

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Branner  
DATE: 7/18/14

EXHIBIT "A"  
DESCRIPTION OF A 6.95 ACRE TRACT

Situated in Section 16, T.5, R.13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the East right of way of Township Road 605, said point bears South 85 degrees 32 minutes 24 Seconds East, 1726.86 feet; and North 04 degrees 27 Minutes 36 Seconds East, 2355.68 feet from the South-west corner of Section 16 and also being 404.33 feet left of center-line station 150+99.06' of U.S. 50 center-line survey.

Thence, with the right of way of Township Road 605:

N 26 degrees 44 minutes 21 seconds E, 242.12 feet  
N 60 degrees 24 minutes 52 seconds W, 84.53 feet  
N 39 degrees 45 minutes 17 seconds W, 47.95 feet  
N 48 degrees 24 minutes 16 seconds W, 105.96 feet  
N 50 degrees 00 minutes 16 seconds W, 61.02 feet  
N 25 degrees 13 minutes 46 seconds W, 71.59 feet  
N 64 degrees 37 minutes 31 seconds W, 44.41 feet

Thence, leaving said right of way and along the East-line of Couladis (330-197)

N 28 degrees 01 minutes 47 seconds E, 172.48 feet to an iron pin set;

Thence, along new-lines:

S 54 degrees 56 minutes 13 seconds E, 774.86 feet to an iron pin set;  
S 43 degrees 08 minutes 38 seconds W, 427.34 feet to an iron pin set;  
S 25 degrees 31 minutes 39 seconds W, 368.88 feet to an iron pin set in the north limited access

line of U.S. 50;

Thence, along said line, N 46 degrees 11 minutes 59 seconds W 232.95 feet to a point;

Thence, along the East-right of way lines of Twp. Road 605;

N 8 degrees 09 minutes 05 seconds E, 94.12 feet  
N 26 degrees 44 minutes 21 seconds E, 211.25 feet  
N 63 degrees 15 minutes 34 seconds W, 14.00 feet to the point of beginning and containing 6.95

acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8" by 30" long rebar.

Bearings are assumed and are to be used to denote interior angles only.

The above description is based on a survey completed September 2007 by John M. Branner P.S. 6805

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

JUL 18 2014

Jill Thompson  
Athens County Auditor



McAFEE ROAD LLC  
346-660

**SURVEY OF A 6.95 ACRE TRACT**

IN SECTION 16, T.5, R.13,  
CANAAN TOWNSHIP  
ATHENS COUNTY, OHIO  
SURVEYED JUNE 2007

BY: *[Signature]*  
**JOHN M. BRANNER P.S. 6805**  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701  
(740) 592-5778

COULADIS  
140.42 AC.  
330-197

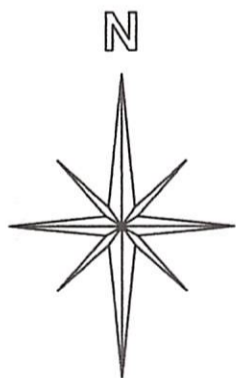
Line	Bearing	Distance
8	N 63°15'34"W	14.00'
9	N 39°45'17"W	47.95'
10	N 50°00'16"W	61.02'
11	N 25°13'46"W	71.59'
12	N 64°37'31"W	44.41'

