

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

(For Office Use Only)
 Permit # LS13-000017
 Date Rec'd 12-4-13

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

Applicant Svitlana Kalinichenko Phone # to call when processed 740-594-2600
 Address 4 Ellis Avenue, Athens OH 45701
 Property Owner Countryside Land LLC Phone _____
 (if other than applicant)
 Address 345 Cincinnati-Zanesville Rd. SW. Lancaster OH 43800
 Surveyor Name and State Registration Number Paul R Sharrett S-8019

Address of Property: 14808 Harmony Rd.

Date property owner originally purchased the property: October 23, 2013

Acreage of original purchase: 211 acres

Number and size of parcels subdivided since original purchase: 40.001

Acreage of proposed parcel(s) with new plat of survey attached: E020020022500

Public road frontage of proposed parcel(s) Harmony residual _____

Date of survey of plat of proposed parcel(s): 10/21/13

Approval date of health authority of jurisdiction for sewage disposal: 12/3/2013 C. C. C. R.S.

Approval date of County Engineer for mathematical accuracy of survey: 10/21/13

Location:

Lot _____ Section 17 Town T-SW Range R-13-W Township Canaan

(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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Registered Surveyor | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Zoning Administrator recommendation:

Approval Refusal
John P. Paszke 12/11/13
 John P. Paszke Date
 Zoning Administrator

Approval Refusal
Paula Horan Moseley 12/12/13
 Paula Horan-Moseley Date
 Service-Safety Director

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: 14808 HARMONY RD

Reason for Request (Details): SPLITTING OF ONE 211 ACRE PARCEL INTO 3 PARCELS. THIS ONE IS FOR 40.001 ACRES WITH 2 EXG HOMES.

Code Enforcement Comments: OK - Greater than 5 Acres (3 mile) Both home septic systems are OK per Chuck Hammer

Signature John P. Raab Date 12/11/13

Athens City Planner Comments Health dept. OK. No issues -

Signature [Signature] Date 12/11/2013

Engineering & Public Works Department Comments

N/A

Signature _____ Date _____

Service-Safety Director's Comments _____

Signature Paula Horan Masely Date 12/12/13



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS13-000017

Issue Date: 12/12/2013

Permit Type: Minor **Issue Date:** 12/12/2013

Description: Splitting of one 211 Acre parcel into 3 parcels. This one is for 40.001 Acres with 2 existing homes.

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

Location:

Lot: Section: 17 Town: 5-N Range: 13-W Township: Canaan

Applicant:

Svitlana Kalinichenko 4 Ellis Avenue
Phone: 740-594-0287 Athens OH 45701

Property Owner:

Countrytyme Land LLC 3451 Cincinnati-Zanesville Road SW
Lancaster OH 43130

Surveyor Name: Paul Sharrett **Registration #:** S-8019

Date property owner originally purchased the property:	10/23/2013
Acreage of original purchase:	211 Ac.
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	40.001
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	10/15/2013
Approval date of health authority of jurisdiction for sewage disposal:	12/03/2013
Approval date of County Engineer for mathematical accuracy of survey:	10/21/2013

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

12/12/13
Date

EXHIBIT "A"
(40.001 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Jerry W. and Donna S. Storer as recorded in Official Record 59, Page 724 of the Athens County Recorder's Office, said tract being situated in Fraction 17, T-5-N, R-13-W, Canaan Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132+45.40 / 57.15' Rt. as found on the State Of Ohio U.S. 50 Right Of Way Plans;

Thence with a line, South 27° 31' 44" West a distance of 1645.56 feet to a iron spike found in the center of Harmony Road (County Road 24), said iron spike being on the westerly property line of a 18.46 acre tract, (Official Record 433, Page 947 / A.P.N. E010010035100) and being the **principal place of beginning** of the tract herein described;

Thence with a line through the grantor's property, being along the center of Harmony Road the following five (5) courses:

1. North 75° 07' 36" West a distance of 98.84 feet to a point,
2. North 75° 03' 20" West a distance of 62.31 feet to a point,
3. North 73° 44' 21" West a distance of 63.38 feet to a point,
4. North 71° 54' 22" West a distance of 104.90 feet to point, and;
5. North 67° 02' 13" West a distance of 73.04 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property the following three (3) courses:

1. South 23° 11' 26" West, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 427.97 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 62° 58' 37" West a distance of 398.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 34° 29' 16" East, passing a 5/8" iron pin with a plastic identification cap set at 358.57 feet, going a total distance of 433.57 feet to a magnetic nail set in the center of Harmony Road;

Thence continuing with a line through the grantor's property being along the center of Harmony Road the following eleven (11) courses:

1. North 64° 33' 13" West, passing a magnetic nail set at 30.38 feet, going a total distance of 112.70 feet to a point,
2. North 63° 10' 55" West a distance of 76.67 feet to a point,
3. North 62° 18' 45" West a distance of 143.20 feet to a point,
4. North 64° 09' 11" West a distance of 49.54 feet to a point,
5. North 68° 50' 13" West a distance of 49.20 feet to a point,
6. North 74° 24' 32" West a distance of 49.16 feet to a point,
7. North 80° 08' 35" West a distance of 47.87 feet to a point,
8. North 84° 42' 34" West a distance of 51.71 feet to a point,
9. North 88° 04' 34" West a distance of 52.66 feet to a point,
10. South 88° 25' 19" West a distance of 596.63 feet to a point, and;
11. North 89° 56' 50" West a distance of 105.67 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property, North 04° 04' 55" East, passing 5/8" iron pins with plastic identification caps set at 30.00 feet and 324.21 feet, going a total distance of 424.21 feet to a point in the Hocking River, said point being on the southerly property line of a 13.29 acre tract, (Official Record 301, Page 1668 / A.P.N. E010010035600);

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

[continued on page 2]

OCT 22 2013 

Page 1 of 3

Jill Thompson
Athens County Auditor

EXHIBIT "A"

Thence along the property line of the 13.29 acre tract, being along the center of the Hocking River the following four (4) courses:

1. North 77° 29' 17" East a distance of 83.75 feet to a point,
2. North 75° 05' 47" East a distance of 226.59 feet to a point,
3. North 66° 50' 40" East a distance of 161.46 feet to a point, and;
4. North 61° 12' 41" East a distance of 148.19 feet to a point;

Thence leaving the property line of the 13.29 acre tract and with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 61° 12' 41" East a distance of 76.51 feet to a point,
2. North 70° 50' 43" East a distance of 176.86 feet to a point,
3. North 89° 47' 16" East a distance of 150.65 feet to a point,
4. South 85° 56' 33" East a distance of 224.16 feet to a point,
5. South 77° 33' 01" East a distance of 331.75 feet to a point,
6. South 68° 59' 30" East a distance of 384.41 feet to a point, and;
7. South 61° 41' 56" East a distance of 390.16 feet to a point on the northerly corner of the above mentioned 18.46 acre tract;

Thence leaving the center of the Hocking River and along the property line of the 18.46 acre tract, South 20° 32' 31" West, passing 5/8" iron pins with plastic identification caps set at 100.00 feet and 808.77 feet, going a total distance of 838.77 feet to the **principal place of beginning**, containing 40.001 acres more or less and being subject to the right of way of Harmony Road (County Road 24) and all other legal easements of record.

Being a part of Auditor's Parcel E020020022500.

