

HIGHLAND SURVEYING LTD.

80 Fayette Street
Nelsonville, Ohio 45764

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



Description of a 2.125 Acre Tract

Situated in the City of Nelsonville, River Lot 652, Section 30, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract as described in Official Records Volume 556, Page 1563 and being more particularly described as follows:

Commencing at a PK Nail found in the center of Dorr Run Rd. that bears South 44°20'15"West, 2416.80 feet from the Northeast corner of Section 30,

THENCE along the lines of OH Nelsonville, LLC (514-383 OR), and Athens County Commissioners (399-781 OR) North 78°42'43"West, 333.32 feet to a point in the center of the West Interchange Road and being the POINT OF BEGINNING of this tract,

THENCE continuing along The Athens County Commissioners line North 78°42'43"West, 59.64 feet to a calculated location R/W Monument, (passing an iron pin set at 25.00')

THENCE along the lines of Wend (516-2547 OR), the following five courses:

- 1) North 10°50'56"East, 110.46 feet to a calculated location R/W Monument,
- 2) North 6°26'06"East, 194.42 feet to a calculated location R/W Monument,
- 3) North 32°20'57"West, 235.41 feet to a calculated location R/W Monument,
- 4) North 3°12'50"East, 149.95 feet to a calculated location R/W Monument,
- 5) North 26°24'17"East, 122.36 feet to a calculated location R/W Monument,

THENCE along the line of The Athens County Commissioners (405-51 OR), South 86°26'40"East, 139.48 feet to a point in the center of the West Interchange Road, (passing a P.K. Nail set at 135.58 feet),

THENCE along the center of said road the following four courses:

- 1) South 0°28'14"West, 244.87 to a point,

2) South 2°18'33"West, 161.12 feet to a point,

3) South 5°51'08"West, 187.89 feet to a point,

4) South 10°49'07"West, 173.20 feet to the point of beginning and containing 2.125 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

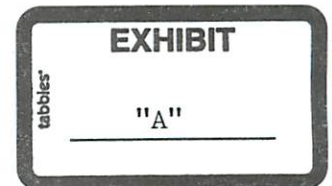


Department of
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert L. Owen*
DATE: 7/23/19

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Description of a 3.522 Acre Tract

Situated in the City of Nelsonville, Section 30, T-12, R-15, River Lots 651 and 652, York Township, Athens County, State of Ohio and being a part of a tract as described in Official Records Volume 516, Page 2547 and in Official Records Volume 556, Page 1563 and being more particularly described as follows:

BEGINNING at a PK Nail found in the center of Dorr Run Rd. that bears South 44°20'15"West, 2416.80 feet from the Northeast corner of Section 30,

THENCE along the line of OH Nelsonville, LLC (514-383 OR), North 78°42'43"West, 333.32 feet to a point in the center of the West Interchange Road, (passing an iron pin set at 20.00 feet and a P.K. Nail set at 251.93 feet)

THENCE along the center of said road the following four courses:

- 1) North 10°49'07"East, 173.20 feet to a point,
- 2) North 5°51'08"East, 187.89 feet to a point,
- 3) North 2°18'33"East, 161.12 feet to a point,
- 4) North 0°28'14"East, 244.87 feet to a point, (a P.K. Nail set for reference bears North 86°26'40"West, 3.90 feet)

THENCE along the line of the Athens County Commissioners (405-51 OR), South 86°26'40"East, 173.72 feet to a R/W Monument found,

THENCE along the line of Wend (513-685 OR), South 4°23'40"East, 81.42 feet to a R/W Monument found,

THENCE along the line of Stone (488-828 OR), South 4°27'55"West, 124.07 feet to a R/W Monument found,

THENCE along the lines of Wend (117-08 OR), the following two courses:

- 1) South 12°08'14"West, 95.60 feet to a R/W Monument found,
- 2) South 9°00'26"West, 79.31 feet to an iron pin found,

THENCE along the lines of 1st Choice Property Investments, Inc. (488-1725 OR), the following two courses:

- 1) South 13°44'29"West, 79.37 feet to an iron pin found,
- 2) South 27°01'14"East, 267.85 feet to an iron pin set,

THENCE along the Right of Way of Dorr Run South 26°15'31"East, 47.77 feet to a point in the center of said road,

THENCE along the center of said road South 3°40'52"East, 82.30 feet to the point of beginning and containing 3.522 acres, there being 2.354 acres of a 4.487 acre tract (556-1563 OR) and 1.168 acres out of Parcel three tract two of (516-2457 OR).

