

## 2.975 ACRES

Situated in the State of Ohio, County of Athens, Township of York, City of Nelsonville, River Lots 651 and 652, Section 30, Township 12, Range 15, Ohio Company Purchase and being out of that Original 4.635 acre tract conveyed to Ronnie L. Wend by deed of record in Official Record 201, Page 465, that 2.276 acre tract conveyed to Ronnie L. Wend by deed of record in Official Record 421, Page 419 and that 1.829 acre tract conveyed to Ronnie L. Wend and Karen L. Wend by deed of record in Official Record 287, Page 1488, (all references are to the records of the Recorder's Office, Athens County, Ohio) and being more particularly described as follows:

*Beginning, for reference,* at the northeasterly corner of said Section 30;

thence South 44° 20' 15" West, across said Section 30, a distance of 2416.80 feet to a magnetic nail set in the centerline of Dorr Run Road, the same being the southeasterly corner of that 2.514 acre tract conveyed to Delbert E. Kimes and Teresa D. Kimes by deed of record in Official Record 362, Page 1782 and the northeasterly corner of said 2.276 acre tract, in the westerly line of that 3.63 acre tract conveyed to Rex A. Lengyel and Brenda Kay Lengyel by deed of record in Official Record 451, Page 1950, the *True Point of Beginning*;

thence South 03° 40' 52" East, with said centerline, said westerly line, a distance of 102.77 feet to a magnetic nail set;

thence South 06° 52' 13" East, continuing with said centerline, said westerly line and the westerly line of that 24.12 acre tract conveyed to Doctors Ohio Health Corporation by deed of record in Official Record 279, Page 343, a distance of 123.00 feet to a magnetic nail set;

thence South 01° 27' 55" East, continuing with said centerline, said westerly line of 24.12 acre tract, a distance of 111.28 feet to a magnetic nail set at the southeasterly corner of said 2.276 acre tract, the same being the northeasterly corner of said 1.829 acre tract;

thence South 00° 46' 21" East, continuing with said centerline, said westerly line of 24.12 acre tract, a distance of 86.02 feet to a magnetic nail set;

thence North 78° 56' 15" West, across said 1.829 and 4.635 acre tracts, a distance of 302.20 feet to an iron pin set;

thence North 11° 03' 45" East, continuing across said 4.635 acre tract, a distance of 28.78 feet to an iron pin set;

thence North 78° 42' 38" West, continuing across said 4.635 acre tract, a distance of 109.17 feet to an iron pin set in the easterly line of that 1.012 acre tract conveyed to the Athens County Commissioners by deed of record in Official Record 421, Page 413, the same being the easterly right-of-way line of West Interchange Road;

thence North 29° 39' 42" East, with said easterly right-of-way line, the easterly line of said 1.012 acre tract and the current easterly line of that Original 9.591 acre tract conveyed to the Athens County Commissioners by deed of record in Official Record 399, Page 781, a distance of 148.75 feet to an iron pin set;

thence North 12° 32' 25" East, continuing with said easterly right-of-way line, the current easterly line of said 9.591 acre tract, a distance of 240.10 feet to an iron pin set at the southeasterly corner of that 4.487 acre tract conveyed to the Athens County Commissioners by deed of record in Official Record 399, Page 1807, the same being the southwesterly corner of said 2.514 acre tract, the northeasterly corner of said 9.591 acre tract and the northwesterly corner of said 2.276 acre tract;

thence South 78° 42' 43" East, with the southerly line of said 2.514 acre tract, a distance of 251.93 feet to the *True Point of Beginning*.

Containing 2.975 acre, more or less. 2.275 acre of which lies within Parcel Number 03037009605, of which 0.154 lies within the present right-of-way of Dorr Run Road, 0.423 acre of which lies within Parcel Number 030370009501, of which 0.040 acre of which lies within the present right-of-way of Dorr Run Road and 0.277 acre of which lies within Parcel Number 030370009500.

