



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS19-000014

Issue Date: 11/04/2019

Permit Type: Minor

Issue Date: 11/04/2019

Description: 6800 Baker Road / To create a parcel for a Sewage Lift Station Site, as part of the Athens County Water Sewer District US Route 50 Corridor Project.

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: FRA 118 Section: 25 Town: 9 Range: 14 Township: Athens

Applicant:

Attorney Frank Lavelle, Esq. Athens County Commissioners
Phone: (740) 593-3347

8 N. Court St., 2nd Floor, P.O. Box 661
Athens, OH 45701

Property Owner:

Elsea, Inc.
Phone:

P.O. Box 580
Circleville, OH 43113

Surveyor Name: Ryan D. Buckley

Registration #: 8676

Date property owner originally purchased the property:	08/02/2001
Acreage of original purchase:	14.74AC per survey
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	0.013
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	04/25/2019
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	05/14/2019

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 type="checkbox"/>
Number of Splits Permitted: <input type="checkbox"/>	Registered Surveyor: <input checked="" type="checkbox"/>

Total Fees: \$0.00

Director:

Approved [] Refused

David R. Riggs, PE
Director of Development and Code Enforcement
Facilities

11.8.19

Date



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
www.buckley.group

DESCRIPTION OF A 0.013 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.013 acre** parcel of land located in Section 25, Lease Lot 118, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 14.738 parcel as conveyed to Elsea, Inc. by a deed recorded in Official Record Book 314 at Page 2252 of said county deed records, and being more fully described as follows:

Beginning at an iron pin set at the southwesterly corner of said 0.013 acre tract, from which the northeast corner of Lease Lot 154 (calculated), bears N 8° 59' 41" W, 1506.27 feet for reference;

With a new division line the following 6 courses:

- Course No. 1:** Thence, N 26° 04' 15" E, 19.96 feet, to an iron pin set;
- Course No. 2:** Thence, S 64° 26' 23" E, 12.04 feet, to an iron pin set;
- Course No. 3:** Thence, N 25° 49' 45" E, 7.90 feet, to an iron pin set;
- Course No. 4:** Thence, S 64° 34' 22" E, 12.05 feet, to an iron pin set;
- Course No. 5:** Thence, S 26° 13' 28" W, 28.13 feet, to an iron pin set;
- Course No. 6:** Thence, N 63° 52' 54" W, 23.97 feet to the **Point of Beginning**, containing **0.013 acres**, more or less, and being subject to all legal rights of way and easements of record.

Being subject to and having access to an ingress/egress easement, being 10 foot in width, 5 foot each side of the following described centerline: Beginning at "Point A", from which an iron pin (set) bears S 64° 34' 22" E, 6.02 feet, being the northeasterly corner of said 0.013 acre tract;

- Thence, N 57° 35' 20" W, 18.08 feet to a point;
- Thence, N 18° 10' 35" E, 31.27 feet to a point;
- Thence, N 5° 08' 28" E, 26.50 feet to a point;
- Thence, N 85° 59' 22" W, 77.52 feet to a point;
- Thence, N 7° 25' 59" E, 66.72 feet to a point;
- Thence, N 4° 27' 24" E, 433.83 feet to a point;
- Thence, N 89° 54' 46" E, 104.12 feet to a point;
- Thence, N 1° 11' 16" E, 36.91 feet to a point of terminus being a point on the centerline of the Baker Road (CR-10), a 40 foot width right of way.

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

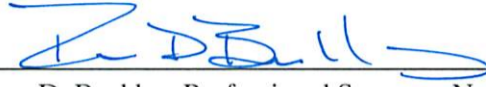
Plat of survey is attached hereto and made a part thereof.

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 Buckley Group, LLC completed in April 2019.

