

APPLICATION for MINOR SUBDIVISION
(Lotsplit/Land Transfer)
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 21

(For Office Use Only)
 Permit # LS13-000018
 Date Rec'd 12-4-13

Applications must contain all of the following information. An incomplete application will not be processed.

Applicant Peter G. Couladis + Alexander Couladis Phone # to call when processed _____
 Address 2180 Hawknest Rd, Athens OH 45701
 Property Owner Countrysyme Land LLC Phone _____
 (if other than applicant)
 Address 3451 Cincinnati-Zanesville Rd SW Lancaster OH 43130
 Surveyor Name and State Registration Number Paul R Sharrett S-8019

Address of Property: ~~15210 U.S. 50~~ 14808 Harmony Rd.

Date property owner originally purchased the property: October 23, 2013

Acreage of original purchase: 211 acres

Number and size of parcels subdivided since original purchase: 17.103 acres

Acreage of proposed parcel(s) with new plat of survey attached: E.020020022500

Public road frontage of proposed parcel(s) _____ residual _____

Date of survey of plat of proposed parcel(s): October 15, 2013

Approval date of health authority of jurisdiction for sewage disposal: 12/3/2013 (Athens R.S.)

Approval date of County Engineer for mathematical accuracy of survey: _____

Location:
 Lot _____ Section 17 Town Athens Range R-13-W Township Canaan

- (For Office Use Only)
 Do the proposed parcel(s) and residual satisfy minimum requirements for:
- Public Road Frontage Yes No HELD CONT. W/ 15010 US 50
 - Width to Depth Ratio Yes No N/A OVER 5 ACRES
 - Number of Splits Permitted as Minor Subdivision Yes No
 - Engineer's Approval Yes No
 - Health Department Approval Yes No
 - Registered Surveyor Yes No

Zoning Administrator recommendation:
 Approval Refusal
John P. Paszke Date 12/11/13
 Zoning Administrator

Approval Refusal
Paula Horan-Moseley Date 12/12/13
 Paula Horan-Moseley
 Service-Safety Director

MINOR SUBDIVISION REVIEW

(Lotsplit / Land Transfer)

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 21

Entire Page is for Office Use Only

Address/Location of Property: 14808 HARMONY RD

Reason for Request (Details): SPLITTING OF ONE 211 ACRE PARCEL INTO
3 PARCELS. THIS PARCEL TO BE HELD CONT: CONT WITH
15010 VS 50 PARCEL

Code Enforcement Comments: OK - Greater than 5 Acres (3 Mile)
Land locked but held w/ Parcel #
15010 VS 50

Signature _____ Date _____

Athens City Planner Comments No issues

Signature [Signature] Date 12/11/2013

Engineering & Public Works Department Comments

N/A

Signature _____ Date _____

Service-Safety Director's Comments _____

Signature Paula Horan Moseley Date 12/12/13

EXHIBIT "A"
(17.615 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Jerry W. and Donna S. Storer as recorded in Official Record 59, Page 724 of the Athens County Recorder's Office, said tract being situated in Fraction 17, T-5-N, R-13-W, Canaan Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132+45.40 / 57.15' Rt. as found on the State Of Ohio U.S. 50 Right Of Way Plans;

Thence along the north line of Fraction 17, North 86° 32' 05" West a distance of 1102.41 feet to a 5/8" iron pin with a plastic identification cap set on the northwesterly corner of a 12.23 acre tract, (Official Record 301, Page 1668 / A.P.N. E010010035300), said iron pin being the **principal place of beginning** of the tract herein described;

Thence leaving the north line of Fraction 17 and along the property line of the 12.23 acre tract the following four (4) courses:


1. South 03° 04' 51" West a distance of 17.11 feet to a 5/8" iron pin with a plastic identification cap set,
2. South 80° 48' 50" East a distance of 702.07 feet to a 5/8" iron pin with a plastic identification cap set,
3. South 22° 27' 20" East a distance of 235.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
4. South 20° 32' 32" West, passing a 5/8" iron pin with a plastic identification cap set at 321.74 feet, going a total distance of 421.74 feet to a point in the center of the Hocking River;