2.975 ACRES

-2-

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This description is based on an actual field survey performed in June 2015.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  
Professional Surveyor No. 8069



Date

10/06/2015

JCD:mm  
2\_975 ac 20150705-VS-ALTA-01.doc

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: David E. Stewart  
DATE: 10/8/15

# ALTA/ACSM LAND TITLE SURVEY

## RIVER LOTS 651 & 652, SECTION 30, TOWNSHIP 12, RANGE 15 OHIO COMPANY PURCHASE

### TOWNSHIP OF YORK, COUNTY OF ATHENS, STATE OF OHIO

Schedule B-Section II items from Title Commitment No. 2015043896 issued by Chicago Title Insurance Company with an effective date of May 8, 2015 at 7:00 A.M.

- Items 1-9 NOT SURVEY RELATED ITEMS.
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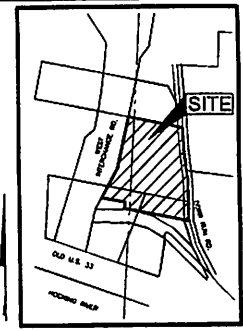
<p style="font-size: 8px; margin: 0;">EMHT Scott, Macchwart, Hornblower &amp; Dixon, Inc. Engineers • Surveyors • Planners • Scientists 6200 New Albany Road, Columbus, OH 43254 Phone: 614-278-4333 Fax: 614-278-3442 emht.com</p>	Date: July 27, 2015	
	Scale: 1" = 50'	
	Job No: 2015-0705	
	Sheet: 2 of 2	
REVISIONS		
MARK	DATE	DESCRIPTION

# ALTA/ACSM LAND TITLE SURVEY

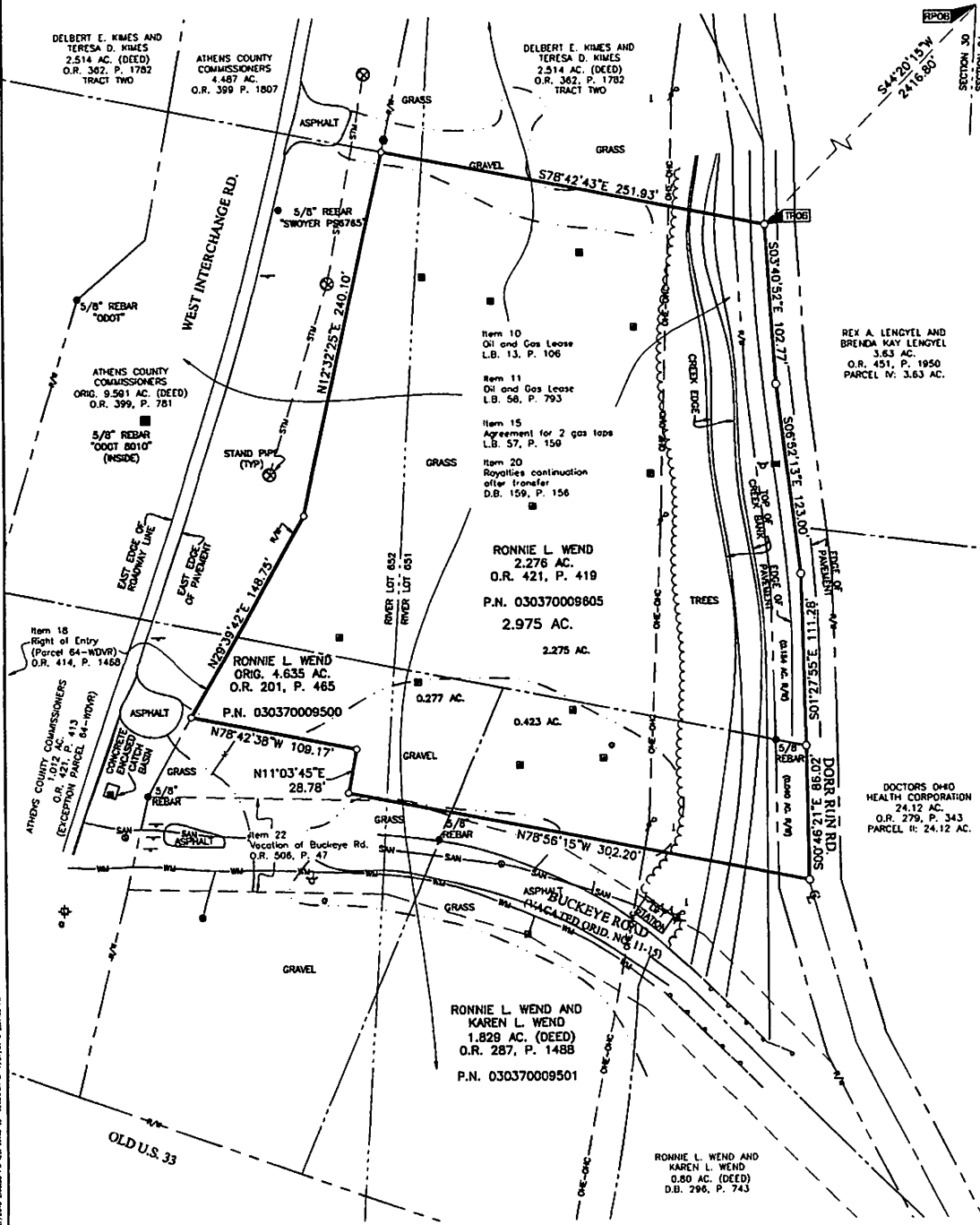
## RIVER LOTS 651 & 652, SECTION 30, TOWNSHIP 12, RANGE 15

