

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 cental 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 Survey No. 60

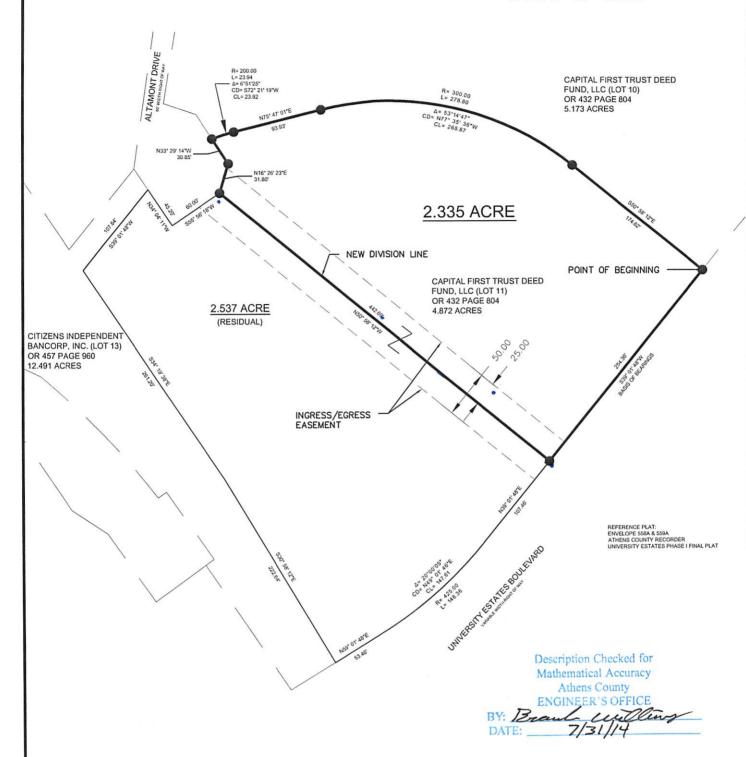
THOMAS E SNYDER

6651

GISTERED

NOTE: BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY

ATHENS COUNTY ATHENS TOWNSHIP CITY OF ATHENS SECTION 22, T-9-N, R-14-W OHIO COMPANY PURCHASE STATE of OHIO



SURVEYOR'S NOTES

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT

4. NO ABSTRACT WAS PERFORMED

5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, OTHER THAN THOSE SHOWN OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OF OTHER DOCUMENTATION AS NOTED.

7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.

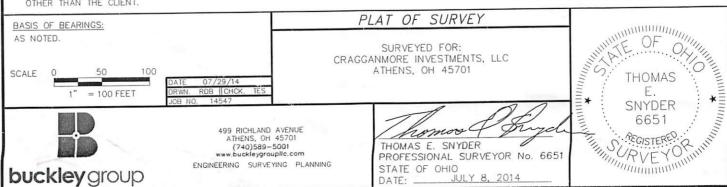
### LEGEND

O- MONUMENT FOUND

MONUMENT SET
 5/8"x30" REBAR/CAP 04153

△- POINT

ATTENTION: ATTENTION:
THIS PLAT OF SURVEY REPRESENTS
THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS.
ADOPTED 5-1-80 OF THE ADMINISTRATIVE
CODE CHAPTER 4733-37. LOCAL
GOVERNING REQUIREMENTS IF MORE
STRINGENT, SHALL BE ADHERED TO.



# 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 E       | XG. 4.872 ACRELOT     |
| Code Enforcement Comments: OK, needs 1         | oc Approval - Contrat |
| Signature John Play                            | Date <u>8/5/14</u>    |
| Athens City Planner Comments No 15225          |                       |
| Signature //                                   | Date # 8/5/19         |
| Engineering & Public Works Department Comments |                       |
| Signature Mb \$5                               | Date <u>8/3/14</u>    |
| Service-Safety Director's Comments             |                       |
| Signature                                      | Date                  |

## APPLICATION for MINOR SUBDIVISION

(Lotsplit/Land Transfer) CITY OF ATHENS, OHIO ATHENS CITY CODE TITLE 21

| Office Use Only) | ,   |
|------------------|-----|
| 514-000          | 004 |
| 8-1-14           |     |
|                  |     |

