

Description of a 0.229 Acre Tract

Situated in Columbus and Hocking Coal and Iron Company's First Addition in the Village of Buchtel, Section 6, Township 12, Range 15, York Township, Athens County, Ohio, being all of Parcel numbers P020030009300 (Part of Lot 3) and P020030009400 (Part of Lot 4) as described in Volume 526, Page 1798 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a 5/8" rebar found at the northeast corner of Lot 4 in the Village of Buchtel; thence along the north line of Lot 4 North 87°51'48" West, 73.77 feet to a 5/8" rebar found and said rebar being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 02°04'24" West, 131.58 feet** along the west line of Galentin (OR 267-344) to a 5/8" rebar found on the north right of way line of SR78;

Thence along said right of way line on a curve to the right with a **radius of 1,859.86 feet, arc length of 74.00 feet, chord bearing of South 86°02'45" West, and chord length of 73.99 feet** to an iron pin set;

Thence **North 02°04'24" East, 139.43 feet** along the east line of Johnson (OR 230-382) to a point on the south line of an Alley (16' wide) from which a 5/8" rod found bearing North 02°04'24" East, 0.31 feet;

Thence **South 87°51'48" East, 73.58 feet** along the south line of said alley to the point of beginning and containing 0.229 acres.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

Bearings are based on the east line of Lot 4 being South 02°04'24" West as shown on Trantina survey dated July 2008.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in May 2022.



Donnie E. Stevens II 5/5/22

Donnie E. Stevens II, PS 8716

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

MAY 18 2022

Jill Thompson
Athens County Auditor

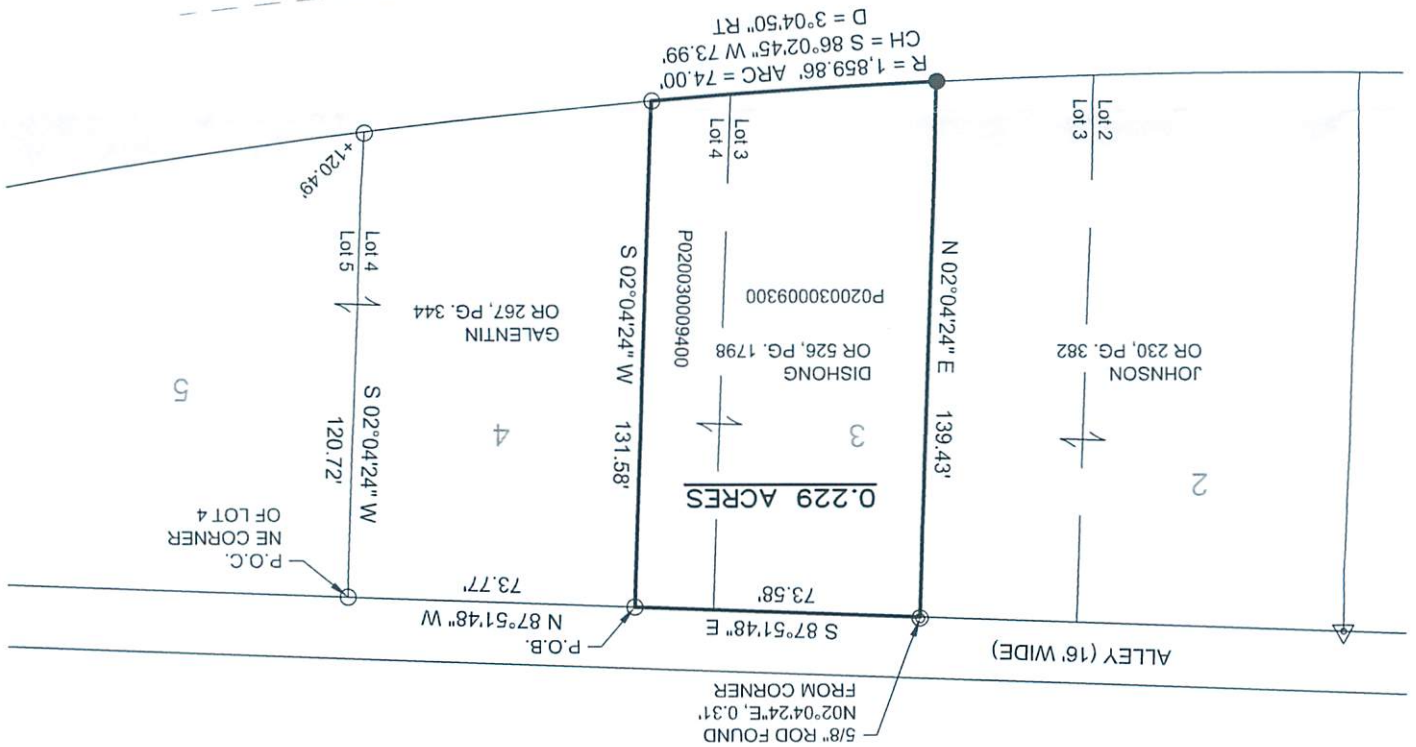
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *5/11/22*

Nelsonville City Manager
11/15/22

PLAT OF SURVEY

SITUATED IN COLUMBUS AND HOCKING COAL AND IRON COMPANY'S FIRST ADDITION IN THE VILLAGE OF BUCHTEL, SECTION 6, TOWNSHIP 12, RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO
 SURVEYED MAY 2022



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 5/11/22

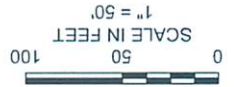


Donnie E. Stevens II
 DONNIE E. STEVENS II, PS 8716
 DATE 5/12/22

REFERENCES
 -DEEDS OF RECORD
 -TAX MAPS
 -PREVIOUS SURVEYS
 -PLAT OF VILLAGE OF BUCHTEL - ENV 106A

LEGEND
 ▽ 1" SQUARE BAR FOUND
 ▾ MAG NAIL SET
 ○ IRON PIN FOUND - 5/8" REBAR
 ⊙ IRON PIN FOUND - 5/8" ROD
 ● 5/8"x30" REBAR SET WITH PLASTIC
 ID CAP STAMPED "STEVENS PS 8716"

BASIS OF BEARING
 BEARINGS ARE BASED ON EAST LINE OF LOT 4 BEING S02°04'24"W AS SHOWN ON TRANITINA SURVEY DATED JULY 2008.



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