### OHIO COMPANY PURCHASE

### TOWNSHIP OF YORK, COUNTY OF ATHENS, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE



UTILITY LEGEND	
—	Sign
I	Guy Wire & Anchor
⊙	Light Pole
■	Test Boring
⊕	Electric Meter
⊖	Electric Access Cover
⊗	Electric Pole
⊙	Sanitary Sewer Manhole
⊕	Catch Basin
⊖	Fire Hydrant
⊗	Water Valve
⊙	Air Release Valve
⊕	Water Manhole
—	Tree/Bush Line
—	Fence Line
—	Guardrail
—	Water Line
—	Sanitary Line
—	Storm Line
—	Overhead Electric
—	Overhead Communication

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39073C0250D (dated November 4, 2010) and 39073C0275D (dated November 4, 2010), the subject tract shown hereon lies within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined).

**BASIS OF BEARINGS:**  
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**TABLE A OPTIONAL ITEM NOTES:**  
6(a). Site is zoned C-2, Highway Commercial, per City of Nelsonville.

16. There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.

**CERTIFICATION:** Commitment No. 2015043896  
To: Ronnie L. Wend, Karen L. Wend, The Daimler Group, Inc., an Ohio Corporation and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, 11(a), 11(b), 13 and 16 of Table A thereof. Field work was completed on June 8, 2015.

By: John C. Dodgion  
Professional Surveyor No. 8069

<p>EMHT Evans, Meacham, Harbort &amp; Thorn, Inc. Engineers • Surveyors • Planners • Scientists 4200 New Albany Road, Columbus, OH 43254 Phone: 614.778.4500 Fax: 614.778.4548 emht.com</p>	Date: July 27, 2015																		
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ALTA/ACSM Land Title Survey prepared in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS. Field work was completed on June 8, 2015.



# City of Nelsonville

Athens County, Ohio

## ADJACENT PROPERTY TRANSFER APPROVAL

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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*

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Grantor: *Ronnie and Karen Wend*

Grantee: *OH Nelsonville, LLC*

Total acreage to be transferred: *2.975 acres*

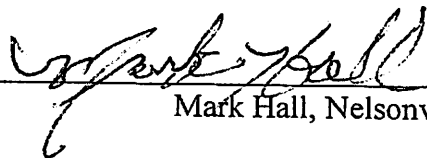
Description of proposed parcel to be transferred: *Parcel #P030370009605 containing 2.276 acres, a 0.277 part of Parcel #P030370009500 leaving a residual of 2.533 acres and a 0.423 part of Parcel #P030370009501 leaving a residual of 1.407 acres described in an October 2015 survey by John C. Dodgion, State of Ohio Registered Surveyor № S-8069.*

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### *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*
- *includes two (2) splits and transfers from an adjacent property owner to an adjacent property owner, creating no new building site; and*
- *has not been reviewed by the Athens City-County Health Department for an on-site, private sewage disposal approval nor does this permit verify any availability of public sewage disposal; and*
- *the deed for the newly created 2.975 parcel presented and approved as a new perimeter survey.*

