

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

Form BZA-5
To be inserted one in the
Athens Messenger Newspaper

BOARD OF ZONING APPEALS
Case #24-19V

ADVERTISEMENT

Board of Zoning Appeals
28 Curran Drive, Athens, Ohio 45701

TO: The Athens Messenger

Insert the following legal notice on **November 30, 2024**

Containing all wording below the heavy-ruled line:

Issue affidavit within five (5) days of the date of notice to the Secretary of the Board setting forth a true and complete copy of said notice and the exact date on which it was published.

LEGAL NOTICE

Board of Zoning Appeals Notice is hereby given that a public hearing will be held in City Council Chambers, third floor of City Hall, by the Board of Zoning Appeals of the City of Athens on **Tuesday, December 10, 2024, at 7:00pm** on the following described property:

141 Mill Street
Zone R3 Case #24-19V

Appellant is requesting a variance from ACC 23.08.01 (D) to allow 3 onsite parking spaces where 56 parking spaces are required; and ACC 23.10.01 Table A to allow a 5 ft 9 in front setback where 10 ft is required.

Interested persons are requested to appear and voice their opinions with respect thereto. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and at the Department of Development and Code Enforcement Office, located at 28 Curran Drive, Athens, Ohio. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740)594-2900.

BOARD OF ZONING APPEALS

Rob Delach, Chairperson

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

November 28, 2024

NOTICE OF HEARING AND APPEAL

BOARD OF ZONING APPEALS
28 Curran Drive
Athens, Ohio 45701

Your appeal under the Zoning Ordinance relative to
141 Mill Street
has been assigned Board of Zoning Appeals **Case #24-19V**

Inquiries and references should always be made to this number.

Further, you are notified to appear before the Board of Zoning Appeals, either in person or by agent or attorney, for a hearing in your case on **Tuesday, December 10, 2024 at 7:00pm** in City Council Chambers, 8 East Washington Street, Third Floor, Athens, Ohio. Please contact our office at codeoffice@ci.athens.oh.us or by phone (740)592-3306 with any questions.

Anyone needing special accommodations to attend this meeting should contact the Government Channel at (740) 594-2900.

NOTE: If fewer than five (5) members are available for the meeting, you have the right to continue until such time as five (5) members are available to hear the case. In order to accommodate your decision prior to the meeting, you will be contacted if such a situation arises or if for some reason the meeting date, time and/or place are changed.

Respectfully,

BOARD OF ZONING APPEALS

Rob Delach, Chairperson

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
(740)594-6304 Fax
<http://www.ci.athens.oh.us>



City of Athens
ATHENS, OHIO

November 28, 2024

NOTICE OF PUBLIC HEARING

Board of Zoning Appeals
28 Curran Drive
Athens, Ohio 45701

As provided for by Section 23.07.09(C) of the Athens City Zoning Code, you are hereby notified as a party of interest that an appeal has been filed by

Trent DeBruin – VSWC Architects / Appellant
For property located at
141 Mill Street

Appellant is requesting a variance from ACC 23.08.01 (D) to allow 3 onsite parking spaces where 56 parking spaces are required; and ACC 23.10.01 Table A to allow a 5 ft 9 in front setback where 10 ft is required.

This case has been assigned
Case #24-19V

This meeting has been scheduled for **Tuesday, December 10, 2024** at 7:00pm, Athens City Hall, 8 East Washington Street, Third Floor, and Athens City Council Chambers. More detailed information and plans are available for public inspection located on the City's Website, ci.athens.oh.us (Board of Zoning Appeals), and the Office of Development and Code Enforcement at 28 Curran Drive, (740) 592-3306. Anyone needing special accommodations to attend the meeting should contact the Government Channel at (740) 594-2900 or the Office of Development and Code Enforcement listed above.

NOTE: If you plan to attend, please verify that the meeting has not been postponed, cancelled or rescheduled. You may contact the Office of Development and Code Enforcement (740)592-3306.

Respectfully,
BOARD OF ZONING APPEALS

Rob Delach, Chairperson

141 Mill Street – Case #24-19V – adjoining properties and owners

149 Mill Street

Hunter Rentals Inc
32 W Stimson Ave
Athens, OH 45701

150 Mill Street

University Rentals 3 LLC
15 Dove Drive
Athens, OH 45701

146 Mill Street

Athens Brick Properties LLC
225 Highland Avenue
Athens, OH 45701

140 Mill Street (and Parcels

A027120004500 & A027120004700)

University Rentals 3 LLC
15 Dove Drive
Athens, OH 45701

136 Mill Street

University Rentals
14 Roxbury Drive
Athens, OH 45701

131 Mill Street

James Coady
25 W Washington St
Athens, OH 45701

74 Stewart Street

University Rentals
15 Dove Drive
Athens, OH 45701

75 Stewart Street

Christ the King
Attn: Treasurer
75 Stewart St
Athens, OH 45701



APPEAL FROM A DECISION OF
THE ZONING ADMINISTRATOR

(For Office Use Only)
Permit # BZA24-000019
Date Rec'd 10/29/2024

☒ (Request for Variance) ☐ (Request for Substitution) ☐ (Request for Interpretation) ☐ (Conditional Use)

APPLICANT: Trent DeBruin - VSWC Architects PHONE # 740-541-9725

ADDRESS: 603 W Union St. Athens, OH 45701

OWNER: Bishop Diocese of Steubenville

ADDRESS: 422 Washington St. Steubenville, OH 43952

PROPERTY ADDRESS: 141 Mill St. Athens, OH

ZONE: R-3

I, THE UNDERSIGNED, Trent M. DeBruin

HEREBY APPEAL THE DECISIONS / REVIEW OF THE ZONING ADMINISTRATOR DATED 10-28-24

FOR DENIAL OF A ZONING PERMIT / REVIEW OF CONDITIONAL USE FOR PROPERTY LOCATED AT:
141 Mill Street.

IN ACCORDANCE WITH ALL REQUIRED INFORMATION SUBMITTED AND WITH THE ORIGINAL APPLICATION HERETO ATTACHED AND
INCORPORATED INTO THE RECORD.

BY MY SIGNATURE I SWEAR OR AFFIRM THAT ALL OF THE INFORMATION PROVIDED IS TRUE AND ACCURATE.

