



LOTSPLIT/LAND TRANSFER PERMIT
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS11-000005

Issue Date: 05/24/2011

Permit Type: Minor

Issue Date: 05/24/2011

Approval Conditions/Notes: Your request for a Lotsplit/Land Transfer is approved in accordance with the application submitted and Athens City Code Title 21.

Location:

Lot: B-1020 & B-1021 Section: 10 Town: 9-N Range: 14-W Township: Athens

Applicant:

David & Christine Eland 61 Columbia Avenue
 Phone: 740-591-6924 Athens OH 45701

Property Owner:

David & Christine Eland 61 Columbia Avenue
 Phone: 740-591-6924 Athens OH 45701

Surveyor Name: Gerald W. Bayha **Registration #:** S-6139

Date property owner originally purchased the property:	03/19/1997
Acreage of original purchase:	0.1
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	0.179
Public road frontage of proposed parcel(s):	75.96'
Date of survey of plat of proposed parcel(s):	04/27/2011
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	04/28/2011

Minimum Requirements:

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

Total Fees: \$80.00

Service-Safety Director recommendation:

[X] Approved [] Refused

Paula Horan Moseley
 Paula Horan-Moseley
 Service-Safety Director

5/25/11
 Date

EXHIBIT "A"

0.179 Acre PARCEL

1) Being part of real estate owned by David C. & Christine V. Eland as recorded in Official Record 403 at page 2301 (being all of the 2nd Tract, all of the 4th Tract, and, part of the 1st Tract), as recorded in the Athens County Recorder's Office, Athens County, OH, and also, being Part of InLots No. B-1020 & B-1021, situate in Section 10, Town-9-North, Range-14-West, Athens City, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap set in the Southwesterly corner of InLot B-1021 owned by the Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-1st Tract) in the "Henry Boska Sub'd. of the North Part of OutLot 128" as recorded in Envelope 167-A in said Recorder's Office, and the Northwesterly corner of a "Vacated 10 Foot in Width Alley - Ordinance No. 0-52-06" now owned by the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-4th Tract), said iron pin w/cap also being the real **POINT OF BEGINNING** of the **0.179 Acre PARCEL** herein described:

3) Thence **S 75°13'14" E** along a new line through the lands of the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-1st Tract), and, through said InLot B-1021, **37.43 feet** to an iron pin w/cap set next to a chainlink fence gate post, passing through an iron pin w/cap set for reference at 25.52 feet:

4) Thence **S 38°03'19" E** along another new line through the lands of the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-1st Tract), and, continuing through said InLot B-1021, **82.95 feet** to an iron pin w/cap set in the Southeast line of said InLot B-1021, the Northwest R/W line of Columbia Avenue, and, the Southeast property line of the Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-1st Tract):

5) Thence **S 50°45'00" W** along the said Southeast line of said InLot B-1021, the Southeast line of said "Vacated 10 Foot in Width Alley - Ordinance No. 0-52-06", the Southeast line of InLot B-1020, the said Northwest R/W line of Columbia Avenue, and, the said Southeast property line of the Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-1st Tract, 4th Tract & 2nd Tract), **75.96 feet** to an iron pin w/cap set in Southeasterly corner of the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-2nd Tract) and the Northeasterly corner the said Grantors' (David C. & Christine V. Eland) herein (OR.310/Pg.2140-1st Tract):

6) Thence **N 33°51'05" W** through said InLot B-1020, along the Southwest line of the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-2nd Tract) and the Northeast line of the said Grantors' (David C. & Christine V. Eland) herein (OR.310/Pg.2140-1st Tract), **113.73 feet** to an iron pin w/cap set in the Northwest line of said InLot B-1020, the Southwesterly corner of the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-2nd Tract) and the Northwesterly corner the said Grantors' (David C. & Christine V. Eland) herein (OR.310/Pg.2140-1st Tract), passing through an iron pin w/cap set for reference at 96.23 feet:

7) Thence **N 50°45'00" E** along the Northwesterly line of said InLot B-1020, the Northwesterly line of said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-2nd Tract), the Northwesterly line of said "Vacated 10 Foot in Width Alley - Ordinance No. 0-52-06" now owned by the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.230-4th Tract), **45.00 feet** to the **point of beginning**, and, **containing** a total of **0.179 Acres**, of which, 0.091 Acre is all of said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.2301-2nd Tract), 0.026 Acre is all of said "Vacated 10 Foot in Width Alley - Ordinance No. 0-52-06" now owned by the said Grantors' (David C. & Christine V. Eland) herein (OR.403/Pg.230-4th Tract), and, 0.062 Acre is part of the said Grantors' (David C. & Christine V. Eland) herein (OR.310/Pg.2140-1st Tract).

8) The above described **0.179 Acre PARCEL** consists of:

0.091 Acres comprising all of existing **Auditor's Parcel No. A028190001900.**

0.026 Acres comprising all of existing **Auditor's Parcel No. A028190001901.**


0.062 Acres out of existing **Auditor's Parcel No. A028190002000.**

9) The bearings used in the above description are based on the Northwesterly line of InLot B-1020 as bearing: N 50°45'00" E, and, are only for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter pink plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

12) The above described **0.179 Acre PARCEL** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0211-02*), with the field work being completed on 20 April 2011, the "Plat of Survey" (Exhibit "B") being last revised on 27 April 2011, and, the "Legal Description" (Exhibit "A") being completed on 27 April 2011.


Gerald W. Bayha, P.S. 6139
STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
S-6139
APR 27 11
Date Signed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 4-28-11

Gerald W. Bayha, P.S.