Issued by:



Mark Hall, Nelsonville City Manager

Date: October 19, 2015

As authorized by the Nelsonville City Planning Commission

Permit № LS 04-15



# ALTA/ACSM LAND TITLE SURVEY

## RIVER LOTS 651 & 652, SECTION 30, TOWNSHIP 12, RANGE 15

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#### CITY OF NELSONVILLE, TOWNSHIP OF YORK, COUNTY OF ATHENS, STATE OF OHIO

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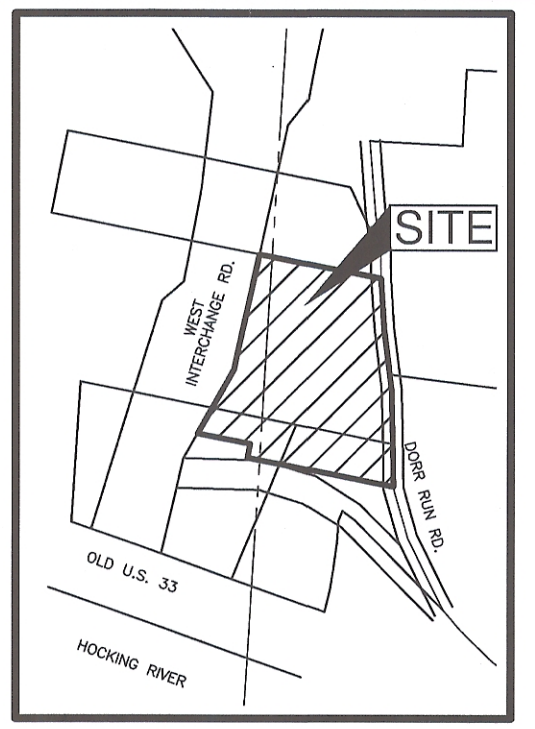
# ALTA/ACSM LAND TITLE SURVEY

