



buckley group

engineering + surveying

499 Richland Avenue Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
rbuckley@buckleygroupllc.com

DESCRIPTION OF A 2.335 ACRE PARCEL

Situated in the City of Athens, Athens Township, Athens County, State of Ohio

Being a 2.335 acre parcel of land located in part of University Estates Phase I, City of Athens, Athens Township, Athens County, Ohio Company Purchase, State of Ohio and being part of a 4.872 acre parcel as conveyed to Capital First Trust Deed Fund, LLC by a deed recorded in Official Records Book 432 at Page 804 of said county Deed Records, being Lot 11 recorded in Plat Envelope 558A and 559A being University Estates Phase I Final Plat of said county Plat Records and being more fully described as follows:

Beginning at an iron pin set at the northeasterly corner of said Lot 11, at a point in the westerly line of University Estates Boulevard, a variable width platted street;

Course No. 1: Thence, S 39° 01' 48" W, with the easterly line of said Lot 11 and the easterly line of said University Estates Boulevard, 254.36 feet to an iron pin set;

Course No. 2: Thence, N 50° 58' 12" W, with a new division line through said Lot 11, 442.69 feet to an iron pin set, being a point in Altamont Drive, a 60 foot width platted street:

Course No. 3: Thence, N 16° 26' 23" E, along the easterly line of said Altamont Drive and westerly line of said Lot 11, 31.80 feet to an iron pin set:

Course No. 4: Thence, N 33° 29' 14" W, along the easterly line of said Altamont Drive and westerly line of said Lot 11, 30.85 feet to an iron pin set, being a point in the southerly line of Lot 10 of said University Estates Phase I being a 5.173 acre parcel as conveyed to Capital First Trust Deed Fund, LLC as recorded in Official Records Book 432 at Page 804 of said county Deed records and a point of curvature of a nontangent curve to the right, concave southeasterly,

having a central angle of 6° 51' 25", a radius of 200.00 feet, and a chord Bearing and Distance of N 72° 21' 19" E, 23.92 feet:

Course No. 5: Thence, with the arc of said curve being the southerly line of said Lot 10 and the northerly line of said Lot 11, a distance of 23.94 feet to an iron pin set:

Course No. 6: Thence, N 75° 47' 00" E, along the southerly line of said Lot 10 and northerly line of said Lot 11, 93.93 feet to an iron pin set being a point of curvature of a tangent curve to the right, concave southwesterly, having a central angle of 53° 14' 47", a radius of 300.00 feet, and a chord Bearing and Distance of S 77° 35' 36" E, 268.87 feet:

Course No. 7: Thence, with the arc of said curve, being the southerly line of said Lot 10 and the northerly line of said Lot 11, a distance of 278.80 feet to an iron pin set:

Course No. 5: Thence, S 50° 58' 12" E, along the southerly line of said Lot 10 and northerly line of said Lot 11, 174.62 feet to the **Point of Beginning**, containing **2.335 acres**, more or less, and being subject to all legal rights of way and easements of record.

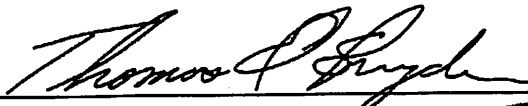
Being subject to an ingress/egress easement, being 50 foot in width, 25 foot each side of the following described centerline, beginning at the southeasterly corner of said 2.335 acre tract, thence N 50° 58' 12" W, being the southerly line of said 2.335 acre tract, 442.69 feet to a point of terminus on the southerly line of said Altamont Drive.

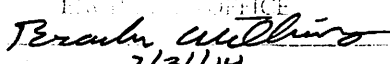
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group 04153".

