

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brannan Branner*
DATE: 2/26/18

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

FEB 28 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 4.21 ACRE TRACT

Situated in Section 7, T.10, R.14, Dover Township, Athens County, Ohio and being a part of a tract of land as described in Volume 378, Page 379 Athens County Deed Records and being more particularly described as follows:

Beginning at an iron pin found at the North-west Corner of the Platted Village of Augustine;
Thence, along the West line of the vacated alleys of Augustine and lines of Courtney (378-379 D.R.) and Snyder (370-587 D.R.)

S 17° 24' 44" E, 529.94 feet to a point in State Route 550;
Thence, along said State Route
S 66° 38' 06" W, 54.40 feet;
Thence, leaving said road and along a new line created by this survey:
N 50° 35' 31" W, 182.13 feet to an iron pin set, passing an iron pin set at 41.77 feet;
N 24° 28' 24" W, 673.26 feet to an iron pin set;
Thence, along the line of Barkhurst (536-1026 O.R.)
N 17° 05' 43" E, 238.20 feet to an iron pin found;
Thence, along the lines of Eiselt (322-125 D.R.)
S 47° 56' 59" E, 365.90 feet to an iron pin found;
S 9° 29' 35" W, 186.32 feet to the point of beginning and containing 4.21 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 : Grid North- N.A.D. 83
The above description is based on a field survey completed Feb. 2018 by
John M. Branner P.S. 6805

John M. Branner
The 4.21 acre tract is to be CONTINUOUS & CONTIGUOUS w/ the Vacated Alley that is West of Lot 30 & the Vacated Alley West of Lot 9 & Lot 9 of Augustine of which is recorded in Vol. 343, Pg. 88 of the Athens Co. Deed Records.

Athens City County
Health Department
Athens, Ohio 45701

John M. Branner
Approved 2/27/18



- COPY -

\$1600.00
(Pd from 5309 - CHKG)

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BARKHURST JAMES A SARAH M
536-1026 O.R.

EISELT PATRICIA A TRUSTEE
322-125 D.R.

5.03 Acres
COURTNEY ROBERT & JUDITH A
378-379 D.R.
G010010003301

4.21 Acres

To be continuous and
contiguous with
Vacated Alley and
Lot 9 of Augustine

Augustine

P.O.B.
N.W. Cor of Augustine

SNYDER
370-587 D.R.

Lot 9
Courtney
343-88-D.R.