Thence with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 61° 41' 56" West a distance of 390.16 feet to a point,
2. North 68° 59' 30" West a distance of 384.41 feet to a point,
3. North 77° 33' 01" West a distance of 331.75 feet to a point,
4. North 85° 56' 33" West a distance of 224.16 feet to a point,
5. South 89° 47' 16" West a distance of 150.65 feet to a point,
6. South 70° 50' 43" West a distance of 176.86 feet to a point, and;
7. South 61° 12' 41" West a distance of 76.51 feet to a point on the southeast corner of a 13.29 acre tract, Official Record 301, Page 1668 / A.P.N. E010010035600);

Thence leaving the center of the Hocking River and along the property line of the 13.29 acre tract, North 03° 27' 55" East, passing a 5/8" iron pin with a plastic identification cap set at 100.00 feet, going a total distance of 486.59 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Fraction 17, said iron pin being on the southerly property line of a 173.53 acre tract, (Deed Volume 192, Page 349 / A.P.N. E010010035800);

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

OCT 22 2013 

[continued on page 2]

Jill Thompson
Athens County Auditor

EXHIBIT "A"

Thence along the north line of Fraction 17, South 86° 32' 05" East a distance of 973.00 feet to the **principal place of beginning**, containing 17.615 acres more or less and being subject to all legal easements of record.

Being a part of Auditor's Parcel E020020022500.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the north line of Fraction 17 being, North 86° 32' 05" West and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 15, 2013.

Paul Sharrett



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paul R. Sharrett*
DATE: 10/21/13

EXHIBIT "A"
(17.615 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Jerry W. and Donna S. Storer as recorded in Official Record 59, Page 724 of the Athens County Recorder's Office, said tract being situated in Fraction 17, T-5-N, R-13-W, Canaan Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132+45.40 / 57.15' Rt. as found on the State Of Ohio U.S. 50 Right Of Way Plans;

Thence along the north line of Fraction 17, North 86° 32' 05" West a distance of 1102.41 feet to a 5/8" iron pin with a plastic identification cap set on the northwesterly corner of a 12.23 acre tract, (Official Record 301, Page 1668 / A.P.N. E010010035300), said iron pin being the **principal place of beginning** of the tract herein described;

Thence leaving the north line of Fraction 17 and along the property line of the 12.23 acre tract the following four (4) courses:

1. South 03° 04' 51" West a distance of 17.11 feet to a 5/8" iron pin with a plastic identification cap set,
2. South 80° 48' 50" East a distance of 702.07 feet to a 5/8" iron pin with a plastic identification cap set,
3. South 22° 27' 20" East a distance of 235.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
4. South 20° 32' 32" West, passing a 5/8" iron pin with a plastic identification cap set at 321.74 feet, going a total distance of 421.74 feet to a point in the center of the Hocking River;

Thence with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 61° 41' 56" West a distance of 390.16 feet to a point,
2. North 68° 59' 30" West a distance of 384.41 feet to a point,
3. North 77° 33' 01" West a distance of 331.75 feet to a point,
4. North 85° 56' 33" West a distance of 224.16 feet to a point,
5. South 89° 47' 16" West a distance of 150.65 feet to a point,
6. South 70° 50' 43" West a distance of 176.86 feet to a point, and;
7. South 61° 12' 41" West a distance of 76.51 feet to a point on the southeast corner of a 13.29 acre tract, Official Record 301, Page 1668 / A.P.N. E010010035600);

Thence leaving the center of the Hocking River and along the property line of the 13.29 acre tract, North 03° 27' 55" East, passing a 5/8" iron pin with a plastic identification cap set at 100.00 feet, going a total distance of 486.59 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Fraction 17, said iron pin being on the southerly property line of a 173.53 acre tract, (Deed Volume 192, Page 349 / A.P.N. E010010035800);

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

[continued on page 2]

OCT 22 2013

EXHIBIT "A"

Thence along the north line of Fraction 17, South 86° 32' 05" East a distance of 973.00 feet to the **principal place of beginning**, containing 17.615 acres more or less and being subject to all legal easements of record.

Being a part of Auditor's Parcel E020020022500.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the north line of Fraction 17 being, North 86° 32' 05" West and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 15, 2013.

