

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ream William
DATE: 4/20/17

**KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764**

Situated in the State of Ohio, County of Athens, Township of York, T-12, R-15, being a part of Jeanette Adams OR 516 Pg. 576, being a part of Fraction 11 of Section 27, and more particularly described as follows:

Beginning at an IPF at the Southeast Corner of Fraction 11 of Section 27; thence North 51 Degrees 57 Minutes 16 Seconds West 1276.65 feet to a 2.5" mag. nail set in the centerline of Twp. Rd. 276 (Wollett Rd.) and the place of beginning;

thence along said centerline North 04 Degrees 48 Minutes 52 Seconds West 215.08 feet to a 2.5" mag. nail set;

thence continuing along said centerline North 04 Degrees 31 Minutes 31 Seconds West 123.49 feet to a point;

thence leaving said road North 69 Degrees 04 Minutes 34 Seconds East 309.63 feet to an IPS, passing a 5/8" IPF at 20.00 feet;

thence South 08 Degrees 07 Minutes 21 Seconds East 113.56 feet to an IPS;

thence South 18 Degrees 13 Minutes 25 Seconds West 207.07 feet to an IPS;

thence South 52 Degrees 18 Minutes 10 Seconds West 199.36 feet to an IPS;

thence South 72 Degrees 49 Minutes 12 Seconds West 57.53 feet to the place of beginning, containing 2.000 acres, more or less, subject to all legal highways and easements.

See plat attached.


Subject to Twp. Rd. 276 (Wollett Rd.) 40' R/W.

Iron pins set are 5/8 inch rebar 30 inches long, with plastic ID caps.

Bearings are based on the East Line of Fraction 11 as being South 04 Degrees 41 Minutes 37 Seconds West.

This description was written from a survey made by Kevin Cannon PS 7224, April 18, 2017.




KEVIN CANNON
REG. NO. 7224

4/18/17
DATE



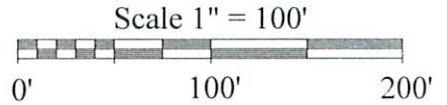
KEVIN CANNON SURVEYING

7945 TWP. RD. 114 NE
 New Lexington, Ohio 43764
 (740) 342 - 2835



Bearings shown are to an assumed meridian and are used to denote angles only.
 Data references: USGS maps, tax maps, deed description and existing monumentation.
 This survey is subject to any facts that may be disclosed by a full and accurate title search.