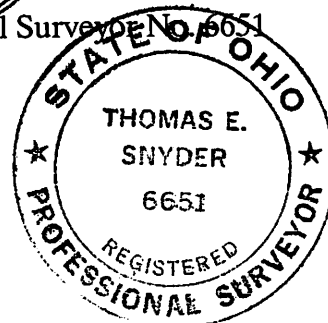
Description prepared by Ryan D. Buckley from a field survey in June, 2014, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

July 29, 2014

Date


Thomas E. Snyder, Professional Surveyor No. 6651

Designated by the Board of
Professional Surveyors
of the State of Ohio
FIELD OFFICE

7/31/14



MINOR SUBDIVISION REVIEW

(Lotsplit / Land Transfer)

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 21

Entire Page is for Office Use Only

Address/Location of Property:

LOT 11, VE

Reason for Request (Details):

SPLIT OF EXG. 4.872 ACRE LOT
INTO TWO LOTS

Code Enforcement Comments:

OK, needs PC Approval - Cont act
not an issue

Signature

John P. [Signature]

Date

8/5/14

Athens City Planner Comments

No issues

Signature

[Signature]

Date

8/5/14

Engineering & Public Works Department Comments

OK

Signature

[Signature]

Date

8/5/14

Service-Safety Director's Comments

Signature

Date

APPLICATION for MINOR SUBDIVISION
(Lotsplit/Land Transfer)
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 21

(For Office Use Only)
 Permit # LS14-000006
 Date Rec'd 8-1-14

Applications must contain all of the following information. An incomplete application will not be processed.

Applicant Matthew Graiser / Agent for Owner Phone # to call when processed 740-591-5507
 Address _____
 Property Owner Capital First Trust Deed Fund Phone 310-683-8639
 (if other than applicant)
 Address 2601 Airport Drive, Suite 290, Torrance, CA 90505
 Surveyor Name and State Registration Number Thomas E. Snyder 6651

Address of Property: Lot #11 - UE Blvd, Athens, OH

Date property owner originally purchased the property: _____

Acreage of original purchase: 4.872

Number and size of parcels subdivided since original purchase: 0

Acreage of proposed parcel(s) with new plat of survey attached: 2.335

Public road frontage of proposed parcel(s) 254.36 residual 308.53

Date of survey of plat of proposed parcel(s): 7-8-14

Approval date of health authority of jurisdiction for sewage disposal: N/A

Approval date of County Engineer for mathematical accuracy of survey: 7-31-14

Location:

Lot 11 Section 22 Town 9N Range 14W Township Athens

(For Office Use Only)

Do the proposed parcel(s) and residual satisfy minimum requirements for:

- | | Yes | No |
|---|-------------------------------------|--------------------------|
| Public Road Frontage | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Width to Depth Ratio | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Number of Splits Permitted as Minor Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Engineer's Approval | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Health Department Approval | <input type="checkbox"/> <u>N/A</u> | <input type="checkbox"/> |
| Registered Surveyor | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Zoning Administrator recommendation:

Approval Refusal
John P. Paszke 8/5/14
 John P. Paszke Date
 Zoning Administrator

Approval Refusal

Paula Horan-Moseley Date
 Service-Safety Director



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS14-000006

Issue Date: 08/11/2014

Permit Type: Minor

Issue Date: 08/11/2014

Description: Split 2.335 Ac. from original 4.872 Ac. parcel.

Approval Conditions/Notes: Your request for a Lotsplit is approved in accordance with the application submitted, Athens City Code Title 21, and approval by the Athens City Planning Commission on 8/7/2014, Case #14-09.

Location:

Lot: 11 Section: 22 Town: 9N Range: 14W Township: Athens

Applicant:

Capital First Trust Deed Fund
Phone: 310-683-8639

2601 Airport Drive, Ste. 290
Torrence CA 90505

Property Owner:

Capital First Trust Deed Fund
Phone: 310-683-8639

2601 Airport Drive, Ste. 290
Torrence CA 90505

Surveyor Name: Thomas E. Snyder

Registration #: 6651

Date property owner originally purchased the property:	02/18/2009
Acreage of original purchase:	4.872
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	2.335
Public road frontage of proposed parcel(s): 254.36'	Residual: 308.53'
Date of survey of plat of proposed parcel(s):	07/08/2014
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	07/31/2014

Minimum Requirements:

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

Total Fees: \$80.00

Service-Safety Director recommendation:

[X] Approved [] Refused

R.J. Sumney

R. J. Sumney, Acting Chairman
Athens City Planning Commission

8/18/14

Date