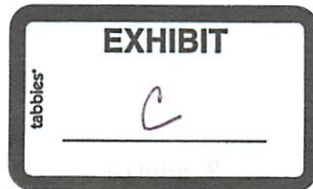


BY: Bruce M. Miller
DATE: 8/30/17



Description of 1.439 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 12, Range 15, York Township, Fraction 1, (Section 15), Athens County, Ohio.
Being part of the lands deeded to Velma G. Woody of Official Record Book 190, pages 88-91 of the Second Tract.

Commencing at a notched stone found at the southwest corner of River Lot 608;
Thence N02°49'28"E 574.28 feet to a point in a small creek, passing an iron pin set at 435.00 feet;
Thence N87°10'32"W 231.22 feet to a point in said creek,
and being the point of beginning of the tract herein described;

- 1.) Thence N87°10'32"W 100.32 feet along the south line of the Second Tract of Woody 190-88 to a point in said creek;
- 2.) Thence N01°44'15"W 626.56 feet along a common boundary to Woody 190-88, Thompson 276-1309, and the United States 283-415 to an iron pin set on the north line of Fraction 1, passing an iron pin set at 84.53 feet, and passing an iron pin found at 498.69 feet;
- 3.) Thence S87°27'38"E 100.28 feet along a common boundary to Woody 190-88, and the United States of America 382-807 to a point on the north line of Fraction 1;
- 4.) Thence S01°44'15"E 627.06 feet, over the lands of Woody 190-88, Second Tract, passing iron pins set at 47.18 feet, and 509.49 feet, to the point of beginning containing a total of 1.439 acres.

Survey of the above 1.439 acres is to be held continuous and contiguous with the Velma G. Woody parcel referenced in Official Record Book 190, pages 88-91 as the Sixth Tract. 190-88.

Plat of survey is attached herewithin and made a part thereof.
Subject to all easements, rights-of-way, covenants, and agreements of record.
Iron pins set are of 30-inch length of number 5 rebar capped NEWMAN 8043.

Charles T. Newman
Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701
August 23, 2017