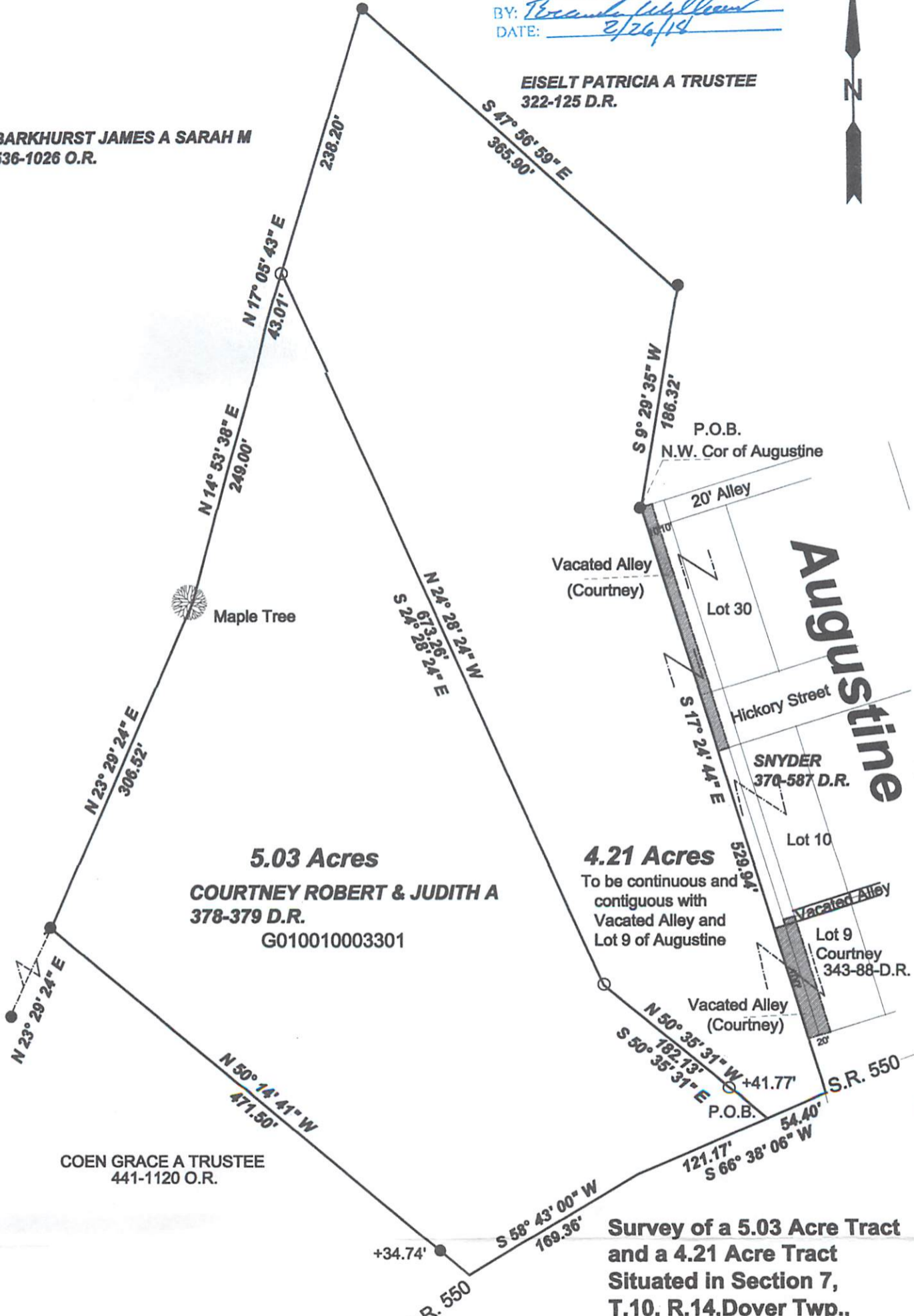
COEN GRACE A TRUSTEE
441-1120 O.R.