APPLICANT Trent M. DeBruin

STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS Oct 28, 2024 (DATE) BY

Trent M. DeBruin

SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: _____

Father Mark Moore

PROPERTY OWNER (IF OTHER THAN APPLICANT)

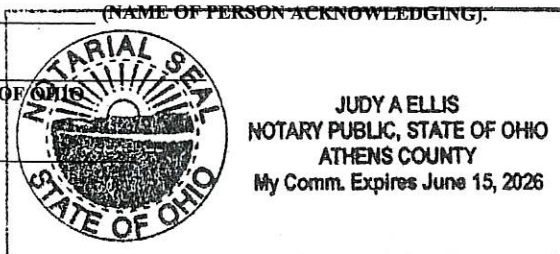
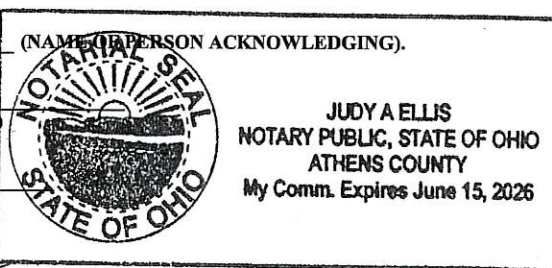
STATE OF OHIO, COUNTY OF Athens

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS Oct 28, 2024 (DATE) BY

Father Mark Moore

SIGNATURE OF NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES: _____



Trent DeBruin, RA
VSWC Architects
603 West Union St
Athens, Ohio 45701

October 29, 2024

Mr. David R. Riggs
Director of Development and Code Enforcement
City of Athens, Ohio
28 Curran Drive
Athens, Ohio 45701



Subject:

Board of Zoning Appeals
Variance Request
141 Mill St
Athens, OH 45701

Re: Permit #: ZNC24-000068

Response to Residential Zoning Permit Refusal Letter dated 10/28/2024

Dear Mr. Riggs:

We are requesting a variance the for the improvements to the above noted property. The Refusal Decision for a Residential Zoning Permit was based on 5'-9" front set back, where ten feet is required, and for three on-site parking spaces where 56 parking spaces are required

The intent of this work is to create a new nave / worship space.

The request for variance of the front yard set back is so the church can be afforded the same set back as adjacent property Owners.

Regarding parking, the church property is adjacent to the north side of Playground Drive. The church also owns an adjacent property on the south side of Playground Drive, which is catty-corner to the church property. Ample parking is available on this parcel.

This variance request will not be detrimental to adjacent property owners.

Attached is the additional information we understand is necessary to submit for appeal. Please contact me if further information or clarifications is required.

Sincerely,



TRENT DEBRUIN | RA
Architect, Vice President, VSWC Architects
603 W Union St | Athens, OH 45701
o: 740-541-9725
[Facebook](#) | [Twitter](#) | [Instagram](#)

Copy:

Father Mark Moore, The Catholic Parishes of Athens and Meigs Counties
75 Stewart St. Athens, Ohio

Attachments:

Refusal Letter – Commercial Refusal Detail Letter dated October 28, 2024
Zoning Permit #: ZNC24-000068 Refusal – Signed 10-11-2024
Application for Commercial Project dated 10-11-2024
Drawings Existing Site and Floor Plan, Proposed Site and Floor Plan dated 10-16-24
Property Deeds

**Office of Code Enforcement
& Community Development**

28 Curran Drive
Athens, Ohio 45701
740-592-3306 (Office)
740-594-6304 (Fax)



PERMIT # ZNC24-000068

**City of Athens
Athens, Ohio**

October 28, 2024

To: Trent DeBruin
VSWC Architects
603 West Union Street
Applicant Address: Athens, OH 45701

To: Bishop - Diocese of Steubenville
422 Washington Street
Owner Address: Steubenville, OH 43952

REFUSAL

Zoning Constuction Permit - Commercial Refusal Detail

Premises Address: 141 Mill Street

Application Date: 10/14/2024

For: 141 Mill Street

Decision Detail: *Your request for a Zoning Alteration permit has been refused in accordance with the application submitted and*

ACC 23.08.01(D) has 3 onsite parking spaces where 56 parking spaces are required.

ACC 23.10.01 Table A Schedule of Bulk Controls asking for a 5 ft 9-inch front set back where 10 ft is required.

NOTE: *You may appeal the decision of the Zoning Inspector or request a variance from the Board of Zoning Appeals. Any appeal made from this refusal must be filed with the Secretary to the Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact the Secretary to the Board of Zoning Appeals, 28 Curran Drive, Athens, Ohio and bring this notice with you. The variance request application and instructions can be found on the city's website at <http://www.ci.athens.oh.us/DocumentCenter/View/71>.*



**ZONING PERMIT
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23**

Permit #: ZNC24-000068

REFUSAL

Permit Type: Commercial
Use of Building: Commercial

Project Address: 141 Mill Street

Applicant:

Trent DeBruin VSWC Architects
Phone: (740) 541-9725

603 West Union Street
Athens, OH 45701

Property Owner:

Bishop - Diocese of Steubenville
Phone: (740) 282-3631

422 Washington Street
Steubenville, OH 43952

Description of Proposed Use/Scope of Project: 141 Mill Street

Decision Detail: Your request for a Zoning Alteration permit has been refused in accordance with the application submitted and

ACC 23.08.01(D) has 3 onsite parking spaces where 56 parking spaces are required.

ACC 23.10.01 Table A Schedule of Bulk Controls asking for a 5 ft 9-inch front set back where 10 ft is required

Estimated Value of Improvement:	\$2,000,000.00	Sq. Footage of New Construction or Addition:	11610
Existing number of parking spaces:	3	Proposed number of parking spaces:	0
Required Parking Spaces	56		

Setbacks (as indicated on drawing): Front: 5 ft 9 inch Rear: Existing Left: 20 ft Right: 20 ft

Director of Development and Code Enforcement:

☐ Approved ☒ Refused

10/28/2024

David R. Riggs, P.E.
Director of Development and Code Enforcement

Date



APPLICATION for COMMERCIAL
or 1-2-3 UNIT RESIDENCE
ZONING PERMIT - CONSTRUCTION
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

(Office Use Only)

Permit #

2NC24 000061

Date Rec'd

10/11/24

* Scaled Detail Drawing Required ** Application will not be processed unless Drawing and Application Fee attached

Residential ☐

Commercial ☒

Applicant Trent DeBruin of VSWC Architects

Phone 740-541-9725

Address 603 W Union St., Athens, Ohio 45701

Property Owner (if other than applicant) Bishop - Diocese of Steubenville

Phone (740) 282-3631

Address 422 Washington St, Steubenville, OH 43952

ZONING

Address of Proposed Work 141 Mill St, Athens, OH 45701

Description of Proposed Work: New ☒

Alteration ☒

Accessory ☐

Project Description Addition and Renovation

Estimated Cost of Project \$2,000,000

Proposed Square Footage overall: 11,610 sf

Must be registered with the City of Athens.

