

# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
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Buckeye Lake, Ohio 43008



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## Legal Description 0.009 Acre or 399 Sq. Ft.

Situate in the City of Nelsonville, County of Athens, State of Ohio, and being a survey of a portion of Lot #1389 of M.A. Smiths Addition to the City of Nelsonville, Plat Cabinet Slide 143B, said Lot #1389 being currently conveyed to Roy E. and Nancey Davis, of record by Deed Volume 362, page 821 in the Athens County Record of Deeds and being more particularly described as follows;

Commencing, for reference, at an iron pin found on the North line of College Avenue marking the common corner to Lot #1387 and Lot #1338 in said M.A. Addition to the City of Nelsonville, Thence, **N 28° 00' 00" E**, having passed over a 5/8" rebar found at 65.13 feet, and going a total distance of **66.40** feet to an iron pin set marking a common corner to lands being currently conveyed to Bradley K. Harmon, of record by Official Record 349, page 1597, and lands being currently conveyed to Dena Kirkendall, of record by Deed Volume 302, page 544, Thence, **S 62° 05' 27" E** along the lands of Harmon and Kirkendall **25.22** feet to a point along the original Lot Line between Lot #1389 and Lot #1388, the same being the Southeast corner of said parcel conveyed to Harmon, and a corner to said parcel conveyed to Roy E. and Nancey Davis of which this survey is a part, the **PRINCIPLE PLACE OF BEGINNING** of the **0.009** acre parcel herein to be described;

Thence, **N 27° 58' 42" E** along the common line between Harmon and Davis **66.44** feet to a point on the South line of Grover Street marking the Northwest corner of Davis of which this survey is a part, said point being witnessed by an iron pin found marking the Northwest corner of Harmon and bears **N 62° 10' 53" W** at a distance of **41.78** feet;

Thence, **S 62° 10' 53" E** along Grover Street **6.00** feet to an iron pin set, the Northeast corner of the 0.009 acre parcel herein to be described;

Thence, **S 27° 58' 42" W** with what represents a new line that crosses over and through said parcel conveyed to Davis **66.45** feet to an iron pin set marking a common corner to Kirkendall and Davis, the Southeast corner of this description;

Thence, **N 62° 05' 27" W 6.00** feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains a total of **0.009** acres, more or less, and is subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

Bearings of the above description are based on the East line of Section 1 as being **S 00°00'00" W**, and is an assumed Meridian used to denote angles only.

All iron pins **SET** are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England #7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in April of 2003.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 10-28-04



Dated 10/28/04

Scott A. England P.S.  
Ohio Registered Surveyor #7452

YORK CITY  
NELSONVILLE

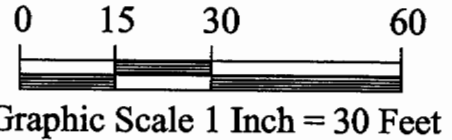
**Prepared By:**

PIN 2004 1419-04AT

**S.A. ENGLAND ASSOCIATES  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 1770 (5179 WALNUT RD.)  
BUCKEYE LAKE, OHIO 43008  
740-928-8680 FAX 740-928-9565**