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

Subject to all Easements and Rights of Way of Record



City of Nelsonville

Athens County, Ohio

MINOR LOT DIVISION APPROVAL

The application submitted is **APPROVED** based on the accuracy of information represented in the *Application for Minor Lot Division* and there from finding compliance with the *Nelsonville City Code §23.03.01 thru 23.03.05*

Grantor: *Ronnie L. Wend & Karen L. Wend*

Grantee: *same as above*

Total acreage to be transferred: *5.647 acres*

Description of proposed parcel to be transferred: *split 5.647 acres into 2 parcels due to road in center of larger parcel (2.125 ac & 3.522 ac)*

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

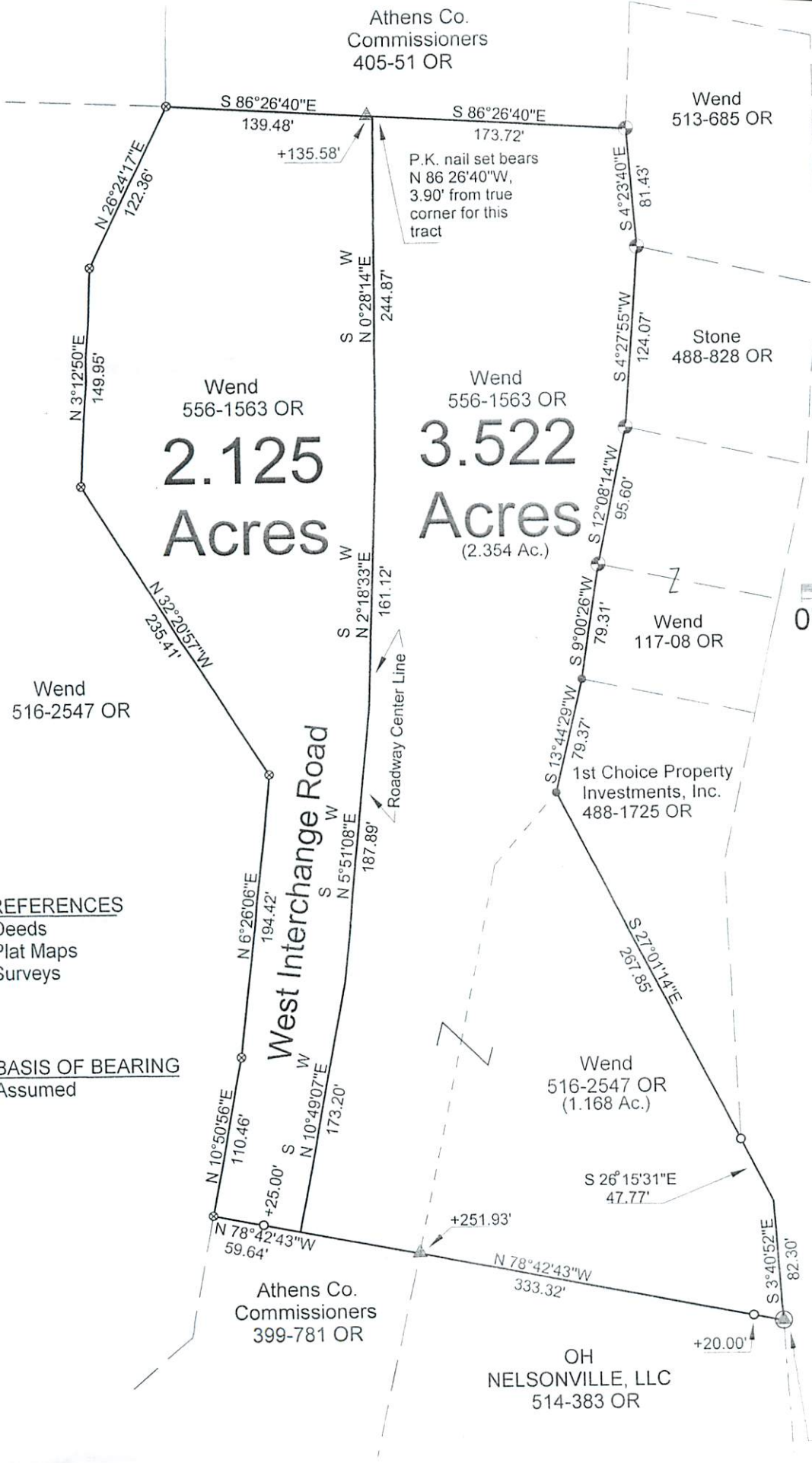
Date:

11/12/19

Permit No LS

tabbles
"C"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian Williams*
DATE: 7/23/19



Scale 1"=100'



Line	Bearing	Distance
1	S 11°03'45"W	28.74'
2	N 26°15'31"W	47.77'
3	N 14°19'07"E	6.65'
4	S 26°15'31"E	47.77'

= Iron Pin Set
5/8"x30' rebar
with plastic
ID cap

- = Iron Pin Found
- ⊙ = R/W Mon. Found
- ⊗ = R/W Mon. calc. location
- ▲ = PK Nail Set
- ⊕ = PK Nail Found

P.O.B. / P.O.C.
bears S 44 20'15"W,
2416.80 feet from the
N.E. corner of Section
30 (per deed)

REFERENCES
Deeds
Plat Maps
Surveys

BASIS OF BEARING
Assumed

PLAT OF SURVEY OF 2 TRACTS
SURVEYED FOR WEND
SUBDIVISION RIVER LOTS 651 & 652
TOWNSHIP YORK SECTION 30 TOWN 12 RANGE 18
CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO
SCALE 1"= 100' DATE JULY, 2019

Kenneth E. Highland
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