

SURVEY DESCRIPTION OF A 0.228 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of the East half of the Northeast quarter of Section 32, Township 12, Range 15; and being more particularly described as follows:

Being part of a 3.562 acre tract as described in Volume OR408, Page 1060 to John Patton.

Commencing at a Point at the Northeast corner of Section 32;

Thence with a the East line of Section 32, South 00 degrees 00 minutes 00 seconds East a distance of 992.64 feet to a 5/8" iron pin found;

Thence leaving the East line of Section 32 and with a random line across a tract owned by Curt McClain (OR288-532), South 89 degrees 15 minutes 07 seconds West a distance of 46.04 feet to a Point in the centerline of County Road 2, and being the point of **Beginning** of the tract of land to be described;

Thence with the centerline of County Road 2, the following bearings and distances:

1) South 30 degrees 47 minutes 39 seconds West a distance of 41.16 feet to a Point;

2) South 20 degrees 42 minutes 03 seconds West a distance of 63.23 feet to a Point;

3) South 11 degrees 09 minutes 20 seconds West a distance of 38.45 feet to a Point;

Thence leaving the centerline of County Road 2, South 89 degrees 15 minutes 07 seconds West a distance of 27.15 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;

Thence with the east line of a 0.498 acre tract, North 04 degrees 00 minutes 08 second East a distance of 132.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;

Thence with the north line of a 0.498 acre tract, South 89 degrees 15 minutes 07 second West a distance of 16.46 feet to a 5/8" iron pin set;

Thence with the line of a 3.562 acre tract, North 00 degrees 09 minutes 21 seconds East a distance of 41.11 feet to a 5/8" iron pin found;

Thence with the north line of a 3.562 acre tract, North 86 degrees 24 minutes 51 seconds East a distance of 113.43 feet to a Point in the centerline of County Road 2, passing a 5/8" iron pin set at a distance of 72.08 feet;

Thence with the centerline of County Road 2, South 30 degrees 47 minutes 39 seconds West a distance of 54.81 feet to the point of beginning and containing 0.228 acres, more or less, subject to any public or private easements of record.

The above 0.228 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of Section 32 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on September 8, 2015.

S. Vince Evans

S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying
S. Vince Evans, P. S. 8127
64103 Woodgeard Road
Creola, Ohio 45622
Phone (740) 380-3884
FAX (740) 596-5831



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bertrand Williams*
DATE: 9/17/15

SURVEY DESCRIPTION ON A CLOSURE TRACT

situated in York Township, Adams County, Ohio; being part of the East half of the Western quarter of Section 32, Township 13 Range 13 and being more particularly described as follows:

being part of a 3.582 acre tract as described in Volume OMA08, Page 1800 to John Patton

Overlaid at a point of the Northern corner of Section 32. Thereon with the East line of Section 32, South 00 degrees 00 minutes 00 seconds East a distance of 222.04 feet to a 3/8" iron pin found;

Thence along the East line of Section 32 with a random line across a tract owned by Curt McClain, OMA88-232, South 89 degrees 15 minutes 07 seconds West a distance of 48.04 feet to a Point in the centerline of County Road 2, and being the point of beginning of the tract of land to be described;

Thence with the centerline of County Road 2, the following bearings and distances:
(1) South 80 degrees 47 minutes 39 seconds West a distance of 41.10 feet to a Point;
(2) South 30 degrees 42 minutes 07 seconds West a distance of 67.32 feet to a Point;
(3) South 17 degrees 09 minutes 20 seconds West a distance of 38.15 feet to a Point;

Thence leaving the centerline of County Road 2, South 89 degrees 15 minutes 07 seconds West a distance of 27.18 feet to a 3/8" iron pin with 1-1/4" plastic cap stamped L13-0344 found;

Thence with the East line of a 0.482 acre tract, North 00 degrees 00 minutes 00 seconds East a distance of 132.00 feet to a 3/8" iron pin with 1-1/4" plastic cap stamped L13-0344 found;