Also included with the above described tract is a 30.00 foot wide ingress and egress easement being more particularly described as follows:

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132+45.40 / 57.15' Rt. as found on the State Of Ohio U.S. 50 Right Of Way Plans;

Thence with a line, South 27° 31' 44" West a distance of 1645.56 feet to a iron spike found in the center of Harmony Road (County Road 24), said iron spike being on the westerly property line of a 18.46 acre tract, (Official Record 433, Page 947 / A.P.N. E010010035100);

Thence along the property line of the above described tract, being along the center of Harmony Road the following five (5) courses:

1. North 75° 07' 36" West a distance of 98.84 feet to a point,
2. North 75° 03' 20" West a distance of 62.31 feet to a point,
3. North 73° 44' 21" West a distance of 63.38 feet to a point,
4. North 71° 54' 22" West a distance of 104.90 feet to point, and;
5. North 67° 02' 13" West a distance of 73.04 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing along the property line of the above described tract the following three (3) courses:

1. South 23° 11' 26" West, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 427.97 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 62° 58' 37" West a distance of 398.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 34° 29' 16" East a distance of 358.57 feet to 5/8" iron pin with a plastic identification cap set, being the **principal place of beginning** of the 30.00 foot wide ingress and egress easement;

[continued on page 3]

EXHIBIT "A"

Thence leaving the property line of the above described tract and with a line through the grantor's property the following two (2) courses:

1. North 64° 33' 13" West a distance of 30.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. North 34° 29' 16" East a distance of 75.00 feet to a magnetic nail set in the center of Harmony Road, said magnetic nail also being the property line of the above described tract;

Thence along the center of Harmony Road and the property line of the above described tract, South 64° 33' 13" East a distance of 30.38 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing along the property line of the above described tract, South 34° 29' 16" West a distance of 75.00 feet to the **principal place of beginning** of the 30.00 foot wide ingress and egress easement.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the north line of Fraction 17 being, North 86° 32' 05" West and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 15, 2013.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian Smith*
DATE: 10/21/13

EXHIBIT "A"
(40.001 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Jerry W. and Donna S. Storer as recorded in Official Record 59, Page 724 of the Athens County Recorder's Office, said tract being situated in Fraction 17, T-5-N, R-13-W, Canaan Township, Athens County, State of Ohio and being more particularly described as follows:

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Thence with a line, South 27° 31' 44" West a distance of 1645.56 feet to a iron spike found in the center of Harmony Road (County Road 24), said iron spike being on the westerly property line of a 18.46 acre tract, (Official Record 433, Page 947 / A.P.N. E010010035100) and being the **principal place of beginning** of the tract herein described;

Thence with a line through the grantor's property, being along the center of Harmony Road the following five (5) courses:

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5. North 67° 02' 13" West a distance of 73.04 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property the following three (3) courses:

1. South 23° 11' 26" West, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 427.97 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 62° 58' 37" West a distance of 398.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 34° 29' 16" East, passing a 5/8" iron pin with a plastic identification cap set at 358.57 feet, going a total distance of 433.57 feet to a magnetic nail set in the center of Harmony Road;

Thence continuing with a line through the grantor's property being along the center of Harmony Road the following eleven (11) courses:

1. North 64° 33' 13" West, passing a magnetic nail set at 30.38 feet, going a total distance of 112.70 feet to a point,
2. North 63° 10' 55" West a distance of 76.67 feet to a point,
3. North 62° 18' 45" West a distance of 143.20 feet to a point,
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10. South 88° 25' 19" West a distance of 596.63 feet to a point, and;
11. North 89° 56' 50" West a distance of 105.67 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property, North 04° 04' 55" East, passing 5/8" iron pins with plastic identification caps set at 30.00 feet and 324.21 feet, going a total distance of 424.21 feet to a point in the Hocking River, said point being on the southerly property line of a 13.29 acre tract, (Official Record 301, Page 1668 / A.P.N. E010010035600);

[continued on page 2]

EXHIBIT "A"

Thence along the property line of the 13.29 acre tract, being along the center of the Hocking River the following four (4) courses:

1. North 77° 29' 17" East a distance of 83.75 feet to a point,
2. North 75° 05' 47" East a distance of 226.59 feet to a point,
3. North 66° 50' 40" East a distance of 161.46 feet to a point, and;
4. North 61° 12' 41" East a distance of 148.19 feet to a point;