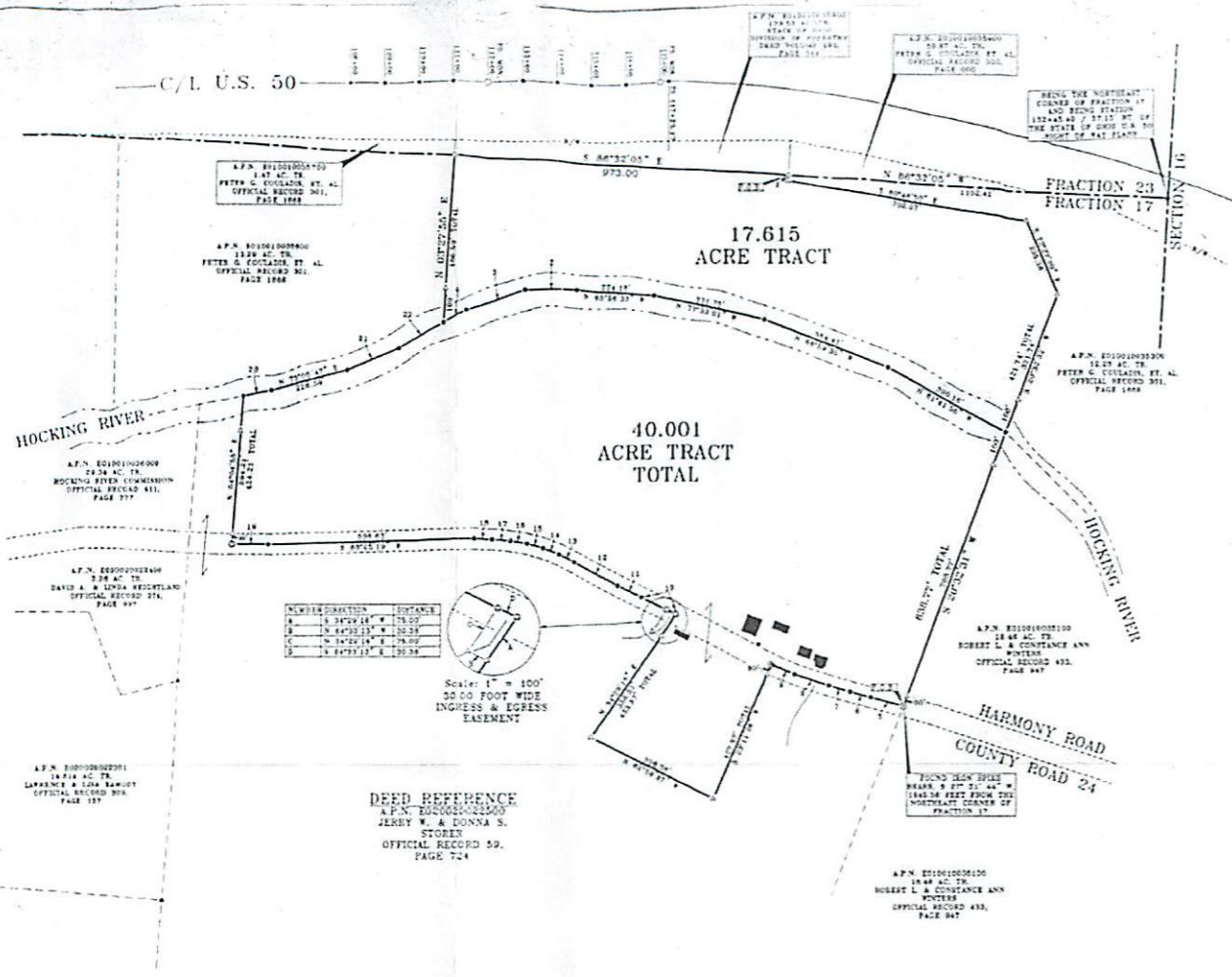
Paul Sharrett



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert Smith*
DATE: 10/21/13

The above described 17.615 acre tract shall be held continuously and countiguously with grantees adjacent acreage more particularly described in Volume 301, page 1668, Athens County Official Record and neither tract shall be further transferred or conveyed independent of the other.

