

SURVEY DESCRIPTION OF A 0.148 ACRE TRACT

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being all of Lot 1660 and part of Lot 1657 in Blake's Addition to the City of Nelsonville as recorded in Plat Book 6, Page 117, envelope 257A, Section 24, Township 12, Range 15 and being more particularly described as follows:

Being all of said Lot 1660 and part of Lot 1657 as described in Volume OR522, Page 782 to Deborah Darlene Gossard and Catherine Lea Waxler (Parcel Nos. P03-00400062-00 and P03-00400063-00);

Beginning at a 5/8" iron pin set at the south corner of Lot 1660 in Blake's Addition;
Thence with the northeasterly line of Lot 1662, North 22 degrees 04 minutes 25 seconds West a distance of 15.80 feet to a 5/8" iron pin set;
Thence with the easterly line of Lot 1661, North 07 degrees 44 minutes 45 seconds West a distance of 52.91 feet to a 1-1/2" iron pin found;
Thence with the south line of Lot 1658, North 56 degrees 15 minutes 19 seconds East a distance of 56.59 feet to a 5/8" iron pin set at north corner of Lot 1660;
Thence with the southwesterly line of Lot 1657, South 35 degrees 37 minutes 30 seconds East a distance of 9.60 feet to a 5/8" iron pin set;
Thence North 66 degrees 54 minutes 50 seconds East a distance of 46.73 feet to a 5/8" iron pin set on the northeasterly line of Lot 1657;
Thence with the northeasterly line of Lot 1657, South 37 degrees 38 minutes 43 seconds East a distance of 39.35 feet to a 5/8" iron pin found at the east corner of Lot 1657;
Thence with the northwesterly line of Pleasant Avenue, South 53 degrees 51 minutes 17 seconds West a distance of 47.00 feet to a Point at the south corner of Lot 1657;
Thence with the northwesterly line of Pleasant Avenue, South 53 degrees 51 minutes 17 seconds West a distance of 85.00 feet to the point of beginning and containing 0.148 acres, more or less, (0.101 acres Lot 1660 and 0.047 acres Lot 1657) subject to any public or private easements of record.

The above 0.148 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 southeast line of said Lot 1660 as South 53 degrees 51 minutes 17 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

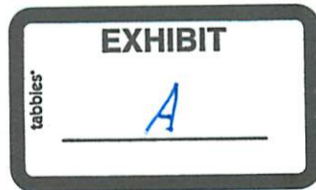
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on October 29, 2020.

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

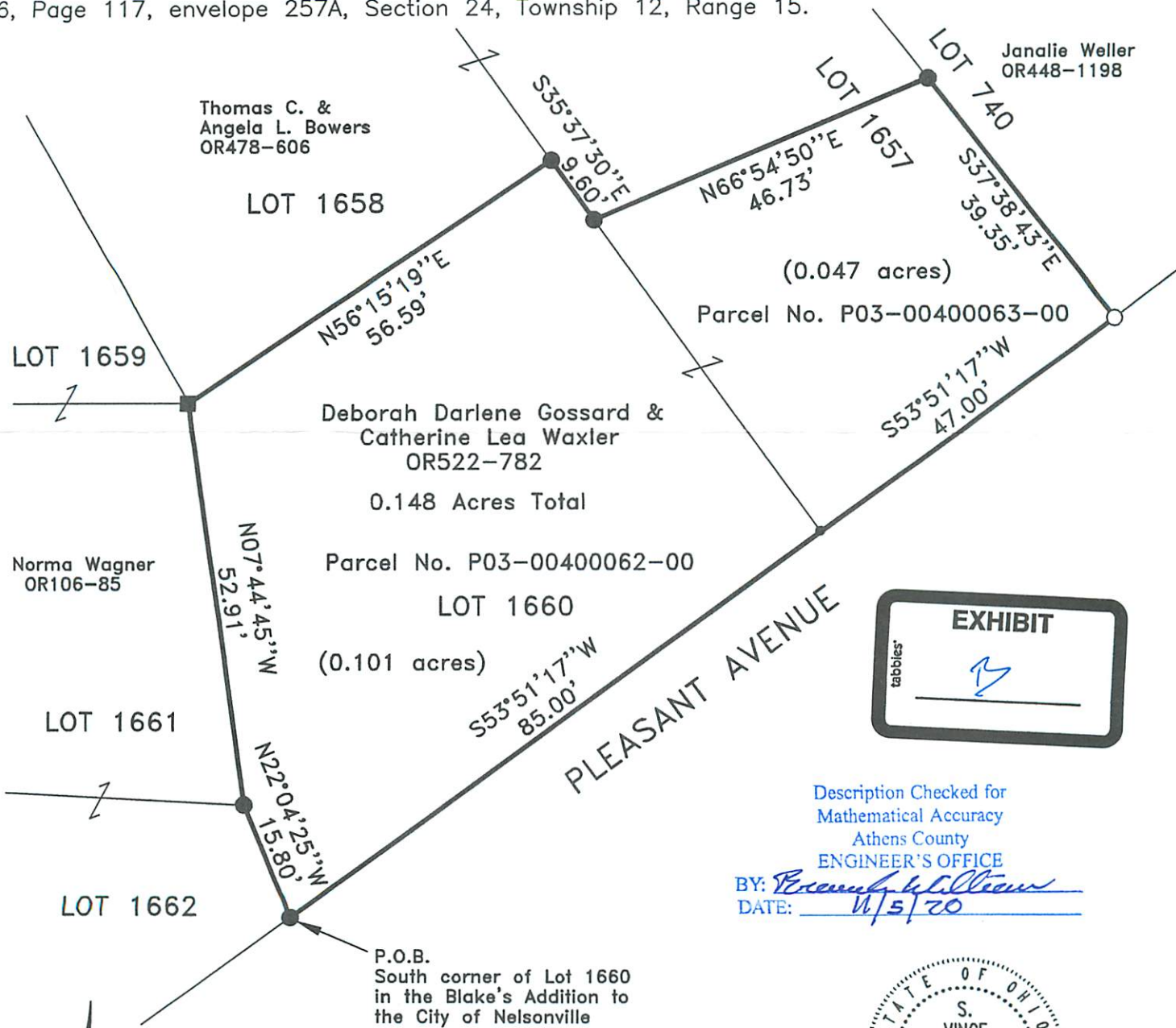


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Barbara Utillstein*
DATE: 11/5/20

PLAT OF A 0.148 ACRE TRACT

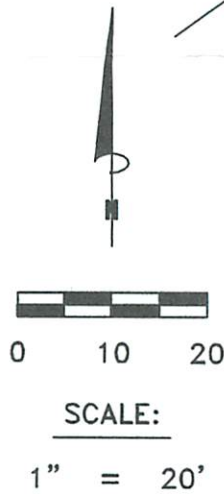
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Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10/5/20



- REFERENCES:**
- Tax maps
 - Deed descriptions
 - Previous surveys
 - Existing monumentation
 - Existing public road



- LEGEND:**
- Point
 - 1-1/2" iron pin found
 - 5/8" iron pin found
 - 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set

REFERENCE BEARING:
The southeast line of said Lot 1660 as South 53 degrees 51 minutes 17 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 29th day of October, 2020 and that the plat is a correct representation of the premises as described by said survey.

[Signature]
Registered Surveyor No. 8127

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