Thence leaving the property line of the 13.29 acre tract and with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 61° 12' 41" East a distance of 76.51 feet to a point,
2. North 70° 50' 43" East a distance of 176.86 feet to a point,
3. North 89° 47' 16" East a distance of 150.65 feet to a point,
4. South 85° 56' 33" East a distance of 224.16 feet to a point,
5. South 77° 33' 01" East a distance of 331.75 feet to a point,
6. South 68° 59' 30" East a distance of 384.41 feet to a point, and;
7. South 61° 41' 56" East a distance of 390.16 feet to a point on the northerly corner of the above mentioned 18.46 acre tract;

Thence leaving the center of the Hocking River and along the property line of the 18.46 acre tract, South 20° 32' 31" West, passing 5/8" iron pins with plastic identification caps set at 100.00 feet and 808.77 feet, going a total distance of 838.77 feet to the **principal place of beginning**, containing 40.001 acres more or less and being subject to the right of way of Harmony Road (County Road 24) and all other legal easements of record.

Being a part of Auditor's Parcel E020020022500.

Also included with the above described tract is a 30.00 foot wide ingress and egress easement being more particularly described as follows:

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132+45.40 / 57.15' Rt. as found on the State Of Ohio U.S. 50 Right Of Way Plans;

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Thence along the property line of the above described tract, being along the center of Harmony Road the following five (5) courses:

1. North 75° 07' 36" West a distance of 98.84 feet to a point,
2. North 75° 03' 20" West a distance of 62.31 feet to a point,
3. North 73° 44' 21" West a distance of 63.38 feet to a point,
4. North 71° 54' 22" West a distance of 104.90 feet to point, and;
5. North 67° 02' 13" West a distance of 73.04 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing alone the property line of the above described tract the following three (3) courses:

1. South 23° 11' 26" West, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 427.97 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 62° 58' 37" West a distance of 398.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 34° 29' 16" East a distance of 358.57 feet to 5/8" iron pin with a plastic identification cap set, being the **principal place of beginning** of the 30.00 foot wide ingress and egress easement;

[continued on page 3]

EXHIBIT "A"

Thence leaving the property line of the above described tract and with a line through the grantor's property the following two (2) courses:

1. North 64° 33' 13" West a distance of 30.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. North 34° 29' 16" East a distance of 75.00 feet to a magnetic nail set in the center of Harmony Road, said magnetic nail also being the property line of the above described tract;

Thence along the center of Harmony Road and the property line of the above described tract, South 64° 33' 13" East a distance of 30.38 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing along the property line of the above described tract, South 34° 29' 16" West a distance of 75.00 feet to the **principal place of beginning** of the 30.00 foot wide ingress and egress easement.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