*General Contractor TBD

License #

*Electrician (if applicable) TBD

License #

*Plumber (if applicable) TBD

License #

*HVAC (if applicable) TBD

License #

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED AND DRAWINGS ATTACHED ARE TO THE BEST OF MY KNOWLEDGE TRUEFUL AND ACCURATE.

Applicant Signature

Date

10-11-24

Owner Signature

Date

10-11-24

Other Items Required before Issuance of Permit (if applicable):

☐ Title 41 / PUD Approval

☐ Water Tap (Calculations EPW)

☐ Fire Separation Drawing

☐ Flood Hazard

☐ Shade Tree Commission

☐ Sanitary Sewer Tap

☐ Address Assignment

☐ Wellhead

☐ Land Development

☐ Storm Sewer Tap

☐ Opening (Curb Cut)

☐ BZA Approval

All items checked above to be approved prior to final approval.

(For Office Use Only)

Zone: R-3

Flood Plain: YES

Parcel Number: A027070001800

Setbacks: Front: A: 5'9" R: 10' Rear: A: EXG R: EXG Left: A: 20' R: 5' Right: A: 20' R: 5'

Building Lot Coverage: A: 48.1% R: 60% Total Lot Coverage A: 66.9% R: 90% Building Height: A: 55' R: 55'

Exg. # of Parking Spaces: 3 ON SITE Proposed Spaces: 0 Required: 56 Total: 131 OFF SITE 3 ON SITE

Code Officer Comments: REFUSED ACC 23.08.01 (D) HAS 3 ON SITE, REQUIRED 56 NEED 53 OFF SITE

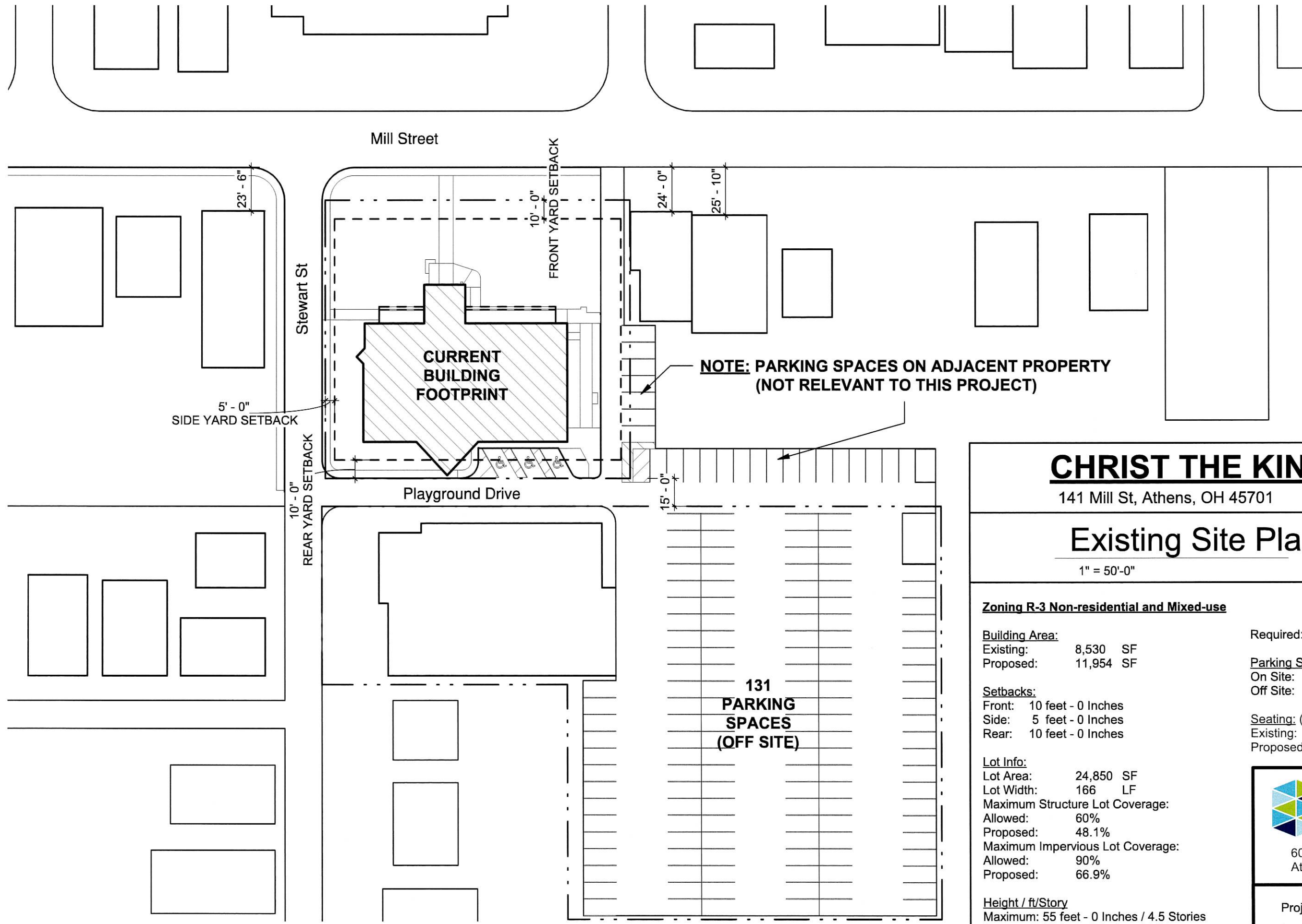
Signature: Brian J. Gould Date: 10-28-2024 Recommend: ☐ Approval ☒ Refusal

Zoning Administrator Comments:

