

### SURVEY DESCRIPTION OF A 0.436 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of River Lot 627 of Section 10, Township 12, Range 15; and being more particularly described as follows:

Being part of a 2.788 acre tract as described in Volume OR442, Page 2374, to John D. and Lisa A. McKown. (Parcel No. P01-00100684-00)

Commencing at a Point at the Northeast corner of Section 10;  
Thence with a random line, South 52 degrees 50 minutes 14 seconds West a distance of 2752.22 feet to a 5/8" iron pin found, and being the point of **Beginning** of the tract of land to be described;

Thence with the north line of River Lot 627, South 86 degrees 30 minutes 00 seconds East a distance of 138.55 feet to a Point;

Thence leaving the north line of River Lot 627, South 23 degrees 55 minutes 23 seconds West a distance of 198.78 feet to a Point in the south lane of Township Road 36 (Elm Rock Road) on the north line of a 0.5020 acre tract (Roger McCulloch OR390-1201);

Thence with the north line of a 0.5020 acre tract (Roger McCulloch OR390-1202), North 61 degrees 42 minutes 12 seconds West a distance of 86.71 feet to a Point in the south lane of Township Road 36 (Elm Rock Road);

Thence with the east line of a 0.640 acre tract (State of Ohio OR416-364), North 07 degrees 08 minutes 24 seconds East a distance of 150.22 feet, to the point of beginning and containing 0.436 acres, more or less, subject to any public or private easements of record.

The above 0.436 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the north line of River Lot 627 as South 86 degrees 30 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on June 6, 2016.

S. Vince Evans

S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying  
S. Vince Evans, P. S. 8127  
64103 Woodgeard Road  
Creola, Ohio 45622  
Phone (740) 380-3884  
FAX (740) 596-5831



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

JUN 10 2016

Jill Thompson  
Athens County Auditor

PLAT OF A 0.436 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of River Lot 627 of Section 10, Township 12, Range 15.

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State of Ohio  
 OR416-364

John D. & Lisa A.  
 McKown OR442-2374

0.436 Acres  
 P01-00100684-00

Roger McCulloch  
 OR390-1201

Douglas E. MacCombs  
 OR335-33

RIVER LOT 628  
 RIVER LOT 627



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Brandon Williams*  
 DATE: 6/8/16

CL Township Road 36  
 (Elm Rock Road)  
 (new location)



0 20 40

SCALE:

1" = 40'

LEGEND:

- Point
- 5/8" iron pin found

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

REFERENCE BEARING:

The north line of River Lot 27 as North 86 degrees 30 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 6th day of June, 2016 and that the plat is a correct representation of the premises as described by said survey.

*S. Vince Evans*

Registered Surveyor No. 8127

Survey by: S. Vince Evans Surveying – S. Vince Evans P.S. 8127  
 64103 Woodgeard Road, Creola, Ohio 45622  
 Phone (740) 380-3884  
 FAX (740) 596-5831

# City of Nelsonville

Athens County, Ohio

## ADJACENT PROPERTY TRANSFER APPROVAL

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The application submitted is **APPROVED** based on the accuracy of information represented in the *Application for Adjacent Property Transfer* and there from finding compliance with the *Nelsonville City Code §23.03.10, Transfer of Property between Adjoining Owners*

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Grantor: *John D. and Lisa A. McKown*

Grantee: *John D. and Lisa A. McKown*

Total acreage to be transferred: *0.436 acres*

Description of proposed parcel to be transferred: *0.436 acres leaving a residual of 2.354 acres described in a June 6, 2016 survey by S. Vince Evans, State of Ohio Registered Surveyor № S-8127.*

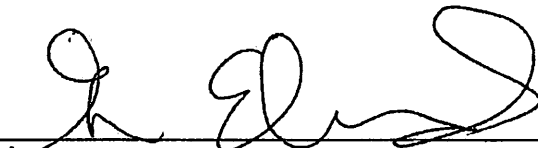
*NOTE: At the time of closing on the parent parcel (McKown to Coy) the descriptions of the two parcels shall be contained in the same deed and noted as to remain "continuous and contiguous".*

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### *The Grantor and Grantee understand and agree that this approval:*

- *is valid for one (1) year from date of approval, will be null and void after that date and any necessary document recording should occur within that time period; and*
- *is issued on the accuracy of the representations and information provided by the applicant and contained in the application submitted and does not guarantee or confirm on behalf of the City of Nelsonville or the Nelsonville City Planning Commission location of property lines or the exact location of structures depicted in any document attached to the application; and*
- *may be revoked because of any breach of representation, submission of inaccurate information or work and/or use other than originally reviewed and approved; and*
- *approves a split and transfer from an adjacent property owner to an adjacent property owner, creating no new building site; and*
- *has not been reviewed by the Athens City-County Health Department for an on-site, private sewage disposal approval nor does this permit verify any availability of public sewage disposal; and*
- *the deed for the newly created parcel and the parent parcel shall be recorded at any future sale as being "continuous and contiguous".*

Issued by: \_\_\_\_\_

  
Gary Edwards, Nelsonville City Manager

Date: June 14, 2016

As authorized by the Nelsonville City Planning Commission

Permit № LS 02-16