot 660, and the east line of Lot 659, and being a common boundary to (Wheaton OR 283/0334), and (Gaia Tree OR 511/1080) to an iron pin found at the northwest corner of said Lot 660;
- 4.) Thence N86°19'56"E 45.09 feet along the north line of Lot 660, and the south line of East State Street to the point of beginning containing a total of 0.074 acres.

Prior Deed Referenced: Athens County Official Record Volume 283, Page 0334
Subject to all easements, rights-of-way, covenants, and agreements of record.
All iron pins set are 5/8" x 30" capped "NEWMAN 8043"

Charles T. Newman
Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701
Surveyed December 6, 2015



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

FEB 03 2017

Jill Thompson
Athens County Auditor

Exhibit A
Description of .067 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 43, and Being part of Lot 660 of Hudson's Addition to Athens, Ohio (Envelope 147A)


Commencing at a Mag Nail set in concrete at the northeast corner of said Lot 660;

Thence S00°07'29"E 73.00 feet along the east line of said Lot 660, and the west line of Hudson Street to a Mag Nail set in concrete at the point of beginning of the tract herein described;

- 1.) Thence S00°07'29"E 64.83 feet along the west line of said Lot 660, and the west line of Hudson Avenue to an iron pin set;
- 2.) Thence S89°50'49"W 45.00 feet along the south line of Lot 660, and being the north line of a platted alley to an iron pin found;
- 3.) Thence N00°07'29"W 64.83 feet along the west line of Lot 660 and the east line of Lot 659, and being a common boundary to (Wheaton OR 283/0334), and (Gaia Tree OR 511/1080) to an iron pin set;
- 4.) Thence N89°50'49"E 45.00 feet over Lot 660 to the point of beginning containing a total of 0.067 acres.

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All iron pins set are 5/8" x 30" capped "NEWMAN 8043"

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FEB 03 2017

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



ASSUMED-BEARING

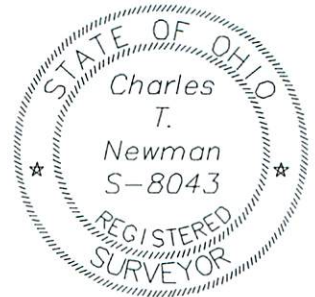


Plat of Survey of Lot 660 of Hudson's Addition to Athens, Ohio.
Plat Envelope 147A.
Surveyed tracts of: 0.074 acres and 0.067 acres.
Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 43.
Deed Referenced: Official Record Book 283, Page 0334

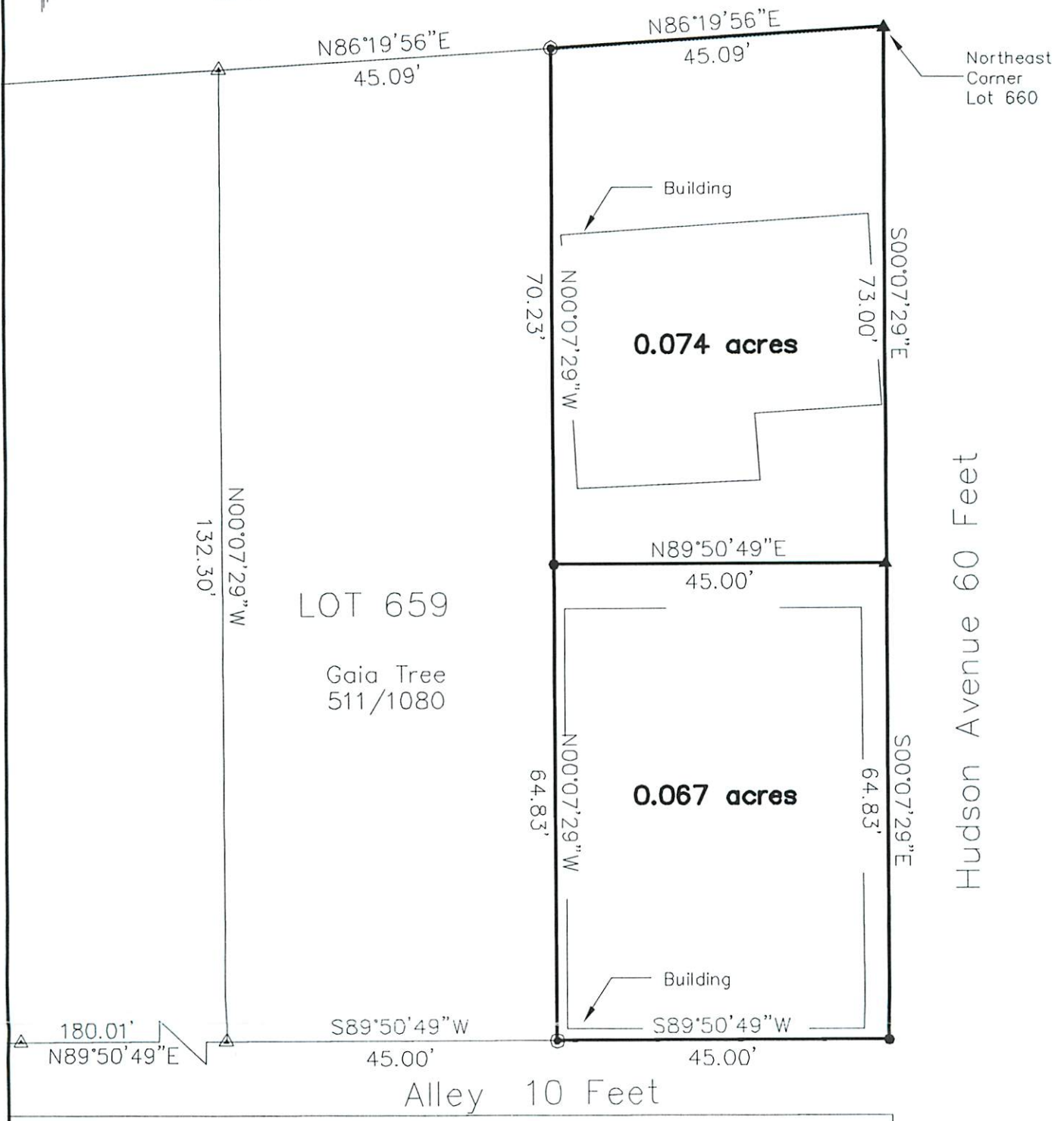
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ENGINEER'S OFFICE

BY: *Percey Williams*
DATE: 1/30/17

Charles T. Newman
Charles T. Newman
Surveyed December 6, 2015



East State Street



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- ▲ IPF capped Turner
- ▲ Mag Nail Set
- IPF capped Branner
- IPS capped Newman



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000021

Issue Date: 08/10/2016

Permit Type: Minor **Issue Date:** 08/10/2016

Description: Lotsplit and transfer of land - 329 East State Street

Approval Conditions/Notes: Your request for a Minor Subdivision (Lotsplit/Land Transfer) Permit is approved per ordinance 0-74-16 granting variance.

Location:

Lot: 660 Section: Hudson's Addition Town: 9 Range: 14 Township: Athens

Applicant:

J. Randall Wheaton
Phone: 540-908-6596

3061 Vera Vista Path
Rockingham, VA 22801-4923

Property Owner:

J. Randall Wheaton
Phone: 540-908-6596

3061 Vera Vista Path
Rockingham, VA 22801-4923

Surveyor Name: Charles T. Newman

Registration #: S-8043

Date property owner originally purchased the property:	3/4/1999
Acreage of original purchase:	0.141
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	0.074
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	12/06/2015
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	12/07/2015

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

8/18/16
Date

