

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

Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert William
DATE: 5/3/15

MAY 04 2017

Jill Thompson
Athens County Auditor

TRACT 2
DESCRIPTION OF A 3.562 ACRE TRACT

Situated in Section 26, Canaan Township, T-5, R-13, Athens County, Ohio, and being more particularly described as follows:

Commencing at the Northwest Corner of the East Half of the Northwest Quarter of Section 26;
thence S 46° 08' 01" E, 839.70 feet (Calculated) to a point in the intersection of CR-90 (Mansfield Rd) and TR-92 (N. Coolville Ridge Rd);
thence S 77° 36' 58" E, 265.73 feet to a point in the center of TR-92 (N. Coolville Ridge Rd) and also being the **Point of Beginning** for the survey herein described;
Thence along the east line of an existing 1.242 acre tract (527-504 OR):
N 2° 25' 32" W, 242.90 feet to an iron pin set, passing an iron pin set by a fencepost at 10.93 feet;
thence along new lines created by this survey:
N 74° 51' 22" E, 145.33 feet to an iron pin set;
N 84° 21' 01" E, 211.11 feet to an iron pin set;
N 73° 02' 14" E, 146.32 feet to a point in the creek;
Thence along the lines of Sparato (357-707 DR):
S 2° 51' 33" W, 343.71 feet to an iron pin set by a fencepost;
Thence along the lines of Sparato (357-707 DR) and Crawford (61-854 OR):
S 8° 57' 54" W, 72.38 feet to a point on the side of TR-92 (N. Coolville Ridge Rd) and passing an iron pin set in the fenceline at 56.93 feet;
Thence along said road:
N 81° 06' 32" W, 457.11 feet to the point of beginning **and containing 3.562 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805


Bearing: N.A.D. 83 Grid North - Ohio South Zone

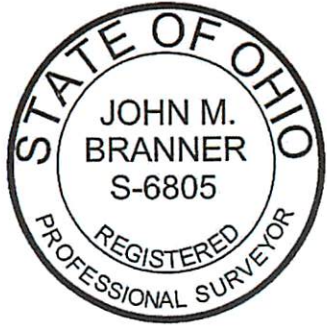
The above description is based on a field survey completed May 2017 by

John M. Branner P.S. 6805



Survey of three tracts: 1.242, 2.564, and 3.562 Acres
 Situated in Section 26, T.5, R.13, Canaan Twp., Athens Co., Ohio
 Surveyed April, 2017

By: 
John M. Branner P.S. 6805
 P.O. Box 274
 The Plains, Ohio 45780



Curve Data	
Delta Angle	14°36'01"
Radius	375.00
Arc	95.56
Tangent	48.04
Chord	95.30
Chord Bearing	N 40° 23' 57" E

Commencing at:
 N.W. Corner of
 East Half of
 the N.W. Quarter
 of Section 26

S 46° 08' 01" E
 839.70'
 (Calculated)
 CR-90



Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys

Gellermann
 Lynn R
 328-1360 OR

1.242 Acres

Existing Tract
 (527-504 OR)