# PLAT OF SURVEY

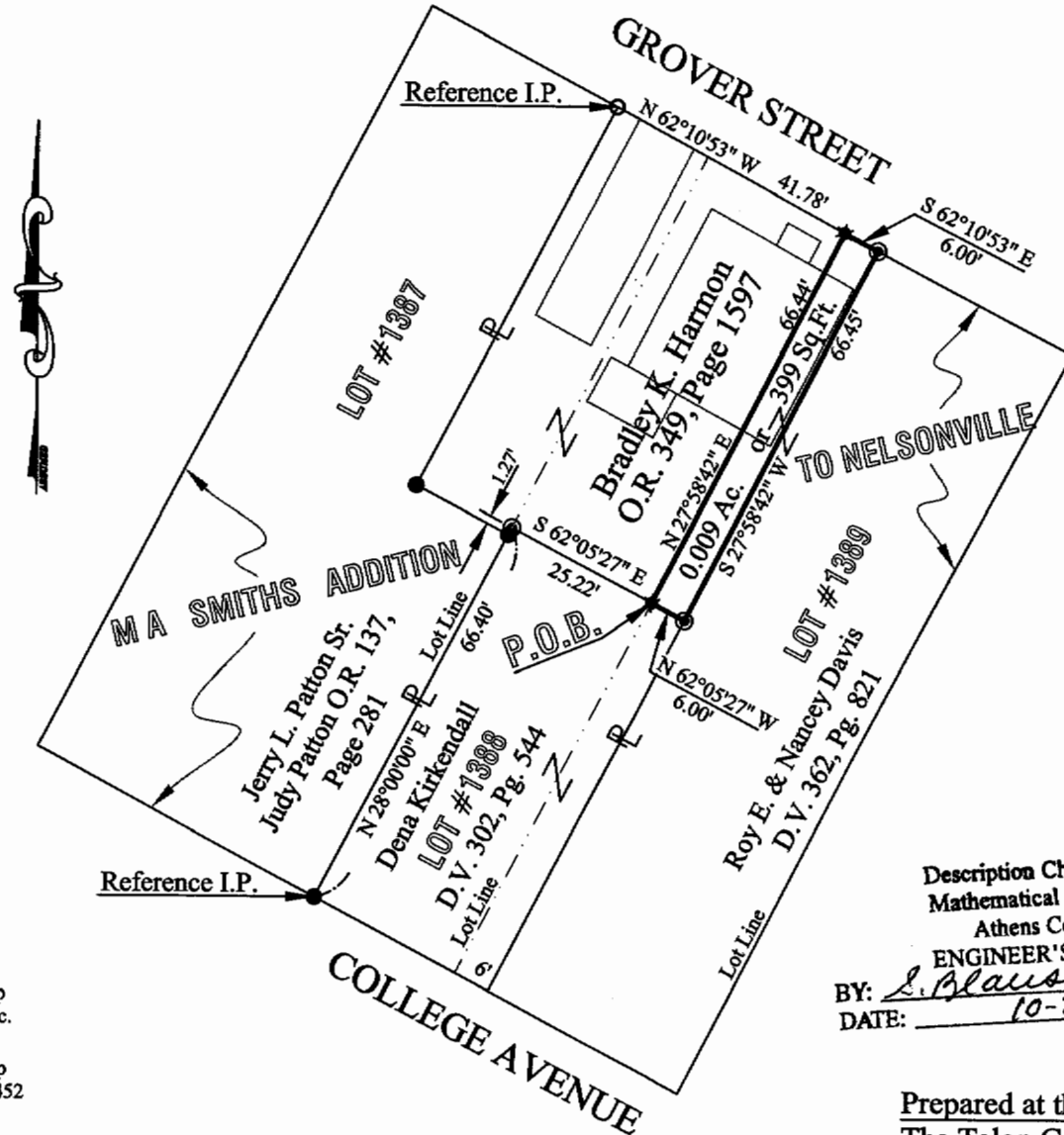
**PART LOT #389 IN M A SMITHS  
ADDITION TO THE CITY OF NELSONVILLE  
ATHENS COUNTY, STATE OF OHIO**



**Property Location:**

Situate in the City of Nelsonville, County of Athens, State of Ohio, and being a part of M.A. Smiths Addition to the City of Nelsonville, Plat Cabinet Slide #143B, and being a survey of a portion of Lot #389 in said Addition, said Lot being currently conveyed to Melvin and Nicki Blackburn, of record by Official Record 124, page 11 in the record of deeds in the Athens County Recorders Office.

Bearings of this plat are based on the Plat of M.A.Smiths Addition to the City of Nelsonville and the common Lot Line between Lot #1387 and Lot #1388 as being N 28° 00' 00" E is an assumed Meridian used to denote angles only.



**LEGEND**

- - Iron Pin Found  
5/8" rebar set in concrete
- - Iron Pin Found  
5/8" Rebar with a I.D. Cap  
Labeled Seymore & Assoc.
- ⊙ - Iron Pin Set  
5/8" Rebar with a Red Cap  
Labeled S.A. England #7452
- ★ - Point Referenced  
By Iron Pin Found



I Hereby Certify That An Actual Survey Of  
The Premises Was Made And That This Plat  
Is Correct To The Best Of My Knowledge.

Dated: 10/20/04

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 10-28-04

Prepared at the request of:  
The Talon Group, Orum Stair  
Title & Settlement Services,  
c/o: Bradley K. Harmon