

BY: Frank Williams  
DATE: 7/6/17



**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
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**Legal Description**  
**Revised Tract 1: 0.331 Acres**  
**Part Mary A. Gabriel Parcel III: O.R. Book 305, Page 647**

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Section 24, Township 9N, Range 14W, and being part of The John Slater Town Lots Addition, as recorded in Plat Envelope 282-A, in the Athens County Plat Records, and being more particularly described as follows;

Being a Survey of a part of a Parcel III conveyed to Mary J. Gabriel, as recorded in O.R. Book 305, Page 647, in the Athens County Deed Records, and being part of Auditor's P.P.N. A04-02409059-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of said parcel conveyed to Gabriel and said Lot 24 of which this description is a part, also being the intersection of the South Right of Way Line of East First Street (40' Wide R/W) and the West Right of Way Line of Crestview Drive (40' Wide);

Thence, N 48°57'02" W 75.75 feet with the North line of said parcel conveyed to Gabriel (O.R.305, Pg.647) and said Lot 24 of which this description is a part, the same being the South R/W Line of East First Street, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.331 Acre parcel herein to be described;

Thence, S 41°37'46" W 123.49 feet leaving East First Street with a line across said Lot 24 and said parcel conveyed to Gabriel (O.R.305,Pg.647) of which this description is a part, to an iron pin set on the South line thereof, and being on the North line of a parcel conveyed to Robert E. Scott, as recorded in O.R. Book 64, Page 153;

Thence, N 55°23'53" W 111.64 feet with the South line of said parcel conveyed to Gabriel (O.R.305,Pg.647) of which this description is a part, the same being the North line of said parcel conveyed to Scott (O.R.64,Pg.153) continuing across said Lot 24, to a 5/8" o.d. iron pin found marking the Southeast corner of a 0.38 Acre parcel conveyed to Tyler R. Brozak, ETAL, as recorded in O.R. Book 214, Page 80;

Thence, N 41°22'17" E 136.02 feet with the West line of said parcel conveyed to Gabriel (O.R.305, Pg.647) of which this description is a part, the same being the East line of said parcel conveyed to Brozak, ETAL (O.R.214,Pg.80) continuing across said Lot 24, to a 5/8" o.d. iron pin found on the North line thereof, and being on the South Right of Way Line of said East First Street;

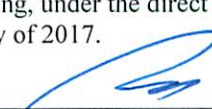
Thence, S 48°57'02" E 111.42 feet with the North line of said parcel conveyed to Gabriel (O.R.305,Pg.647) of which this description is a part, the same being the North line of Lot 24 of which this description is a part, also being the South Right of Way line of said East First Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.331 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

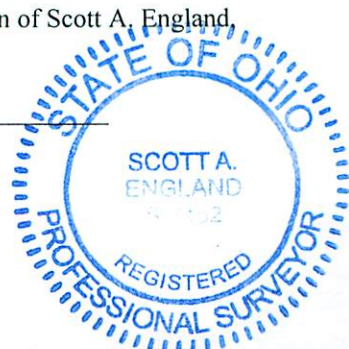
The bearings of the above description are based on the South Right of Way Line of East First Street (40' Wide R/W), as being S 48°57'02" E, and is an assumed Meridian used to denote angles only.  
All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2015 & July of 2017.

Dated 7/19/17

Job No. 2793-17AT-Tract I Rev 1

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452





# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS17-000014

Issue Date: 07/24/2017

Permit Type: Minor

Issue Date: 07/24/2017

**Description:** Lot Split 95 & 93 East First Street The Plains

**Approval Conditions/Notes:** Your request for a Minor Subdivision (Lotsplit/Land Transfer) is approved in accordance with the application submitted and

**Location:**

Lot: part lot 24 (282-A)      Section: 24      Town: 9N      Range: 14W      Township: Athens

**Applicant:**

Ralph Hartman Hartman Holdings, LLC  
Phone: 740-541-7425

PO Box 173  
The Plains, OH 45780

**Property Owner:**

GABRIEL MARY A  
Phone: 740-677-0080/740-707-2792

95 E. First St.  
The Plains, OH

**Surveyor Name:** Scott A. England

**Registration #:** 7452

Date property owner originally purchased the property:	01/02/2001
Acreage of original purchase:	0.539
Number and size of parcels subdivided since original purchase:	N/A
Acreage of proposed parcel(s) with new plat of survey attached:	(0.331) and (0.208)
Public road frontage of proposed parcel(s): (111.42') (187.17'+114.82	Residual:
Date of survey of plat of proposed parcel(s):	07/14/2017
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	

**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:**

Approved

Refused

  
Paula Horan-Moseley  
Service-Safety Director

DSSD

  
Date