buckleygroup
engineering + surveying

499 Richland Avenue Athens, Ohio 45701
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rbuckley@buckleygroupllc.com

DESCRIPTION OF A 0.003 ACRE PARCEL

Situated in a City of Athens, Athens County, State of Ohio

Being a **0.003 acre** parcel of land located in part of Lot 2724, Alderman Heights Addition, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens County, State of Ohio, and being part of Lot 2724 residual as conveyed to Melvin H Durand et al. by a deed recorded in Official Record Book 477 at Page 1291 of said county deed records and being more fully described as follows:

Beginning at a Mag Nail (set) at the northwesterly corner of said 0.003 acre tract, being a point on the easterly line of Fairview Avenue, and being the northwesterly corner of said Lot 2724 Residual, and being the southwesterly corner of 0.171 acre parcel as conveyed to GAK Holdings, LLC by a deed recorded in Official Records Book 376 at Page 675 of said county deed records, from which the northwesterly corner Lot 2721 bears N 3° 25' 32" E, 129.00 feet for reference;

Course No. 1: Thence, S 87° 42' 28" E, with the southerly line of said 0.171 acre parcel, and the northerly line of said Lot 2724 Residual 34.95 feet to an iron pin (set);

Course No. 2: Thence, S 72° 07' 14" W, with a new division line through said Lot 2724 Residual, 12.03 feet to an iron pin (set);

Course No. 3: Thence, N 88° 10' 30" W, with a new division line through said Lot 2724 Residual, 23.74 feet to an iron pin (set), being a point on the easterly line of Fairview Avenue, and being a point on the westerly line of said Lot 2724 Residual;

Course No. 4: Thence, N 3° 25' 32" E, with the easterly line of Fairview Avenue and the westerly line of said Lot 2724 Residual, 4.35 feet to the **Point of Beginning,** containing **0.003 acres,** more or less, and being subject to all legal rights of way and easements of record.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by The Buckley Group, LLC completed in January 2017.

