

DESCRIPTION OF A 1.593 ACRE TRACT

Situated in Section 11, T.5, R.13, Canaan Township, Athens County, Ohio and being part of the land as described in Volume 482, Page 437 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southeast corner of Section 11, thence N 22° 45' 36" W, 1912.35 feet (calculated) to an iron pin found at the Northeast corner of said property and **also being the point of beginning** for the survey herein described:

Thence along the West line of Applegate (482-1357 O.R.),

S 02°18'34" W, 439.23 feet to a point in the center of Township Road 224 (Thompson Ridge Road), passing an iron pin found at 402.71 feet (Newman, 8043);

Thence along said road,

N 66°03'52" W, 277.83 feet to a point;

Thence leaving said road and a new line created by this survey,

N 29° 52' 45" E, 346.77 feet, to a iron pin set, passing an iron pin set at 30.00 feet;

Thence along the South line of McAfee (489-740 O.R.),

N 75° 32' 59" E, 102.11 feet to the point of beginning and **containing 1.593 acres**, more or less

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed February, 2018 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

FEB 15 2018

Jill Thompson
Athens County Auditor



McAfee
Charles D. III
489-740 O.R.

S 89°21'01" E
247.97'

N 75°32'59" E
102.12'

N 75°32'59" E
102.11'

P.O.B. (1.603 Ac.)
Bears N 22°45'36" W, 1912.35' (calculated)
from the Southeast Corner of Section 11

P.O.B. (1.315 Ac.)



Applegate
Susan A.
482-1357 O.R.

1.315 Acres

1.593 Acres

Farley
Gordon
534-1984 O.R.

N 17°06'30" W
245.57'

+32.33'

N 29°52'45" E
346.77'

S 02°18'34" W
439.23'

N 66°58'10" W
110.67'

+30.00'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY *Jeb Branner*
DATE: 2/13/18



Survey of two tracts
Situating in Section 11, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed February, 2018
By Jeb Branner, S.I., E.I.,
under the supervision of:

John M. Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

0 60 120 180



Scale 1"=60'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Township Road 224
Thompson Ridge Road
N 66°03'52" W
277.83'

+402.71'
Newman, 8043



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS18-000003

Issue Date:

Permit Type: Minor

Issue Date:

Description: 16790 Thompson Ridge Road / Lot Split

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

Location:

Lot: Section: 11 Town: 5 Range: 13 Township: Canaan

Applicant:

Thomas & Karen Beverly
Phone: 610-252-2338
AND

1625 Arrowwood Drive
Easton, PA 18040

Michael Grant & Elizabeth Beverly
Phone: 617-910-7685

16790 Thompson Ridge
Athens, OH 45701

Property Owner:

Michael Grant & Elizabeth Beverly
Phone: 617-910-7685

16790 Thompson Ridge
Athens, OH 45701

Surveyor Name: John Branner

Registration #: S-6805

Date property owner originally purchased the property:	03/01/2013
Acreage of original purchase:	2.908
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	1.593
Public road frontage of proposed parcel(s): 277.83	Residual:
Date of survey of plat of proposed parcel(s):	02/13/2018
Approval date of health authority of jurisdiction for sewage disposal:	01/23/2018
Approval date of County Engineer for mathematical accuracy of survey:	02/13/2018

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
Paula Horan-Moseley
Service-Safety Director

3/8/18
Date



Athens City-County Health Department

Public Health
revent. Promote Protect.

Dr. James R. Gaskell, MD ~ Health Commissioner
www.health.athens.oh.us

278 W. Union St.
Athens, Ohio
45701-2310
(P)740-592-4431
(F)740-594-2370

January 23, 2018

Mr. Thomas & Karen Beverly
1625 Arrowwood Drive
Easton PA 18402

RE: 16790 Thompson Ridge Rd, Athens OH

Dear Mr. & Mrs. Beverly:

This office has completed a review of a proposed lot split at the above referenced property. The preliminary proposal has the 2.914 acre parcel to be divided into two parcels of approximately the same size. There is an existing home with a working sewage treatment system (STS) on the property.

A soil evaluation conducted by Mr. Robert Wiley identifies potential locations for a future replacement STS for the existing home. In addition locations for a new and future replacement STS was identified for a future home on the newly created parcel. The soil evaluation and design calculations meet the requirements of the OAC 3701-29.

A site evaluation conducted on January 18, 2018 confirmed there was physical room to fit the proposed STSs on the site. Based on this information, there is ample room to provide adequate space to meet wastewater treatment needs for the proposed split. At this point, this office recommends that you contact the Athens City Code Office to further discuss the proposed split. When the lot is formally surveyed, this office is requesting a copy and can give it our final approval.

Please feel free to contact me with any additional question or concerns you may have. I can be reached at 740-592-4431 ext. 224.

Sincerely,

Patrick McGarry
Director of Environmental Health

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