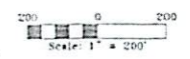


STATION	BEARING	DISTANCE
1	N 89° 15' 00" E	112.00
2	S 89° 15' 00" W	112.00
3	N 89° 15' 00" E	112.00
4	S 89° 15' 00" W	112.00
5	N 89° 15' 00" E	112.00
6	S 89° 15' 00" W	112.00
7	N 89° 15' 00" E	112.00
8	S 89° 15' 00" W	112.00
9	N 89° 15' 00" E	112.00
10	S 89° 15' 00" W	112.00
11	N 89° 15' 00" E	112.00
12	S 89° 15' 00" W	112.00
13	N 89° 15' 00" E	112.00
14	S 89° 15' 00" W	112.00
15	N 89° 15' 00" E	112.00
16	S 89° 15' 00" W	112.00
17	N 89° 15' 00" E	112.00
18	S 89° 15' 00" W	112.00
19	N 89° 15' 00" E	112.00
20	S 89° 15' 00" W	112.00
21	N 89° 15' 00" E	112.00
22	S 89° 15' 00" W	112.00
23	N 89° 15' 00" E	112.00
24	S 89° 15' 00" W	112.00
25	N 89° 15' 00" E	112.00
26	S 89° 15' 00" W	112.00
27	N 89° 15' 00" E	112.00
28	S 89° 15' 00" W	112.00
29	N 89° 15' 00" E	112.00
30	S 89° 15' 00" W	112.00
31	N 89° 15' 00" E	112.00
32	S 89° 15' 00" W	112.00
33	N 89° 15' 00" E	112.00
34	S 89° 15' 00" W	112.00
35	N 89° 15' 00" E	112.00
36	S 89° 15' 00" W	112.00
37	N 89° 15' 00" E	112.00
38	S 89° 15' 00" W	112.00
39	N 89° 15' 00" E	112.00
40	S 89° 15' 00" W	112.00
41	N 89° 15' 00" E	112.00
42	S 89° 15' 00" W	112.00
43	N 89° 15' 00" E	112.00
44	S 89° 15' 00" W	112.00
45	N 89° 15' 00" E	112.00
46	S 89° 15' 00" W	112.00
47	N 89° 15' 00" E	112.00
48	S 89° 15' 00" W	112.00
49	N 89° 15' 00" E	112.00
50	S 89° 15' 00" W	112.00
51	N 89° 15' 00" E	112.00
52	S 89° 15' 00" W	112.00
53	N 89° 15' 00" E	112.00
54	S 89° 15' 00" W	112.00
55	N 89° 15' 00" E	112.00
56	S 89° 15' 00" W	112.00
57	N 89° 15' 00" E	112.00
58	S 89° 15' 00" W	112.00
59	N 89° 15' 00" E	112.00
60	S 89° 15' 00" W	112.00
61	N 89° 15' 00" E	112.00
62	S 89° 15' 00" W	112.00
63	N 89° 15' 00" E	112.00
64	S 89° 15' 00" W	112.00
65	N 89° 15' 00" E	112.00
66	S 89° 15' 00" W	112.00
67	N 89° 15' 00" E	112.00
68	S 89° 15' 00" W	112.00
69	N 89° 15' 00" E	112.00
70	S 89° 15' 00" W	112.00
71	N 89° 15' 00" E	112.00
72	S 89° 15' 00" W	112.00
73	N 89° 15' 00" E	112.00
74	S 89° 15' 00" W	112.00
75	N 89° 15' 00" E	112.00
76	S 89° 15' 00" W	112.00
77	N 89° 15' 00" E	112.00
78	S 89° 15' 00" W	112.00
79	N 89° 15' 00" E	112.00
80	S 89° 15' 00" W	112.00
81	N 89° 15' 00" E	112.00
82	S 89° 15' 00" W	112.00
83	N 89° 15' 00" E	112.00
84	S 89° 15' 00" W	112.00
85	N 89° 15' 00" E	112.00
86	S 89° 15' 00" W	112.00
87	N 89° 15' 00" E	112.00
88	S 89° 15' 00" W	112.00
89	N 89° 15' 00" E	112.00
90	S 89° 15' 00" W	112.00
91	N 89° 15' 00" E	112.00
92	S 89° 15' 00" W	112.00
93	N 89° 15' 00" E	112.00
94	S 89° 15' 00" W	112.00
95	N 89° 15' 00" E	112.00
96	S 89° 15' 00" W	112.00
97	N 89° 15' 00" E	112.00
98	S 89° 15' 00" W	112.00
99	N 89° 15' 00" E	112.00
100	S 89° 15' 00" W	112.00