Thence with the North line of a 0.428 acre tract, South 89 degrees 15 minutes 07 seconds West a distance of 10.40 feet to a 3/8" iron pin set;

Thence with the line of a 3.582 acre tract, North 00 degrees 00 minutes 00 seconds East a distance of 41.10 feet to a 3/8" iron pin found;

Thence with the North line of a 3.582 acre tract, North 88 degrees 24 minutes 37 seconds East a distance of 114.43 feet to a Point in the centerline of County Road 2, bearing a 3/8" iron pin set at a distance of 73.08 feet;

Thence with the centerline of County Road 2, South 30 degrees 42 minutes 07 seconds West a distance of 58.81 feet to the point of beginning and containing 0.238 acres more or less, subject to any public or private easement of record.

The above survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monuments, and an existing public road. The reference bearing for this survey is the East line of Section 32, South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to nearest angles only.

All iron pins set by this survey are 3/8" by 1/2" and are capped by a 1-1/4" plastic identification cap stamped "2V-B-012". The above described property was surveyed by S. Vinco Evans, Ohio Registered Surveyor No. 8137, on September 8, 2015.

S. Vinco Evans
S. Vinco Evans, P. E. 8137

Survey by S. Vinco Evans Surveying
S. Vinco Evans, P. E. 8137
6410 Woodland Road
Crest, Ohio 45412
Phone (740) 380-3888
FAX (740) 396-3831

[Faint, illegible text]

PLAT OF A 0.228 ACRE TRACT

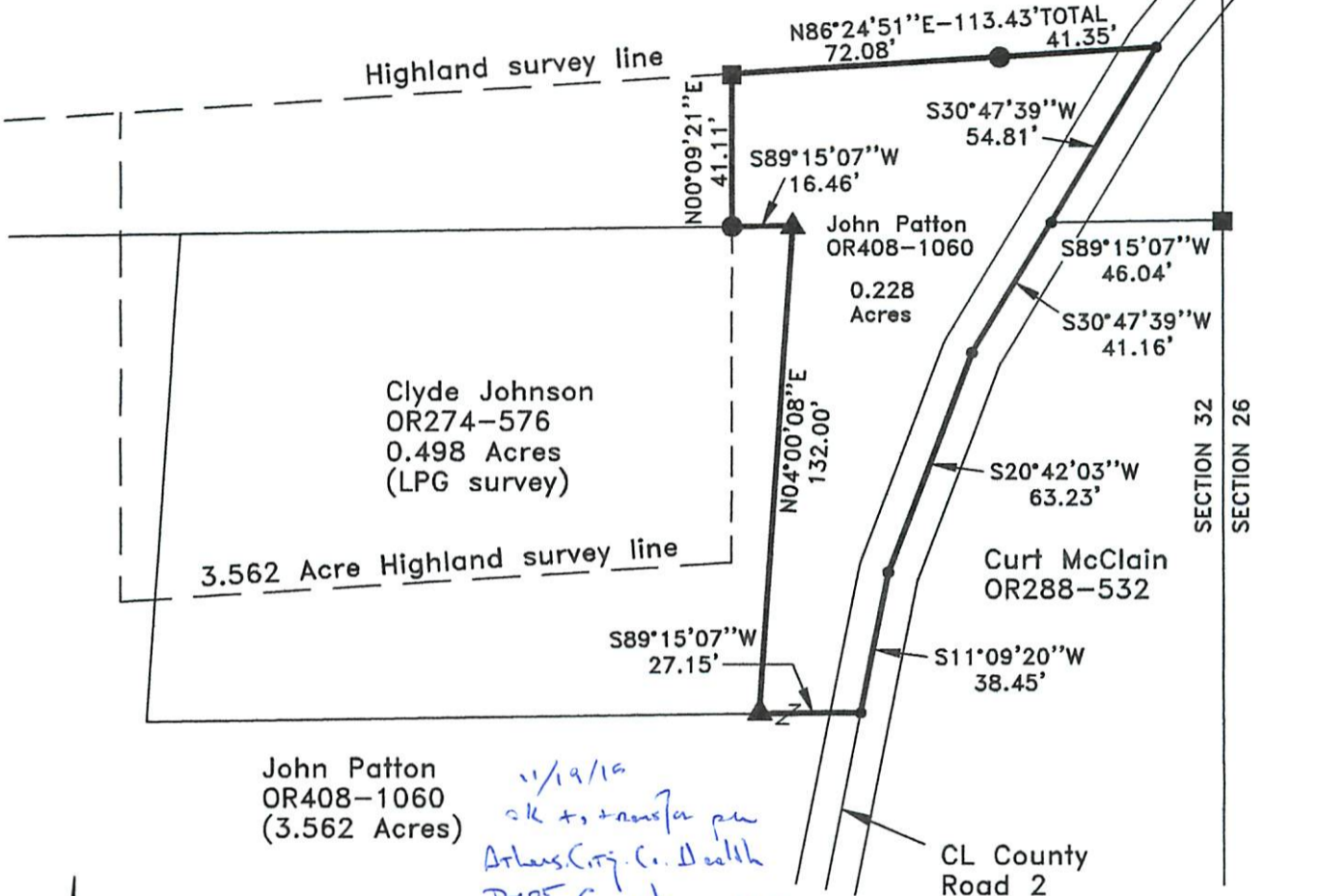
Situated in York Township, Athens County, Ohio; being part the East half of the Northeast quarter of Section 32, Township 12, Range 15.