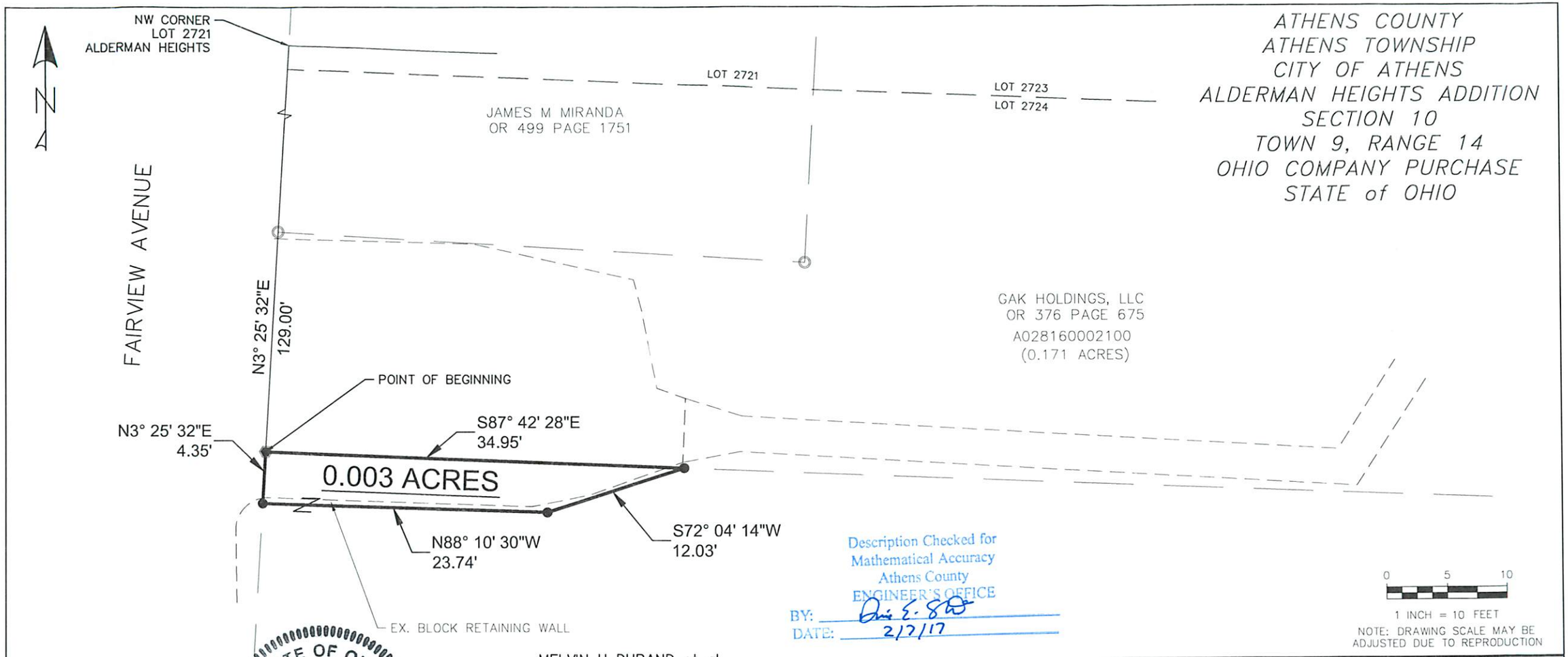
February 7, 2017
Date

Ryan D. Buckley, Professional Surveyor No. 8676

STATE OF OHIO
RYAN D. BUCKLEY
S-8676
REGISTERED PROFESSIONAL SURVEYOR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: _____
DATE: 2/7/17

ATHENS COUNTY
ATHENS TOWNSHIP
CITY OF ATHENS
ALDERMAN HEIGHTS ADDITION
SECTION 10
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Eric E. Bo
DATE: 2/7/17

0 5 10
1 INCH = 10 FEET
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

STATE OF OHIO
RYAN D. BUCKLEY
S-8676
REGISTERED PROFESSIONAL SURVEYOR

REFERENCE SURVEY:
REVISED PLAT OF ALDERMAN HEIGHTS ADDITION
ENVELOPE: 284B

LEGEND
- MAG NAIL SET
- MONUMENT FOUND
- MONUMENT SET 5/8"x30" REBAR/CAP 04153
- POINT

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
PREVIOUS SURVEY PLATS

RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 2/7/17

ATTENTION:
THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

PLAT OF SURVEY

SURVEYED FOR:
DAVID BRIGGS
127 EAST LIBERTY STREET, SUITE 300
PO BOX 56, WOOSTER, OHIO 44691

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83

DATE	2/7/17
DRWN. JDC	CHCK. RDB
JOB NO.	16914

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ENGINEERING SURVEYING PLANNING

LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS17-000002

Issue Date: 02/23/2017

Permit Type: Minor	**Issue Date:** 02/23/2017

Description: 58 Fairview Ave and 0 Fairview Ave Athens Ohio 45701

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

Location:

Lot: 2724 Section: 10 Town: 9 Range: 14 Township: Athens

Applicant:
Ryan Law Office Co., LPA
Phone: (740) 593-6410

18 W. State Street Suite 400
Athens, OH 45701

Property Owner:
Mel Durand
Phone: 740-251-0790

4557 Culbertson Avenue
LaMesa, CA 91942

Surveyor Name: Buckley Group

Registration #: 8676

Date property owner originally purchased the property:	12/19/2011
Acreage of original purchase:	66' x121' w/continuous
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	0.003 acres
Public road frontage of proposed parcel(s): 4.35	Residual: 66.65
Date of survey of plat of proposed parcel(s):	02/07/2017
Approval date of health authority of jursidiction for sewage disposal:	02/07/2017
Approval date of County Engineer for mathmatical accuracy of survey:	02/07/2017

Minimum Requirements:

Public Road Frontage: ☑
Width to Depth Ratio: ☑
Number of Splits Permitted: ☐ N/A

Engineer's Approval: ☑
Health Department Approval: ☐ N/A
Registered Surveyor: ☑

Total Fees: $80.00

Service-Safety Director recommendation:
[X] Approved [ ] Refused

Paula Horan Moseley
Paula Horan-Moseley
Service-Safety Director

3/1/17
Date