PAUL HILLIARD
PROFESSIONAL SURVEYOR NO. 8812

12/3/2013

P.S. PS SURVEYING
140-775-3343
800-848-3348
• SURVEYORS
• CONSTRUCTION



- LEGEND:**
- FOUND CONCRETE CENTERLINE MONUMENT
 - FOUND IRON SPIKE
 - FOUND 1/4" IRON PIN w/ 12' CAP STAMPED "SHARRETT-8018"
 - POINT
 - SET MAGNETIC NAIL
 - SET 1/4" IRON PIN w/ 12' CAP STAMPED "SHARRETT-8018"
- REFERENCES:**
- DEEDS AS NOTED
 - COUNTY MAPS
 - PREVIOUS SURVEYS
 - EXISTING MONUMENTS

(40.001 ACRE TRACT)

Beginning for reference on the northeast corner of Fraction 17, and corner being Station 13244.80 / 87.15' E, as shown on the State of Ohio U.S. 50 Right Of Way Plans:

Thence with a line South 27° 21' 44" West a distance of 1843.58 feet to a iron spike found in the center of Harmony Road (County Road 24), and from iron spike being on the westerly property line of a 18.48 acre tract, (Official Record 432; Page 847 / A.P.N. E21001003100) and being the principal place of beginning of the tract herein described.

Thence with a line through the grantor's property, being along the center of Harmony Road the following five (5) courses:

1. North 70° 07' 35" West a distance of 89.84 feet to a point.
2. North 70° 07' 25" West a distance of 82.21 feet to a point.
3. North 70° 44' 21" West a distance of 83.28 feet to a point.
4. North 71° 54' 22" West a distance of 194.90 feet to a point, and.
5. North 81° 02' 17" West a distance of 73.04 feet to a magnetic nail set.

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property the following three (3) courses:

1. South 37° 11' 34" West, passing a 5/8" iron pin with a plastic identification cap set at 20.00 feet, going a total distance of 427.97 feet to a 5/8" iron pin with a plastic identification cap set.
2. South 87° 58' 37" West a distance of 798.58 feet to a 5/8" iron pin with a plastic identification cap set, and.
3. South 80° 29' 18" West, passing a 5/8" iron pin with a plastic identification cap set at 208.27 feet, going a total distance of 433.27 feet to a magnetic nail set in the center of Harmony Road.

Thence continuing with a line through the grantor's property being along the center of Harmony Road the following eleven (11) courses:

1. North 84° 33' 13" West, passing a magnetic nail set at 30.28 feet, going a total distance of 112.70 feet to a point.
2. North 80° 15' 01" West a distance of 78.87 feet to a point.
3. North 82° 18' 45" West a distance of 143.20 feet to a point.
4. North 80° 50' 11" West a distance of 48.54 feet to a point.
5. North 89° 50' 17" West a distance of 49.20 feet to a point.
6. North 74° 31' 32" West a distance of 49.18 feet to a point.
7. North 80° 38' 35" West a distance of 47.82 feet to a point.
8. North 84° 42' 34" West a distance of 51.71 feet to a point.
9. North 80° 54' 34" West a distance of 22.88 feet to a point.
10. South 80° 23' 18" West a distance of 68.83 feet to a point, and.
11. North 89° 54' 50" West a distance of 102.87 feet to a magnetic nail set.

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property, North 84° 04' 55" East, passing 5/8" iron pin with plastic identification cap set at 39.80 feet and 216.21 feet, going a total distance of 426.21 feet to a point in the Hocking River, and point being on the southerly property line of a 13.28 acre tract. (Official Record 301; Page 1852 / A.P.N. E210010034800)

Thence along the property line of the 13.28 acre tract, being along the center of the Hocking River the following four (4) courses:

1. North 70° 29' 17" West a distance of 83.75 feet to a point.
2. North 70° 05' 47" West a distance of 224.18 feet to a point.
3. North 80° 50' 42" East a distance of 181.46 feet to a point, and.
4. North 81° 13' 41" East a distance of 148.19 feet to a point.