RIVER LOTS 651 & 652, SECTION 30, TOWNSHIP 12, RANGE 15

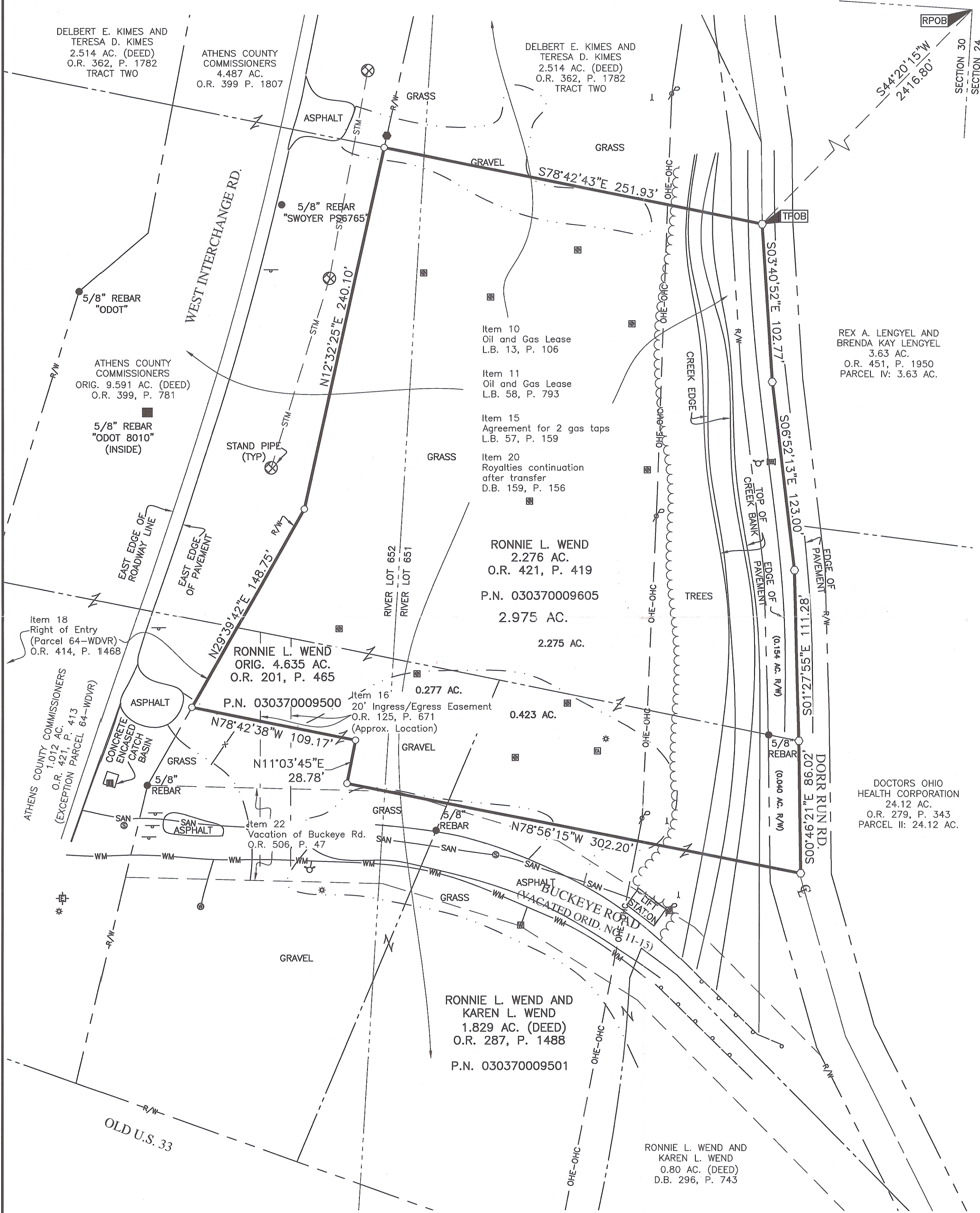
OHIO COMPANY PURCHASE

CITY OF NELSONVILLE, TOWNSHIP OF YORK,

COUNTY OF ATHENS, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE



UTILITY LEGEND	
—	Sign
⊥	Guy Wire & Anchor
*	Light Pole
⊗	Test Boring
⊠	Electric Meter
⊡	Electric Access Cover
⊕	Electric Pole
⊙	Sanitary Sewer Manhole
⊞	Catch Basin
⊕	Fire Hydrant
⊞	Water Valve
⊞	Air Release Valve
⊙	Water Manhole
—	Tree/Bush Line
—	Fence Line
—	Guardrail
—	WM — Water Line
—	SAN — Sanitary Line
—	STM — Storm Line
—	OHE — Overhead Electric
—	OHC — Overhead Communication

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39073C0280D (dated November 4, 2010) and 39073C0275D (dated November 4, 2010), the subject tract shown hereon lies within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined).

**BASIS OF BEARINGS:**  
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**RAILROAD NOTE:**  
At time of survey, June 2015, there was no above ground visible evidence of an existing or former railroad or its tracks.

**TABLE A OPTIONAL ITEM NOTES:**  
6(a). Site is zoned C-2, Highway Commercial, per City of Nelsonville.

16. There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.

CERTIFICATION: Commitment No. 2015043896

To: Ronnie L. Wend, Karen L. Wend, The Daimler Group, Inc., an Ohio Corporation and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, 11(a), 11(b), 13 and 16 of Table A thereof. Field work was completed on June 8, 2015.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *John C. Dodgion*  
DATE: *10/18/15*

By *John C. Dodgion* 10/06/2015  
Professional Surveyor No. 8069

<p>Evans, Mechwart, Hombelton &amp; Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</p>	Date: July 27, 2015	
	Scale: 1" = 50'	
	Job No: 2015-0705	
	Sheet: 1 of 2	
REVISIONS		
MARK	DATE	DESCRIPTION

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

GRAPHIC SCALE (in feet)

ALTA/ACSM LAND TITLE SURVEY, 20150705-VS-ALTA-01.DWG plotted by DODGION, JOHN on 10/16/2015 10:56:09 AM  
 XREF: 20150705-VS-ALTA-01.DWG  
 XREF: 20150705-VS-ALTA-01.DWG