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

AUG 29 2017

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

EXHIBIT

tabbles

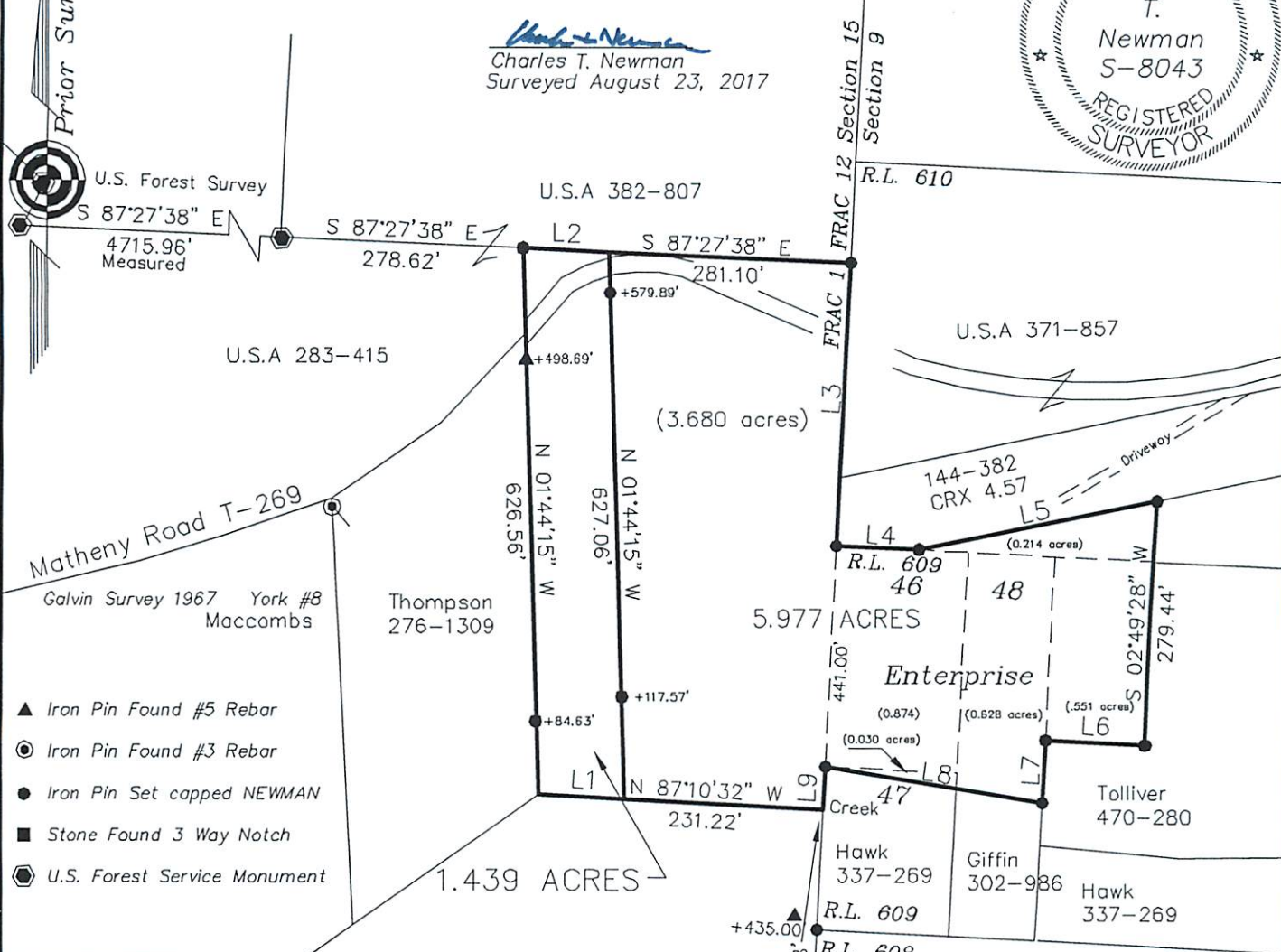
D

Plat of Survey of 1.439 Acres and 5.977 Acres
Situate Ohio Company Purchase Town 12, Range 15, York Township,
Fraction 1 (Section 15), River Lot 609 (Section 9), Athens County, Ohio.
Being all of the lands deeded to Velma G. Woody of
Official Record Book 190, pages 88-91,
Second Tract, Fourth Tract, Fifth Tract, (First Parcel, Second Parcel, Third Parcel)

Charles T. Newman
Charles T. Newman
Surveyed August 23, 2017



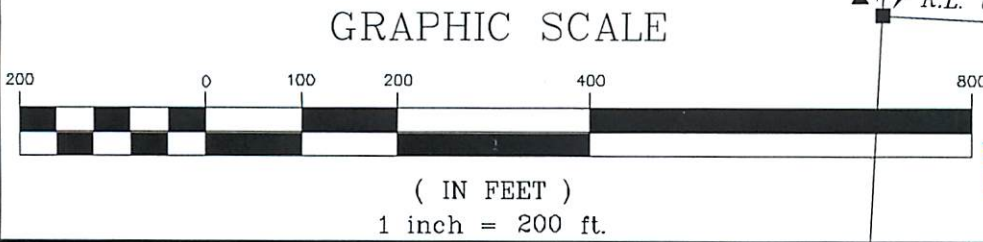
- ▲ Iron Pin Found #5 Rebar
- Iron Pin Found #3 Rebar
- Iron Pin Set capped NEWMAN
- Stone Found 3 Way Notch
- ⊙ U.S. Forest Service Monument



LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°10'32"W	100.32
L2	S87°27'38"E	100.28
L3	S02°49'28"W	324.76
L4	S87°10'32"E	94.34
L5	N78°24'28"E	278.12
L6	N87°10'32"W	114.20
L7	S02°49'28"W	71.70
L8	N80°34'06"W	251.17
L9	S02°49'28"W	48.72

Woody
190-88
Sixth Tract
(47.79)

Poston LTD
420-849
Seymour Survey 2007
(2) Iron Pins Found NOT USED



(IN FEET)
1 inch = 200 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert Mathew*
DATE: 8/30/17

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: **Velma Woody (deceased)**

Grantee: **Donald and Janice Osborne**

Total acreage to be transferred: **1.439 acres**

Description of proposed parcel to be transferred: **See attached**


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 12, 2018

Permit № LS 01-18