Thence leaving the property line of the 13.28 acre tract and with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 81° 15' 41" East a distance of 78.51 feet to a point.
2. North 70° 50' 42" East a distance of 178.58 feet to a point.
3. North 80° 43' 18" West a distance of 152.05 feet to a point.
4. South 80° 38' 22" East a distance of 224.18 feet to a point.
5. South 70° 23' 21" East a distance of 321.73 feet to a point.
6. South 80° 39' 30" East a distance of 394.41 feet to a point, and.
7. South 81° 41' 36" East a distance of 392.19 feet to a point on the southerly corner of the above mentioned 13.28 acre tract.

Thence leaving the center of the Hocking River and along the property line of the 13.28 acre tract, South 20° 21' 31" West, passing 5/8" iron pin with plastic identification cap set at 100.00 feet and 608.77 feet, going a total distance of 608.77 feet to the principal place of beginning, remaining 42.061 acres more or less and being subject to the right of way of Harmony Road (County Road 24) and all other legal easements of record.

(17.615 ACRE TRACT)

Beginning for reference on the northeast corner of Fraction 17, and corner being Station 13244.80 / 87.15' E, as shown on the State of Ohio U.S. 50 Right Of Way Plans:

Thence along the north line of Fraction 17, North 89° 32' 00" West a distance of 1102.81 feet to a 5/8" iron pin with a plastic identification cap set on the northwesterly corner of a 13.23 acre tract, (Official Record 301; Page 1848 / A.P.N. E210010035800), and from pin being the principal place of beginning of the tract herein described.

Thence leaving the north line of Fraction 17 and along the property line of the 13.23 acre tract the following four (4) courses:

1. South 89° 34' 31" West a distance of 17.11 feet to a 5/8" iron pin with a plastic identification cap set.
2. South 89° 48' 30" East a distance of 702.07 feet to a 5/8" iron pin with a plastic identification cap set.
3. South 37° 27' 20" East a distance of 430.28 feet to a 5/8" iron pin with a plastic identification cap set, and.
4. South 20° 32' 32" West, passing a 5/8" iron pin with a plastic identification cap set at 281.74 feet, going a total distance of 421.74 feet to a point in the center of the Hocking River.

Thence with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 81° 41' 58" West a distance of 291.14 feet to a point.
2. North 18° 18' 10" West a distance of 184.41 feet to a point.
3. North 77° 33' 21" West a distance of 351.79 feet to a point.
4. North 18° 18' 23" West a distance of 224.18 feet to a point.
5. South 18° 47' 18" East a distance of 152.05 feet to a point.
6. South 70° 23' 21" East a distance of 178.58 feet to a point, and.
7. South 81° 13' 41" East a distance of 148.19 feet to a point on the southeast corner of a 13.23 acre tract. (Official Record 301; Page 1852 / A.P.N. E210010034800)

Thence leaving the center of the Hocking River and along the property line of the 13.23 acre tract, North 80° 27' 21" East, passing a 5/8" iron pin with a plastic identification cap set at 100.00 feet, going a total distance of 488.58 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Fraction 17, and from pin being on the westerly property line of a 17.615 acre tract, (Deed Volume 182; Page 948 / A.P.N. E210010038000).

Thence along the north line of Fraction 17, South 89° 32' 00" West a distance of 873.00 feet to the principal place of beginning, containing 17.615 acres more or less and being subject to all legal easements of record.

DEED REFERENCE
A.P.N. E2020020025500
JERRY W. & DONNA S. STILES
OFFICIAL RECORD 59,
PAGE 724

A.P.N. E21001000100
18.48 AC TR.
ROBERT L. & CONSTANCE ANN WESTER
OFFICIAL RECORD 432,
PAGE 847

12/3/2013
OK to transfer 17.615 acres
per Athens Co. Health Dept
Code & Home R.S.

FOR: COUNTRYME, INC.
SITUATED IN FRACTION 17, T-5-N, R-13-N,
CANAAN TOWNSHIP, ATHENS COUNTY,
STATE OF OHIO

DATE	FILED	RECORD	INDEX