RICHARD LEE COLE  
0.32 AC.  
236-742

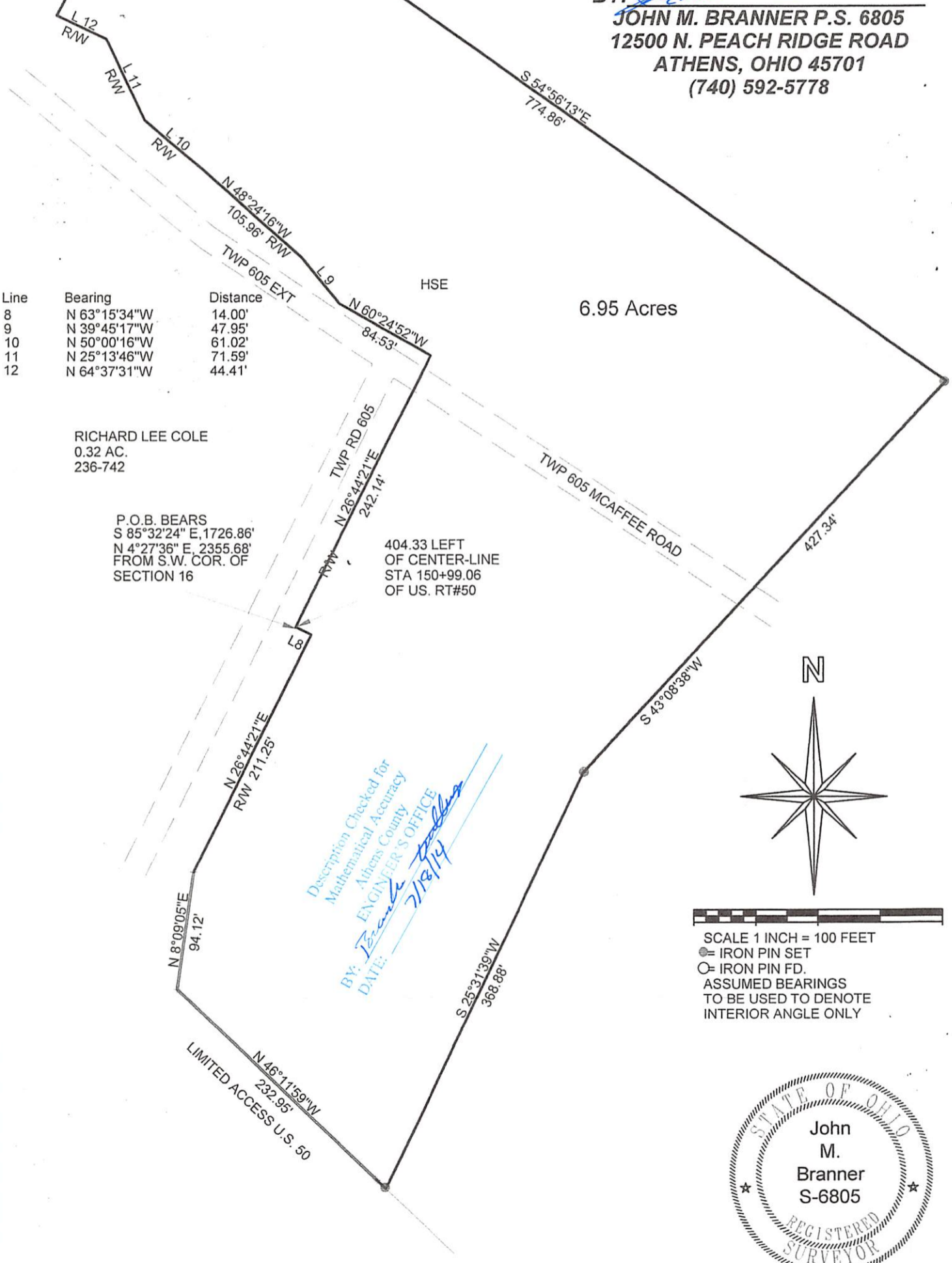
P.O.B. BEARS  
S 85°32'24" E, 1726.86'  
N 4°27'36" E, 2355.68'  
FROM S.W. COR. OF  
SECTION 16

404.33 LEFT  
OF CENTER-LINE  
STA 150+99.06  
OF US. RT#50

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SCALE 1 INCH = 100 FEET  
● IRON PIN SET  
○ IRON PIN FD.  
ASSUMED BEARINGS  
TO BE USED TO DENOTE  
INTERIOR ANGLE ONLY







# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS14-000008

Issue Date: 10/15/2014

Permit Type: Minor

Issue Date: 10/15/2014

**Description:** Split 6.95 Ac. tract.

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

**Location:**

Lot:            Section: 16                      Town: 5                      Range: 13                      Township: Canaan

**Applicant:**

McAfee Road LLC  
Phone: 740-591-3169

15310 McAfee Road  
Athens OH 45701

**Property Owner:**

McAfee Road LLC  
Phone: 740-591-3169

15310 McAfee Road  
Athens OH 45701

**Surveyor Name:** John M., Branner

**Registration #:** S-6805

Date property owner originally purchased the property:	01/11/2008
Number and size of parcels subdivided since original purchase:	1
Acreage of proposed parcel(s) with new plat of survey attached:	6.95 Ac.
Date of survey of plat of proposed parcel(s):	07/18/2014
Approval date of health authority of jurisdiction for sewage disposal:	09/16/2014
Approval date of County Engineer for mathematical accuracy of survey:	07/18/2014

**Minimum Requirements:**

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio:

Health Department Approval:

Number of Splits Permitted:

Registered Surveyor:

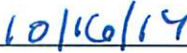
**Total Fees:** \$80.00

**Service-Safety Director recommendation:**

[ X ] Approved

[ ] Refused

  
Paula Horan-Moseley  
Service-Safety Director

  
Date