

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

Phone 740-753-1264
Fax 740-753-1264



Description of a 4.220 Acre Tract

Situated in River Lots 623 and 624, Section 10, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract as described in Official Records Volume 79, Page 815 and being more particularly described as follows:

BEGINNING at a point along the West line of TR-36 that bears North $71^{\circ}09'16''$ West, 825.49 feet from the Southeast corner of River Lot 624,

THENCE along said TR-36 line South $36^{\circ}28'39''$ East, 179.97 feet to an iron pin found,

THENCE along the lines of Smith (299-672 OR), (281-48), and (297-458) the following three courses:

- 1) South $57^{\circ}22'09''$ West, 110.86 feet to an iron pin found,
- 2) South $80^{\circ}24'48''$ West, 181.18 feet to an iron pin found,
- 3) South $80^{\circ}11'28''$ West, 511.64 feet to an iron pin found,

THENCE along the East Right of Way line of US Route 33 North $22^{\circ}01'31''$ West, 217.55 feet to an iron pin found,

THENCE along the lines of Nelsonville TV Cable (36-860 OR) the following three courses:

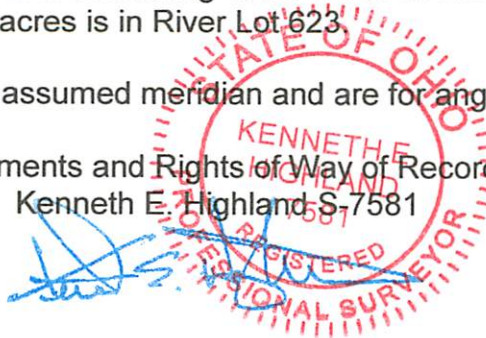
- 1) South $84^{\circ}33'53''$ East, 199.98 feet to an iron pin found,
- 2) North $13^{\circ}13'46''$ East, 357.09 feet to an iron pin found,
- 3) North $55^{\circ}57'04''$ East, 33.00 feet to an iron pin set,

THENCE along new lines the following two courses:

- 1) South $31^{\circ}49'47''$ East, 432.96 feet to an iron pin set, (passing an iron pin set at 218.12 feet),
- 2) North $56^{\circ}40'48''$ East, 256.43 feet to the point of beginning, (passing an iron pin set at 250.36 feet), and containing 4.220 acres of which 2.455 acres is in River Lot 624 and 1.765 acres is in River Lot 623

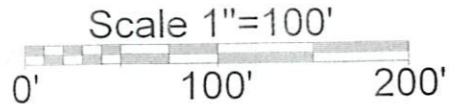
Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of Record
Kenneth E. Highland S-7581



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandon Williams*
DATE: 10/18/17

○ = Iron Pin Set
● = Iron Pin Found



U.S. Route 33

Nelsonville
TV Cable
36-860 OR

Edwards Theatres
79-815 OR

4.220 Ac.
(2.455 Ac.)

1.151 Ac.

1.230 Ac.

(1.765 Ac.)

River Lot 624
River Lot 623

Smith
297-458

Smith
281-48

Smith
299-672 OR

P.O.B. and P.O.C.
Bears N 71°09'16"W,
825.49 feet from the
Southeast corner of
River Lot 624



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

By: Kenneth E. Highland
Date: 10/18/17

PLAT OF SURVEY OF 3 TRACTS

SUBDIVISION RL-623, RL-624

TOWNSHIP York SECTION 10 TOWN 12 RANGE 15

CORPORATION - COUNTY ATHENS STATE OHIO

SCALE 1"= 100' DATE OCT, 2017

Kenneth E. Highland
80 Fayette St.
Nelsonville, Ohio 45764
740-753-1264



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City of Nelsonville

Athens County, Ohio

LARGE LOT DIVISION APPROVAL

The application submitted is **APPROVED** based on the accuracy of information represented in the *Application for Large Lot Division* and there from finding compliance with the *Nelsonville City Code §23.03.06, Large Lot Divisions*

Grantor: **Edwards Theaters Inc**

Grantee: **Nelsonville TV Cable Inc**

Total acreage to be transferred: **4.220 acres**

Description of proposed parcel to be transferred: **4.220 acres from a 6.601 acre parcel (P0100171601)**