NOTE:
 Previous surveys do not match.
 0.228 acres out of 3.562 acre survey
 0.099 acres out of 2.30 acre survey

Northeast corner
 of Section 32

Clyde Johnson
 OR302-2442
 2.30 Acres
 (ROMAN survey)



Clyde Johnson
 OR274-576
 0.498 Acres
 (LPG survey)

N86°24'51''E-113.43' TOTAL
 72.08' 41.35'

S30°47'39''W
 54.81'

S89°15'07''W
 16.46'

S89°15'07''W
 46.04'

S30°47'39''W
 41.16'

S20°42'03''W
 63.23'

Curt McClain
 OR288-532

S11°09'20''W
 38.45'

John Patton
 OR408-1060
 (3.562 Acres)

*11/19/16
 ok to transfer per
 Athens Co. Health
 Dept
 Chad Brown D.S.*

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

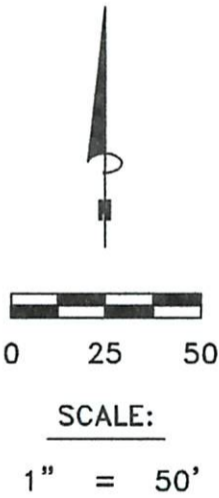
BY: *Brandon Williams*
 DATE: 9/17/15

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

LEGEND:

- Point
- 5/8" iron pin found
- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found



REFERENCE BEARING:

The East line of Section 32 as South 00 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 8th day of September, 2015 and that the plat is a correct representation of the premises as described by said survey.