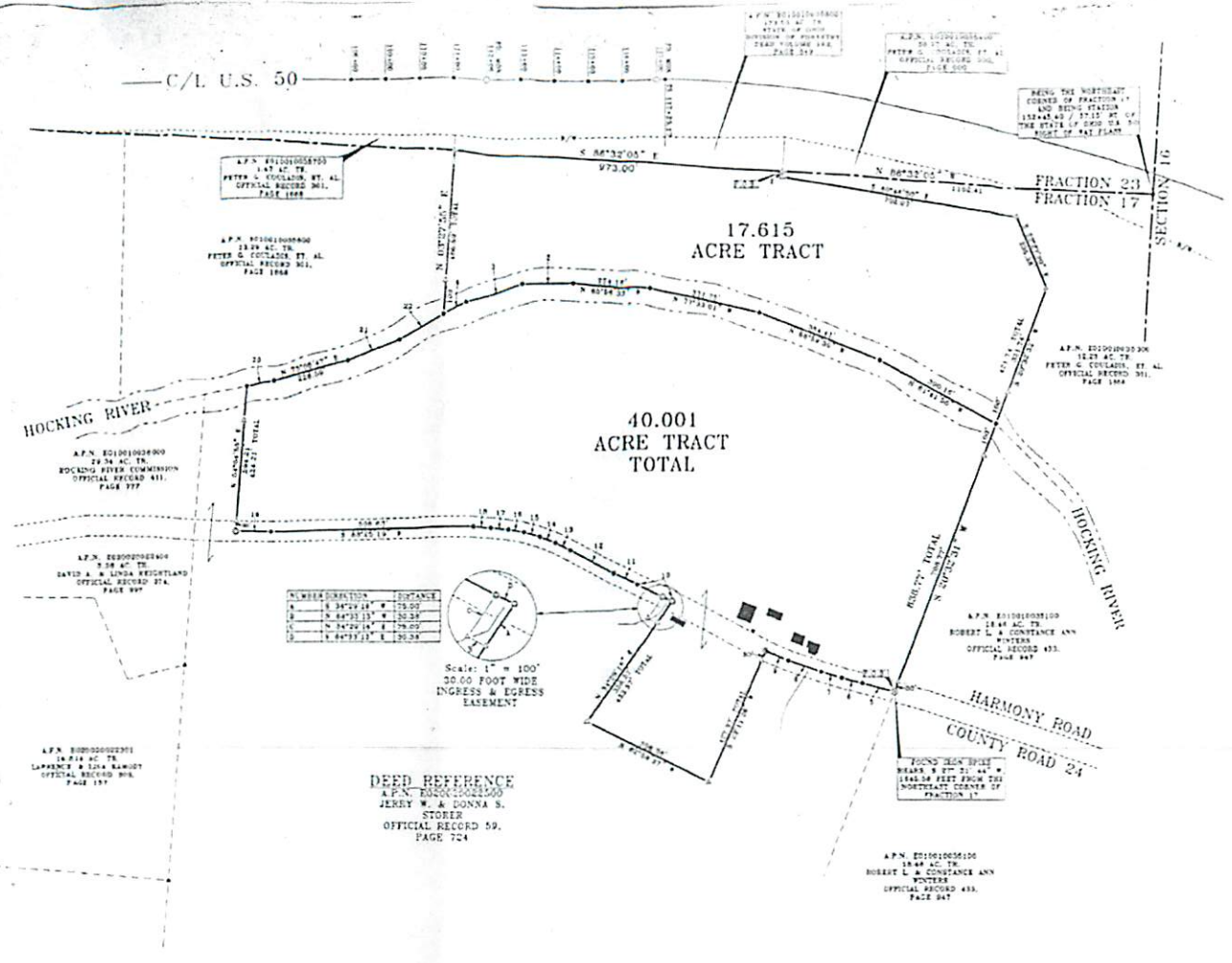
All bearings based on the north line of Fraction 17 being, North 86° 32' 05" West and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 15, 2013.

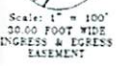


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul R. Sharrett
DATE: 10/21/13

C/L U.S. 50



LINE	BEARING	DISTANCE
1	N 84° 12' 41" E	173.23
2	S 89° 52' 00" W	100.00
3	N 84° 12' 41" E	173.23
4	S 89° 52' 00" W	100.00



DEED REFERENCE
 A.P.N. E200000221000
 JERRY W. & DONNA S. STORER
 OFFICIAL RECORD 59,
 PAGE 724

(17.615 ACRE TRACT)

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132444.48 / 37.15' 34" as found on the State Of Ohio U.S. 50 Right Of Way Plans;

Thence along the north line of Fraction 17, North 80° 32' 05" West a distance of 1102.41 feet to a 5/8" iron pin with a plastic identification cap set on the northwesterly corner of a 12.23 acre tract (Official Record 301, Page 1888 / A.P.N. E200000221000), said iron pin being the principal place of beginning of the tract herein described;

Thence leaving the north line of Fraction 17 and along the property line of the 12.23 acre tract the following four (4) courses:

1. North 02° 04' 11" West a distance of 17.11 feet to a 5/8" iron pin with a plastic identification cap set;
2. South 80° 48' 50" East a distance of 702.27 feet to a 5/8" iron pin with a plastic identification cap set;
3. South 02° 07' 30" East a distance of 235.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
4. South 30° 12' 32" West, passing a 5/8" iron pin with a plastic identification cap set at 232.78 feet, going a total distance of 417.78 feet to a point in the center of the Hocking River;

