



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branch Williams
DATE: 12/15/15

C. Thomas Smith
Ohio Professional Surveyor No. 6844
P.O. Box 393
Racine, Ohio 45771
740-949-2524

Description of survey for Diversified Properties of Athens, LLC.
Tract One

Being a tract of land transferred to Diversified Properties of Athens, LLC. as recorded in Official Records Volume 511 at page 796 Athens County Recorder's Office, Athens County, Ohio, also being a part of Section 33, Township-5, Range- 13, Canaan Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin set on the assumed west line of said Section 33 and is assumed to bear North03° 26' 11"West, a distance of 615.86 feet from a stone being the southwest corner of said Section 33, T-5, R-13;

Thence continuing along said west line North03°26'11"West, passing thru an existing iron pin at a distance of 601.54 and going a total distance of 631.94 feet to a point in Rock Riffle Road;

Thence leaving said west line and along said road the following three courses;

1. South76°20'49"East, a distance of 159.10 feet to a point;
2. South63°55'49"East, a distance of 171.50 feet to a point;
3. South24°41'49"East, a distance of 202.73 feet to a point;

Thence leaving said road and thru the lands of the grantor the following two courses;

1. South43° 25' 15"West, passing thru a 5/8" iron pin set at a distance of 39.80 feet and going a total distance of 234.51 feet to a 5/8" iron pin set;
2. South49° 56' 35"West, a distance of 253.84 feet to the principal point of beginning containing 3.4067 acres, more or less subject to all legal easements and rights of way.

Bearings are assumed and are for the determination of angles only.

All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey completed on the the 9th day of December, 2015, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

C. Thomas Smith
Ohio Professional Surveyor No. 6844

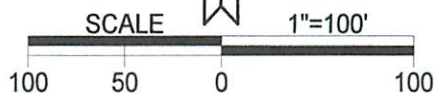




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BEING A PART OF SECTION 33, TOWNSHIP-5, RANGE-13,
CANAAN TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

*Jan. 4 2016
OK to transfer per Athens
City-County Health Dept.
Charles Smith R.S.*