Signature: [Signature] Date: 10-28-24 ☐ Approval ☒ Refusal

Service Safety Director Comments:

Signature: _____ Date: _____ ☐ Approval ☐ Refusal



CHRIST THE KING

141 Mill St, Athens, OH 45701

Existing Site Plan

1" = 50'-0"

Zoning R-3 Non-residential and Mixed-use

Building Area:

Existing: 8,530 SF
Proposed: 11,954 SF

Required: 1 Space Per 8 Seats

Parking Spaces: (Not Changed)

On Site: 3 Spots
Off Site: 131 Spots

Setbacks:

Front: 10 feet - 0 Inches
Side: 5 feet - 0 Inches
Rear: 10 feet - 0 Inches

Seating: (1 Per 18 Inches)

Existing: 200 Seats
Proposed: 445 Seats

Lot Info:

Lot Area: 24,850 SF
Lot Width: 166 LF
Maximum Structure Lot Coverage:
Allowed: 60%
Proposed: 48.1%
Maximum Impervious Lot Coverage:
Allowed: 90%
Proposed: 66.9%

Height / ft/Story

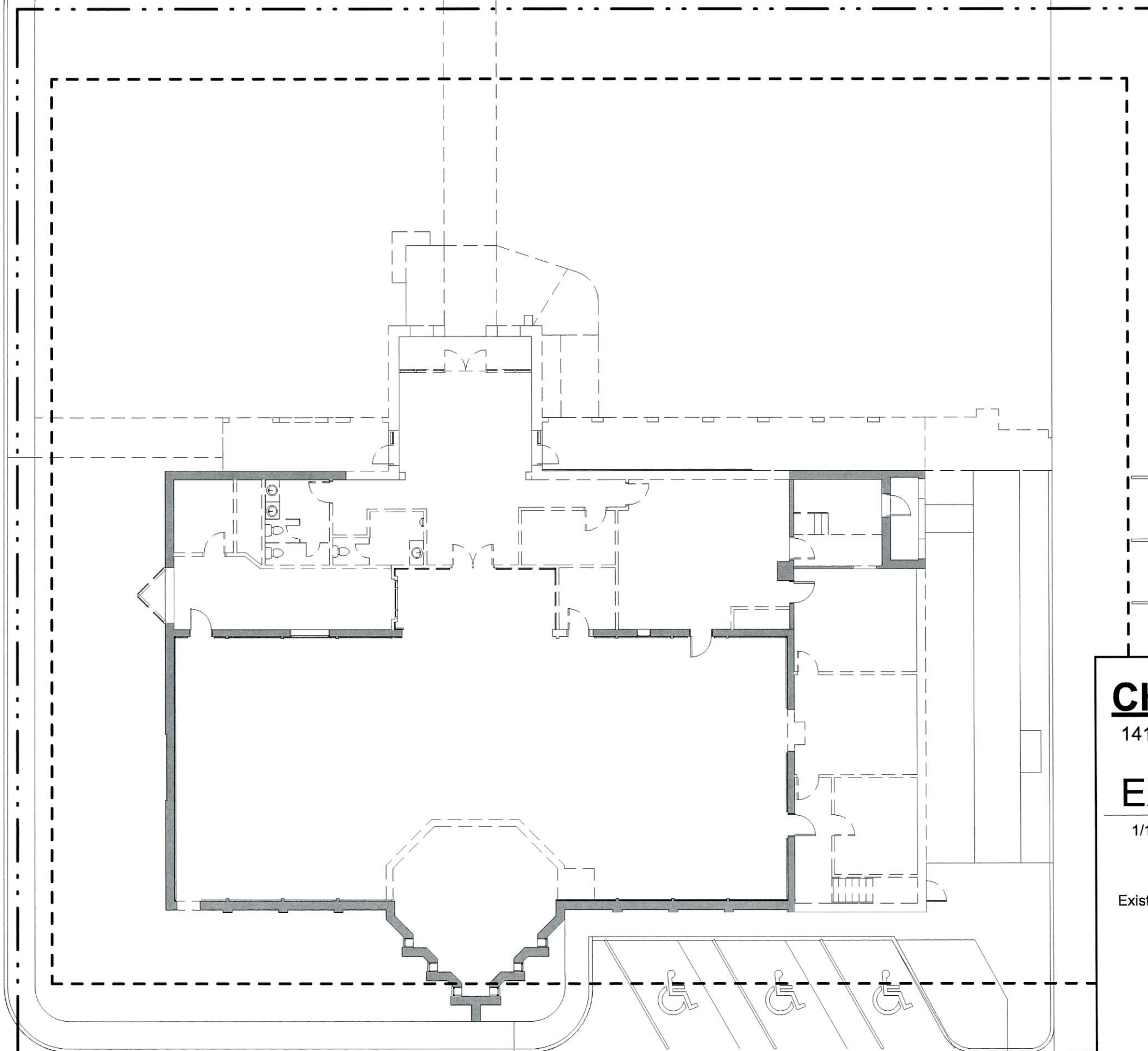
Maximum: 55 feet - 0 Inches / 4.5 Stories
Proposed: 55 feet - 0 Inches / 1 Story



603 W. Union St.
Athens, Ohio 45701

Project Number: 311

Issue Date: 10/16/2024



ADJACENT
HOUSE

CHRIST THE KING

141 Mill St, Athens, OH 45701

EXISTING PLAN

1/16" = 1'-0"