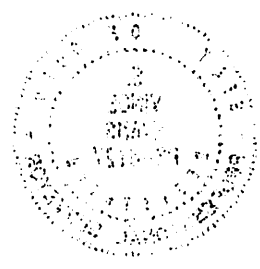
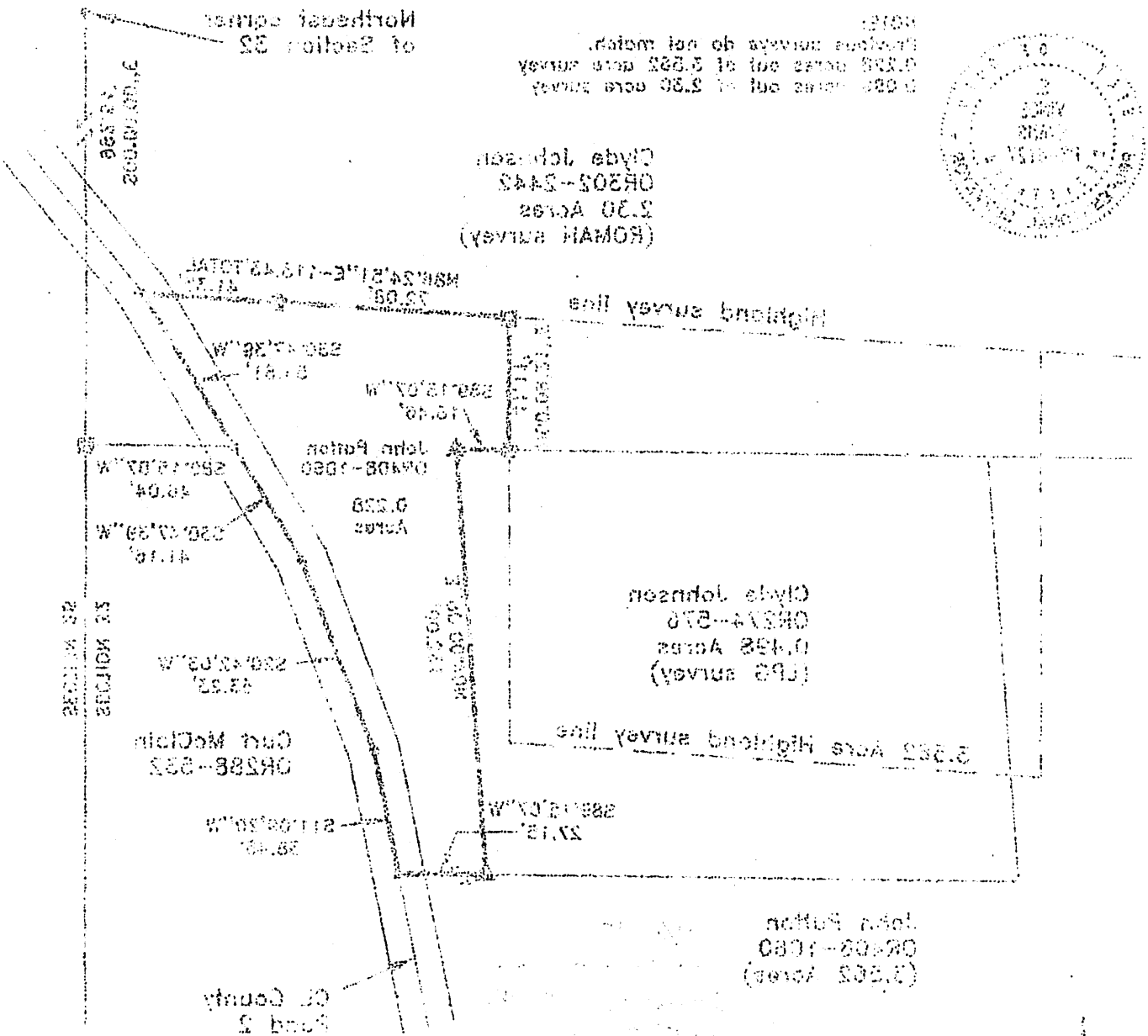
S. Vince Evans
 Registered Surveyor No. 8127

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.
 S. Vince Evans Surveying - S. Vince Evans P.S. 8127
 64103 Woodgeard Road, Creola, Ohio 45622
 Phone (740) 380-3884
 FAX (740) 596-5831

By: *Miss Krida* Director
 Athens Co. Regional Planning
 Date: 11/18/15

PLAT OF A 0.232 ACRE TRACT

is located in York Township, Adams County, Ohio being part of the Northeast corner of Section 32, Township 13, Range 15.