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
- is issued as a Large Lot Division in accordance with *Nelsonville City Code §23.03.06* and *Ohio Revised Code §711.133 (A)*; and
- has been reviewed and approved by the Athens City-County Health Department for an on-site, private sewage disposal system; and

*This parcel APPROVED by the Nelsonville City Planning Commission
through their designated agent-Nelsonville City Manager*

**NO PLAT REQUIRED
AS PER OHIO REVISED CODE SECTION 711.133**

Issued by:


Charles Barga, City Manager

As authorized by the Nelsonville City Planning Commission

Date: January 22, 2018

Permit № LS 02-18

City of Nelsonville

Athens County, Ohio

APPLICATION FOR LARGE LOT DIVISION

Nelsonville City Code §23.03.08, Standards for large lot divisions
PARCELS FOUR (4.001) TO TWENTY (20) ACRES

Grantor Name(s): Edwards Theaters Inc. Phone: _____

Address: 14333 SR 33 Fax: _____

City: Nelsonville State: OH Zip Code: 45764

Grantee Name(s): Nelsonville TV Cable Inc Phone: _____


Address: c/o 1 W. Columbus Street Fax: _____

City: Nelsonville State: OH Zip Code: 45764

Surveyor Name(s): Kenneth Highland Phone: 740-753-1264

Address: 80 Fayette Street Fax: 740-753-1264

City: Nelsonville State: OH Zip Code: 45764

Applicant Name:  Michael Nolan, Attorney for Edwards Theaters Inc.
Signature Printed Name

Address: 5 Public Square Phone: 740-753-1961

City: Nelsonville State: OH Zip Code: 45764

Parcel Description:

County: Athens Township: York

Lot or Farm Lot: _____ Section: 10 Town: 12 Range: 15

Proposed land use and development: (check one)

Single-family Multi-family Commercial Industrial Agriculture or Personal Recreational

Grantor's current lot size: 6.601 Acres Proposed acreage to be conveyed: 4.220 Acres

Proposed lot width/public road frontage: 217.55 feet Proposed lot depth: 622.5 feet

Number of lots to be created (including Grantor's residual parcel): (2) (3) (4) (5) (check one)

Has the current grantor previously split any lots from the original acreage?: (No) (Yes) How many? _____

Is the property located in a FEMA designated Special Flood Hazard Area? (No) (Yes) (check one)

ALL APPLICATIONS MUST CONTAIN THE FOLLOWING MATERIALS:

1. Completed and Signed Application
2. Plat of survey of land to be transferred (minimum 8.5" x 11")
3. Legal description of land to be conveyed/transferred
4. Proposed deed to be filed describing the land, Grantor and Grantee
5. Surveyor's seal and signature
6. County Engineer's stamp of mathematical accuracy/approval
7. Approval for access to public street/opening permit approval
(City Manager within city and outside city Township Trustees on township roads,
Ohio Department of Transportation on state routes, county engineer on county roads)
8. County Health Department, OEPA, or City Wastewater Supervisor approval
Note: No sanitary approval necessary (review comments only) in unincorporated areas if there is no private sewage disposal system on the residual parent parcel, the proposed parcel is greater than five (5) acres in area, the proposed parcel is for agricultural or recreational purposes only and if no health nuisance exists as confirmed by the applicable review authority.
9. Required Fee (\$25.00)
Note: No fee due for proposals greater than five (5) acres in area outside corporation limits

FOR OFFICE USE ONLY

Application No: _____ Date Received: _____

Reviewer's Name: _____ Date reviewed: _____

Reviewer's recommendation/comments: _____

City Manager's comments: _____

Approved by Nelsonville City Planning Commission—No Plat Required (where a building site is proposed)

No approval or plat required as per *Ohio Revised Code §711.133*: for agricultural or personal recreational use only (where a building site is not proposed)

Denied Reason: _____

Mark Hall, Nelsonville City Manager

Date

Nelsonville City Planning Commission
 211 Lake Hope Drive Nelsonville, Ohio 45764
 Phone (740) 753-1314 Fax (740) 753-9620