

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perceval Williams
DATE: 12/16/20

DESCRIPTION OF A 1.792 ACRE TRACT

Situated in Fraction 3, Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of a tract of land as described in Volume 437, Page 2422 of the Official Records of Athens County (PID# E010010014100) and being more particularly described as follows:

Beginning at an iron pin found at Grantor's South-east corner, said pin is calculated to bear South 32 degrees 43 minutes 05 seconds West, 3573.45 feet from the North-east corner of Fraction #3;
Thence, along the north right of way line of Township Road 605,
N 48° 59' 51" W, 220.28 feet to an iron pin found;
N 66° 04' 58" W, 120.26 feet to an iron pin found;
Thence, along new line created by this survey:
N 21° 45' 56" E, 226.02 feet to an iron pin set;
S 70° 47' 07" E, 282.67 feet to an iron pin set;
Thence, along the west-line of Roller (534-1571 O.R.)
S 13° 30' 57" W, 318.99 to the point of beginning and containing 1.792 acres.

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

The above description is based on a field survey completed December 14, 2020

John M. Branner P.S. 6805

John M. Branner

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

DEC 16 2020

Jill Thompson
Athens County Auditor



Parcel ID:E010010014100
PBH INVESTMENTS LLC
16590 CANAANVILLE
437-2422 O.R.

Parcel ID:E010010014100
PBH INVESTMENTS LLC
16590 CANAANVILLE
437-2422 O.R.



N 21° 45' 56" E
226.02'

S 70° 47' 07" E
282.67'
ditch

1.792 Acres
Part of Parcel ID:E010010014100

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Survey of a 1.792 Acre Tract
Situated in Fraction 3 Section 9 ,
T.5, R.13, Canaan Twp.
Athens County., Ohio
Surveyed December 14, 2020

By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

S 13° 30' 57" W
318.99'

ROLLER SAMANTHA
534-1571 O.R.

RAW
N 66° 04' 58" W
120.26'
RAW
N 48° 59' 51" W
Twp. Rd. 605
220.28'



Scale 1"=50'

- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found (O.D.O.T. R/W Monument)
- Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



P.O.B. calculated to bear
S 32° 43' 05" W 3573.45'
from the N.E. cor of
Fr. 3, Sec. 9.



LOTSPLIT/LAND TRANSFER PERMIT

**CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23**

Permit #: LS21-000007

Issue Date: 04/01/2021

Permit Type: Minor

Issue Date: 04/01/2021

Description: Minor Lot Split - (within 3 mile Radius of City) 16594 Canaanville Road

Approval Conditions/Notes: *Your lot split is approved in accordance with the Application submitted and Athens City Code Title 21.*

NOTE: Approval is for Lot A Only - / Not approved for Parcel "B" "C" or "D"

Location: 16594 Canaanville Road E010010014100

Lot: E010010014100

Section: 9

Town: 5

Range: 13

Township: Canaan

Applicant:

PBH INVESTMENTS LLC
Phone: (304) 699-9403

16594 Canaanville Road
Athens, OH 45701

Property Owner:

PBH INVESTMENTS LLC
Phone: (304) 699-9403

C/O MOUNTAINEER MECHANICAL
2504 MURDOCK K AVE
PARKERSBURG, WV 26104

Surveyor Name: John M. Branner

Registration #: S6805

Date property owner originally purchased the property:	2009
Acreage of original purchase:	72
Number and size of parcels subdivided since original purchase:	None to Date
Acreage of proposed parcel(s) with new plat of survey attached:	1.792 Acres for Tract A
Public road frontage of proposed parcel(s): 340.54	Residual: 256
Date of survey of plat of proposed parcel(s):	12/14/2020
Approval date of health authority of jurisdiction for sewage disposal:	03/17/2021
Approval date of County Engineer for mathematical accuracy of survey:	12/16/2020

Minimum Requirements:

Public Road Frontage: Yes

Engineer's Approval: Yes

Width to Depth Ratio: Yes

Health Department Approval: Yes

Number of Splits Permitted: Yes

Registered Surveyor: Yes

Total Fees: \$100.00

Director of Development and Code Enforcement:

Approved

Refused

04/01/2021

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

Date