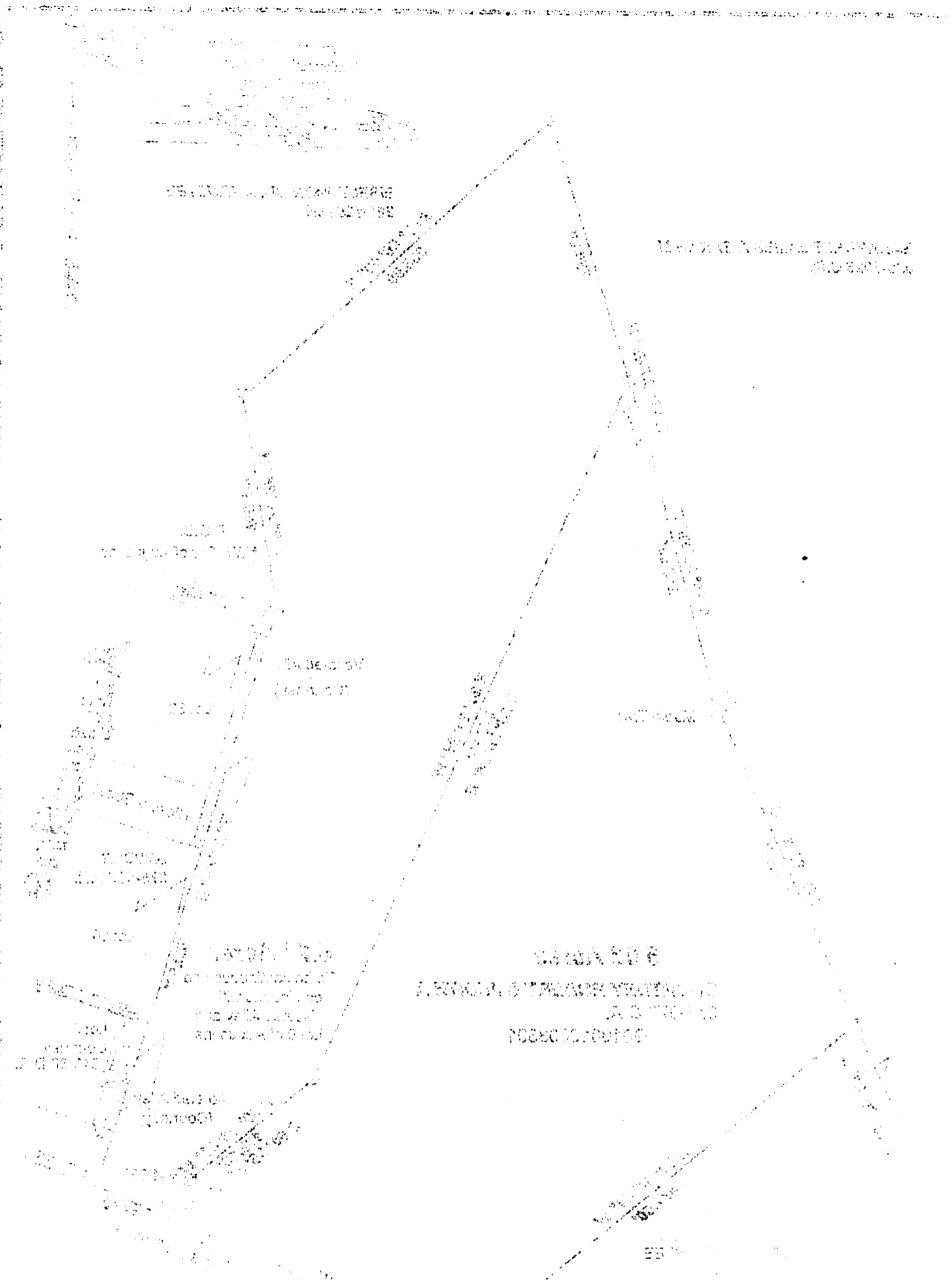
Survey of a 5.03 Acre Tract
and a 4.21 Acre Tract
Situating in Section 7,
T.10, R.14, Dover Twp.,
Athens Co., OH
Surveyed Feb.2018

By: John M. Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

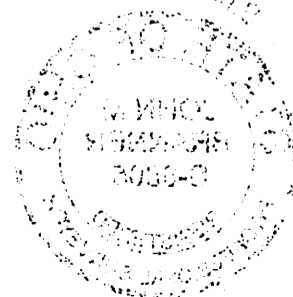


Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys





This is a copy of the original
 map of the property shown
 on the attached plan and
 is not to be used for
 any other purpose.
 JOHN W. HARRIS
 Surveyor
 No. 1000
 The State of New York



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 map of the property shown
 on the attached plan and
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 Surveyor
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LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS17-000018

Issue Date: 03/12/2018

Permit Type: Minor

Issue Date: 03/12/2018

Description: Lotsplit 10588 SR 550 Parcel G010010003301

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

Location:

Lot: Section: 7 Town: 10 Range: 14 Township: Dover

Applicant:

Robert and Judith A. Courtney
Phone: 740-541-5141

5141 Townsend Road
Athens, Ohio 45701

Property Owner:

Robert and Judith A. Courtney
Phone: 740-541-5141

5141 Townsend Road
Athens, OH 45701

Surveyor Name: John Branner

Registration #: P.S. 8695

Date property owner originally purchased the property:	01/01/1983
Acreage of original purchase:	9.24
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	10588= 4+ac./10616= 5 ac.
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	03/28/2018
Approval date of health authority of jurisdiction for sewage disposal:	03/09/2018
Approval date of County Engineer for mathematical accuracy of survey:	02/26/2018

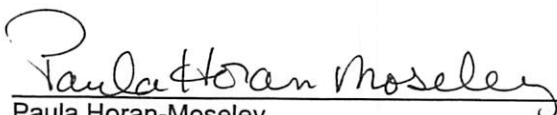
Minimum Requirements:

Public Road Frontage: ✓	Engineer's Approval: ✓
Width to Depth Ratio: N/A	Health Department Approval: ✓
Number of Splits Permitted: ✓	Registered Surveyor: ✓

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused



Paula Horan-Moseley
Service-Safety Director



Date