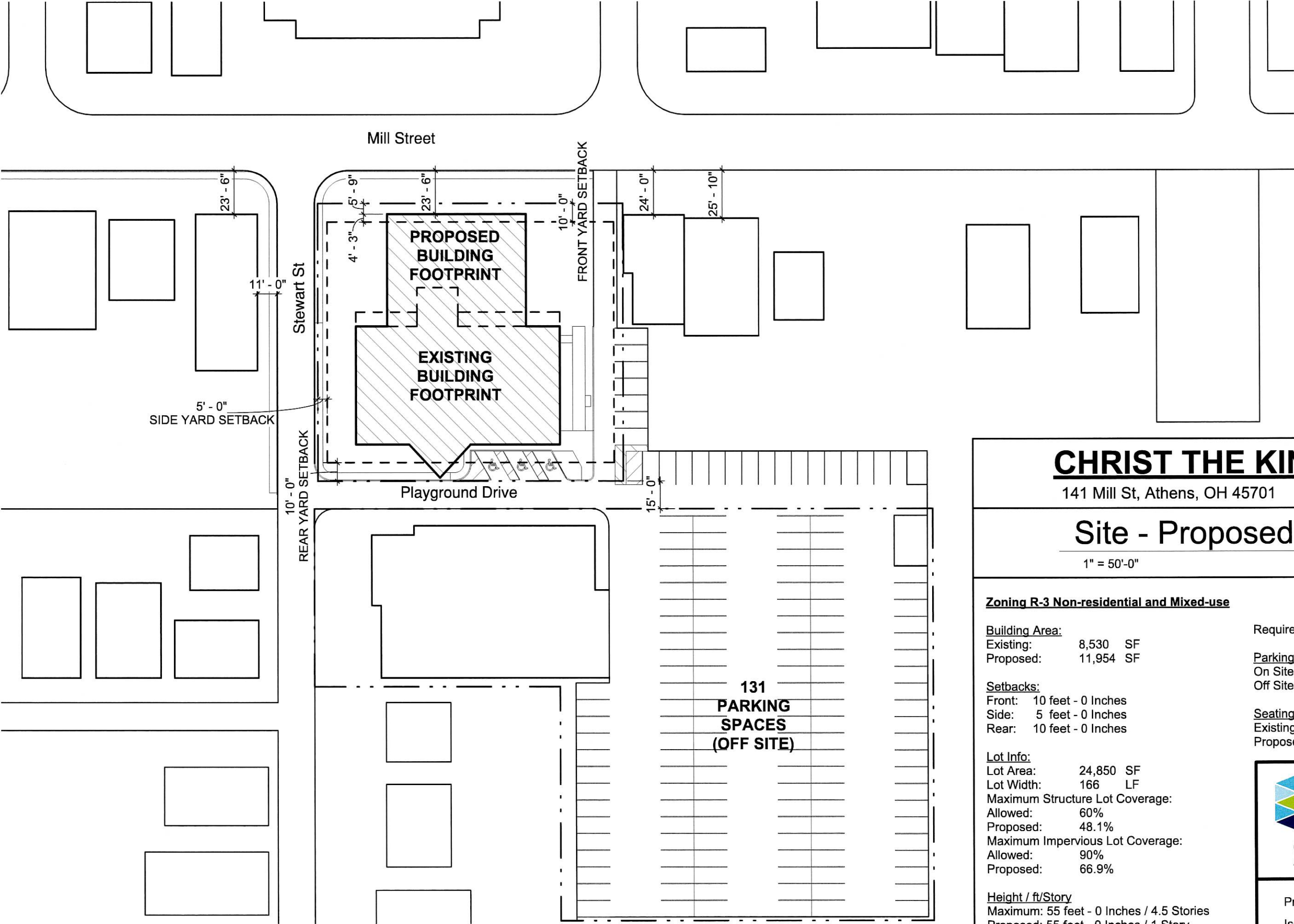
Existing Building: 8,530 SF



603 W. Union St.
Athens, Ohio 45701

Project Number: 311

Issue Date: 10/16/2024



CHRIST THE KING

141 Mill St, Athens, OH 45701

Site - Proposed

1" = 50'-0"

Zoning R-3 Non-residential and Mixed-use

Building Area:

Existing: 8,530 SF
Proposed: 11,954 SF

Required: 1 Space Per 8 Seats

Parking Spaces:

On Site: 3 Spots
Off Site: 131 Spots

Setbacks:

Front: 10 feet - 0 Inches
Side: 5 feet - 0 Inches
Rear: 10 feet - 0 Inches

Seating: (1 Per 18 Inches)

Existing: 200 Seats
Proposed: 445 Seats

Lot Info:

Lot Area: 24,850 SF
Lot Width: 166 LF
Maximum Structure Lot Coverage:
Allowed: 60%
Proposed: 48.1%
Maximum Impervious Lot Coverage:
Allowed: 90%
Proposed: 66.9%

Height / ft/Story

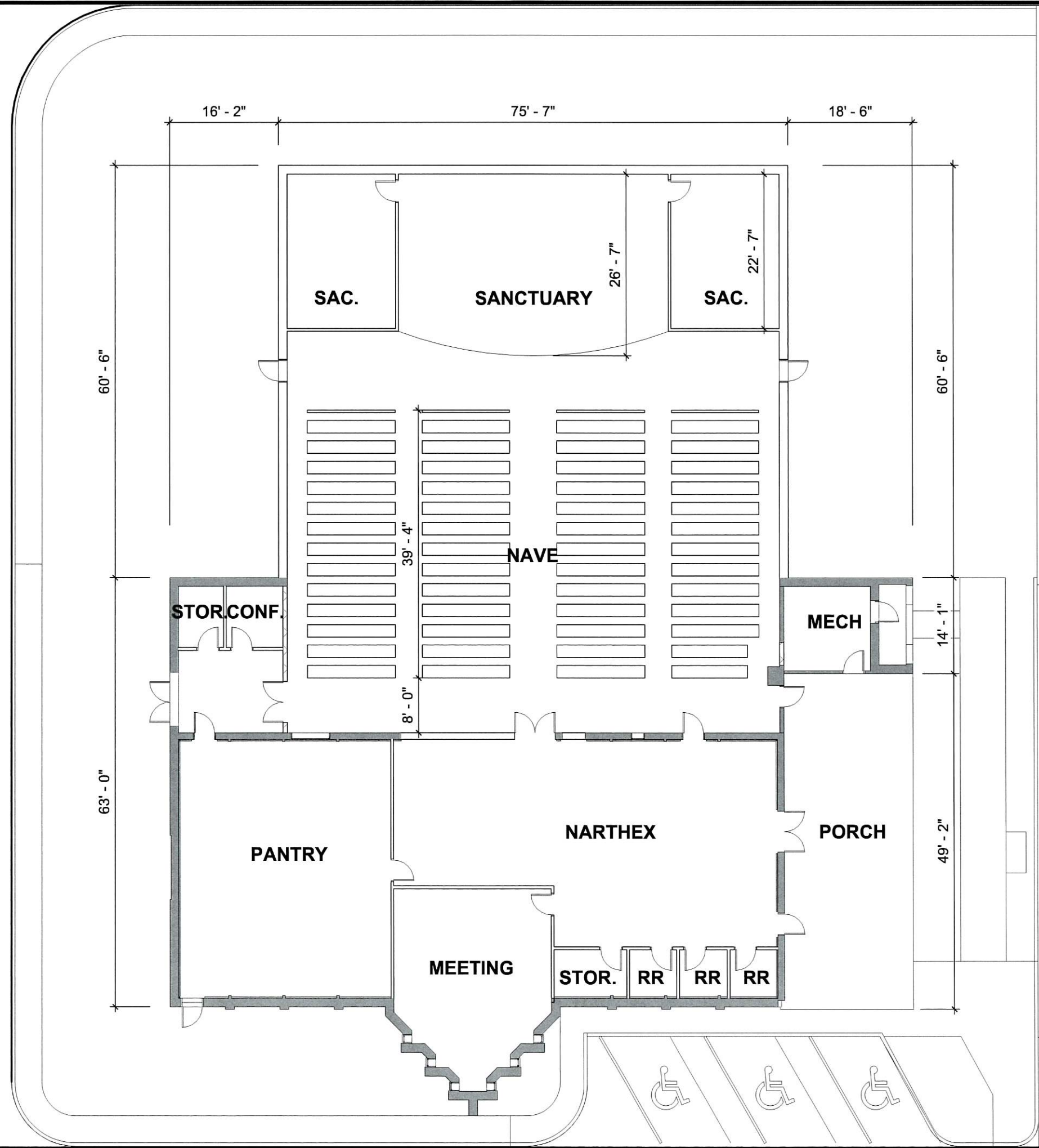
Maximum: 55 feet - 0 Inches / 4.5 Stories
Proposed: 55 feet - 0 Inches / 1 Story