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

| Applicant Matthew Gaiser / Agent for O  | Phone # to call when processed 740-591-550          |
|---|---|
| Address   |   |
| Property Owner Capital First Trust Deed F<br>(if other than applicant) 2601 Airport Drive,      | Suite 290, Torrance, CA 90505                       |
| Surveyor Name and State Registration Number Thomas E.   | Snyder 6651   |
| Address of Property: Lot #11 - UE Blud,   | Attens, 01+   |
| Date property owner originally purchased the property:  | not our 1950ce                                      |
| Acreage of original purchase: 4.872   |   |
| Number and size of parcels subdivided since original purchase:                                  | John Praysh   |
| Acreage of proposed parcel(s) with new plat of survey attached:                                 | 35  |
| Public road frontage of proposed parcel(s) 254.36   | sidual <u>308,53</u>                                |
| Date of survey of plat of proposed parcel(s): $\frac{7-8-14}{}$                                 |   |
| Approval date of health authority of jurisdiction for sewage disposal:                          | WA  |
| Approval date of County Engineer for mathematical accuracy of survey:<br>Location:              | 7-31-14   |
| Lot // Section 22 Town 9N 1   | Range 14W Township Attens                           |
| (For Office Use Only)  Do the proposed parcel(s) and residual satisfy minimum requirements for: | Zoning Administrator recommendation:                |
| Public Road Frontage  | Approval Refusal Lill                               |
| ■ Width to Depth Ratio  | May 1 /a ryh 0/5/19                                 |
| Number of Splits Permitted as Minor Subdivision   | Zoning Administrator  Date                          |
| ■ Engineer's Approval   | Selficients of the Delice of State                  |
| Health Department Approval  Health Department Approval  | Approval Refusal                                    |
| Registered Surveyor   |   |
|   | Paula Horan-Moseley Date<br>Service-Safety Director |



### LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO ATHENS CITY CODE TITLE 23 Permit #: LS14-000006

Issue Date: 08/11/2014

|   |                    |                     |                              | 7          |  |  |
|---|--------------------|---------------------|------------------------------|------------|--|--|
| Permit Type: Minor  | Iss                | sue Date: 08/11/201 | 4                            |            |  |  |
| Description: Split 2.335 Ac. from original 4.872 Ac. parcel.                              |                    |                     |                              |            |  |  |
| Approval Conditions/Notes: Your request for City Code Title 21, and approval by the Ather | T) 15/40           |                     |                              | ed, Athens |  |  |
| Location:   |                    |                     |                              |            |  |  |
| Lot: 11 Section: 22 Tow   | n: 9N Rar          | nge: 14W            | Township: Athens             |            |  |  |
| Applicant:  |                    |                     |                              |            |  |  |
| Capital First Trust Deed Fund   |                    | 2601 Airpoi         | 2601 Airport Drive, Ste. 290 |            |  |  |
| Phone: 310-683-8639   |                    | Torrence C          | A 90505                      |            |  |  |
| Property Owner:   |                    |                     |                              |            |  |  |
| Capital First Trust Deed Fund   |                    | 2.5                 | rt Drive, Ste. 290           |            |  |  |
| Phone: 310-683-8639   |                    | Torrence C          | A 90505<br>on #: 6651        |            |  |  |
| Surveyor Name: Thomas E. Snyder   |                    | Registrati          | <b>611 #.</b> 005 1          |            |  |  |
| 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: 3                  | 08.53'     |  |  |
| Date of survey of plat of proposed parcel(s):   |                    |                     | 07/08/2014                   |            |  |  |
| Approval date of health authority of jursidiction for sewage disposal:                    |                    |                     | N/A                          |            |  |  |
| Approval date of County Engineer for mathma   | urvey:             | 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 [ ] Refu   |                    |                     |                              |            |  |  |
| OAC   |                    |                     |                              |            |  |  |
| 1(1) James  |                    |                     | 8/18/14                      |            |  |  |
| R. J. Sumney, Acting Chairman   |                    |                     | Date                         |            |  |  |
| Athens City Planning Commission   |                    |                     |                              |            |  |  |