

Legal Description of 0.0183 Acres
(Split from 4.623 Acres)

Being a part of and located in the southeast quarter of Section 33, Town 5, Range 13, Canaan Township, Athens County, Ohio, and being more particularly described as follows:

Commencing for reference at a stone found at the southwest corner of the southeast quarter of Section 33. Thence along the west line of said southeast quarter, N 03° 33' 00" W, a distance of 1,537.840 feet to a stone located at the northwest corner of a 4.623 acre tract currently owned by Susan C. Wolfe, recorded in OR 312-1819 and carried as parcel #E020020012600; thence leaving said west line N 87° 47' 15" E, a distance of 315.000 feet to a 5/8 inch iron pin found with no cap, said iron pin being the northeast corner of said 4.623 acre tract and the northwest corner of a 3.048 acre tract currently owned by Michael E. & Carolyn S. Prudich, recorded in V379-P641 and carried as parcel #E020020012700; thence along the west line of the said 3.048 acre tract, S 04° 09' 30"E, a distance of 197.202 feet to a 5/8 inch iron pin set with surveyor's cap #6794, said iron pin also being the real place of beginning for the tract herein described;

thence along the east line of said 4.623 acre tract, S 04° 09' 30" E, a distance of 305.808 feet to a 5/8 inch iron pin found with no cap;

thence leaving east line of said 4.623 acre tract, N 05° 20' 10" W, a distance of 253.669 feet to a 5/8 inch iron pin set with surveyor's cap #6794;

thence N 01° 32' 49" E, a distance of 52.452 feet, to the place of beginning and containing 0.0183 acres more or less. Subject to all legal easements and right-of-ways of record.

This is a survey of 0.0183 acres to be split from the 4.623 acre tract currently owned by Susan C. Wolfe, recorded in OR 312-1819 and carried as parcel #E020020012600. It is the intent of this survey to create a strip of land to attach to the adjacent and existing 3.048 acre tract currently owned by Michael E. & Carolyn S. Prudich, recorded in V379-P641 and carried as parcel #E020020012700. This 0.0183 acre split is intended to eliminate an encroachment of a structure owned by Michael E. & Carolyn S. Prudich.

All iron pins set in this survey are 5/8 inch x 30 inch iron rebar and have a plastic cap on them stamped Ohio PS 6794 BDM. Bearings are rotated and based on the common lines of the two (2) adjacent tracts referenced above. All other line bearings are as a result of angles and distances measured in the field.

This survey has been performed according to the best of my knowledge, information and belief, in the accordance with commonly accepted procedures and applicable standards of practice and is not a guaranty or warranty, either implied or expressed.

This description was prepared from an actual survey performed by Brian D. McPherson, Registered Professional Surveyor, No. 6794, on March 10, 2017.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Whitlaw
DATE: 4/4/17