Creamer
 Timothy A
 200-32 OR

Manda
 Joe
 123-338 DR

Tract 1
 2.564 Acres

Tract 2
 3.562 Acres

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 5/3/17

Safran
 Stephen P
 119-514 OR

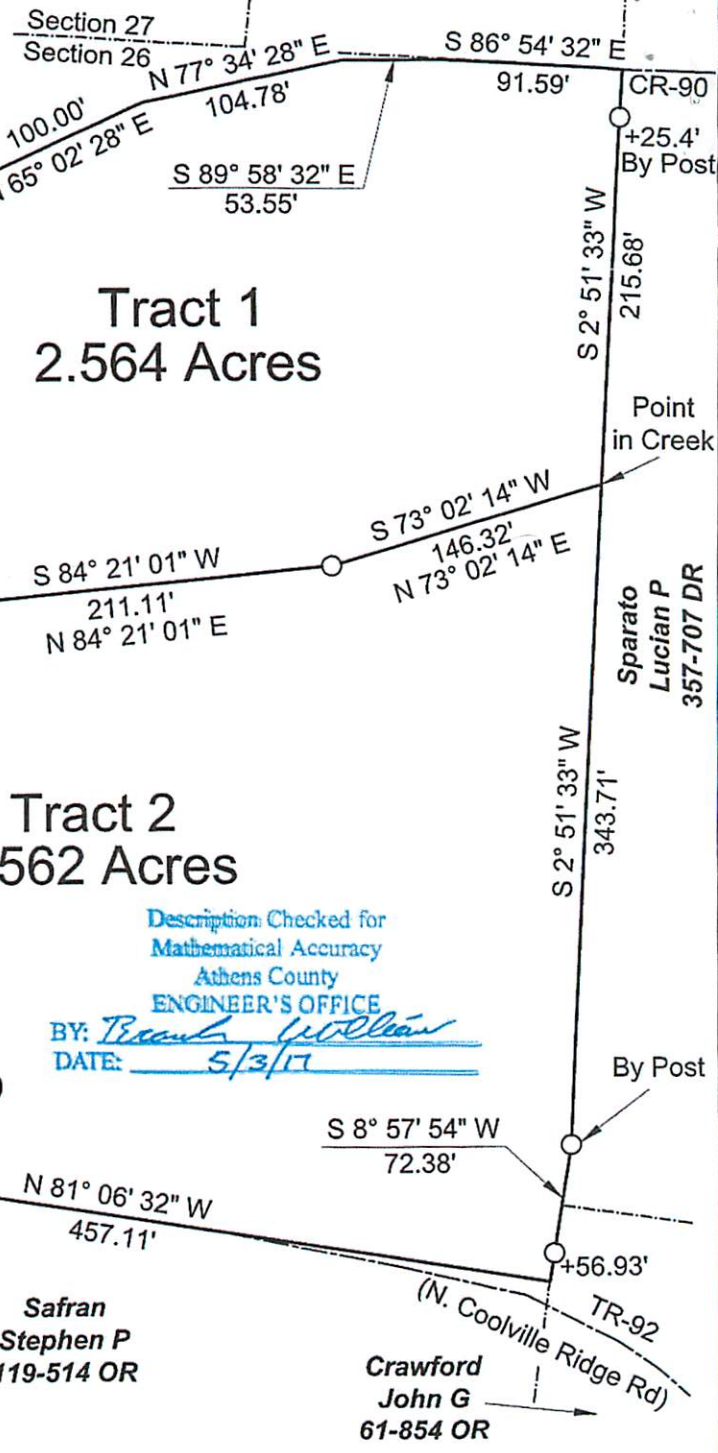
Crawford
 John G
 61-854 OR

Sparato
 Lucian P
 357-707 DR

By Post

+25.4'
 By Post

Point
 in Creek





LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS17-000008

Issue Date:

Permit Type: Minor

Issue Date:

Description: Lot Split 7858 North Coolville Ridge Rd, Athens Ohio 45701

Approval Conditions/Notes: Your request for a Minor Subdivision Lotsplit/Land Transfer is approved in accordance with the application submitted and ACC Title 21.

Location:

Lot: Section: 26 Town: 5 Range: 13 Township: Canaan

Applicant:

Tom Matros
Phone: 760-238-2114

Property Owner:

Tom Matros
Phone: 760-238-2114

7858 North Coolville Ridge Rd
Athens, Oh 45701

Surveyor Name: John Branner

Registration #: 02

Date property owner originally purchased the property:	02/01/2012
Acreage of original purchase:	6.11
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	2.564 & 3.562
Public road frontage of proposed parcel(s): 496.6 & 457.11	Residual:
Date of survey of plat of proposed parcel(s):	04/30/2017
Approval date of health authority of jurisdiction for sewage disposal:	05/05/2017
Approval date of County Engineer for mathematical accuracy of survey:	05/03/2017

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
Paula Horan-Moseley
Service-Safety Director

5/9/17
Date