603 W. Union St.
Athens, Ohio 45701

Project Number: 311

Issue Date: 10/16/2024



CHRIST THE KING

141 Mill St, Athens, OH 45701

PROPOSED PLAN

1/16" = 1'-0"

445 Seats

Existing:	8,530	SF
Proposed:		
Porch:	940	SF
Addition:	6,294	SF
Renov:	4,720	SF
Total:	11,954	SF



603 W. Union St.
Athens, Ohio 45701

Project Number: 311

Issue Date: 10/16/2024

See Agreement in OR 103 Pg 762

FORM 666X Warranty Deed - OHIO Statutory Form
REV. 8/76

199221



TUTTLE LAW PRINT PUBLISHERS, INC., AND VT 05401

Know all Men by these Presents

That CHARLES F. HARRINGTON and MARY S. HARRINGTON, his wife,

of Athens

County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to Albert H. Ottenweller, Bishop of Roman Catholic Diocese of Steubenville, Trustee, his successors and assigns,

whose tax mailing address is c/o Christ the King Church, 141 Mill Street,
Athens, OH 45701

the following real property:

Situate in the City of Athens, County of Athens and State of Ohio:

Beginning at a point 200 feet west and 50 feet south from the northeast corner of Out Lot No. 197 marked by an iron pin; thence west 141 1/2 feet to an iron pin on the side of the alley; thence south along the alley 50 feet to an iron pin; thence east 141 1/2 feet to an iron pin; thence north 50 feet to an iron pin; the place of beginning, containing 11/100 of an acre, be the same more or less.

See Pg OR 42 Pg 700

Prior Instrument Reference: Volume Page
Mary S. Harrington wife/husband of the grantor, releases all rights of dower therein.

Witness our hands this 4 day of May 19 88.

Signed and acknowledged in presence of

[Signature]
x Charles F. Harrington

[Signature]
x Mary S. Harrington

State of Ohio, } Before me, a Notary Public
ATHENS County, } ss. in and for said County and State, personally appeared the above named

Charles F. Harrington and Mary S. Harrington

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Athens, OH this 4 day of May A. D. 1988.

[Signature]
Notary Public

State of County, } ss. Before me, a Notary Public
in and for said County and State, personally appeared the above named

who acknowledged that free act and deed.

did sign the foregoing instrument and that the same is

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

No. Transfer Fee Paid \$
Peter G. Couladis, Athens County Auditor
By [Signature] Deputy Auditor

In Testimony Whereof, I have hereunto set my hand and official seal, at day of A. D. 19

This instrument prepared by J. B. Vanity, Jr., Attorney at Law, 18 S. Court St. P. O. Box 748, Athens, OH 45701

Mary S. Harrington

CHARLES F. HARRINGTON AND
MARY S. HARRINGTON, his wife
TO

ALBERT H. OTTENWELLER, BISHOP OF
ROMAN CATHOLIC DIOCESE OF STEUBEN-
VILLE, TRUSTEE

30 Transferred May 24 1988
[Signature]
COUNTY AUDITOR

88 MAY 9 PM 2 37
RECORD OF DL
VOL. 42 PAGE 702
JULIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

VOL. 42 PAGE 703
1988

JOSEPH BLAIR VANITY, JR.
ATTORNEY AT LAW
18 SOUTH COURT STREET
POST OFFICE DRAWER 748
ATHENS, OHIO 45701-0748

000735

000734

'91 FEB 13 PM 2 58

Warranty Deed - Ohio Statutory Form

RECORD OF OK
VOL. 90 PAGE 829

WARRANTY-DEED

100-776014-1701

RECEIVED JULY 30. 1910

KNOW ALL MEN BY THESE PRESENTS That **ALBERT H. OTTENWELLER**, unmarried, Bishop of the Roman Catholic Diocese of Steubenville, Trustee, and successor in office to John K. Mussio, former Bishop, xxxxxxCountyxxxStateofOhio, for valuable

consideration paid, grant(s), with general warranty covenants, to

DONALD HORAK

his heirs and assigns

forever, whose tax mailing address is: c/o Christ the King Church, 141 Mill Street,
Athens, OH 45701

the following real property:

(FOR DESCRIPTION, SEE REVERSE SIDE)

Prior Instrument Reference: Volume 242, page 530; Volume 242, page 487; Volume 265, page 397; Volume 42, page 702, Athens County Deed Records.

XKXMAOPxJ9OZBXWUQVzNBBXBEBBRRRRCeXXOCVMTRdIZBXxzjOZMZNBEWSTNZ/KegjMa

XCPREPCHK

WITNESS his hand(s) this 12th day of July, 1941.