Brian D. McPherson

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

APR 11 2017

Jill Thompson
Athens County Auditor

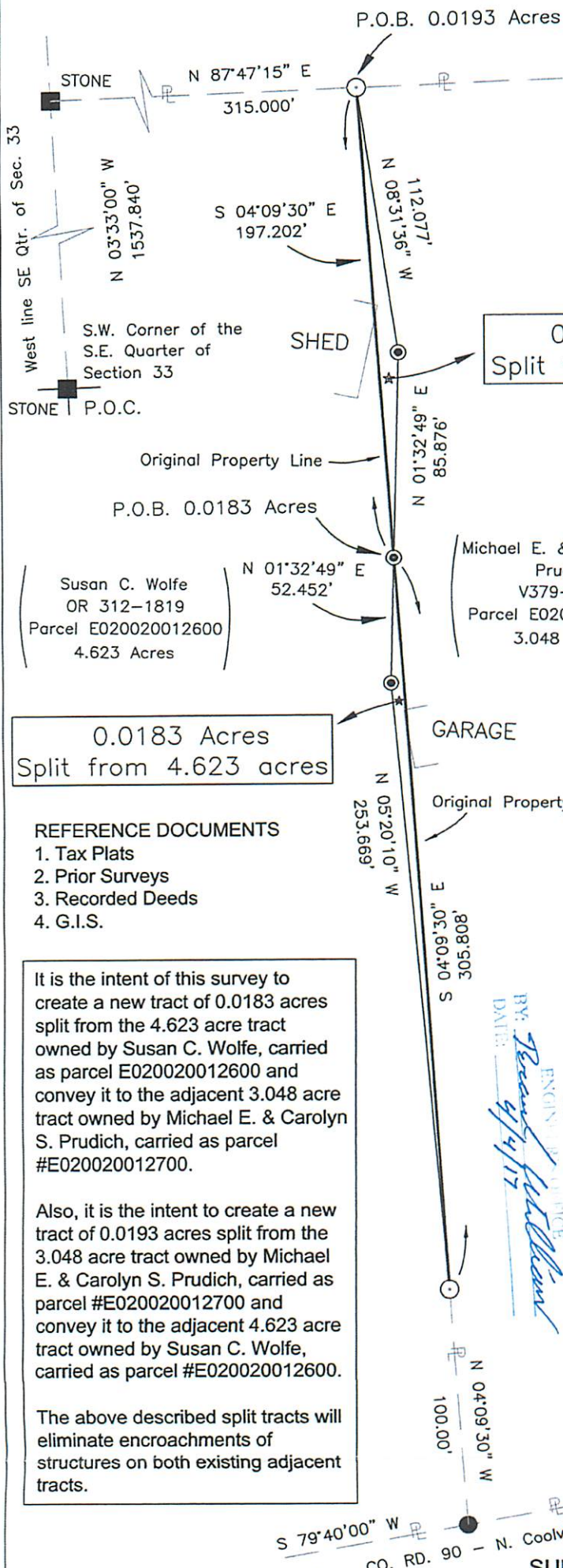


McPHERSON
SURVEYING & ENGINEERING, LLC
 424 ROCK RUN ROAD
 JACKSON, OHIO 45640
 740-418-8656

I hereby certify this plat and survey is performed and made by me on March 10, 2017.

Brian D. McPherson

Brian D. McPherson, P.E., P.S.
 Professional Surveyor No. 6794



0.0193 Acres
 Split from 3.048 acres.

1" = 60'

LEGEND

- IP Found 5/8" No Cap
- IP Set 5/8" w/Cap #6794
- Road Centerline Point
- Stone Found



0.0183 Acres
 Split from 4.623 acres

- REFERENCE DOCUMENTS**
1. Tax Plats
 2. Prior Surveys
 3. Recorded Deeds
 4. G.I.S.

It is the intent of this survey to create a new tract of 0.0183 acres split from the 4.623 acre tract owned by Susan C. Wolfe, carried as parcel E020020012600 and convey it to the adjacent 3.048 acre tract owned by Michael E. & Carolyn S. Prudich, carried as parcel #E020020012700.

Also, it is the intent to create a new tract of 0.0193 acres split from the 3.048 acre tract owned by Michael E. & Carolyn S. Prudich, carried as parcel #E020020012700 and convey it to the adjacent 4.623 acre tract owned by Susan C. Wolfe, carried as parcel #E020020012600.

The above described split tracts will eliminate encroachments of structures on both existing adjacent tracts.

1. Bearings are rotated and based on the common lines of the two (2) adjacent tracts referenced above. The 4.623 acre tract is currently owned by Susan C. Wolfe and the 3.048 acre tract is currently owned by Michael E. & Carolyn S. Prudich. All other line bearing are as a result of angles and distances measured in the field.
2. All iron pins set are 5/8" x 30" rebar with plastic cap stamped PS 6794 BDM. All other monuments found are as noted in the legend.
3. Survey is subject to all legal easements and right-of-ways on record.
4. This survey has been performed according to the best of my knowledge, information and belief, in accordance with commonly accepted procedures and applicable standards of practice and is not a guaranty or warranty, either implied or expressed.

DESCRIPTION CHECKED FOR
 MATHEMATICAL ACCURACY
 APPROVED BY
Brian D. McPherson
 ENGINEER & SURVEYOR
 DATE: 4/4/17



S 79°40'00" W
 CL - CO. RD. 90 - N. Coolville Ridge Rd. - CL

SURVEY OF 0.0183 ACRES & 0.0193 ACRES
 PROPERTY SURVEY SITUATED IN THE SOUTHEAST
 QUARTER OF SECTION #33,
 TOWN 5, RANGE 13, CANAAN TOWNSHIP,
 ATHENS COUNTY, OHIO



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS17-000012
Issue Date: 07/17/2017

Permit Type: Minor **Issue Date:** 07/17/2017

Description: 8130 North Coolville Ridge Road

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: Section: 33 Town: 5 Range: 13 Township: Canaan

Applicant:

Carolyn & Michael Prudich
Phone: 740-590-3165

Property Owner:

Carolyn & Michael Prudich
Phone: 740-590-3165

8130 North Coolville Ridge Road
Athens, OH 45701

Surveyor Name: Brian McPherson

Registration #: S6794

Date property owner originally purchased the property:

Acreage of original purchase: 3.05

Number and size of parcels subdivided since original purchase: 0

Acreage of proposed parcel(s) with new plat of survey attached: .001acre < original 3.05

Public road frontage of proposed parcel(s): no change Residual:

Date of survey of plat of proposed parcel(s): 03/10/2017

Approval date of health authority of jurisdiction for sewage disposal:

Approval date of County Engineer for mathematical accuracy of survey: 04/04/2017

Minimum Requirements:

Public Road Frontage: Engineer's Approval: ✓

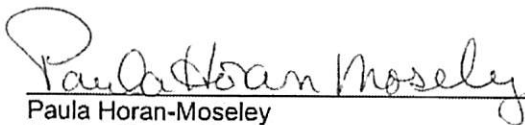
Width to Depth Ratio: Health Department Approval:

Number of Splits Permitted: Registered Surveyor: ✓

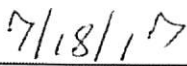
Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused



Paula Horan-Moseley
Service-Safety Director



Date