



buckleygroup

engineering + surveying

499 Richland Avenue Athens, Ohio 45701

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DESCRIPTION OF A 0.176 ACRE PARCEL

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

Being a **0.176 acre** parcel of land located in part of Out Lot 190 and part of Inlot 580, City of Athens, Athens County, State of Ohio and being a parcel as conveyed to Star, a partnership, by a deed recorded in Deed Book 62 at Page 380 of said county Deed Records and being more fully bounded and described as follows:

Beginning at a mag nail (set), being the point of intersection with the northerly line of West Union Street, variable width, said line being the southerly line of a 6 foot vacation per City Ordinance 425, and the easterly line of Depot Street, 36 foot width;

Course No. 1: Thence, N 03° 51' 29" E, with the easterly line of said Depot Street, being the basis of bearings for this description, 126.47 feet to an iron pin (set), being the southwesterly corner of a parcel as conveyed to Demetrious Prokos by a deed recorded in Deed Book 70 at Page 432 of said county Deed Records;

Course No. 2: Thence, S 57° 26' 56" E, with the southerly line of said parcel, 118.37 feet to an iron pin (found ¾" pipe), being the northwesterly corner of that tract as conveyed to Smiling Skull Saloon, LLC by a deed recorded in Official Record Book 304 at Page 929 of said county Deed Records;

Course No. 3: Thence, S 42° 15' 43" W, with a line as agreed upon between Star and Smiling Skull Saloon, 21.22 feet to an iron pin (set);

Course No. 4: Thence, S 58° 05' 33" W, with a line as agreed upon between Star and Smiling Skull Saloon, 41.24 feet to a point;

Course No. 5: Thence, N 38° 16' 15" W, with a line as agreed upon between Star and Smiling Skull Saloon, 1.67 feet to a point;

Course No. 6: Thence, S 46° 04' 02" W, with a line as agreed upon between Star and Smiling Skull Saloon, 14.22 feet to a point;

Course No. 7: Thence, N 42° 46' 15" W, with a line as agreed upon between Star and Smiling Skull Saloon, 1.86 feet to a point;

Course No. 8: Thence, S 47° 13' 45" W, with a line as agreed upon between Star and Smiling Skull Saloon, 46.18 feet to a mag nail (set), being a point in the northerly line of said West Union Street and the southerly line of said 6 foot vacation;

Course No. 9: Thence, N 42° 51' 40" W, with said lines, 18.47 feet to the **Point of Beginning**, containing **0.176 acres**, more or less, and being subject to all legal rights of way and easements of record.

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

Description prepared from a field survey in July, 2015, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

August 1, 2015
Date


Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Williams
DATE: 2/22/17



BASIS OF BEARINGS
(AS NOTED)

ie. BEARINGS SHOWN HEREON
ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE
ANGLES ONLY

**PLAT OF SURVEY
PROPERTY LINE AGREEMENT**
ATHENS COUNTY, OHIO
ATHENS TOWNSHIP
CITY of ATHENS
PART OF OUT LOT 190 AND INLOT 580
STATE of OHIO

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

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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