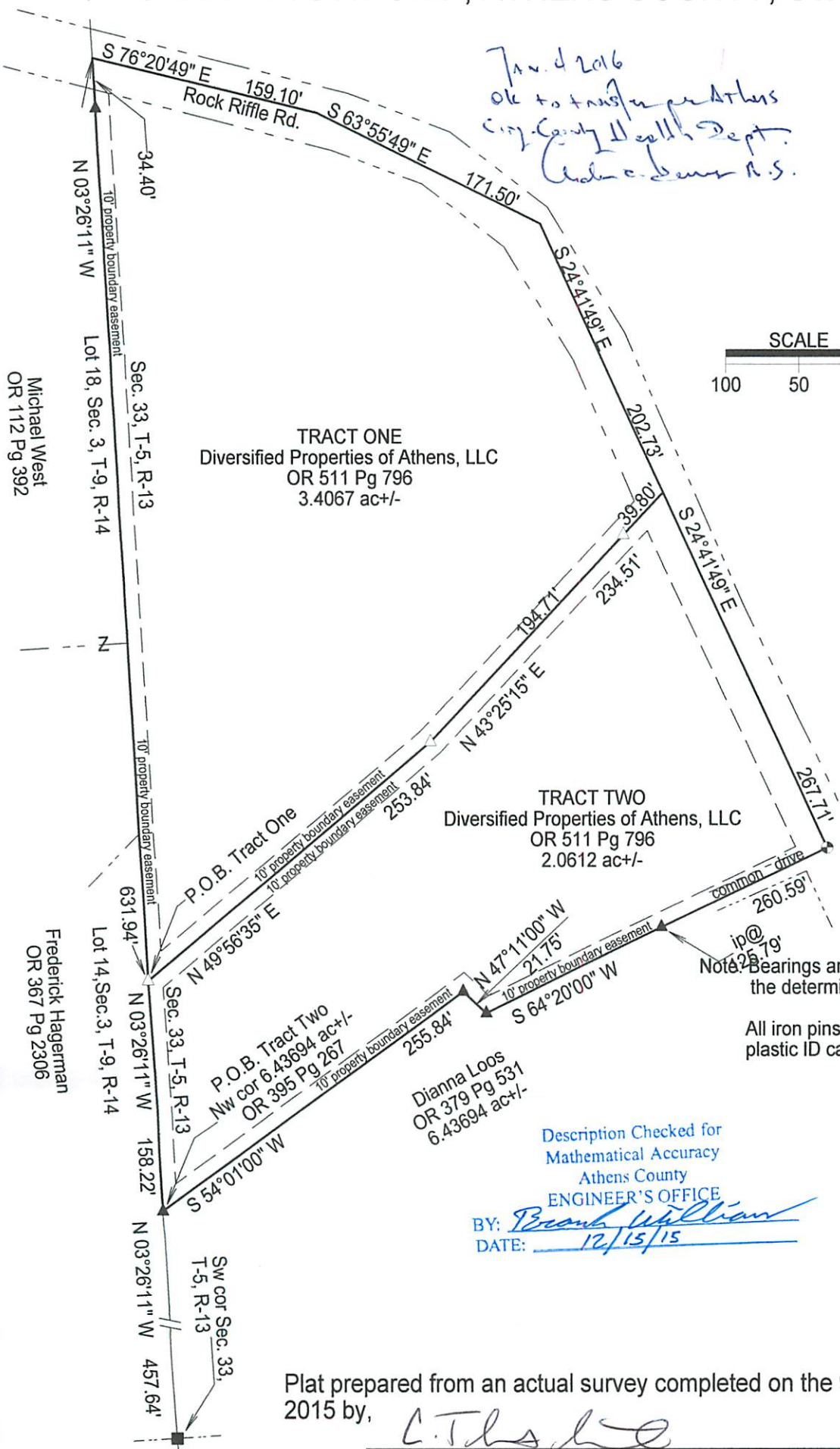


LEGEND

	iron pin set
	iron pin found
	mag nail (f)
	point

REFERENCES

- Current Tax Plats
- Previous surveys
- Deeds: as noted
- Aerial Photographs
- U.S.G.S. Topo Maps

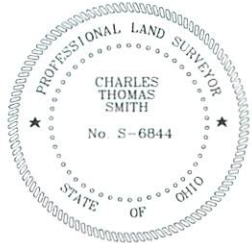


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Plat prepared from an actual survey completed on the 9th day of December, 2015 by,

C. Thomas Smith
C. Thomas Smith Ohio Professional Surveyor No. 6844



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS15-000018

Issue Date: 12/03/2015

Permit Type: Minor Issue Date: 12/03/2015

Approval Conditions/Notes: Your request for a Lotsplit is approved in accordance with the application submitted and approval by the Athens City Planning Commission on 12/3/2015.

Location:

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

Applicant:

Diversified Properties of Athens, LLC
Phone: 740-592-5263

408 Richland Avenue
Athens OH 45701

Property Owner:

Diversified Properties of Athens, LLC
Phone: 740-592-5263

408 Richland Avenue
Athens OH 45701

Surveyor Name: C. Thomas Smith

Registration #: S-6844

Date property owner originally purchased the property:	08/04/2015
Acreage of original purchase:	5.46790 Ac.
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	2.4013 & 3.0666
Public road frontage of proposed parcel(s): 576.04' & 225.00' ^{533.33' & 241.71'} <i>MS</i>	2.0612 & 3.4067 <i>MS</i>
Date of survey of plat of proposed parcel(s):	11/17/2015
Approval date of health authority of jurisdiction for sewage disposal:	11/17/2015
Approval date of County Engineer for mathematical accuracy of survey:	11/17/2015

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

RJ Sumney
R.J. Sumney, Chairman
Athens City Planning Commission

11/7/15
Date