Thence with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 41° 41' 58" West a distance of 290.18 feet to a point;
2. North 08° 18' 50" West a distance of 384.41 feet to a point;
3. North 77° 29' 17" West a distance of 251.75 feet to a point;
4. North 80° 46' 23" West a distance of 224.18 feet to a point;
5. South 80° 47' 14" West a distance of 150.65 feet to a point;
6. South 77° 50' 42" West a distance of 178.88 feet to a point;
7. South 41° 12' 41" East a distance of 78.51 feet to a point on the northwesterly corner of a 12.23 acre tract (Official Record 301, Page 1888 / A.P.N. E200000221000);

Thence leaving the center of the Hocking River and along the property line of the 12.23 acre tract, North 02° 07' 30" East, passing a 5/8" iron pin with a plastic identification cap set at 106.80 feet, going a total distance of 434.55 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Fraction 17, said iron pin being on the southerly property line of a 173.23 acre tract (Deed Volume 182, Page 342 / A.P.N. E200000221000);

Thence along the north line of Fraction 17, South 80° 32' 05" East a distance of 473.00 feet to the principal place of beginning, containing 17.615 acres more or less and being subject to all legal encumbrances of record;

*OK. to transfer 40.001 acres
 12/13/2013
 per Athens City Co. Health Dept
 Dale Johnson*

LINE	BEARING	DISTANCE
1	N 84° 12' 41" E	173.23
2	S 89° 52' 00" W	100.00
3	N 84° 12' 41" E	173.23
4	S 89° 52' 00" W	100.00
5	N 84° 12' 41" E	173.23
6	S 89° 52' 00" W	100.00
7	N 84° 12' 41" E	173.23
8	S 89° 52' 00" W	100.00
9	N 84° 12' 41" E	173.23
10	S 89° 52' 00" W	100.00
11	N 84° 12' 41" E	173.23
12	S 89° 52' 00" W	100.00
13	N 84° 12' 41" E	173.23
14	S 89° 52' 00" W	100.00
15	N 84° 12' 41" E	173.23
16	S 89° 52' 00" W	100.00
17	N 84° 12' 41" E	173.23
18	S 89° 52' 00" W	100.00
19	N 84° 12' 41" E	173.23
20	S 89° 52' 00" W	100.00
21	N 84° 12' 41" E	173.23
22	S 89° 52' 00" W	100.00
23	N 84° 12' 41" E	173.23
24	S 89° 52' 00" W	100.00
25	N 84° 12' 41" E	173.23
26	S 89° 52' 00" W	100.00
27	N 84° 12' 41" E	173.23
28	S 89° 52' 00" W	100.00
29	N 84° 12' 41" E	173.23
30	S 89° 52' 00" W	100.00
31	N 84° 12' 41" E	173.23
32	S 89° 52' 00" W	100.00
33	N 84° 12' 41" E	173.23
34	S 89° 52' 00" W	100.00
35	N 84° 12' 41" E	173.23
36	S 89° 52' 00" W	100.00
37	N 84° 12' 41" E	173.23
38	S 89° 52' 00" W	100.00
39	N 84° 12' 41" E	173.23
40	S 89° 52' 00" W	100.00
41	N 84° 12' 41" E	173.23
42	S 89° 52' 00" W	100.00
43	N 84° 12' 41" E	173.23
44	S 89° 52' 00" W	100.00
45	N 84° 12' 41" E	173.23
46	S 89° 52' 00" W	100.00
47	N 84° 12' 41" E	173.23
48	S 89° 52' 00" W	100.00
49	N 84° 12' 41" E	173.23
50	S 89° 52' 00" W	100.00
51	N 84° 12' 41" E	173.23
52	S 89° 52' 00" W	100.00
53	N 84° 12' 41" E	173.23
54	S 89° 52' 00" W	100.00
55	N 84° 12' 41" E	173.23
56	S 89° 52' 00" W	100.00
57	N 84° 12' 41" E	173.23
58	S 89° 52' 00" W	100.00
59	N 84° 12' 41" E	173.23
60	S 89° 52' 00" W	100.00
61	N 84° 12' 41" E	173.23
62	S 89° 52' 00" W	100.00
63	N 84° 12' 41" E	173.23
64	S 89° 52' 00" W	100.00
65	N 84° 12' 41" E	173.23
66	S 89° 52' 00" W	100.00
67	N 84° 12' 41" E	173.23
68	S 89° 52' 00" W	100.00
69	N 84° 12' 41" E	173.23
70	S 89° 52' 00" W	100.00
71	N 84° 12' 41" E	173.23
72	S 89° 52' 00" W	100.00
73	N 84° 12' 41" E	173.23
74	S 89° 52' 00" W	100.00
75	N 84° 12' 41" E	173.23
76	S 89° 52' 00" W	100.00
77	N 84° 12' 41" E	173.23
78	S 89° 52' 00" W	100.00
79	N 84° 12' 41" E	173.23
80	S 89° 52' 00" W	100.00
81	N 84° 12' 41" E	173.23
82	S 89° 52' 00" W	100.00
83	N 84° 12' 41" E	173.23
84	S 89° 52' 00" W	100.00
85	N 84° 12' 41" E	173.23
86	S 89° 52' 00" W	100.00
87	N 84° 12' 41" E	173.23
88	S 89° 52' 00" W	100.00
89	N 84° 12' 41" E	173.23
90	S 89° 52' 00" W	100.00
91	N 84° 12' 41" E	173.23
92	S 89° 52' 00" W	100.00
93	N 84° 12' 41" E	173.23
94	S 89° 52' 00" W	100.00
95	N 84° 12' 41" E	173.23
96	S 89° 52' 00" W	100.00
97	N 84° 12' 41" E	173.23
98	S 89° 52' 00" W	100.00
99	N 84° 12' 41" E	173.23
100	S 89° 52' 00" W	100.00

