

MAR 04 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Quinn E. Branner
DATE: 3/4/2021

Description of a 0.860 Acre Tract

Situated in Lease Lot 71, Section 18, T.9, R.14, Athens Township, Athens County, The Plains, Ohio and being a part of Parcels A040020040103, A04002002802, and A040020039702 as described in Volume 285, Page 1537 and Volume 354, Page 313 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a magnail set at the intersection of Jackson Drive and Arbor Drive and bearing S 10° 05' 42" E, 3916.94 feet (calculated) from the Northwest Corner of Section 18:

Thence along the lines of EJB Enterprises LLC (451-461 O.R.):

S 73° 49' 53" E, 87.84 feet to a magnail set;

N 16° 10' 07" E, 9.00 feet to a magnail set;

Thence along the South line of Nelsonville TV Cable (209-957 O.R.),

S 69° 24' 23" E, 50.15 feet to a an iron pin set on the West side of the Hock-Hocking Adena Bikeway;

Thence along the West line of Athens County Commissioners (131-522 O.R.),

S 16° 10' 07" W, 281.85 feet to a magnail set;

Thence along new lines created by this survey and the center line of the AHS Bike Path Spur (30' wide easement) the following four (4) courses:

(1) N 75° 50' 57" W, 89.78 feet to a magnail set;

(2) a curve to the right with a radius of 36.00', a chord bearing of N 39° 19' 02" W, a chord length of 42.86', and an arc length of 45.91' to a magnail set

(3) N 02° 47' 08" W, 8.15 feet to a magnail set;

(4) a curve to the left with a radius of 36.00', a chord bearing of N 31° 34' 01" W, a chord length of 34.67', and an arc length of 36.17', to a magnail set in Arbor Drive;

Thence leaving said bike way and along new lines created by this survey and in Arbor Drive:

N 28° 32' 50" E, 144.62 feet to a magnail set;

N 05° 37' 54" E, 84.73 feet to the Point of Beginning and containing 0.860 acres total, of which 0.234 acres are contained within Parcel A040020040103, 0.326 acres are contained within Parcel A04002002802, and 0.300 acres are contained within Parcel A040020039702.

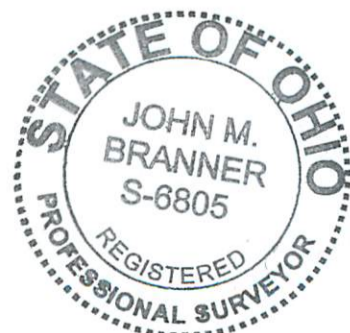
Subject to all easements and rights of way of record.

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 March, 2021 by

John M. Branner P.S. 6805





LOTSPLIT/LAND TRANSFER PERMIT

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

Permit #: LS21-000008

Issue Date: 04/20/2021

Permit Type: Minor

Issue Date: 04/20/2021

Description: a proposed lot split of a portion of Eclipse Company Town in The Plains at 11309 Jackson Drive consisting of Eclipse Company Store and bounded by Jackson Drive, Arbor Drive, the bike path, and the bike path extension to The Plains. We want to sell this portion of Eclipse Company Town and are retaining the balance of its acreage and company houses. The Eclipse Company Store building is located on our original 3.5 acre purchase (A040020039702). We added A040020002802 between the Company Store and the bike path. We added A040020040103, which now includes a portion of the bike path extension to The Plains. Our remaining acreage after the lot split is 6.427 acres, for which we also have a new survey, legal description, engineer, and auditor approval.

Approval Conditions/Notes: Your request for a Minor Subdivision (Lot Split / Land Transfer) is approved in accordance with the application submitted and ACC Title 21.

Location: 11360 Jackson Drive Athen A040020039702

Lot: 71 Section: 18 Town: 9 Range: 9 Township: Athens

Applicant:

Jonathan Sowash Eclipse, Ltd.
Phone: (740) 594-8388 (740) 664-2710

P.O. Box 2629
Athens, OH 45701

Property Owner:

Eclipse, LTD
Phone: (740) 664-2710
Surveyor Name: John M. Branner

PO BOX 2629
Athens, OH 45701
Registration #: S-6805

| | |
|--|---|
| Date property owner originally purchased the property: | 04-19-1999 |
| Acreage of original purchase: | 3.5 acres |
| Number and size of parcels subdivided since original purchase: | none |
| Acreage of proposed parcel(s) with new plat of survey attached: | 0.860 acre |
| Public road frontage of proposed parcel(s): Jackson Drive and Arbor Drive (First Street) | Residual: Jackson Drive and Arbor Drive (First Street) and Johnson Road |
| Date of survey of plat of proposed parcel(s): | March, 2021 |
| Approval date of health authority of jurisdiction for sewage disposal: | n/a |
| Approval date of County Engineer for mathematical accuracy of survey: | March 4, 2021 |

Minimum Requirements:

| | |
|---------------------------------|---------------------------------|
| Public Road Frontage: Yes | Engineer's Approval: Yes |
| Width to Depth Ratio: Yes | Health Department Approval: N/A |
| Number of Splits Permitted: Yes | Registered Surveyor: Yes |

Total Fees: \$100.00

Director of Development and Code Enforcement:

Approved Refused

04/20/2021

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

Date



ATHENS CONSERVANCY
575-698 O.R.

NELSONVILLE T V CABLE INC
57-770 O.R.

A040020002801
NELSONVILLE TV CABLE
209-957 O.R.

Parcel "B"
6.427 Ac.

3.184 Ac A040020040103
0.040 Ac A040020002802
3.203 Ac A040020039702

ECLIPSE LTD
285-1537 O.R.
A040020039702

ATHENS CONSERVANCY
452-897 O.R.

Sycamore
as per deed
iron pin fd
bears
N 18-23-18 W 2.63'

ECLIPSE LTD
285-1537 O.R.
A040020039702

P.O.B.
bears
S 10° 05' 42" E
3916.94'
from N.W. Cor.
of Sec. 18
Athens Twp.

E.J.B. Enterprises L.L.C.
451-461 O.R.

Parcel "A"
0.860 Ac.

0.234 Ac A040020040103
0.326 Ac A040020002802
0.300 Ac A040020039702

ATHENS COUNTY COMMISSIONERS
131-522 O.R.

ECLIPSE LTD
354-313 or
A040020040103


SAMMONS
536-1824 O.R.

SAMMONS
536-1824 O.R.

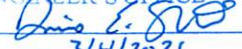
BRUDNO
544-156 O.R.

ECLIPSE LTD
285-1537 O.R.
A040020002802

Survey of Two Parcels
Situated in L.L. 71,72 & 112
Sec. 18, T.9, R.14, Athens Twp.
Athens Co., The Plains, Oh.
Surveyed March 2021

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/4/2021

| Curve | Radius | Arc | Tangent | Chord | Chord Bearing |
|-------|--------|-------|---------|-------|-----------------|
| 4 | 36.00 | 45.91 | 26.67 | 42.86 | N 39° 19' 02" W |
| 5 | 36.00 | 36.17 | 19.78 | 34.67 | N 31° 34' 01" W |
| 6 | 36.00 | 36.17 | 19.78 | 34.67 | S 31° 34' 01" E |
| 7 | 36.00 | 45.91 | 26.67 | 42.86 | S 39° 19' 02" E |
| 8 | 200.00 | 50.28 | 25.27 | 50.14 | N 53° 09' 12" W |
| 9 | 55.00 | 60.47 | 33.70 | 57.47 | N 77° 26' 41" W |

| Line | Bearing | Distance |
|------|-----------------|----------|
| 1 | S 69° 24' 23" E | 50.15' |
| 2 | N 75° 50' 57" W | 89.78' |
| 3 | N 2° 47' 08" W | 8.15' |
| 4 | N 5° 37' 54" E | 84.73' |
| 5 | S 73° 49' 53" E | 87.84' |
| 6 | N 16° 10' 07" E | 9.00' |
| 7 | S 16° 10' 10" W | 30.34' |
| 8 | S 50° 24' 20" E | 50.31' |
| 9 | S 5° 37' 54" W | 84.73' |
| 14 | S 2° 47' 08" E | 8.15' |
| 15 | S 75° 50' 57" E | 89.78' |
| 17 | S 16° 10' 07" W | 25.05' |
| 18 | S 84° 21' 56" W | 53.85' |
| 19 | S 16° 10' 07" W | 37.18' |
| 20 | N 60° 35' 10" W | 71.45' |
| 21 | N 55° 38' 43" E | 54.30' |
| 22 | N 32° 23' 13" E | 70.67' |
| 23 | N 0° 42' 20" W | 44.94' |



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
▽ = Mag Nail Set

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