Signed and acknowledged
in the presence of:

in the presence of:

Ray D. [Signature]

John A. [Signature]

Albert H. Ottenweller
Bishop of
the Roman Catholic Diocese of
Stuebenville, Trustee

STATE OF OHIO, ~~XAMXXXXX~~ COUNTY:

Before me, a Notary Public in and for said County and State, personally appeared the above named Albert H. Ottenweller, Bishop who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, individually and as Trustee.

In Testimony Whereof, I have hereunto set my hand and official seal, at Steubenville Ohio, this 7th day of December, 1911.

000734

Notary Public
LYNN A. REICHES, Notary Public
STATE OF CALIF.
COMMISSION EXPIRES JULY 17, 1991

This instrument prepared by:

06-28-2014 10:54 AM

JOSEPH BLAIR YANITY, JR. ATTORNEY

18 SOUTH COURT STREET
POST OFFICE DRAWER 748 ATHENS, OHIO 45701-0748 (614) 593-3385

(614) 593-3385

Situated in Out Lot 197 of the City of Athens, Athens County, Ohio and described as follows:

Commencing at the southeast corner of said Out Lot 197 and the northeast corner of Lot 2435 of the James Milliron Subdivision, said point is THE TRUE POINT OF BEGINNING; thence along the east line of said Out Lot 197 on an assumed bearing of North 04°10'31" West 255.00 feet to a point on the south line of an existing alley and the north line of aforesaid Out Lot 197; thence along the south line of said alley and the north line of Out Lot 197 South 85°35'23" West 340.90 feet to the east right of way line of Stewart Street; thence along the east right of way line of Stewart Street South 04°10'31" East 100.00 feet to the northwest corner of a tract described in Volume 347 Page 671 of the Athens County Deed Records; thence along the north line of said tract North 85°35'23" East 142.00 feet to the northeast corner of said tract; thence along the east line of the following three tracts described in Volume 347 Page 671 of the Athens County Deed Records, Volume 11 Page 297 of the Athens County Official Deed Records, and Volume 361 Page 23 of the Athens County Deed Records, South 04°10'31" East 155.00 feet to a point, the southeast corner of a tract described in Volume 361 Page 23 of the Athens County Deed Records and the north line of the James Milliron Subdivision; thence along the north line of said James Milliron Subdivision North 85°35'23" East 198.90 feet to the point of beginning containing 1.4903 acres and being a combination of all of the following tracts Volume 265 Page 397 of the Athens County Deed Records, Volume 42 Page 702 of the Athens County Official Deed Records, Volume 242 Page 530 of the Athens County Deed Records and Volume 242 Page 487 of the Athens County Deed Records.

Note: The above description is not based on a field survey but was written at the request of the owner of the above described four tracts and is based on existing deeds and knowledge of previous surveys. This description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and dated December 7, 1990.

Subject to all easements and right of ways of record.

This conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

2.50 Transferred

26.91

Peter S. Couladis

No. Transfer Fee Paid \$ 26.91

Peter G. Couladis, Athens County Auditor

By RM Deputy Auditor

VOL. 90 PAGE 830

000734

000735

000736

See Replied in 0R99Pg 791

'91 FEB 13 PM 2 58

RECORD OF OR
VOL. 98 PAGE 831
JUDIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

000735

Warranty Deed - Ohio Statutory Form

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That DONALD HORAK, unmarried

of Athens County, State of Ohio, for valuable

consideration paid, grant(s), with general warranty covenants, to ALBERT H. OTTENWELLER, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF STEUBENVILLE, TRUSTEE,

his successors xx ~~xx~~ and assigns

forever, whose tax mailing address is: c/o Christ the King Church, 141 Mill Street, Athens, OH 45701

the following real property:

(FOR DESCRIPTION, SEE REVERSE SIDE)

Prior Instrument Reference: Volume 242, page 530; Volume 242, page 487; Volume 265, Page 397; Volume 42, page 702; Volume , page , Official Records.
~~wife of husband of the grantor as well as her right in and to the same~~

~~therein.~~

WITNESS his hand(s) this 18th day of January , 1991.

Signed and acknowledged
in the presence of:

Joseph Blair Yantky, Jr.
Notary Public

Donald Horak
Donald Horak

STATE OF OHIO, ATHENS COUNTY:

Before me, a Notary Public in and for said County and State, personally appeared the above named Donald Horak who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Athens, Ohio, this 18th day of January , 1991.

Joseph Blair Yantky, Jr.
Notary Public

Notary Public for the State of Ohio
My Commission Expires 4-3-95

This instrument prepared by:

VR 90 PM 831

JOSEPH BLAIR YANTKY, JR. ATTORNEY

18 SOUTH COURT STREET POST OFFICE DRAWER 748 ATHENS, OHIO 45701-0748 (614) 593-3385

153182
Situating in Out Lot 197 of the City of Athens, Athens County, Ohio and described as follows:

Commencing at the southeast corner of said Out Lot 197 and the northeast corner of Lot 2435 of the James Milliron Subdivision, said point is THE TRUE POINT OF BEGINNING; thence, along the east line of said Out Lot 197 on an assumed bearing of North 04°10'31" West 255.00 feet to a point on the south line of an existing alley and the north line of aforesaid Out Lot 197; thence along the south line of said alley and the north line of Out Lot 197 South 85°35'23" West 340.90 feet to the east right of way line of Stewart Street; thence along the east right of way line of Stewart Street South 04°10'31" East 100.00 feet to the northwest corner of a tract described in Volume 347 Page 671 of the Athens County Deed Records; thence along the north line of said tract North 85°35'23" East 142.00 feet to the northeast corner of said tract; thence along the east line of the following three tracts described in Volume 347 Page 671 of the Athens County Deed Records, Volume 11 Page 297 of the Athens County Official Deed Records, and Volume 361 Page 23 of the Athens County Deed Records, South 04°10'31" East 155.00 feet to a point, the southeast corner of a tract described in Volume 361 Page 23 of the Athens County Deed Records and the north line of the James Milliron Subdivision; thence along the north line of said James Milliron Subdivision North 85°35'23" East 198.90 feet to the point of beginning containing 1.4903 acres and being a combination of all of the following tracts Volume 265 Page 397 of the Athens County Deed Records, Volume 42 Page 702 of the Athens County Official Deed Records, Volume 242 Page 530 of the Athens County Deed Records and Volume 242 Page 487 of the Athens County Deed Records.