NOTES:
 BEING A PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE HANDS OF JERRY W. & DONNA S. STORER AS RECORDED IN OFFICIAL RECORD 59, PAGE 724 OF THE ATHENS COUNTY RECORDER'S OFFICE.
 BEING A PART OF AUDITOR'S PARCEL E200000221000
 ALL 5/8" x 5/8" x 3/4" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT-8011".
 ALL BEARINGS BASED ON THE NORTH LINE OF FRACTION 17 BEING NORTH 80° 32' 05" WEST AND ARE TO BE USED TO DETERMINE ANGLES ONLY.

(40.001 ACRE TRACT)

Beginning for reference on the northeast corner of Fraction 17, said corner being Station 132444.48 / 37.15' 34" as found on the State Of Ohio U.S. 50 Right Of Way Plans;

Thence with a line South 77° 21' 44" West a distance of 1443.38 feet to a iron spike found in the center of Harmony Road (County Road 24), said iron spike being on the westerly property line of a 12.48 acre tract (Official Record 423, Page 847 / A.P.N. E200000221000) and being the principal place of beginning of the tract herein described;

Thence with a line through the grantor's property, being along the center of Harmony Road the following five (5) courses:

1. North 75° 07' 36" West a distance of 88.84 feet to a point;
2. North 75° 05' 20" West a distance of 82.31 feet to a point;
3. North 75° 44' 21" East a distance of 83.28 feet to a point;
4. North 71° 54' 22" West a distance of 104.90 feet to a point, and;
5. North 67° 02' 13" West a distance of 73.04 feet to a magnetic nail set.

