

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perceal Williams  
DATE: 2/23/17

**Description of Lot 56 University Estates Subdivision Phase 1 (Exclusive of Plat Overlap)**

Situated in The City of Athens , Ohio, Section 16, T.9, R.14, Athens Township, Athens County, Ohio and in University Phase I Subdivision as recorded in Plat Envelopes: 532 A, 532 B, 533-A,533-B, 534 A, being Lot 56 that is exclusive of a 0.049 acre overlap with Lot 56-A

Beginning at an iron pin set at the Westerly most corner of Lot 56 ,  
Thence, along the West-line of said Lot 56, (H2 Development 481-233 O.R.)  
N 55° 31' 00" E,124.47 feet to an iron pin found with plastic I.D. Cap stamped "England"  
Thence, along the South-line of Lot 56-A as surveyed by "England" (First Choice Homes Ltd. 526-426 O.R.)  
S 61° 35' 01" E, 104.23 feet to an iron pin found with plastic I.D. Cap stamped " England"  
Thence, along the West Right of Way Line of University Estates Boulevard on a curve to the right:  
Arc= 136.10 feet, Chord Bearing: S 32° 19' 21" W, 135.99 feet; Radius= 970.00 feet;  
Thence, leaving said right of way and along the South-line of Lot 56 ( Cetide , 497-358 O.R.)  
N 52° 16' 20" W, 153.69 feet, passing an iron pin set at 5.00 feet to the point of beginning and containing 0.376 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 February. 2017 by  
John M. Branner P.S. 6805



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

FEB 24 2017

Jill Thompson  
Athens County Auditor

# Plat of Survey To Remedy Property Line Overlap Between Lots 56 and 56-A, University Estates Subd.

Env. 532-A, 532-B, 533-A, 533-B 534-A, 557A, 557B, 558A, 558B, 559-A

Situated in University Estates Phase 1 Subd.  
In The City of Athens, Sec. 16, T.9, R.14,  
Athens Twp., Athens Co., Ohio  
Surveyed Feb. 2017

By: *John M. Branner*  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Ohio

H2 Development L.L.C.  
481-233 O.R.

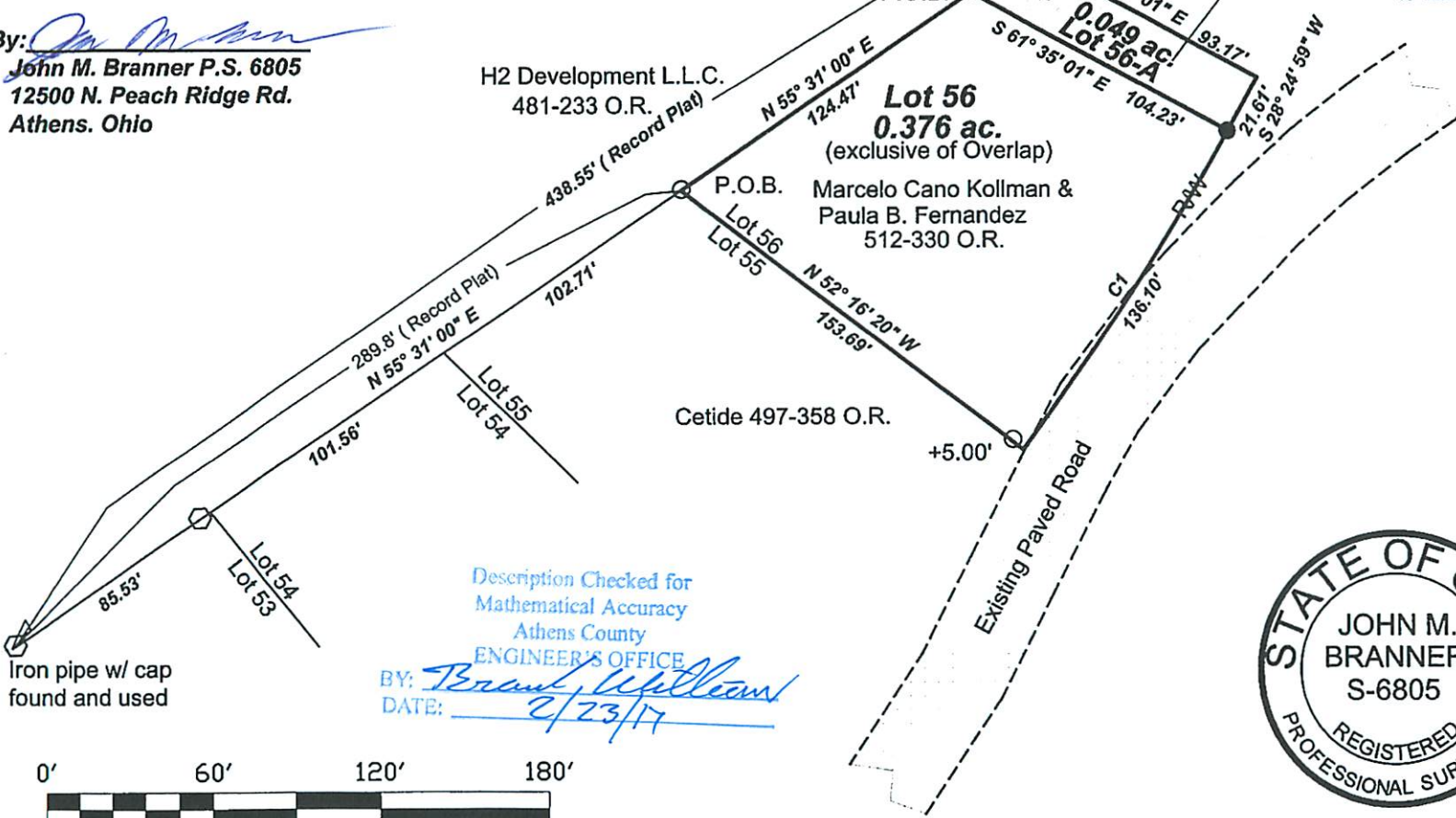
**Lot 56**  
0.376 ac.  
(exclusive of Overlap)

P.O.B. Marcelo Cano Kollman &  
Paula B. Fernandez  
512-330 O.R.

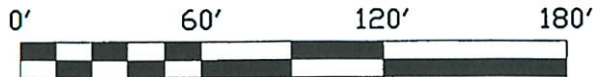
Cetide 497-358 O.R.

First Choice Homes Ltd.  
526-426 O.R.

Area of Overlap  
to be Quit Claimed  
to Lot 56-A Owner



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Scale 1 inch = 60 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found capped "England"
- ◊ = iron pipe found with plastic cap

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys  
Newman P.S. 8043 Survey Dec. 1, 2016,

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	8°02'21"	970.00	136.10	68.16	135.99	S 32° 19' 21" W