April 25, 2019

Date



Ryan D. Buckley, Professional Surveyor No. 8676

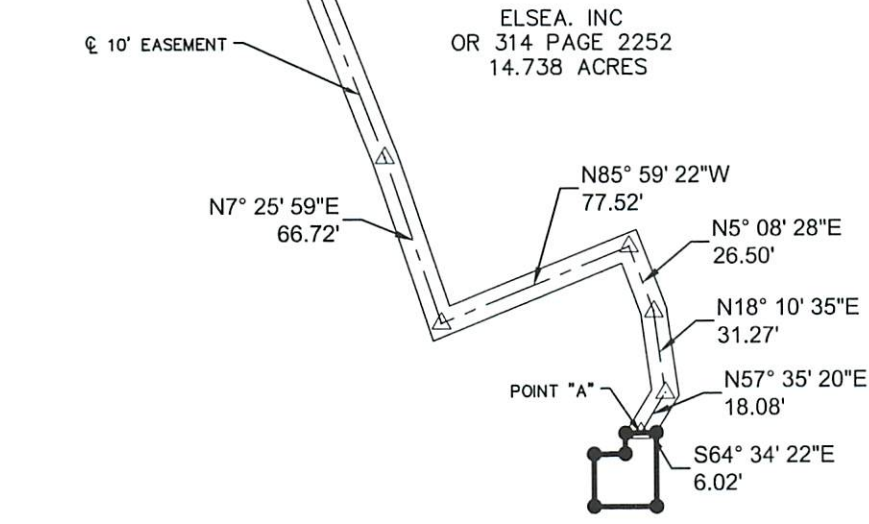
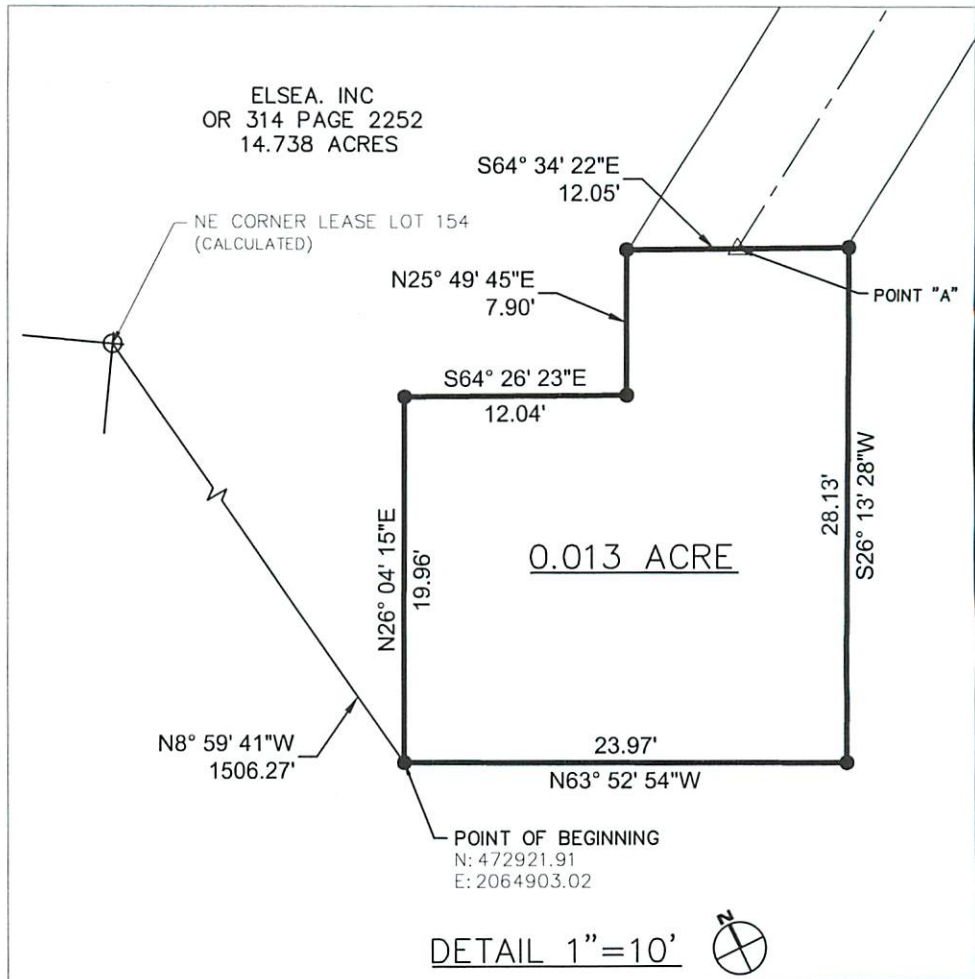
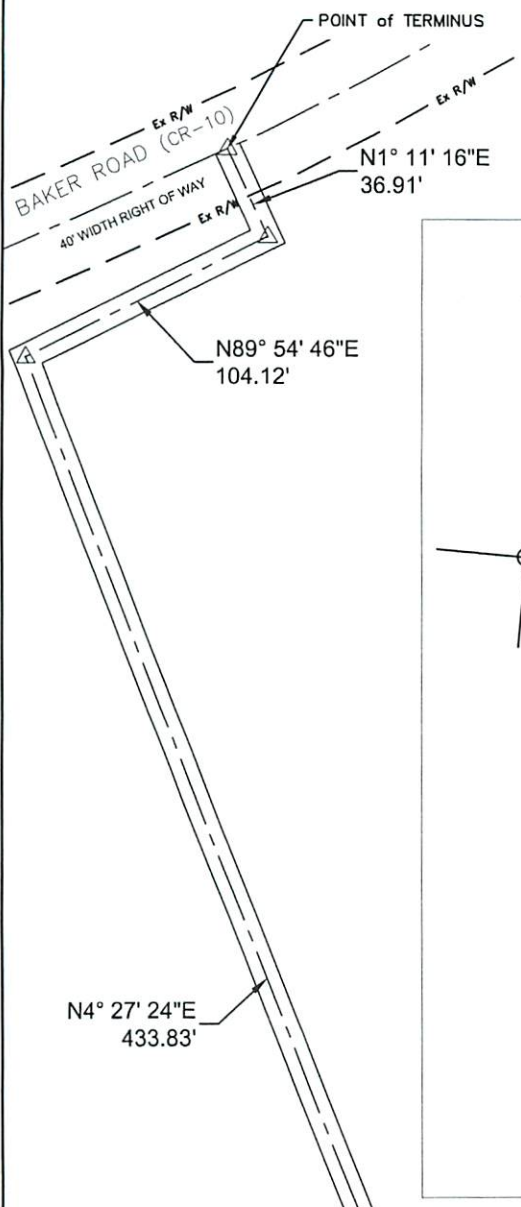
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 19 2019

Jill Thompson
Athens County Auditor



ATHENS COUNTY
ATHENS TOWNSHIP
SECTION 25
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ronald Williams
DATE: 5/14/19

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

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET
5/8" x 30" REBAR/CAP 04153
- △ - POINT



1 INCH = 70 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

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.

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

DATE	4/25/19
DRWN	JDC
CHCK	RDB
JOB NO.	18074

PLAT OF SURVEY

SURVEYED FOR:
HDR
2800 CORPORATE EXCHANGE DR., SUITE 100
COLUMBUS, OHIO 43231



6801 STATE ROUTE 56,
ATHENS, OH 45701
PH: (740)589-5001
WEB: buckley.group

R. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 4/25/19