0.232 acres out of 0.232 acre survey
 0.158 acres out of 0.158 acre survey
 0.232 acres out of 0.232 acre survey

Clyde Johnson
 08274-276
 0.158 Acres
 (LPS survey)

John Patton
 09408-1080
 0.232 Acres

Clyde Johnson
 08274-276
 0.158 Acres
 (LPS survey)

Curt McChisic
 08288-232
 0.232 Acres

John Patton
 09408-1080
 (0.232 Acres)

LEGEND:

- * Point
- 2"x8" iron pin found
- ⊙ 2"x2"x30" iron pin with 1-1/4" plastic ID cap stamped 2VE-8197 set
- ▲ 2"x8" iron pin with 1-1/4" plastic ID cap stamped LPS-234 found

SCALE:

1" = 20'

REFERENCE BEARING:

The East line of Section 32 is South 00 degrees 00 minutes 00 seconds West. Bearings are based on assumed meridian and are in tenths angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision or the oversight shown to me on the 25th day of September 2018 and that the plat is a correct representation of the premises as described by said survey.

[Signature]
 Registered Surveyor No. 8137

Evans Surveying - S. Vince Evans, P.E. 8137
 103 Woodgrove Road, Grand, Ohio 43022
 Phone (740) 380-3824
 FAX (740) 598-8531

[Signature]
 Adams County, Ohio

Athens County Regional Planning Commission

Office of the Athens County Planner
280 West Union Street
Athens, OH 45701

Telephone: 740.517.4543
Email: mkridler@athensoh.org

MINOR SUBDIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED: 11/18/15

\$50.00

Date Reviewed: 11/18/15

Fee Due: Fee Paid: 11/18/15 Date Paid: Action:

APPLICANT INFORMATION:

Landowner's name: John Patton

Mailing address: P010010018900, 960 Connett Road

City: Nelsonville

State: OH

Zip
Code: 45764

Telephone: Fax:

E-mail:

REPRESENTATIVE'S INFORMATION (if different from landowner):

Representative's name: Clyde Johnson

Company name:

Mailing address: 36533 Greasy Ridge Rd.

City: Logan,

State: OH

Zip Code: 43138

Telephone: 740-385-4327

Fax:

E-mail: nancyrj36@hotmail.com

PARCEL INFORMATION:

Section #: 32

Township: York

Range:

Parcel acreage: 3.56

Parcel # (s): P010010018900

Legal description: See attached deed.

Current zoning (if applicable): N/A	Current use: residential
Nearest city: Nelsonville	Distance to the nearest city: 3.2 miles

PROJECT PROPOSAL: Owner to convey to applicant/representative 0.228 acres to enclose existing driveway.

Number of lots: 2 Smallest lot size: Largest lot size:

Intended use of future lots:

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Non-residential	<input type="checkbox"/> Mixed

Is a variance required as part of this project? Yes No If yes, a variance application is required.

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ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u>	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed	(dirt, paved, etc.), travel way width, road grade and instrument number for existing easements & name, if existing:
<input checked="" type="checkbox"/>	<u>Public Road</u>	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed	(gravel, dirt, paved, etc.), travel way width, road grade right-of-way name, if existing Connett Rd.
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u>	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed	Describe travel surface (e.g., gravel, dirt, paved, etc.) of-way/easement width and road name, if existing:

SERVICES:

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> Septic

Water will be supplied by:

Existing public or community system - List name of provider:

Le-Ax Water Dist.

Proposed Community System - List type & proposed ownership:

Individual well

If water is supplied by a public system, does the water provider have access easements to reach your residence?

Please note: It is the responsibility of the property owner to ensure that any required Easements have been granted to, and suitable arrangements made with, any public utility providing water or central sanitary sewer service to the property.

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

Thiafort, Director
By: Athens Co. Regional Planning Comm.

Date: 1/18/15

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FOR HEALTH DEPARTMENT USE ONLY:

FILE #

DATE RECEIVED:

DATE REVIEWED:

Comments:

Supervising Sanitarian's signature: _____ Date: _____

FOR COUNTY ENGINEER USE ONLY: *As stamped by Co. Engineer's office*