

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

JAN 25 2018

Jill Thompson
Athens County Auditor

EXHBIIT "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Due E. St...*
DATE: 1/25/18

DESCRIPTION OF A 18.745 ACRE TRACT

Situated in Section 19, York Township, T.12, R.15, Athens County, Ohio and being part of the land as described in Volume 509, Page 2224 and all of the land as described in Volume 453, Page 435 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at Northwest Corner of Section 19, York Township and, thence along the North line of Section 19, S 84° 53' 27" E, 2966.70 feet (deed), passing an iron pin found at 2368.32 feet, and an iron pin set at 2755.66 feet, to an iron pin found. Thence along the West line of Kelley (315-834 O.R.), S 4° 48' 58" W, 399.14 feet to an iron pin set and being **the Point of Beginning** for the survey herein described:

Thence continuing along the West lines of Kelley (315-834 O.R.), Freer (373-1988 O.R.), and Page (513-1889 O.R.),

S 4° 48' 58" W, 1166.85 feet to a point in the center of Township Road 268 (Perry Ridge Rd.), passing iron pins found at 496.52 feet, 674.27 feet, and 1021.35 feet;

Thence along said road the following five (5) courses:

N 80° 31' 12" W, 191.94 feet to a point;

N 76° 47' 41" W, 232.64 feet to a point;

N 69° 47' 05" W, 210.57 feet to a point;

N 74° 53' 14" W, 110.03 feet to a point;

N 77° 41' 33" W, 233.56 feet to a point;

Thence leaving said road, and along the East line of Herdlitska (145-603 O.R.),

N 21° 48' 10" E, 619.19 feet to an iron pin found, passing iron pins found at 20 feet and 125 feet;

Thence along the North line of a 5.129 acre tract (P010010011002),

N 72° 20' 52" E, 247.35 feet to an iron pin set;

Thence along a new line created by this survey and the East line of Wallace (355-131 D.R.);

N 30° 11' 33" E, 361.49 feet to an iron pin set, passing an iron pin set at 203.27 feet;

Thence leaving said East line and along a new line created by this survey,

S 84° 53' 27" E, 399.91 feet to the point of beginning **and containing 18.745 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

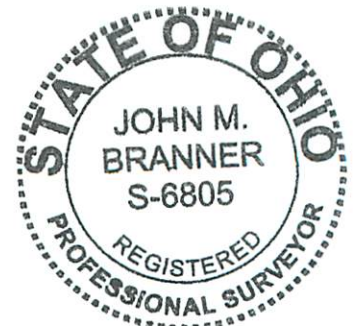
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed January, 2018 by

Jeb Branner, S.I., E.I., under the supervision of

John M. Branner P.S. 6805

John M. Branner



Section 20
Section 19
NW Corner
of Section 19

*Note: 18.745 acres contains
the residual of Brown (509-2224 O.R.)
and all of future purchase of 5.129 acres
of Wallace (453-435 O.R.).



Breeze
Donna Sue
459-659 O.R.

P.O.B.
2.799 Ac.

**2.799
Acres**

P010010011000
to be continuous and contiguous
with Wallace 5.061 acre tract
355-131 D.R.

Wallace
Sandra L.
355-131 D.R.
P010010011800

P.O.B.
2.330 Ac.

2.330 Acres

P010010011000
to be continuous and contiguous
with Wallace 5.061 acre tract
355-131 D.R.

Wallace
Sandra L.
453-435 O.R.
P010010011002

P.O.B.
18.745 Ac.

Kelley
Bernard P.
& Michele D.
315-834 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 1/25/18

18.745 Acres*

Brown
James A.
509-2224 O.R.
P010010011000

Freer
Cassandra
373-1988 O.R.

Page
Debra S.
513-1889 O.R.

Survey of Three tracts
Situated in Section 19, T.12, R.15,
York Twp., Athens Co., OH
Surveyed January, 2018
by Jeb Branner, S.I., E.I.,
under the supervision of:



[Signature]
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

0' 200' 400' 600'



Scale 1"=200'

○ = 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

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: **James A. Brown & Holly K. Bickenheuser**

Grantee: **Sandra L. Wallace**

Total acreage to be transferred: **2.799 acres**

Description of proposed parcel to be transferred: **2.799 acres (P010010011000)**

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
Charles Barga, City Manager

As authorized by the Nelsonville City Planning Commission

Date: April 27, 2018

Permit № LS 05-18