

HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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



**Description of a 1.230 Acre Tract**

Situated in River Lot 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 three new lines the following courses:

- 1) South  $56^{\circ}40'48''$  West, 256.43 feet to an iron pin set, (passing an iron pin set at 6.07 feet),
- 2) North  $31^{\circ}49'47''$  West, 214.84 feet to an iron pin set,
- 3) North  $55^{\circ}57'04''$  East, 238.84 feet to an iron pin set on the West Right of Way line of TR-36,

THENCE along said line South  $36^{\circ}28'39''$  East, 218.14 feet to the point of beginning and containing 1.230 acres.

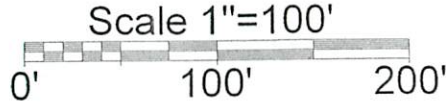
Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of Record



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

○ = Iron Pin Set  
● = Iron Pin Found



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



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  
281-48

Smith  
299-672 OR

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



Kenneth E. Highland - S-7581



# 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: **Amanda Wiseman and Kevin Wiseman**

Total acreage to be transferred: **1.230 acres**

Description of proposed parcel to be transferred: **1.230 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 No LS 04-18

# 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): Amanda Wiseman and Kevin Wiseman Phone: \_\_\_\_\_


Address: c/o I.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: 1.230 Acres

Proposed lot width/public road frontage: 218.14 feet Proposed lot depth: 256.43 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: \_\_\_\_\_

Charles Barga \_\_\_\_\_ 1/1/18 \_\_\_\_\_  
 Mark Hill, Nelsonville City Manager Date

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