

HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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Description of a 0.065 Acre Tract

Situated in Section 24, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract as described in Volume 372, Page 409 of the Deed (380-1791) Records of Athens County and being more particularly described as follows:

BEGINNING at a point in the center of Robbins Road and at the southwest corner of a 0.488 acre tract (~~372-109~~) that bears North 42°04'10" East, 617.15 feet from the intersection of the center line of River Lot 644 and the south line of Section 24, (380-1791)

THENCE along the west line of said tract North 37°35'20" East, 89.81 feet to an iron pin set, (passing an iron pin set at 20.00 feet), ADJOINER (WILSON 193-15102)

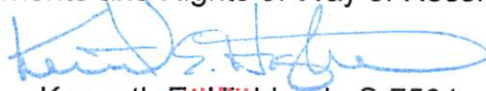
THENCE South 61°51'59" East, 31.80 feet to a point, ADJOINER (ATHENS COUNTY 360-464)

THENCE South 38°22'00" West, 95.05 feet to a point in the center of Robbins Road, (passing iron pins set at 5.00 feet and at 74.88 feet),

THENCE along the center of said road North 52°24'10" West, 30.08 feet to the point of beginning and containing 0.065 acres.

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: S. Blausen  
DATE: 11-2-04

ADJOINERS ADDED 11/16  




12-06-'16 09:29 FROM- Nolan-Meeks Co. LPA 740-753-3943

T-158 P0004/0006 F-795

# City of Nelsonville

Athens County, Ohio

## ADJACENT PROPERTY TRANSFER APPROVAL

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*

Grantor: *Robert E. Wilson for Wilson Manor, LLC*

Grantee: *Jerold M. Wilson*


Total acreage to be transferred: *0.065 acres*

Description of proposed parcel to be transferred: *0.065 acres as described in an October, 2004 survey by Ken Highland, State of Ohio Registered Surveyor № S-7581 of an existing adjacent 0.29933 acre parcel to be described in its deed as "continuous and contiguous" with adjacent 0.32 acre Parcel #P03037001700 and recorded as such, leaving a residual of 0.23433 acres.*

### 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 only a transfer from an adjacent property owner to an adjacent property owner, creating no new building site; and*
- *has been reviewed for availability of public sewage disposal; and*
- *the deed for the newly split and then combined parcels shall be recorded at any future recording or sale as being "continuous and contiguous".*

Issued by:

  
Gary Edwards, Nelsonville City Manager

Date: December 1, 2016

As authorized by the Nelsonville City Planning Commission

Permit № LS 05-16