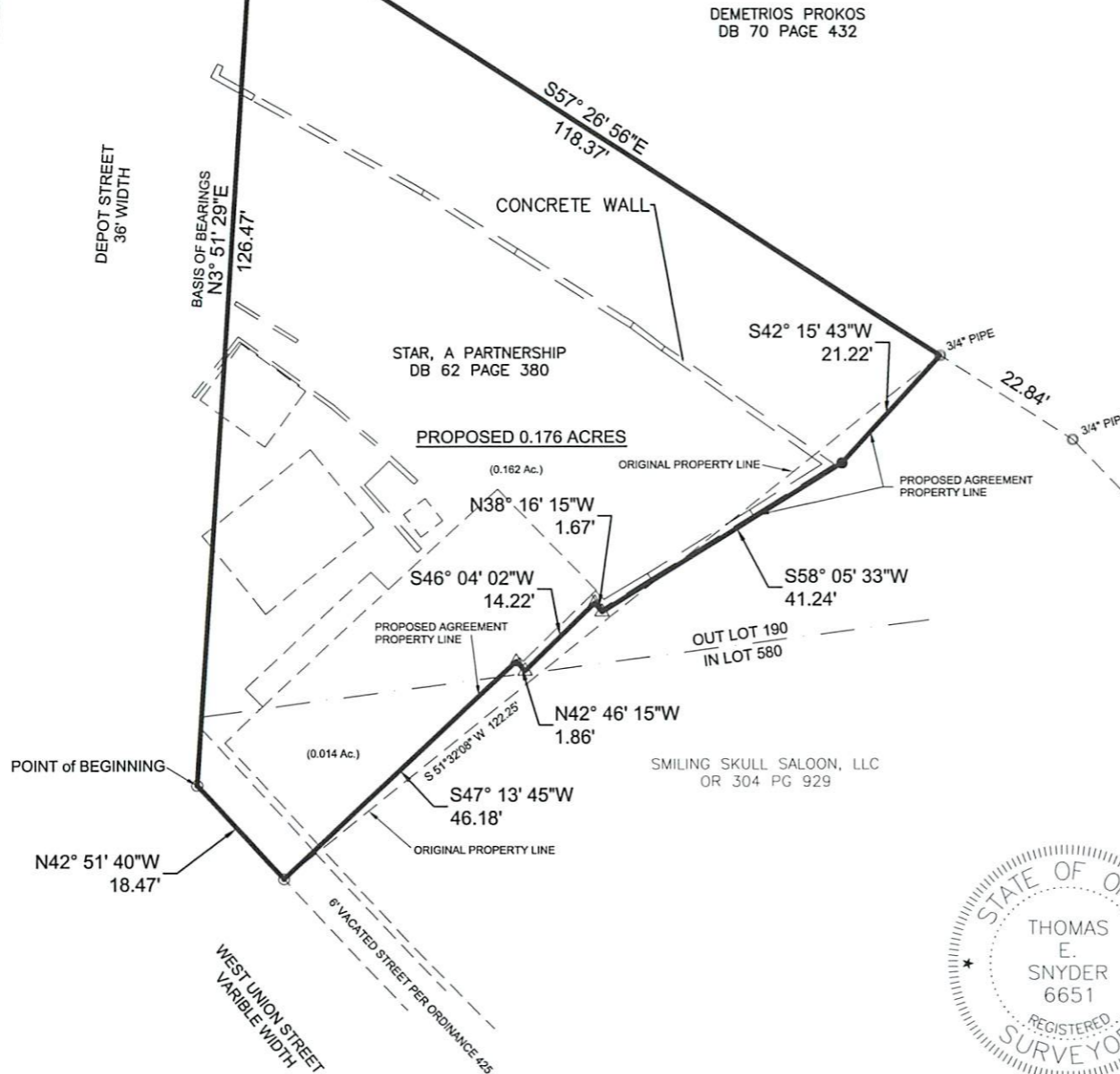
BY: *Beaul Williams*
DATE: 2/22/17

SURVEYOR'S NOTES

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT WAS PERFORMED
5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, THAN THOSE SHOWN
6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.



1 INCH = 20 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION



WEST UNION STREET
VARIABLE WIDTH

POINT of BEGINNING
N42° 51' 40" W
18.47'

SMILING SKULL SALOON, LLC
OR 304 PG 929

OUT LOT 190
IN LOT 580



Thomas E. Snyder
THOMAS E. SNYDER
OHIO PROFESSIONAL SURVEYOR PS6651

CLIENT:	CETIDE, INC. 7474 RADFORD RD. ATHENS, OH 45701		
JOB# 15690	DRWN: TS	CHKD: TS	CREW: TS, RB, JC
DATE: 08/01/2015	SCALE: 1" = 20'	SHEET 1 of 1	



499 Richland Avenue
Athens, OH 45701
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- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
5/8"x30" REBAR/CAP PS6651
 - ⊙ MAG NAIL SET
 - △ POINT



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000038

Issue Date: 09/20/2016

Permit Type: Minor

Issue Date: 09/20/2016

Description: lotsplit 110 West Union Street - Correction of Property Line.

Approval Conditions/Notes: Your request for a Minor Subdivision Lotsplit Permit is approved in accordance with the application submitted and Athens City Code Title 21.

Location:

Lot: outlot 190, inlot 580

Applicant:

John Kotowski
Phone: 740-592-6203

14 Northwood Drive
Athens, OH 45701

Property Owner:

c/o UOCH Star Partnership
Phone: 740-592-5527

82 N. Court Street
Athens, OH 45701

Surveyor Name: Thomas E. Snyder

Registration #: P.S. 6651

Date property owner originally purchased the property:	07/01/1985
Acreage of original purchase:	0.176
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	0.176
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	08/15/2015
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	

Minimum Requirements:

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio:

Health Department Approval:

Number of Splits Permitted:

Registered Surveyor:

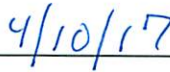
Total Fees: \$80.00

Service-Safety Director recommendation:

Approved

Refused


Paula Horan-Moseley
Service-Safety Director


Date