Registered Professional
Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361

E-mail: jbayha@hughes.net

Plat Date:
04.27.11

Job No:
0211-02

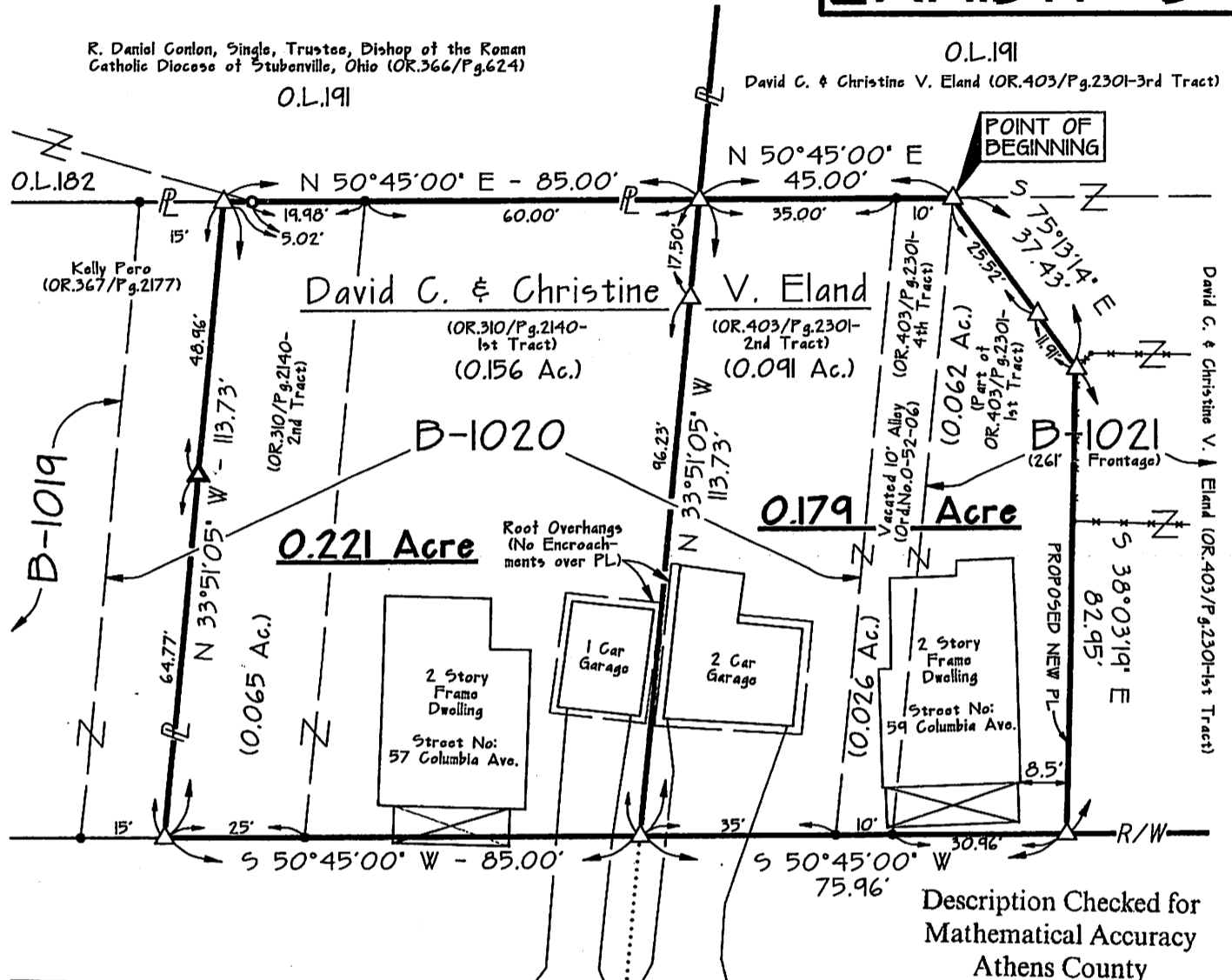
By: *GB* Chk'd: *GB*

Rev:

PLAT OF SURVEY

Pt. Lots B-1020 & B-1021
Section 10, T-9-N, R-14-W,
Athens City, Athens Township,
Athens County,
State of Ohio,
U.S.A.

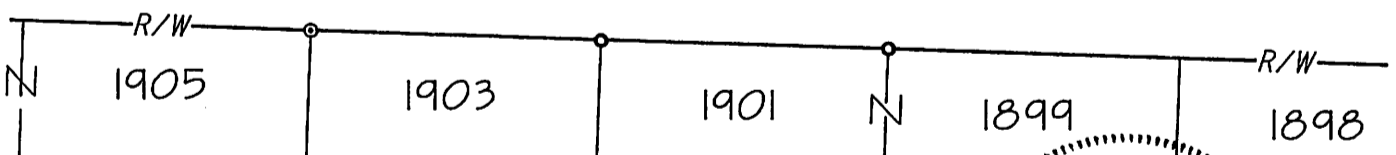
EXHIBIT 'B'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blause*
DATE: 4-28-11

Columbia Avenue

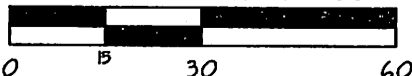


REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS
Henry Doska Sub'd. of North Part
of Outlot 128 (Envelope 167-A)
Scyamore Heights Addition
(Envelopes 199-D & 200-A)

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND,
ARE BASED ON THE NW. LINE OF LOT No. B-1020
AS BEARING: N 50°45'00" E

GRAPHIC SCALE: 1" = 30'



CERTIFICATION OF SURVEYOR

I hereby certify that this Plat of Survey was prepared from a
field survey completed by me on 20 APRIL 2011.

By: *Gerald W. Bayha* Date Signed
Gerald W. Bayha, P.S.
Ohio Registered Professional
Surveyor No. 5-6139

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W. DAYHA - P.S. 6139"
- ⊗ — DRILL HOLE SET IN CONG. DRIVE
- ▲ — 3/4" I.D. x 5' Tall Sched. 40-PVC Post Set
- — IRON PIPE FD. ⊙ — 1" IRON BAR FD.
- — POINT