

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

DEC 06 2016

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: John M. Branner  
DATE: 8/2/16

*Description of a 0.31 acre Tract  
Transfer Between Adjoining Owners\**



Situated in Section 19, T.6, R.13, Ames Township, Athens County, Ohio and being a part of the L. Carleen Yocum Tract ( 451-545 O.R.) and being more particularly described as follows:

Beginning at an iron pin found at the South-west corner of the James E. Dailey 5.18 acre tract ( 162-626 O.R.), said pin calculated to bear North 83 degrees 18 minutes 43 seconds East, 3071.91 feet from the South-west corner of Section 19;  
Thence, along the South-line of Dailey ( 162-626 O.R.)  
S 71° 40' 40" E, 103.04 feet to an iron pin set;  
thence, along new lines created by this survey:  
S 51° 25' 20" W, 188.85 feet to an iron pin set;  
N 26° 34' 48" W, 95.48 feet to an iron pin set;  
N 55° 00' 52" E, 112.95 feet to the point of beginning and containing 0.31 acres and to remain continuous and contiguous with the James E. Dailey 5.18 acre tract ( 162-626 O.R.).

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 : Assumed and are to be used to denote interior angles only.

The above description is based on a field survey completed July 2016 by

John M. Branner P.S. 6805

A handwritten signature in blue ink, appearing to read "John M. Branner".

- *This is a transfer between adjoining owners and the 0.31 acre tract cannot be transferred to a non-adjoining owner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

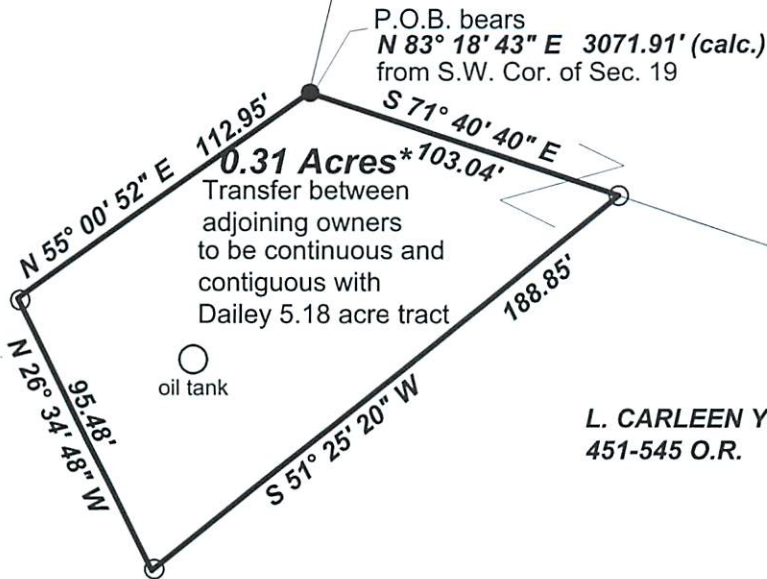
BY: John M. Branner  
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**Survey of a 0.31 Acre Tract  
Situated in Section 19, T.6, R.13,  
Ames Twp., Athens Co., Ohio  
Surveyed July 2016**

By: John M. Branner  
**John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Ohio 45701  
740-592-5778**

**DAILEY  
JAMES E  
162-626 O.R.  
5.18 ac.**

\* This is a transfer between adjoining owners and the 0.31 acre tract cannot be transferred to a non adjoining owner



**L. CARLEEN YOCUM  
451-545 O.R.**



Scale 1 inch = 60 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: Assumed and to be used to denote interior angles only  
Ref. Docs.: Tax Plat, Deeds, Surveys





# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 21

Permit #: LS16-000039

Issue Date: 10/04/2016

Permit Type: Minor

Issue Date: 10/04/2016

**Description:** Lot split 0 Dutch Creek Road Off of Dutch Creek Road - transfer between adjacent owners

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

**Location:**

Lot:                      Section: 19                      Town: 6                      Range: 13                      Township: Ames

**Applicant:**

L. Carleen Yocum  
Phone: 740-590-4852

**Property Owner:**

L. Carleen Yocum  
Phone: 740-590-4852

958 Montana Ave  
St. Paul, MN 55117

**Surveyor Name:** John Branner

**Registration #:** P.S. 6805

Date property owner originally purchased the property:	08/30/2010
Acreage of original purchase:	102.616acres[97.431-Yocum]
Number and size of parcels subdivided since original purchase:	5.185 ac. tract prior sale (162-626 O.R.)
Acreage of proposed parcel(s) with new plat of survey attached:	.31 transfer
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	07/31/2016
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	09/02/2016

**Minimum Requirements:**


Public Road Frontage: <input checked="" type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio: <input checked="" type="checkbox"/>	Health Department Approval:
Number of Splits Permitted: <input checked="" type="checkbox"/>	Registered Surveyor: <input checked="" type="checkbox"/>

**Total Fees:** \$80.00

**Service-Safety Director recommendation:**

Approved                       Refused

  
\_\_\_\_\_  
Paula Horan-Moseley  
Service-Safety Director

  
\_\_\_\_\_  
Date

