

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Die E. St
DATE: 1/25/18

EXHIBIT "A"

**DESCRIPTION OF A 2.799 ACRE TRACT
to be continuous and contiguous with Wallace 5.061 acre tract (355-131 D.R.)**

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 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, and being **the Point of Beginning** for the survey herein described:

Thence along the West lines of Kelley (315-834 O.R.),

S 4° 48' 58" W, 399.14 feet to an iron pin set;

Thence along a new line created by this survey:

N 84° 53' 27" W, 399.91 feet to an iron pin set on the East line of Wallace (355-131 D.R.);

Thence along said East line,

N 30° 11' 33" E, 440.69 feet to an iron pin set on the North line of Section 19;

Thence along the north line of Section 19,

S 84° 53' 27" E, 211.04 feet to the point of beginning **and containing 2.799 acres** which is to be continuous and contiguous with Wallace 5.061 acre tract (355-131 D.R.)

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



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

JAN 25 2018

Jill Thompson
Athens County Auditor



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 No LS 05-18