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property the following three (3) courses:

1. South 22° 11' 38" West, passing a 5/8" iron pin with a plastic identification cap set at 20.00 feet, going a total distance of 427.97 feet to a 5/8" iron pin with a plastic identification cap set;
2. North 40° 56' 37" East a distance of 246.38 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 34° 29' 18" East, passing a 5/8" iron pin with a plastic identification cap set at 358.87 feet, going a total distance of 633.57 feet to a magnetic nail set in the center of Harmony Road;

Thence continuing with a line through the grantor's property being along the center of Harmony Road the following eleven (11) courses:

1. North 44° 33' 13" West, passing a magnetic nail set at 30.28 feet, going a total distance of 110.70 feet to a point;
2. North 42° 18' 05" West a distance of 78.67 feet to a point;
3. North 42° 18' 05" West a distance of 143.20 feet to a point;
4. North 40° 50' 11" West a distance of 148.56 feet to a point;
5. North 40° 50' 11" West a distance of 48.20 feet to a point;
6. North 74° 14' 32" West a distance of 48.18 feet to a point;
7. North 80° 08' 35" West a distance of 47.82 feet to a point;
8. North 84° 42' 34" West a distance of 51.71 feet to a point;
9. North 80° 04' 34" West a distance of 52.06 feet to a point;
10. South 28° 29' 18" West a distance of 508.83 feet to a point, and;
11. North 80° 56' 58" West a distance of 112.87 feet to a magnetic nail set;

Thence leaving the center of Harmony Road and continuing with a line through the grantor's property, North 84° 54' 21" East, passing 5/8" iron pin with plastic identification cap set at 30.00 feet and 214.21 feet, going a total distance of 424.21 feet to a point in the Hocking River, said point being on the southerly property line of a 12.23 acre tract (Official Record 301, Page 1888 / A.P.N. E200000221000);

Thence along the property line of the 12.23 acre tract, being along the center of the Hocking River the following four (4) courses:

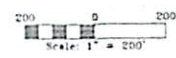
1. North 77° 29' 17" West a distance of 83.75 feet to a point;
2. North 70° 05' 47" East a distance of 228.24 feet to a point;
3. North 40° 50' 40" East a distance of 181.48 feet to a point, and;
4. North 41° 12' 41" East a distance of 144.18 feet to a point;

Thence leaving the property line of the 12.23 acre tract and with a line through the grantor's property, being along the center of the Hocking River the following seven (7) courses:

1. North 41° 12' 41" East a distance of 78.51 feet to a point;
2. North 70° 05' 47" East a distance of 178.08 feet to a point;
3. North 40° 47' 19" East a distance of 158.85 feet to a point;
4. South 80° 38' 33" East a distance of 224.18 feet to a point;
5. South 77° 22' 21" East a distance of 231.75 feet to a point;
6. South 80° 19' 30" East a distance of 384.41 feet to a point, and;
7. South 41° 41' 58" East a distance of 290.18 feet to a point on the northwesterly corner of the above mentioned 12.48 acre tract;

Thence leaving the center of the Hocking River and along the property line of the 12.48 acre tract, North 40° 47' 19" West, passing 5/8" iron pin with plastic identification cap set at 188.09 feet and 408.77 feet, going a total distance of 838.77 feet to the principal place of beginning, containing 40.001 acres more or less and being subject to the right of way of Harmony Road (County Road 24) and all other legal encumbrances of record;

PAUL SHARRETT
 PROFESSIONAL SURVEYOR NO. 8214



LEGEND:
 ○ FOUND CONCRETE CENTERLINE MONUMENT
 □ FOUND IRON SPIKE
 * FOUND 5/8" IRON PIN w/ 1/2" CAP STAMPED "SHARRETT-8011"
 ● POINT
 ○ MET MAGNETIC NAIL
 - MET 5/8" IRON PIN w/ 1/2" CAP STAMPED "SHARRETT-8011"

REFERENCES:
 DEEDS AS NOTED
 COUNTY MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS

P.S. PS SURVEYING
 740-775-3143
 800-443-3143
 • SURVEYORS
 • CONSTRUCTION



FOR: COUNTRYME, INC.
 SITUATED IN FRACTION 17, T-5-N, R-13-N,
 CANAAN TOWNSHIP, ATHENS COUNTY,
 STATE OF OHIO

DATE	12-13-2013
BY	PAUL SHARRETT
CHECKED BY	DAVID J. HANCOCK
FILE NAME	EGPT / ATHENI-01-01-00