Note: The above description is not based on a field survey but was written at the request of the owner of the above described four tracts and is based on existing deeds and knowledge of previous surveys. This description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and dated December 7, 1990.

Subject to all easements and right of ways of record.

2-50 Transferred

2-6-91

Peter G. Couladis

This conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

No. _____ Transfer Fee Paid \$ 24
Peter G. Couladis, Athens County Auditor

By PM Deputy Auditor

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000735

000736

0041176

004077 000735

'91 FEB 13 PM 2 58
RECORD OF OK
VOL. 90 PAGE 831
JUNIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

Warranty Deed - Ohio Statutory Form

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That DONALD HORAK, unmarried
of Athens County, State of Ohio, for valuable
consideration paid, grant(s), with general warranty covenants, to ALBERT H. OTTENWELLER,
BISHOP OF THE ROMAN CATHOLIC DIOCESE OF STEUBENVILLE, TRUSTEE,
his successors xx ~~xx~~ and assigns
forever, whose tax mailing address is: c/o Christ the King Church, 141 Mill Street,
Athens, OH 45701
the following real property:

(FOR DESCRIPTION, SEE REVERSE SIDE)

Prior Instrument Reference: Volume 242, page 530; Volume 242, page 487; Volume 265,
Page 397; Volume 42, page 702; Volume , page. , Official Records.
~~wife/daughter of the grantor xx~~
therein.

WITNESS his hand(s) this 18th day of January , 1991.

Signed and acknowledged
in the presence of:

Joseph Blair Yantky, Jr.
Joseph Blair Yantky, Jr.

Donald Horak
Donald Horak

STATE OF OHIO, ATHENS COUNTY:

Before me, a Notary Public in and for said County and State,
personally appeared the above named Donald Horak who
acknowledged that he did sign the foregoing instrument and that the same
is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official
seal, at Athens Ohio, this 18th day of January , 1991.

Sheila J. Yantky
Notary Public

My Comm. Expires 12-31-95
My Comm. No. 43335

This instrument prepared by:
VOL 90 PAGE 831 VOL 90 PAGE 791
JOSEPH BLAIR YANTKY, JR. ATTORNEY

Situated in Out Lot 197 of the City of Athens, Athens County, Ohio and described as follows:

Commencing at the southeast corner of said Out Lot 197 and the northeast corner of Lot 2435 of the James Milliron Subdivision, said point is THE TRUE POINT OF BEGINNING; thence, along the east line of said Out Lot 197 on an assumed bearing of North 04°10'31" West 255.00 feet to a point on the south line of an existing alley and the north line of aforesaid Out Lot 197; thence along the south line of said alley and the north line of Out Lot 197 South 85°35'23" West 340.90 feet to the east right of way line of Stewart Street; thence along the east right of way line of Stewart Street South 04°10'31" East 100.00 feet to the northwest corner of a tract described in Volume 347 Page 671 of the Athens County Deed Records; thence along the north line of said tract North 85°35'23" East 142.00 feet to the northeast corner of said tract; thence along the east line of the following three tracts described in Volume 347 Page 671 of the Athens County Deed Records, Volume 11 Page 297 of the Athens County Official Deed Records, and Volume 361 Page 23 of the Athens County Deed Records, South 04°10'31" East 155.00 feet to a point, the southeast corner of a tract described in Volume 361 Page 23 of the Athens County Deed Records and the north line of the James Milliron Subdivision; thence along the north line of said James Milliron Subdivision North 85°35'23" East 198.90 feet to the point of beginning containing 1.4903 acres and being a combination of all of the following tracts Volume 265 Page 397 of the Athens County Deed Records, Volume 42 Page 702 of the Athens County Official Deed Records, Volume 242 Page 530 of the Athens County Deed Records and Volume 242 Page 487 of the Athens County Deed Records.

Note: The above description is not based on a field survey but was written at the request of the owner of the above described four tracts and is based on existing deeds and knowledge of previous surveys. This description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and dated December 7, 1990.

Subject to all easements and right of ways of record.

The above parcel shall be continuous and contiguous.

This conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

No. _____ Transfer Fee Paid \$ 24
Peter G. Couladis, Athens County Auditor

By PM

Deputy Auditor

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000735

TRANSFER NOT NECESSARY
DATE 1-23-91

Peter G. Couladis
ATHENS COUNTY AUDITOR



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701

SCALE: 1"=100'
0' 50' 100'

NOT BASED ON
FIELD SURVEY -
PREPARED FROM EXISTING DEEDS
AND PREV. SURVEY DATA
MILL ST.

Re-record
Yairity

RECORD OF OR
VOL. 99 PAGE 191
JULIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

91 JUL 23 PM 2 39

113

PLAYGROUND ST.
(ALLEY)

COSS ST.

STEWART ST.

585° 35' 23" W (ALLEY) 340.90'

JOHN KING, JR.
245-347

ALBERT H. OTTENWILLER
BISHOP, EDWARD
CATHOLIC 42-702
N 85° 35' 23" E

PETER B. BARKER
547-671 0.16 AC.

BOYD A. JANKIE M.
REMONKO
11-297

CLIFFORD
ENTERPRISES INC.
361-23

JOHN MUSIO, B. SHOP
(1.16 AC.)

(242-530) (242-587) (242-587)
(2.17 AC.) (2.17 AC.) (2.17 AC.)

L. 197
1.4903 AC.

(THE S.E. COR. OF
S.E. 1/4)

N 85° 35' 23" E 190.70'

DIX GRAMMA
24-314 238-509

2445 2431 2432 2433 2434 2435

2446

MILLIRON ST.

2447 2436 2437 2438 2439 2440

2448

2449

207° 10' 31" E 255.00'

HARMON BONE
FARMS INC.
535-8913
1.92 AC.

O.L. 21

Plat of 1.4903 Acre Tract

Scale 1"=100'

Surveyed for Christ the King Church

Date Dec. 7, 1990

Subdivision Out Lot 197

Township Athens Section

Town Range

Corporation Athens

County Athens State Ohio

Leonard F. Swayer Jr.

Leonard F. Swayer Jr. Reg. Prof. Land Surveyor No. 6765

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004077

004176