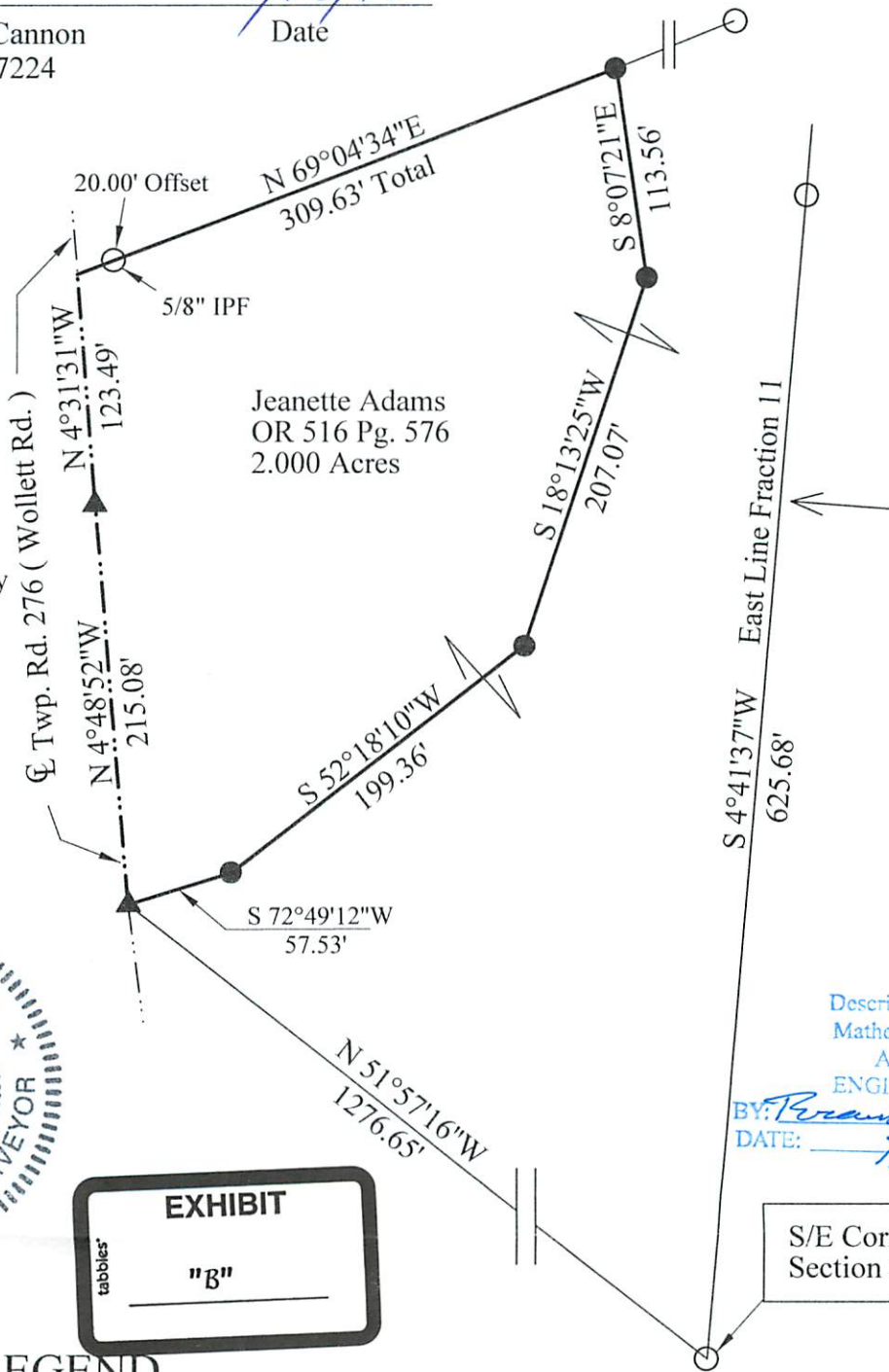
Jeff Adams
 Vol. 379 Pg. 659



Kevin Cannon
 Kevin Cannon
 Reg. # 7224

4/18/17
 Date

Scioto Land Company
 OR 300 Pg. 128



Description Checked for
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 Athens County
 ENGINEER'S OFFICE
 BY: *Robert Williams*
 DATE: *4/20/17*

S/E Corner of Fraction 11
 Section 27 T - 12, R - 15

LEGEND

- Iron Pin Set 5/8" Sucker Rod With Plastic ID Cap, Stamped KCS 7224
- Iron Pin Found
- ▲ 2.5" Mag. Nail Set
- X—X— Fence
- Basis of Bearings

Survey for: Jeanette Adams
 State: Ohio
 County: Athens
 Township: York
 T - 12, R - 15,
 Section: 27 (Fraction 11)
 City or Village: N/A

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: **Jeanette Adams**

Grantee: **Rebecca Arnold**

Total acreage to be transferred: **2.00**

Description of proposed parcel to be transferred: **2.00 acres from an existing 6.03 acre parcel (Parcel ID #P01-0010018300), as described in a survey by Kenneth Highland, State of Ohio Registered Surveyor № S-7581, completed April 18, 2017.**

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: Jun 26, 2017

Permit № LS 01-17

FOR HEALTH DEPARTMENT USE ONLY:

FILE #	DATE RECEIVED: 6/2/17
	DATE REVIEWED: 6/20/17

Comments:

- The lots have room for replacement STS based on soil reviews.
- Both houses have STS that are not causing a public health nuisance. This office does not have any objections to this lot split proposal

Supervising Sanitarian's signature: Date: 6/20/17

FOR COUNTY ENGINEER USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Action:

Comments:

County Engineer's signature: _____ Date: _____

FOR REGIONAL PLANNING COMMISSION USE ONLY:

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Action:

Comments:

County Planner's signature: _____ Date: _____